

**AGENDA  
REGULAR MEETING**

**January 27, 2020  
4:30 p.m.**

**ST. JOHN'S**

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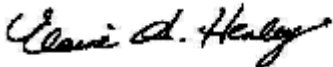
# MEMORANDUM

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January 24, 2020

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, January 27 at 4:30 p.m.**

By Order



Elaine Henley  
City Clerk

# ST. JOHN'S

CITY MANAGER

# ST. JOHN'S

January 27, 2020

4:30 p.m.

4th Floor City Hall

Pages

**1. CALL TO ORDER**

**2. PROCLAMATIONS/PRESENTATIONS**

- 2.1 International Day of Zero Tolerance for Female Genital Mutilation -  
February 6, 2020

4

**3. APPROVAL OF THE AGENDA**

- 3.1 Adoption of Agenda

**4. ADOPTION OF THE MINUTES**

- 4.1 Adoption of Minutes - January 13, 2020

5

**5. BUSINESS ARISING FROM THE MINUTES**

- 5.1 1 Cliff's-Baird's Cove - MPA1900005

19

St. John's Municipal Plan Amendment Number 147, 2020 and St. John's  
Development Regulations Amendment Number 680, 2020

Text Amendment to the Atlantic Place Parking Garage District and the  
Atlantic Place Parking Garage Zone for a Maximum Building Height of 12  
Storeys

Applicant: John Hearn Architect Inc.

**6. NOTICES PUBLISHED**

**7. COMMITTEE REPORTS**

- 7.1 Special Events Advisory Committee Report - January 15, 2020

140

Event: Hypothermic Half Marathon

Date: February 9, 2020

Detail: Road Race - Running Room

## 7.2 Development Committee Report - January 14, 2020

- |    |   |     |
|----|---|-----|
| 1. | Request for Building Line Setback - DEV1900240 - 7 Waterford Heights South  | 141 |
| 2. | Request to Re-establish Building Line - SUB1900043 - 18 International Place | 144 |
| 3. | Request for Building Line Setback - INT1900131 - 63 Savannah Park Drive     | 147 |
| 4. | Request to Re-establish Building Line - INT2000003 - 73 Golf Avenue         | 150 |

## 8. DEVELOPMENT PERMITS LIST (FOR INFORMATION ONLY)

- |     |  |     |
|-----|--|-----|
| 8.1 | Development Permits List for the Period January 9-15, 2020 | 153 |
|-----|--|-----|

## 9. BUILDING PERMITS LIST

- |     |   |     |
|-----|---|-----|
| 9.1 | Building Permits List for the Period January 9 - 15, 2020 | 154 |
|-----|---|-----|

## 10. REQUISITIONS, PAYROLLS AND ACCOUNTS

- |      |  |     |
|------|--|-----|
| 10.1 | Weekly Payment Vouchers for the Week Ending January 15, 2020 | 157 |
|------|--|-----|

## 11. TENDERS/RFPS

- |      |   |     |
|------|---|-----|
| 11.1 | Departmental Approval Request 1272-52533 - Software | 166 |
| 11.2 | RFP 2019262 - Printing and Induction of City Guide  | 168 |

## 12. NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS

- |      |  |     |
|------|--|-----|
| 12.1 | Notice of Motion - Snowclearing By-Law | 169 |
|------|--|-----|

## 13. OTHER BUSINESS

- |      |  |     |
|------|--|-----|
| 13.1 | Quit Claim Deed - City claimed land in front of 1180-1192 Portugal Cove Road | 170 |
| 13.2 | Quit Claim Deed - City claimed land adjacent to civic no. 2 18th Street      | 172 |
| 13.3 | Sale of City Land - front of 84 Topsail Road                                 | 174 |
| 13.4 | Travel / Mayor Breen – CERA Week   | 176 |



**14. ADJOURNMENT**

# *Proclamation*

## ***February 6, 2020 International Day of Zero Tolerance for Female Genital Mutilation***

**WHEREAS:** International Day of Zero Tolerance for Female Genital Mutilation (FGM) is observed around the world.

**WHEREAS:** There are 3.9 million girls still at risk of mutilation each year, including girls in Canada; and that there are 200 million survivors worldwide.

**WHEREAS:** We acknowledge that FGM has no basis in any religious text and is recognized by the United Nations as an abuse of human rights.

**WHEREAS:** We acknowledge that FGM has no benefits and causes only harm, including death.

**WHEREAS:** On this Day of Zero Tolerance for FGM we call for increased global and Canadian action to end female genital mutilation and support survivors.

**NOW THEREFORE,** I, Danny Breen, Mayor of the City of St. John's, do hereby proclaim February 6, 2020 to be "International Day of Zero Tolerance for FGM in the City of St. John's".

**Signed at City Hall, St. John's, NL on this 27<sup>th</sup> day of January, 2020.**

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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**

**January 13, 2020, 4:30 p.m.**

**Present:**

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

**Staff:**

- Kevin Breen, City Manager
- Derek Coffey, Deputy City Manager of Finance & Administration
- Tanya Haywood, Deputy City Manager of Community Services
- Jason Sinyard, Deputy City Manager of Planning, Engineering & Regulatory Services
- Cheryl Mullett, City Solicitor
- Ken O'Brien, Chief Municipal Planner
- Elaine Henley, City Clerk
- Shanna Fitzgerald, Legislative Assistant

**Others:**

- Brian Head, Manager of Parks & Open Spaces - Public Works

### **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**
3. **APPROVAL OF THE AGENDA**

- 3.1 **Adoption of Agenda**

**SJMC-R-2020-01-13/1**

**Moved By** Councillor Collins

**Seconded By** Councillor Hanlon

That the Agenda be adopted as presented.

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

**MOTION CARRIED (10 to 0)**

4. **ADOPTION OF THE MINUTES**

- 4.1 **Adoption of Minutes - December 16, 2019**

**SJMC-R-2020-01-13/2**

**Moved By** Councillor Jamieson

**Seconded By** Councillor Stapleton

That the minutes of the Regular Meeting held December 16, 2019 be adopted as presented.

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

**MOTION CARRIED (11 to 0)**

5. **BUSINESS ARISING FROM THE MINUTES**

6. **NOTICES PUBLISHED**

- 6.1 **Notices Published January 6, 2020**

1. **21 Adams Avenue - Institutional (INST) Zone - Ward 2**

An application has been submitted requesting permission to allow Office Use at 21 Adams Avenue.

The existing building is in the Institutional (INST) Zone where Office Use is Discretionary. The proposed business is a non-profit community-based organization that employs approximately 33 employees and will occupy a floor area of approximately 723 square meters. Hours of operation will be Monday to Friday 8 a.m. - 5 p.m. with on-site parking.

No submissions received

**SJMC-R-2020-01-13/3**

**Moved By** Councillor Jamieson

**Seconded By** Deputy Mayor O'Leary

That the application submitted requesting permission to allow Office Use at 21 Adams Avenue be approved subject to all applicable City requirements.

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

**MOTION CARRIED (11 to 0)**

**2. 48 Kenmount Road - Commercial Regional (CR) Zone - Ward 4**

A Discretionary Use application has been submitted by Cineplex Entertaining LP. requesting permission to operate a Lounge at 48 Kenmount Road.

The Lounge will take place in the existing cinema area and will operate as per the regularly scheduled movie times (starting 11:30 a.m. on weekdays, 10:30 a.m. on weekends ending 15 minutes after the last posted movie of the day). The sale and consumption of alcohol will strictly follow all Provincial laws and regulations.

2 submissions received

**SJMC-R-2020-01-13/4**

**Moved By** Councillor Froude

**Seconded By** Deputy Mayor O'Leary

That this matter be deferred to a future meeting of Council.

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

Against (2): Councillor Hickman, and Councillor Korab

**MOTION CARRIED (9 to 2)**

**3. 63 O'Leary Avenue - Commercial Industrial (CI) Zone - Ward 4**

A Discretionary Use application has been submitted by Rogers Communication Inc. requesting to construct a telecommunications tower located at 63 O'Leary Avenue.

In accordance with the obligations under the Radio Communication Act and Industry Canada's Tower Siting Procedure CPC-2-0-03, the City of St. John's hereby notifies property owners in the vicinity of 63 O'Leary Avenue of Rogers intention to construct a telecommunications tower system consisting of:

- A 40-meter self-supporting telecommunication tower (including antennas and a lightning rod.
- A tower base measuring 6 meters on either side.
- An equipment shelter located at the base of the proposed tower surrounded by a security fence with a locked gate access point.
- Installation of 6 LTE (4G) antennas measuring approximately 2.09 m x 50 cm x 20.6 cm and 18 radio units measuring approximately 35 cm x 42 cm x 20 cm as close as possible to the top of the proposed tower.

No submissions received.

**SJMC-R-2020-01-13/5**

**Moved By** Councillor Froude

**Seconded By** Councillor Hanlon

That the application submitted by Rogers Communication Inc. requesting to construct a telecommunications tower located at 63 O'Leary Avenue be approved subject to all applicable City requirements.

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

**MOTION CARRIED (11 to 0)**

## 6.2 Notices Published January 13, 2020

### 1. 61 Radio Range Road - Commercial Neighbourhood (CN) Zone - Ward 1

An application for an Extension to a Non-Conforming Use has been submitted to the City requesting permission to add an extension to the dwelling at 61 Radio Range Road.

The existing dwelling has a total floor area of 100.9 m<sup>2</sup>. The extension will first involve the removal of 8m<sup>2</sup> of floor area, then an addition of 17.8m<sup>2</sup> will be added for an overall extension of 9.9m<sup>2</sup>. The proposed dwelling would then have a total floor area of 110.8m<sup>2</sup>.

1 submission received.

**SJMC-R-2020-01-13/6**

**Moved By** Councillor Stapleton

**Seconded By** Councillor Collins

That the application submitted to the City requesting permission to add an extension to the dwelling at 61 Radio Range Road be approved subject to all applicable City requirements.

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

**MOTION CARRIED (11 to 0)**

## 7. COMMITTEE REPORTS

### 7.1 Development Committee Report - December 17, 2019

#### 1. Request for Building Line Setback - DEV 1900230 - 18 Long Pond Road

**SJMC-R-2020-01-13/7**

**Moved By** Councillor Burton

**Seconded By** Councillor Hickman

That Council approve the 20.58 metre Building Line setback for 18 Long Pond Road.

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

**MOTION CARRIED (11 to 0)**

**2. Crown Land Lease - CRW1900021 - 2540 Trans-Canada Highway**

**SJMC-R-2020-01-13/8**

**Moved By** Councillor Burton

**Seconded By** Deputy Mayor O'Leary

That Council approve the Crown Land Lease at 2540 Trans-Canada Highway.

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

**MOTION CARRIED (11 to 0)**

**7.2 Development Committee Report - January 7, 2020**

**1. Request for Parking Relief and to Set the Parking for Proposed Service Shop - INT1900122 - 10-12 Pippy Place**

**SJMC-R-2020-01-13/9**

**Moved By** Councillor Burton

**Seconded By** Councillor Hanlon

That Council approve the parking relief for the 3 required spaces and set the parking requirement for the shoe repair business at 5 spaces. Future occupancies of the vacant suites must also submit for review and request of parking relief.

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

**MOTION CARRIED (11 to 0)**

**7.3 Committee of the Whole Report - December 11, 2019**

**1. Decision Note dated December 3, 2019 re: Cash Handling and Petty Cash Policy**



**SJMC-R-2020-01-13/10****Moved By** Councillor Lane**Seconded By** Councillor Korab

That Council approve the Cash Handling and Petty Cash Policy and rescind the current related policy (04-11-02 Acceptable Forms of Payment).

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

**MOTION CARRIED (11 to 0)****2. Decision Note dated December 4, 2019 re: Procurement Policy****SJMC-R-2020-01-13/11****Moved By** Councillor Lane**Seconded By** Councillor Hanlon

That Council approve the Procurement Policy and rescind the current related policy (04-06-01 Purchasing Policies and Procedures Manual).

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

**MOTION CARRIED (11 to 0)****3. Decision Note dated December 3, 2019 re: Sponsorship Policy**

Attached draft policy has been updated based on discussion in Committee of the Whole on December 11, 2019

**SJMC-R-2020-01-13/12****Moved By** Councillor Lane**Seconded By** Councillor Hickman

That the Council approve the Sponsorship Policy and rescind the current related policy (05-01-14 Promotion of Charitable Causes and Commercial Products/Services on City Property) as presented.

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

Against (2): Councillor Burton, and Councillor Froude

**MOTION CARRIED (9 to 2)**

**4. Decision Note dated December 4, 2019 re: Fraud Policy**

**SJMC-R-2020-01-13/13**

**Moved By** Councillor Lane

**Seconded By** Councillor Burton

That Council approve the Fraud Policy as presented.

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

**MOTION CARRIED (11 to 0)**

**5. Decision Note dated December 4, 2019 re: Respectful Workplace Policy**

Attached draft policy has been updated based on discussion in Committee of the Whole on December 11, 2019

**SJMC-R-2020-01-13/14**

**Moved By** Councillor Lane

**Seconded By** Deputy Mayor O'Leary

That the draft Respectful Workplace Policy be approved as presented.

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

**MOTION CARRIED (11 to 0)**

**6. Decision Note dated December 2, 2019 re: Bowring Park Bridge Replacement Alternative**

**SJMC-R-2020-01-13/15**

**Moved By** Councillor Froude

**Seconded By** Councillor Korab

That the following be undertaken with respect to Bowring Park Bridge:

- The decommissioned Whale's Back Bridge be removed.
- The Whale's Back Bridge be replaced with two (2) observation decks.
- The observation deck project, at a cost of \$43,000 be referred to the 2020 Capital Works program, for consideration by Council.

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

**MOTION CARRIED (11 to 0)**

**7. Decision Note dated December 3, 2019 re: Application to Amend Land Use within the Planned Mixed Development 1 (PMD1) Zone for development of Townhouses/Semi-Detached Dwellings in the Galway Residential Area; REZ 1800020; 725 Southlands Boulevard**

**SJMC-R-2020-01-13/16**

**Moved By** Councillor Burton

**Seconded By** Councillor Collins

That Council consider the proposed change in land use from Single Unit Dwellings to Townhouses and Semi-Detached Dwellings along Donegal Run within the Planned Mixed Development 1 (PMD-1) Zone. It is further agreed that the application be advertised for public review and comment. Following advertisement, the proposed amendment would be referred to a Regular Meeting of Council for consideration of adoption.

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

**MOTION CARRIED (11 to 0)**

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

**8.1 Development Permits List for the period December 12, 2019 to January 1, 2020**

Council considered for information the above noted Development Permits List.

**9. BUILDING PERMITS LIST****9.1 Building Permits List for period December 12 - December 31, 2019****SJMC-R-2020-01-13/17****Moved By** Councillor Jamieson**Seconded By** Councillor Froude

That Council approve the Building Permits List for the period December 12, 2019 - December 31, 2019.

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

**MOTION CARRIED (11 to 0)****9.2 Building Permits List for period January 2 - January 8, 2020****SJMC-R-2020-01-13/18****Moved By** Councillor Hickman**Seconded By** Councillor Lane

That Council approve the Building Permits List for the period January 2 - January 8, 2020.

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

**MOTION CARRIED (11 to 0)****10. REQUISITIONS, PAYROLLS AND ACCOUNTS****10.1 Weekly Payment Vouchers - Week Ending December 18, 2019****SJMC-R-2020-01-13/19****Moved By** Councillor Froude**Seconded By** Councillor Jamieson

That Council approve the Weekly Payment Vouchers for the week ending December 18, 2019 in the amount of \$2,412,885.96.

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

**MOTION CARRIED (11 to 0)**

**10.2 Weekly Payment Vouchers - Week Ending December 31, 2019**

**SJMC-R-2020-01-13/20**

**Moved By** Councillor Stapleton

**Seconded By** Deputy Mayor O'Leary

That Council approve the Weekly Payment Vouchers for the week ending December 31, 2019 in the amount of \$6,233,008.55.

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

**MOTION CARRIED (11 to 0)**

**10.3 Weekly Payment Vouchers - Week Ending January 8, 2020**

**SJMC-R-2020-01-13/21**

**Moved By** Councillor Hickman

**Seconded By** Councillor Stapleton

That Council approve the Weekly Payment Vouchers for the week ending January 8, 2020 in the amount of \$6,064,806.13.

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

**MOTION CARRIED (11 to 0)**

**11. TENDERS/RFPS**

**11.1 E-Poll re: Snow Clearing and Ice Control Churchill Square**

**SJMC-R-2020-01-13/22**

**Moved By** Councillor Froude

**Seconded By** Deputy Mayor O'Leary

That Council ratify the results of the e-poll of December 18, 2019 awarding Bid Approval Note 2019260 for Snow Clearing and Ice Control Churchill Square to JAT Excavating Inc., as per the Public Procurement Act in the amount of \$114,000 HST not included.

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

**MOTION CARRIED (11 to 0)**

**11.2 Request for Proposals - 2019246 - Wide Area Network Connection Services**

**SJMC-R-2020-01-13/23**

**Moved By** Councillor Froude

**Seconded By** Councillor Lane

That Council approve RFP 2019246 for WAN Connection Services to Roger's Communications in the amount of \$107,900 based on an evaluation of the proposals by the City's evaluation team as per the Public Procurement Act.

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

**MOTION CARRIED (11 to 0)**

**11.3 Bid Approval Note - 2019248 - Supply and Delivery of Annual Flowers**

**SJMC-R-2020-01-13/24**

**Moved By** Councillor Froude

**Seconded By** Councillor Collins

That Council approve Bid Approval Note 2019248 for the Supply and Delivery of Annual Flowers to Stanley Flowers Ltd, in the amount of \$68,710.20 (HST included), the lowest bidder meeting specifications as per the Public Procurement Act.

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

**MOTION CARRIED (11 to 0)**

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

**13. OTHER BUSINESS**

**13.1 E-Poll re: Mobile Vending on the Parking Lot of Holy Heart High School**

**SJMC-R-2020-01-13/25**

**Moved By** Councillor Froude

**Seconded By** Deputy Mayor O'Leary

That Council ratify the approval of mobile vending on the parking lot of Holy Heart High School for a Christmas tree chipping event on January 5, 2020 from 10 am to 2 pm

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

**MOTION CARRIED (11 to 0)**

**13.2 Travel Authorization – Hospitality NL Conference & Trade Show – Councillor Hanlon**

**SJMC-R-2020-01-13/26**

**Moved By** Councillor Jamieson

**Seconded By** Councillor Stapleton

That Council approve costs associated with Councillor Hanlon's travel at the HNL Conference and Trade Show being held in Corner Brook from February 25-27, 2020.

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

**MOTION CARRIED (11 to 0)**

**13.3 Travel Authorization – Councillor Hanlon – Seatrade Conference – Miami, Florida**

**SJMC-R-2020-01-13/27**

**Moved By** Councillor Hickman

**Seconded By** Councillor Stapleton

That Council approve costs associated with Councillor Hanlon's travel to the Seatrade Cruise Global Conference to be held in Miami Beach, Florida from April 21-23, 2020.

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

**MOTION CARRIED (11 to 0)**

**14. ADJOURNMENT**

There being no further business, the meeting adjourned at 5:17 pm.

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MAYOR

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CITY CLERK



# DECISION/DIRECTION NOTE

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**Title:** St. John's Municipal Plan Amendment Number 147, 2020 and St. John's Development Regulations Amendment Number 680, 2020  
Text Amendment to the Atlantic Place Parking Garage District and the Atlantic Place Parking Garage Zone for a Maximum Building Height of 12 Storeys  
MPA1900005  
1 Cliff's-Baird's Cove  
Applicant: John Hearn Architect Inc.

**Date Prepared:** January 15, 2020

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

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

**Ward:** 2

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**Decision/Direction Required:**

That Council adopt-in-principle the resolutions for St. John's Municipal Plan Amendment Number 147, 2020, and St. John's Development Regulations Amendment Number 680, 2020.

**Discussion – Background and Current Status:**

John Hearn Architect Inc., on behalf of the property owner, Sonco Group Inc., has applied for a text amendment to the St. John's Municipal Plan and Development Regulations in order to accommodate a 12-storey parking garage and hotel at 1 Cliff's-Baird's Cove. The subject property is designated the A.P. Parking Garage District under the Municipal Plan and is zoned A.P. Parking Garage (APPG). The maximum allowable building height in the APPG District and Zone is 11-storeys. The applicant wishes to build a 4-storey hotel above the existing 8-storey parking garage for a total of 12-storeys and a height of 46.8 metres.

The 4-storey hotel above the parking garage will include 108 hotel rooms in a variety of sizes, a restaurant with lounge, multi-purpose room, gym, and sauna. A hotel located on the 9<sup>th</sup> and/or higher storeys of a building is a Discretionary Use in the APPG Zone. Should the amendment proceed, Discretionary Uses would be advertised at the Public Hearing stage.

For this application to proceed, there are three aspects of the District and Zone that will require amendment: maximum permitted height, Floor Area Ratio (FAR) and the addition of proposed commercial/office uses.

**Building Height, Bulk and Design**

Under the current District and Zone, the maximum building height is 11-storeys and the maximum floor area ratio is 2.25. The proposed height of 46.8 metres and 12-storeys will bring

# ST. JOHN'S

the building to a similar height as the adjoining Atlantic Place but will not exceed its height, as proposed. The proposed development has a FAR of 2.42 and will require an increase from 2.25 to 2.5. This small increase is due to the addition of an extra storey to the Zone. The Downtown Building Control map in the Municipal Plan and Development Regulations would also need to be amended to reflect these changes.

There are portions of the hotel which are proposed to extend over the sidewalk along Harbour Drive and Cliff's-Baird's Cove. If this design proceeds, any encroachment over City owned land will require Council's approval and a lease of air rights from the City's Legal Department.

Although the subject property is located within Planning Area 1 – Downtown, it is not located within a Heritage Area. As such, the policies regarding heritage area standards and designs do not apply to this development. However, Council did refer the application to the Built Heritage Experts Panel and can consider their comments alongside the public submissions. The Panel agreed that the design does what the developer intended; it makes the building stand out. It was suggested that the use of yellow should be muted in order to not detract from the heritage buildings on Water Street. It was also agreed that any mural/sculpture design on the south side should be meaningful and not appear as a billboard for advertisements and should not include illumination. Any proposed art installation should be determined prior to development approval as the applicant suggested that it could influence the use of colour in the final design. The Panel is appreciative of the pedestrian improvements on the ground level.

The pedestrian improvements include a wider sidewalk, bike racks, benches and ground floor retail. The specifics of these improvements will be determined at the development stages. The addition of retail or similar uses would need to be added to the APPG Zone.

### **Parking**

On January 21, 2013, an agreement was signed between the City of St. John's and Sonco Group Inc. stating that the number of public parking spaces located in the A.P. Parking Garage will not be reduced below 670 spaces. This requirement was also established in the A.P. Parking Garage Zone of the Development Regulations. In a previous Decision Note to Council it was noted that an amendment to this agreement would be required for the hotel development to proceed. However, since that time Council has amended the Development Regulations to allow consideration of parking relief in the Downtown.

The proposed development requires 54 parking spaces. Should the development proceed, the parking garage will contain a total of 703 parking spaces following renovations. To meet the 670 public parking spaces required through the Zone and in the legal agreement, the applicants are requesting parking relief of 21 spaces for the hotel.

- 703 parking spaces available – 670 required for public parking = 33 parking spaces remaining/available for development.
- 54 parking spaces required for the proposed development – 33 parking spaces available = 21 parking spaces to be relieved.

Based on information provided in Appendix A of the Land Use Assessment Report (LUAR), the average unused spaces per day could easily accommodate any parking demand from the hotel.

### **Public Consultation and Submissions Received**

The proposed rezoning was advertised on two occasions in The Telegram newspaper and was posted on the City's website and social media. Property owners within 150 metres of the application site were notified and a public meeting was held on December 11, 2019.

Approximately 20 people were in attendance. Concerns were raised that there was not enough advertisement of the meeting, however the application was advertised using the City's standard process. Written submissions were also received by the City Clerk and are included in the agenda for the Regular Meeting of Council.

People have spoken and written both for and against the development. Many of the submissions against the development discussed the additional height and the design of the building. Some feel that the building is too modern for this area and will block views. However, the Development Regulations were amended in 2014 to allow a maximum building height of 11-storeys ensuring that the parking garage could not be higher than Atlantic Place. The current application meets this intention and therefore it is recommended to increase the number of stories and FAR within the A.P. Parking Garage Zone while also establishing a maximum building height in metres to ensure the building is not higher than Atlantic Place. It is possible that the applicants could later apply for a Variance on the building height to allow additional height, however, as per Section 8.4(6) of the Development Regulations, this type of application would be referred to Council for consideration of approval.

It is recommended to remove reference to building height and FAR from the A. P. Parking Garage District, as these standards are normally established in the Development Regulations and are not required in the Municipal Plan.

While some citizens feel that the proposed building detracts from the character of downtown, this property is not located within a Heritage Area and the heritage design standards do not apply. Many do not like the colour choices, and while the City does not regulate colour, it is recommended that the applicant consider using an alternative colour palette as displayed on page 13 of the LUAR. The applicant has proposed to work with the arts community for the design of the façade facing Harbour Drive and has indicated that the artwork may influence the colour choice. Therefore, it is recommended that the design of the Harbour Drive façade be determined prior to development approval.

Other submissions to the City stated that this is a good addition to the downtown and believe the proposed building will be an improvement from the existing parking garage. Some felt that the design is unique and that the harbour front retail is a welcome addition. As the City encourages new developments and redevelopment to contribute to the public realm, we will continue to promote ground-floor retail and associated uses, and improvements to the pedestrian realm.

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

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

Property owner and neighbouring property owners; persons who park their vehicles in the A. P. Parking Garage; downtown residents, visitors and businesses.

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:  
Text amendments to the St. John's Municipal Plan and Development Regulations are required, as well as amendments to the Downtown Building Control maps.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations:  
A commissioner's public hearing would be required.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

**Recommendation:**

That Council adopt-in-principle the resolutions for St. John's Municipal Plan Amendment 147, 2020 and St. John's Development Regulations Amendment 680, 2020, which would allow for a 12-storey parking garage (not exceeding 47 metres), hotel and commercial/office at 1 Cliff's-Baird's Cove.

If the amendments are adopted-in-principle by Council, they will be sent to the Department of Municipal Affairs and Environment with a request for provincial release. Once the release is received, the amendment will be referred back to a future Regular Meeting of Council for consideration of adoption and the appointment of a commissioner to conduct a Public Hearing, as required by the Urban and Rural Planning Act.

It is further recommended:

- That the applicant considers using an alternative colour palette as displayed on page 13 of the LUAR.
- That the design of the Harbour Drive façade be determined prior to development approval.

**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:**

Amendment  
Location Map  
Ground Level Site Plan

G:\Planning and Development\Planning\2020\Mayor\Mayor - 1 Clift's Baird's Cove - Adoption Dec 20 20169.docx

**RESOLUTION  
ST. JOHN'S MUNICIPAL PLAN  
AMENDMENT NUMBER 147, 2020**

**WHEREAS** the City of St. John's wishes to allow development of a 12-storey parking garage and hotel at 1 Cliff's-Baird's Cove (Parcel ID #47604).

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

1. Amend Section 3.3.6 A.P. Parking Garage District by removing the following Building Height and Bulk subsection:

"Building Height and Bulk - In this District, the maximum building height is limited to 11 Storeys and the maximum Floor Area Ratio is limited to 2.25".

2. Amend Map III-2 (Downtown Building Control Map) by substituting the property at 1 Cliff's-Baird's Cove (Parcel ID #47604) as follows:

"Areas allowing a building height not exceeding 12 storeys/47 m and a floor area ratio not exceeding 2.5."

**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 \_\_\_\_\_, 2020.

\_\_\_\_\_  
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



**RESOLUTION**  
**ST. JOHN'S DEVELOPMENT REGULATIONS**  
**AMENDMENT NUMBER 680, 2020**

**WHEREAS** the City of St. John's wishes to allow the development of a 12-storey parking garage and hotel at 1 Clift's-Baird's Cove (Parcel ID #47604).

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

1. Amend Section 10.51.2 Discretionary Uses by adding the following:

“(d) Office  
(e) Retail Store”

2. Repeal Section 10.51.3(a) and substitute the following:

“Building Height (maximum): 12 storeys (not exceeding 47 metres)

3. Repeal Section 10.51.3(c) and substitute the following:

“Floor Area Ratio (maximum): 2.5”

4. Amend Map F (Downtown Building Control Map) by substituting the property at 1 Clift's-Baird's Cove as follows:

“Areas allowing building height not exceeding 12-storeys/47 m and a floor area ratio not exceeding 2.5”

**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 \_\_\_\_\_, 2020.

\_\_\_\_\_  
Mayor

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

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

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

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







SUBJECT PROPERTY



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

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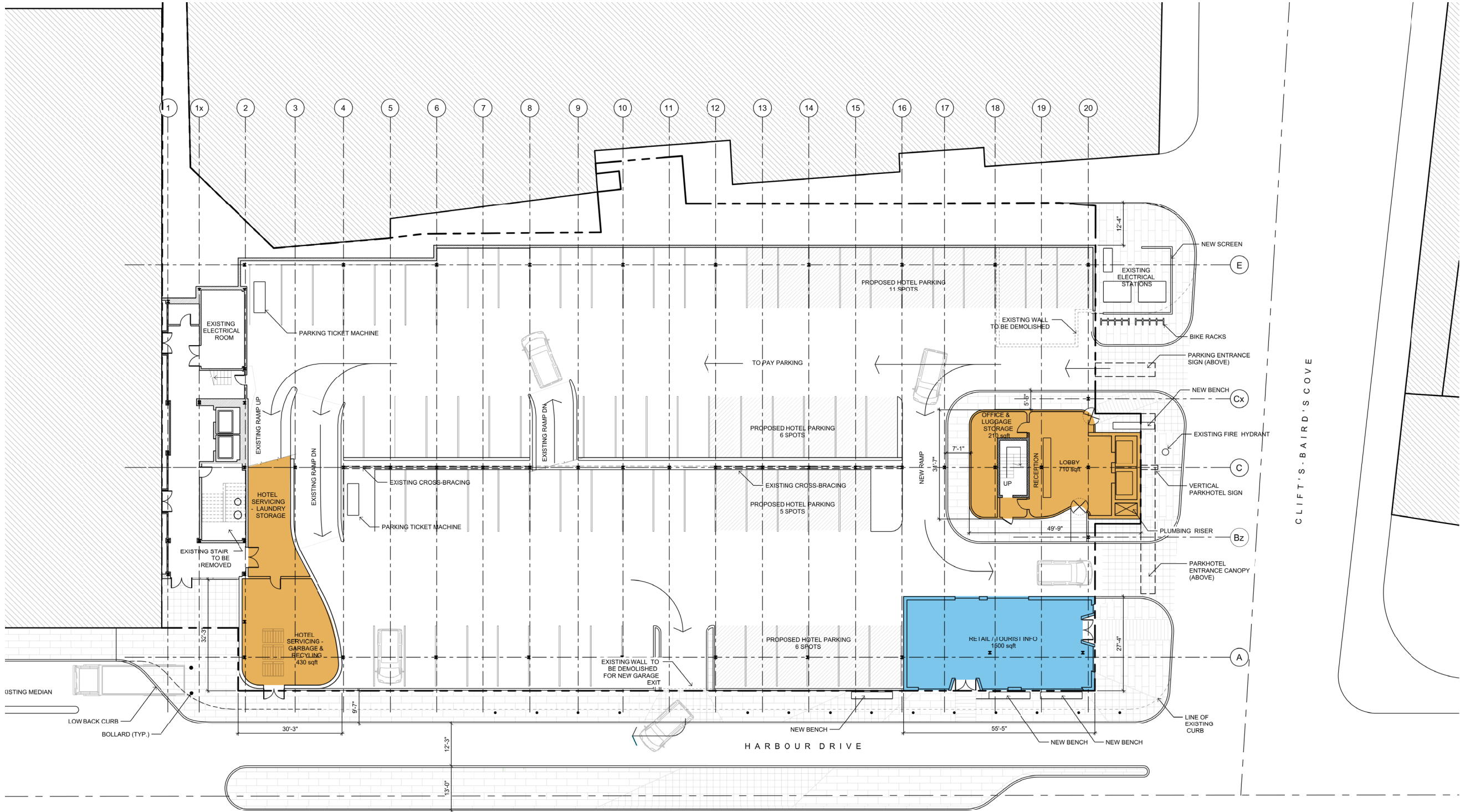


Diagrams from:

**Section C: Building Height & Location**

**Ground Floor—Setbacks & Encroachments**

Proposed hotel uses    Proposed retail uses



**Public Meeting – 1 Clift's Baird Cove**  
**Wednesday, December 11, 2019**  
**Foran Greene Room, City Hall**

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**Present:**     **Facilitator**  
Marie Ryan

**City of St. John's**

Ken O'Brien, Chief Municipal Planner  
Ann Marie Cashin – Planner III – Urban Design & Heritage  
Maureen Harvey, Legislative Assistant

**Proponents**

Michael Novac, Sonco  
Anthony Novac, Sonco  
Christopher Hickman, Marco  
John Hearn, JHA  
Alex Josephson, Partisans

There were approximately twenty people in attendance.

Residents in attendance included:

- |                         |                                       |
|-------------------------|---------------------------------------|
| 1. Sarah Parker Charles | Carvel & Helm Design Group            |
| 2. Nancy Shepherd Bragg | Carvel & Helm Design Group            |
| 3. Geralyn Christmas    | Resident                              |
| 4. Drew Paddon          | Resident                              |
| 5. Kim Paddon           | Resident                              |
| 6. Paul Dean            | Citizen                               |
| 7. Kerry Shears         | Natural Boutique                      |
| 8. David Cumming        | 22 Flavin Street                      |
| 9. Daunt Lee            | 111 Carter's Hill                     |
| 10. Justin Hall         | 127 Gower Street                      |
| 11. Tom Jackman         | 14 Queen's Road                       |
| 12. Jonny Hodder        | CBC News                              |
| 13. Steven Gardiner     | 18 Allan Square                       |
| 14. Lorne Loder         | Boca Tapas Bar                        |
| 15. John Morris         | 3 Riverview Avenue                    |
| 16. Gavin Baird         | Bond Street                           |
| 17. Colin Baird         | Baird's Cove                          |
| 18. Peg Norman          | Commercial Chambers 197-199 Water St. |
| 19. Chris Shortall      | 55 Long's Hill                        |
| 20. Steve Flynn         |                                       |

## **CALL TO ORDER AND BACKGROUND PRESENTATIONS**

Facilitator Marie Ryan introduced herself and the head table. She advised she was present to facilitate the meeting, and to keep the process efficient, effective and respectful. The Facilitator acknowledged the receipt of multiple written submissions, all of which will be included in this report.

She then invited the City's Planning Officials to speak about the proposed development which was followed by comments from the developer and feedback from the residents in attendance.

## **PURPOSE OF MEETING**

Ann Marie Cashin, City Planner presented the following information.

### **Decision/Direction Required:**

To consider a proposed text amendment to the St. John's Municipal Plan and Development Regulations to allow a maximum height of 12 storeys in the Atlantic Place Parking Garage District and the Atlantic Place Parking Garage Zone in order to accommodate a 12-storey parking garage and hotel at 1 Clift's-Baird's Cove.

The subject property is in a site-specific zone for the Atlantic Place Parking Garage. The current maximum allowable building height in this Zone is 11-storeys. The applicant wishes to build a 4-storey hotel above the existing 8-storey parking garage for a total of 12-storeys and a height of 46.8 metres.

A hotel located on the 9th and/or higher storeys of a building is a Discretionary Use in this Zone.

The 4-storey hotel above the parking garage will include 108 hotel rooms in a variety of sizes, a restaurant with lounge, meeting rooms, a gym and sauna.

In order for this development to proceed, the amendment would include an increase the maximum building height from 11-storeys to 12-storeys, an increase in the Floor Area Ratio from 2.25 to 2.5 and an amendment to the Downtown Building Control map in the Municipal Plan and Development Regulations to reflect the increase in height. The increase in the Floor Area Ratio would be just a small increase due to the addition of another storey.

The applicants are also proposing a retail or tourist information space at the ground-level. As the uses in this zone are limited, trail and/or office would need to be added as uses.

While this property is located within Planning Area 1 – Downtown, it is not located within the Heritage Area. As such, the policies regarding heritage area standards and designs do not apply to this development.

Council did refer the application to the Built Heritage Experts Panel. While heritage standards don’t apply, Council may take the Panel’s and the public’s comments into consideration prior to making a decision.

The Panel agreed that the design does exactly what the developer intended i.e. to make the building stand out. It was suggested that the use of yellow should be muted in order to not detract from the heritage buildings on Water Street. It was also agreed that any mural/sculpture design on the south side should be meaningful and not appear as a billboard for advertisements etc. and should not include illumination. Any proposed art installation should be determined prior to development approval as the applicant suggested that it could influence the use of colour in the final design. The Panel is appreciative of the pedestrian improvements on the ground level.

There are portions of the hotel which are proposed to extend over the sidewalk along Harbour Drive and Clift’s-Baird’s Cove. If this design proceeds, any encroachment over City owned land will require Council’s approval and a lease of air rights from the City’s Legal Department.

This zone requires that 670 parking spaces be maintained for public use. The initial decision note that went to Council regarding this application spoke about the need for an amendment to this section. However, since that time Council has amended the Development Regulations to allow parking relief downtown.

Therefore, if this application proceeds, there will be 703 available parking spaces, leaving 33 in addition to the 670 that need to be maintained. The proposed development requires 54 spaces and so the applicants are requesting parking relief of 21 spaces. That is the general overview of the policy changes that are required should this application proceed.

## **PRESENTATION BY THE DEVELOPER**

Chris Hickman introduced the partners for this proposed development. John Hearn, architect, spoke to the 3 specific reasons for this public meeting.

- a. While there is no restriction on the height of the proposed building an amendment is required to increase the number of storeys from 11 to 12. While

an increased height is permitted, the developer proposes the new building be no higher than Atlantic Place.

- b. Floor area ratio – request is for a modest adjustment.
- c. Addition of small retail/tourism space to make it more pedestrian friendly.

## DISCUSSION FROM THE FLOOR

This report highlights the points made without reference to the person responsible for making them.

The following is a summary of the positions put forward by those who spoke at the meeting:

Unfavorable Comments	Favorable Comments
	Resident asserts this is a very good proposal and a welcomed addition to the downtown
	Overall a great idea to renovate an existing derelict building.
The color scheme (red and yellow) is not appealing.	Developer wants the development to be unique and eye-catching
Should not be replacing one eyesore with another.	Developer suggests the proposed development will greatly improve the look of the parking garage.
Contrary to the developer’s assertion, the building does nothing to contribute to the cultural theme of the City. The proposed development detracts from the character of the downtown. Suggests the developer is not being up front.	Developer asserts the building will complement the cultural scene of the downtown.
Developer is attempting to circumvent the issue of height by insisting the height of the proposed development is in keeping with the regulations and that it is an increase in the number of storeys. This is a misguided notion.	Developer indicated the City’s regulations have no restriction on height and only on the number of storeys. Although the building height will be equitable to the Atlantic Place Building, there is a requirement to request an increase in the number of storeys from 11 to 12. In fact, the building could be higher and still meet regulations.
With the limited amount of space proposed for retail (1,400 square feet), any proposed rent will likely be unrealistic for potential tenants.	Developer indicated that further consideration needs to be given to the retail space as its provision had been added to the proposal in the latter stages at the request of the City.



Concern with the timing of this meeting given the Christmas season. Was not well publicized and consequently a true representation of feedback from the public is not possible. The absence of Council representation at the meeting is telling.	
City doesn't need more hotels. The Province's occupancy rate in hotels is at 55%. Doesn't make good economic sense. Shadow lines affect the Baird building. There is no need for an amendment to the height. There is no illustration to identify the impact of light on other surrounding properties	Developer asserts the proposal of 108 hotel rooms represents 3% of those in the City and should not have a major impact on occupancy rates. It is hoped that this development will attract more people to the City.
Major concern is the overhang on the building on Bairds Cove and how it will impact wind, shadows and glare for nearby businesses.	
Coupled with the "Big Dig" that is happening on Water Street in 2020, there will be further disruption for access to existing businesses if the development receives approval.	
The proposed screening of Atlantic Place Garage is vague with no illustration of where a similar type of material was used in another port city. Resident would like to see other projects where rusting in a salt-air ocean environment is possible.	Developer suggested there is a similar screening in Halifax and Santa Monica.
	Resident stresses the need to bring more people to the City. Has no issue with hotel numbers and feels that any design adjustments can be worked out. Likes the idea of harbor front retail and if additional space is identified, even if it has a shallower ceiling level, it will add to the cultural fabric of downtown. The City needs downtown density. Need to move away from the NIMBY concept. Should not be shutting the door on this project.
	Resident (nearby business owner) is in favor of the project and thankful that majority of the parking spaces will be retained for public use. Developer will ensure the back alley which is

	currently being used for the benefit of nearby businesses is retained mainly because the screening will not wrap the building in that area.
Resident believes that cutting off any view of the harbor should not be considered. Believes that the City needs to retain its downtown character being the oldest City in North America. Citizens should collaborate and request a moratorium on all tall buildings in the downtown.	
	Business owner admires the ambition of the developer and hopes the development is approved and a success. Design is subjective and commends John Hearn and Partisans for the unique design.
The building is similar to the ALT Hotel. If Atlantic Place was a mistake, as has been suggested, then adding to it will be a further mistake. The proposed design is too boxy and lacks innovation. Make it spectacular and not just another box. Adding extra floors prohibits the view of the Cathedral and Courthouse.	

## CONCLUDING REMARKS

It was noted that once the report of this meeting is prepared and combined with written submissions, the matter will be referred to Council at a regular meeting in January 2020.

The Chair thanked everyone in attendance for their comments and respect in delivering them.

## ADJOURNMENT

The meeting adjourned 8:25 pm.

Marie Ryan  
Chairperson/Facilitator

December 10, 2019

Re: Proposed Parking Garage hotel

For: The office of the City Clerk

This letter is written on behalf of Gateacre Limited, owner/manager of the properties on the eastern (other) side of the cove (street), concerning the construction for the proposed hotel. It is as such surprising for such a large project to be rushed through and not given a proper review by the public and we therefore have concerns that we feel need to be addressed.

1. The building design: the overhang of the building into the cove appears highly inconsistent with height restrictions on adjacent properties, and these concerns are further amplified by the encroachment of the proposed building to the outer perimeter of the existing sidewalk for the proposed development.

- Functionally this creates concerns for snow, wind (particularly westerly's given the expansive overhang proposed), glare from screening, and water runoff, this isn't a problem at the moment but would have to be mitigated if it were to arise.

2. The Construction: Given the lack of information at this point it is difficult to comment, other than stating we are unable to tolerate constant disruption and would like to inform that we require access to our parking lot, garage and loading zone for our business operations and for our tenant's.

3. Context: In the Appendix on schedule 201 the drawings showing the elevation of the proposed hotel doesn't have a proper rendering of our building and this is the building most effected by the proposed overhang and is also being used for elevation comparisons.

We hope due consideration is given our concerns during proposal application and would hope for some line of communication going forward regarding these issues and other items.

Sincerely, \_\_\_\_\_

## Elaine Henley

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**From:** [REDACTED]  
**Sent:** Wednesday, December 11, 2019 3:24 PM  
**To:** CityClerk  
**Subject:** Comments: Public Meeting - 1 Clift's Baird's Cove

### Comments: Public Meeting - 1 Clift's Baird's Cove

A view of a vibrant city centre is preferable to that of a dilapidated downtown. How can we turn away someone willing to invest a significant sum into the downtown core when the alternative is the failing status quo?

Pending a construction plan that mitigates any negative impact on downtown in general and local businesses in particular, I fully support this project.

Downtown St. John's needs to be modernized and taken out of the past; here is an opportunity to do just that.

## Elaine Henley

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**From:** [REDACTED]  
**To:** CityClerk  
**Subject:** 1 Clift's-Baird's Cove

I have to raise objection to the premise of this project. I will reserve comment on the particulars of the aesthetic design as best i can.

I believe the planning aspects and general concept are not well rationalized in the urban context of St. John's and it purposely tries to over power the entirety of the downtown, to make a statement. In fact the Harbour Drive Elevation on Page 14, clearly shows the design intent to overpower the existing Atlantic Place office structure to the West (if that's possible) and how blatantly intentional it is in its attempt to diminish the prominence of the historical court house and the public right of way(Clift's Baird's Cove) to the East.

The general commentary and design rationale tends to down play the existing mass of Atlantic place and the parking garage. I feel as though the project brief wants you to forget there is this mass that has been contentious since its very inception. To put 'lipstick' on the existing mass with a new steel skin that will rust in ten years, is short sighted. Why do we need a screened image of an offshore supply vessel when they are right there. We can look at the real thing. This appears to be a design move by someone, not from here.

The Jellybean row reference is, misguided and i believe is reflective of what google tells us what St. John's Architecture is.

The intention of the developer to take over the air rights from the citizens of St John's is appalling and i am unsure there is precedent for this move anywhere in North America. Projects acquiring air rights are typically reserved for projects over underutilized private spaces such as rail-yards or other areas not currently being used for public pedestrian space or with the potential to become a major urban square within the city (long term goals). Or projects that might serve the public!

I would be embarrassed that this is the first thing a cruise boat visitor sees when entering the harbour and crossing over the gangway. At least the court house currently over powers the rusting mass of the parking garage, if this project proceeds, it will not.

[REDACTED]

## Elaine Henley

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**From:** Hope Jamieson  
**Sent:** Tuesday, December 10, 2019 2:32 PM  
**To:** CityClerk  
**Subject:** Fwd: Park Lane Proposal for Atlantic Place Parking Garage

Hi Elaine,

Can you please include the attached in the package re: the above noted proposal? Thank you!

Warmly,

Hope

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**From:** [REDACTED]  
**Sent:** Monday, December 9, 2019 9:18:37 PM  
**To:** Hope Jamieson <hjamieson@stjohns.ca>  
**Cc:** Mayor <mayor@stjohns.ca>; Sheilagh O'Leary <soleary@stjohns.ca>; Deanne Stapleton <dstapleton@stjohns.ca>; Jamie Korab <jkorab@stjohns.ca>; Ian Froude <ifroude@stjohns.ca>; Wally Collins <wcollins@stjohns.ca>; Maggie Burton <mburton@stjohns.ca>; Dave Lane <dlane@stjohns.ca>; Sandy Hickman <shickman@stjohns.ca>; Debbie Hanlon <dhanlon@stjohns.ca>  
**Subject:** Park Lane Proposal for Atlantic Place Parking Garage

Hello Councilor Jamieson:

I am writing you this note as I will not be in town for the public session this coming Wednesday evening. Despite my background, I am loathe to comment on the architectural proposals of my former peers. Plus, I would remind you that without the "Urban Design Guidelines" touted in the new Municipal Plan, we (as the public) and you (as council) have no parameters on which to adjudicate any architectural proposal. This is indeed a sad and sorry state of affairs. Without any rules you stand witness to an urban free-for-all every time any downtown development proposal is given to you for your consideration.

Therefore, having no parameters on which to assess, I must come to the only planning element to which I vehemently object, and that is the request for this developer to build over Clifts Bairds Cove. It is indeed an outrageous urban planning request, and one, if entertained in any way, we will live to regret. In every design charrette that ever concerned this area, it has almost been unanimously agreed by all participants on all occasions (including the architect of this very proposal) that if St. John's were to ever have a meaningful hub, a town square, an urban gathering space or pedestrian mall of any kind, this cove, in front of the stunning architecture of the courthouse, is the place to do it. If this developer had any notion of what he/she could do for the City of St. John's, as opposed to what he/she could do to line their

wallet, they would look for ways to enhance the potential for a town square / pedestrian mall at this exact location, instead of using the ugliness of the A/P garage to leverage a gross miscarriage of urban injustice upon our city.

Please tell me that you will fight this aspect of the proposal.

Sincerely,

[REDACTED]

[REDACTED]

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

Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L 2015, c.A-1.2.

## Elaine Henley

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**From:** Sheilagh O'Leary  
**Sent:** Thursday, December 12, 2019 11:01 PM  
**To:** [REDACTED]  
Elaine Henley  
**Subject:** Re: Harbour Drive Hotel Park

[REDACTED]  
Good eve.

I am cc'ing the City Clerk so your input can be registered with all of Council.

Much appreciation for your comments.

Get [Outlook for iOS](#)

---

**From:** [REDACTED]  
**Sent:** Thursday, December 12, 2019 9:00:50 PM  
**To:** Sheilagh O'Leary <soleary@stjohns.ca>  
**Subject:** Harbour Drive Hotel Park

Dear Deputy Mayor O'Leary,

I wanted to write to let you know what I think about the proposed hotel for Harbour Drive.

I, like most people, am firmly against any plan that builds up along our harbour front.

I know the developer is stating that his hotel is the same height as Atlantic Place. Atlantic Place is the WORST building mistake in downtown. It is a large ugly building that takes away the view and dominates Harbour Drive. We do not need another building of that height along the water front.

Most people I have spoken with agree with my thoughts. We should be tearing down Atlantic Place and restoring the natural sightline along the harbour. Putting up large buildings that block the view of our beautiful harbour makes no sense.

Please think about future generations.

kind regards,  
[REDACTED]

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## Karen Chafe

---

**From:**



Friday, November 22, 2019 12:56 PM

**To:**

CityClerk

**Subject:**

1 Clift's Baird's Cove

Hello,

I would like to make a comment about the proposed hotel development at 1 Clift's Cove.

While I understand the need for hotel accommodation required for both tourist and business I cannot condone the lack of respect by property developers and architects who try to extend the limits of size and height on buildings set out by the City of St. John's for the specific purpose of retaining the city's character.

The 11 or 12 story suggestion of the development proposal at 1 Clift's Cove is ridiculous. Not only will this dominate the harbour shoreline, it will block views of the harbour and the Narrows from other properties both in the downtown and further up the hill towards the Basilica and The Rooms. The proposed property will also destroy the scenic view of downtown St. John's from the harbour and Signal Hill and The Battery.

One of the things which identifies St. John's from other waterfront cities such as Halifax or Vancouver is it's small scale colourful and inviting layout. St. John's is unique, adding high rise glass fronted or depressing grey-painted hotels and buildings destroys this unique look and removes one of the reasons why visitors, especially tourists and cruise ships flock to St. John's. Destroying the harbour front so we end up with the ugly-looking glass abomination that Halifax has become will do no one a service. So I the City should stand up to the defined building limits and refuse this development and any others which will try to steal our beautiful safe haven in the North Atlantic



**Elaine Henley**

---

**From:** [REDACTED]  
**Sent:** Wednesday, December 11, 2019 8:26 PM  
**To:** CityClerk  
**Cc:** CouncilGroup  
**Subject:** December 11, 2019

December 11, 2019

Dear Mayor Breen and City Councillors,

I wish to express my opposition to the proposed parking garage and hotel on Water Street between Atlantic Place and Baird's Cove. Atlantic Place was a mistake. This proposal would just compound the problem.

St. John's is an old city that steps its way up the hill from the harbour. The merchant buildings, the court house, the churches, and the colourful houses all make up the mosaic of old St. John's. It is important not to block public views but it is just as important not to destroy the scale of the old downtown core. Cities that value their built heritage and the historic character of their old downtown neighbourhoods, have regulations regarding the height and mass of new developments. Waterford, Ireland and Savannah, Georgia are two that come to mind. We have been too free in allowing exceptions to our heritage regulations.

St. John's has lost many of its historic buildings. Our historic downtown, which is explored by tourists and locals alike, and is featured in TV programs and tourist advertisements, comprises a small geographical area and is very fragile. The area from Temperance Street to Queen Street needs to be protected. This protection should not preclude new developments but these developments must be in scale and not change the feel and character of the city.

Over the decades we have made many mistakes in our downtown core.  
Let's not make another.

Sincerely,

[REDACTED]

[REDACTED]

Sent from my iPhone

## Elaine Henley

---

**From:** [REDACTED]  
**Sent:** Thursday, December 12, 2019 11:05 AM  
**To:** Hope Jamieson  
**Cc:** CityClerk  
**Subject:** Comments on Hotel over the Parking Garage on Water St.

Councilor Jamieson:

I attended the public mtg at City Hall last night on the proposed hotel over the parking garage on Water St. Only about 20 attendees due to the terrible weather. Most of the people there were other business owners with property on Water St. Most were concerned about any impact on downtown parking. No one voiced strong objections to the project and some really liked the design. If you think it looks a lot like The Alt, it is because they share the same architect.

<https://vocm.com/2019/12/12/height-design-and-whether-occupancy-warrants-another-hotel-among-concerns-raised-at-downtown-meeting/>

I have lived in 5 provinces and to me St. John's has become 'Canadian City Anywhere' - many of the same restaurants, same stores in the malls etc. And apparently this is what tourists on cruise ships from Europe are saying. The residents who bought there homes overlooking the harbour 50 years ago no longer have a view of the harbour. So really the City can approve anything they want in the downtown, they can not turn back the clock.

[REDACTED]

**Elaine Henley**

---

**From:** [REDACTED]  
[REDACTED] Thursday, December 12, 2019 3:48 PM  
**To:** CityClerk; Planning  
**Subject:** Re-zoning of Atlantic Place

Good afternoon,

I am writing to register with the Municipality that I am in opposition to the request to increase the building height of Atlantic Place from 11 to 12 stories.

Thank you,

[REDACTED]

[REDACTED]

## Karen Chafe

---

**From:** [REDACTED]  
**Sent:** Sunday, December 8, 2019 11:17 AM  
**To:** CityClerk  
**Subject:** 1 Clift's Baird's Cove

Just a quick comment on the application for amending the AAPG District and Zone.

The AAPG and Atlantic Place together form the poster-child for ugly and inappropriate downtown development. The District/Zone already allows a developer to go up to 11 stories on the site, but that's not good enough. They want to add another story, and make sure every square inch of the area is turned into floor space - presumably to match the ugly blockiness of the existing building.

It's (probably) too late to prevent building to 11 stories, but we can say NO to making that calamity of a site even worse by allowing it to go higher and more dense.

[REDACTED]

**Elaine Henley**

---

**From:** [REDACTED]  
**Sent:** Tuesday, December 10, 2019 5:06 PM  
**To:** CityClerk  
**Subject:** Development of The Garage

Dear City Clerk,

This must stop. It is not only a gross eyesore but once again the harbor view is being ruined for several blocks behind. I would strongly encourage the city to deny this development and to redirect interested developers to other parts of the city. The character of the downtown area is what keeps people coming back and buildings like this are completely contrary to the character of St. John's. Please stop this development.

[REDACTED]

[REDACTED]

## Elaine Henley

---

**From:** [REDACTED]  
**Sent:** Wednesday, December 11, 2019 12:57 PM  
**To:** CityClerk  
**Cc:** Dave Lane; Danny Breen; Debbie Hanlon; Sheilagh O'Leary; Hope Jamieson; Sandy Hickman; Maggie Burton  
**Subject:** Sonco Development

To Whom It May Concern,

I am possibly unable to attend the meeting for the Sonco Group proposal (being a single parent limits what I can attend) so I wish raise my concerns officially.

Firstly, the design and purpose of this proposal is ignoring the storey restriction for DT development. It's not ok to suggest that it's fine to do that because it is the same for Atlantic Place. Continuing to allow development that is beyond the rules and that ignores the view lines and design does not improve our downtown district and neighbourhoods.

The design itself to quote others I have been talking with is like "big LEGO blocks" and "extremely out of place". For me it looks like shipping containers stacked and I agree it's out of character and more suitable if people want an industrial park instead of a welcoming charming downtown neighbourhood district.

And we are still headed into design and purpose that affords only those who are visiting and paying a considerable price to access views of our harbour and hillsides. That being said let us remember though that people visit the charm and nature not our industrial parks.

This design and height is further narrowing the already limited view of harbour from water street and duckworth Street.

It will also add to the wind tunnel effect and dark shadows cast along the streets we, as both residents and consumers, use.

Our so called city charm is disappearing with each new proposal that is presented. We have a few developments closer to the West end that's already removing buildings, blocking views, creating darkness, increasing wind tunnels and of designs and heights that are not on par.

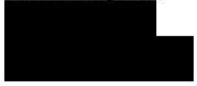
There is newer one at the bottom of Prescott Street already and a soon new proposal to deal with one near the war memorial. It's an ongoing issue that needn't be.

There's several common denominators that are concerning to myself and others. Just to name a couple: the proposal designs most often disregard and break the rules; the designs are usually more industrial park in nature and yet claim to closely respect the heritage and culture.

Industrial parks are useful and and industrial park design has its place but are not ok for our little historic downtown area. To further destroy our harbour and hill views, to greatly reduce our historic charming downtown just to add more hotels and parking without authentic respect for design, views and access is not to the benefit of the citizens residing there, doing business there nor does it demonstrate long term insightful progress goals.

These developers should have to build within the storey limit; the design should not further add to the destruction of the already limited views (and access); the design should not create additional darkness and wind tunnels; the design should have true reflection of downtown heritage and be respectful of that. Progress can exist within these boundaries.

Thank you,



Sent from my iPhone



## Elaine Henley

---

**From:** [REDACTED]  
**To:** CityClerk  
**Subject:** Park Hotel proposed development

Hello City Clerk,

I am writing in regards to the proposed development of Park Hotel, adjacent to Atlantic place. I'm concerned that this development would have a negative impact on the area. Below are a few ideas that I think council should consider when voting on this proposal.

-This design is clearly not in keeping with the aesthetics of the downtown area.

-It steals the view plane of the harbour from so many angles.

-It will cast shadows in places that are currently sunny.

-Why should we be willing to sell the view to people who do not live here?

-Atlantic Place is the most unsightly development in the downtown area, why would we make the same mistake by constructing another blocky cube on top of it?

-A slight aside, CODCO produced a play in the 70's entitled *What do you want to see the harbour for anyway?* on the subject of the nixed proposal for the overly tall Atlantic Place, limiting that build to its current height.

I hope that council will not allow this development to continue as it presently is. Simply put, it takes access and views from citizens and sells it to tourists. More simply put, why? Money? I don't think that's a good enough reason.

Many thanks,

[REDACTED]

**Elaine Henley**

---

**From:**



**To:** CityClerk

**Subject:** 1 Clift's Baird's Cove

To the City Clerk and Council:

A couple quotes from a CBC article that I broadly agree with (<https://www.cbc.ca/news/canada/newfo...ng-1.5393689>):

*"Just, hotels are for visitors; they're not for people that live here, generally speaking, and I think that the Atlantic Place building itself and the parking garage were, in its incarnation, one of the biggest mistakes ever made in terms of development in the downtown."*

*"It's long been my view that we live in a bowl and there's a ridge right at the top of it — it always confounded me why nobody would ever look at this situation and be like, 'Oh, I'm gonna build something tall on the ridge instead of down in front of everybody else.'"*

Hotels \_are\_ mostly for visitors, not for locals. They do nothing for the neighbourhood they're built in. It's like having the place next to you as a fulltime AirBnB; not the greatest.

Why must all of these high-rises be built on the waterfront? Why not on "the ridge"? Downtown is \_tiny\_; why do we need more buildings that take up an entire block? This isn't even an old versus new debate, or progress vs heritage, it's about having a built environment that's actually enjoyable to walk around in.

So as much as I will admit that the proposal looks much nicer than what is there currently, I would rather see the AP Parking Garage be left as is until the time comes to replace with something better. And the whole thing should have never been built in the first place. See <https://www.erudit.org/fr/revues/uhr/1980-v9-n1-uhr0892/1019351ar.pdf> to get an idea of what a disaster it was, even in the late 70s. The entire city planning department even \_resigned\_ over this fiasco.

Anyhow, unfortunately I couldn't make it to the meeting, but that's my two cents.

Sincerely,



**Elaine Henley**

---

**From:** [REDACTED]  
**Sent:** Friday, December 20, 2019 9:30 AM  
**To:** CityClerk  
**Subject:** 1 Clift's Baird's Cove

1 Clift's Baird's Cove

I am in total support of this proposal. We cannot be afraid to make changes to the waterfront. Especially considering the current eyesore. This design is modern, chic, and would be a very nice addition to the downtown core.

Thank you

[REDACTED]

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**Karen Chafe**

---

**From:** [REDACTED]  
**Sent:** Monday, December 9, 2019 11:30 AM  
**To:** CityClerk  
**Subject:** Comments re 1 Clift Baird's Cove Development

Hello,

As a resident of St. John's I am writing to express my concerns regarding the proposed development at 1 Clift Baird's Cove.

I do not believe the developers should be permitted to exceed the maximum height allowance in this historic area of town, which overlooks the harbour, Southside Hills, the narrows and Signal Hill/Battery. I also do not believe the proposed design and colour scheme suits the surrounding neighbourhood and will significantly detract from the beauty of our downtown district, and will only serve to add an element of ridiculousness. I am not against change, modern aesthetics, or creativity, but surely there is a design that would better complement our downtown and harbourfront.

Thank you for considering my comments.

Sincerely,

[REDACTED]

**Karen Chafe**

---

**From:** Locations Realty Corp [REDACTED]  
**Sent:** Monday, December 2, 2019 4:36 PM  
**To:** CityClerk  
**Subject:** RE: 1 Clift's Baird's Cove (Atlantic Place Parking Garage)

TO: OFFICE OF THE CITY CLERK.

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

Regards,

DAVID LEVINE - Director, 152, 168 Water Street

FIRST METRO COMMERCIAL REALTY CORP. - 202,302,304 Water Street -

SIR HUMPHREY LTD. - 177-183 Duckworth

December 2nd, 2019

## Elaine Henley

---

**From:** Jamie Korab  
**Sent:** Monday, December 16, 2019 12:38 PM  
**To:** Elaine Henley  
**Subject:** Fwd: I support the Atlantic Place Parking Garage Proposal

FYI

Jamie Korab - Ward 3 Councillor - City of St. John's - 576.8643 - jkorab@stjohns.ca

---

**From:** [REDACTED]  
**Sent:** Thursday, December 12, 2019 7:08:40 PM  
**To:** Mayor <mayor@stjohns.ca>  
**Cc:** Jamie Korab <jkorab@stjohns.ca>  
**Subject:** I support the Atlantic Place Parking Garage Proposal

Dear Mr Breen

I hope council passes the current proposal to renovate the biggest eyesore on our waterfront. The most recent submission is simply amazing over the previous one and there are many unemployed tradespeople that need projects to work on like this and our downtown needs improvement. Please record my approval as a taxpaying resident of St John's on this project.

Sent from my iPhone

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## Elaine Henley

---

**From:** [REDACTED]  
**Sent:** Wednesday, December 11, 2019 11:39 AM  
**To:** CityClerk  
**Subject:** 1 Clift's Baird's Cove

Dear Madam/Sir

As I am unable to attend the public meeting this evening regarding proposed changes to development at 1 Cliff's Baird's Cove, I would like to voice my concerns.

My main concern is the added height which proportionately reduces the harbour views from higher levels and continues to chip away at the guidelines in place for development in the downtown & heritage areas.

It seems that the council leans heavily in the favour of developers & development regardless of the feelings of residents of the city.

Continual chipping away at the downtown by exceptions and amendments is a threat to the character of St. John's, which is, in my understanding, the very thing that most visitors come to experience, not to mention the reason to actually live in the downtown.

Perhaps before the council makes willy nilly changes to the guidelines, we should have experts study and report on how **best** to retain the character of our city and still allow for improvements,

yours sincerely,

[REDACTED]

--

**Red Ochre Gallery**

96 Duckworth Street  
St. John's, NL A1C 1E7  
[www.redochregallery.ca](http://www.redochregallery.ca)  
709-726-6422

**Karen Chafe**

---

**From:** [REDACTED]  
**Sent:** Friday, December 6, 2019 3:00 PM  
**To:** CityClerk  
**Subject:** Atlantic Place parking garage

These kinds of developments should be relegated to other areas of the downtown. Council should be prioritizing the development of empty and abandoned lots over existing (albeit unsightly) structures that are at least being used. Had the downtown been properly planned, the Atlantic Place properties wouldn't be where they are. They've already destroyed the downtown. Don't make this hideous mistake worse.





NEWFOUNDLAND & LABRADOR  
**HISTORIC TRUST**  
— est 1966 —

December 11, 2019

Mayor Danny Breen  
Deputy Mayor Sheilagh O'Leary  
Councillors Burton, Collins, Froude, Hanlon, Hickman, Jamieson, Korab, Lane, and Stapleton  
City of St. John's  
P.O. Box 908  
St. John's, NL A1C 5M2

Re: 1 Clift's Baird's Cove / A. P. Parking Garage

Dear Mayor Breen, Deputy Mayor O'Leary, and Councillors Burton, Collins, Froude, Hanlon, Hickman, Jamieson, Korab, Lane, and Stapleton:

We are writing to express our concern with the proposed text amendments to the St. John's Municipal Plan and the St. John's Development Regulations for 1 Clift's Baird's Cove as they relate to the proposed development of the A. P. Parking Garage.

The proposed development does not comply with existing regulations and is directly adjacent to a highly visible part of the downtown heritage area, in addition to being highly visible from St. John's Harbour.

The Trust is opposed to this development and urges Council to vote against it. The Trust feels strongly that the proposed height and FAR of the building are inappropriate for the area.

Sincerely,

Board of Directors  
Newfoundland & Labrador Historic Trust

*The Newfoundland and Labrador Historic Trust is dedicated to the preservation of the province's buildings and landscapes and their importance to communities.*

**PO Box 2403, St. John's, Newfoundland and Labrador, Canada, A1C 6E7**  
**coordinator@historictrust.ca**  
**www.historictrust.ca**

**Elaine Henley**

---

**From:** [REDACTED]  
**Sent:** Thursday, December 12, 2019 4:55 PM  
**To:** CityClerk; Planning  
**Subject:** NO to Park Hotel Height

Hello,

As an avid downtowner concerned about the types of development in the core, I want to express my NO vote on increasing the height allowance an additional storey and hope that the City instead encourages west side expansion. That's a perfect place to develop newer, taller, denser infrastructure.

[REDACTED]

## Elaine Henley

---

**From:** Planning  
**Sent:** Monday, December 16, 2019 9:55 AM  
**To:** [REDACTED]  
**Cc:** CityClerk  
**Subject:** RE: NO to Park Hotel Height

Good Morning.

I am forwarding this email to the Office of the City Clerk so they can enter it as a submission.

Thank you and have a great day.

Donna

---

Donna Mullett, WPIII  
City of St. John's  
Dept. of Planning, Engineering and Regulatory Services  
Phone: 576-8220  
Email: dlmullett@stjohns.ca

-----Original Message-----

**From:** [REDACTED]  
**Sent:** Thursday, December 12, 2019 4:55 PM  
**To:** CityClerk <cityclerk@stjohns.ca>; Planning <planning@stjohns.ca>  
**Subject:** NO to Park Hotel Height

Hello,

As an avid downtowner concerned about the types of development in the core, I want to express my NO vote on increasing the height allowance an additional storey and hope that the City instead encourages west side expansion. That's a perfect place to develop newer, taller, denser infrastructure.



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## Elaine Henley

---

**From:** [REDACTED]  
**Sent:** Tuesday, December 10, 2019 11:01 AM  
**To:** CityClerk  
**Subject:** 1 Clift's Baird's Cove

Having viewed the photo of the proposed development to Atlantic Place on the VOCM website, we feel it necessary to provide feedback.

The proposed structure looks hideous. While having no objection to a redevelopment, we both feel that some effort should be made to incorporate some appropriate style to any building in the downtown core. We also object to rules on height, which were put in place for a reason, being ignored.

The extension overhang over Bairds Cove looks as if someone laid an oversize shipping container on top of the garage. I still cannot fathom the yellow portion, but I cringe at the impact this will have on the many many photos taken by locals and tourists from all angles in the City, especially Signal Hill. As bad as the parking garage is at present, this proposal has made it worse.

Because of its prominent position on our harbour front, please, please do not approve this as presented.

[REDACTED]

## Karen Chafe

---

**From:** [REDACTED]  
**Sent:** Friday, November 22, 2019 11:02 AM  
**To:** CityClerk; Planning  
**Subject:** Re: Public Meeting - 1 Clift's Baird's Cove

please disallow a proposed increase in height - the building height of 11 stories is tall enough for that area. Any proposed increases in height will simply open the gates for additional height in our downtown core which may never be changed - lowered - and will result in taller and taller buildings blocking off the waterfront from the rest of the city - please be firm and keep the building height along our waterfront as it stands.

the addition of retail space or complementary uses in the parking garage is a great benefit and please proceed with that decision.

i cannot stress enough that a proposed increase in height should be denied.

[REDACTED]

On Fri, Nov 22, 2019 at 10:07 AM St. John's e-Updates <[eupdates@stjohns.ca](mailto:eupdates@stjohns.ca)> wrote:

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

=====

Public Notice

Wed, 2019/12/11 - 7:00pm

Public Meeting - 1 Clift's Baird's Cove

### Application

A Public Meeting will take place regarding text amendments to the St. John's Municipal Plan and the St. John's Development Regulations for 1 Clift's Baird's Cove.

### Description

The City of St. John's is considering amendments to the A. P. Parking Garage (APPG) District and Zone for the purpose of a Hotel (Discretionary Use) with retail and/or complimentary uses. The amendments will include the following:

- Increase the maximum Building Height from 11 storeys to 12 storeys and Floor Area Ratio from 2.25 to 2.5.
- To amend to the Downtown Building Control maps.
- Add retail and/or complimentary uses to the A.P. Parking Garage (APPG) Zone.

### Time, Date & Location

7 p.m., Wednesday, December 11, 2019  
Foran/Greene Room, fourth floor, City Hall

### Comments

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

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

Collection of personal information is authorized under the Access to Information and Protection of Privacy Act, 2015 and is needed to consider your comments on this application. Questions about the collection and use of your information may be directed to the City Clerk at 709-576-8229 or [cityclerk@stjohns.ca](mailto:cityclerk@stjohns.ca).

#### **Additional Information**

Notices are sent to property owners within 150 metres of the application site. For more information call 709-576-6192 or email [planning@stjohns.ca](mailto:planning@stjohns.ca).

#### [Background Information](#)

#### [LUAR](#)

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## Elaine Henley

---

**From:** Sheilagh O'Leary  
**Sent:** Monday, December 16, 2019 7:55 AM  
**To:** [REDACTED]  
**Cc:** Elaine Henley  
**Subject:** Re: Parking Garage Hotel

[REDACTED]  
I am cc'ing the City Clerk so your comments can be registered for all of council.

Again,

Thank you.

Get [Outlook for iOS](#)

---

**From:** [REDACTED]  
**Sent:** Sunday, December 15, 2019 8:20 PM  
**To:** Sheilagh O'Leary  
[REDACTED]  
**Subject:** Parking Garage Hotel

Hi Sheilagh

I am writing again, on behalf of my partner, [REDACTED], and myself, to express our continued opposition to the proposed hotel on top of the Atlantic Place Parking Garage!

As you know, we live at [REDACTED], a property I purchased in the 1980s in large part because of its location and, in particular, view of the Harbour. We and our [REDACTED] neighbours enjoy a panorama of the Downtown, Harbour, and Southside Hills. The City, to its credit, has sought to preserve such views of downtown residents, as well as other citizens and tourists. I was working in the City Planning Department during some early efforts re zoning and height restrictions. This was after some unfortunate earlier decisions, including the striking ugliness and intrusion that is Atlantic Place and its parking garage.

There has been general success in preserving classic views, through height restrictions and encouraging the construction of larger buildings in the West End of the Downtown. However, as I mentioned in earlier correspondence, the proposed hotel on the Parking Garage seems almost to have been designed to destroy views. Its alignment, like a wall parallel to the Harbour, could have been selected to block as much of and as many views as possible. In doing so, it would remove from our sight a large section of the Harbour, more than doubling the effect of Atlantic Place itself. And the artists rendition of the proposed hotel show it making the Atlantic Place structures even uglier!

We hope you will again decide to vote against this proposed intrusion, and not decide to provide visiting hotel guests with fine views at the cost of downtown residents, other citizens, and tourists. That would reduce the attractiveness (and property values and residential tax base) of downtown neighbourhoods, and encourage people to sell and move away from the Downtown and our great City.

Please don't hesitate to contact us [REDACTED] if you would like to discuss this matter further!

[REDACTED]



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**Elaine Henley**

---

**From:** [REDACTED]  
**Sent:** Wednesday, December 11, 2019 1:04 PM  
**To:** CityClerk  
**Subject:** Re: Public Meeting 1 Clift's Baird's Cove

To whom it may concern,

I think this is a great idea to approve this construction project and inject some badly needed investment into downtown and help draw more tourists and conventions to our great City of St. John's. It goes without saying that the city has suffered enough the last four years and downtown needs a new life that is going to attract the next generation of tourists who are younger, more technologically advanced and looking for a place that's exciting to visit. I really hope something like this gets approved to help all of those struggling with businesses downtown.

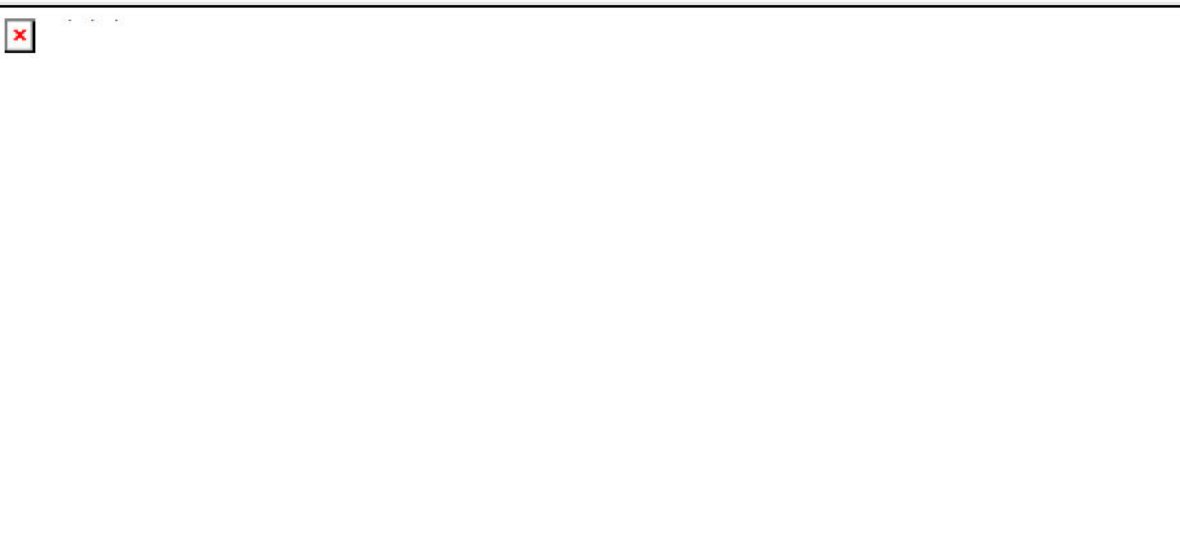
Thank you.

[REDACTED]

On Wed, 11 Dec 2019 at 11:19, Downtown St. John's <[info@downtownstjohns.com](mailto:info@downtownstjohns.com)> wrote:

PUBLIC MEETING – 1 CLIFT'S BAIRD'S COVE

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## Public Meeting 1 Clift's Baird's Cove

A Public Meeting will take place regarding text amendments to the St. John's Municipal Plan and the St. John's Development Regulations for 1 Clift's Baird's Cove.

## Description

The City of St. John's is considering amendments to the A. P. Parking Garage (APPG) District and Zone for the purpose of a Hotel (Discretionary Use) with retail and/or complimentary uses. The amendments will include the following:

- Increase the maximum Building Height from 11 storeys to 12 storeys and Floor Area Ratio from 2.25 to 2.5.
- To amend to the Downtown Building Control maps.
- Add retail and/or complimentary uses to the A.P. Parking Garage (APPG) Zone.

## Time, Date & Location

7 p.m., Wednesday, December 11, 2019

Foran/Greene Room, fourth floor, City Hall

## Comments

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

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

Collection of personal information is authorized under the Access to Information and Protection of Privacy Act, 2015 and is needed to consider your comments on this application. Questions about the collection and use of your information may be directed to the City Clerk at 709-576-8229 or [cityclerk@stjohns.ca](mailto:cityclerk@stjohns.ca).

## Additional Information

Notices are sent to property owners within 150 metres of the application site. For more information call 709-576-6192 or email [planning@stjohns.ca](mailto:planning@stjohns.ca).

## [Background Information](#)

## [Revised LUAR](#)

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## Elaine Henley

---

**From:** [REDACTED]  
**Sent:** Friday, December 13, 2019 2:03 PM  
**To:** CityClerk; Planning  
**Subject:** NO increase to maximum building height

As a homeowner and resident of downtown St. John's, I wish to notify the City Council that I am STRONGLY OPPOSED to an increase in the maximum building height in the downtown area. I think the proposed hotel to be placed on the top of Atlantic Place on Water St. is unnecessary and ugly.

The proposed design does nothing to enhance or complement our historic buildings; on the contrary, it reduces our unique and attractive built heritage to a poor copy of any large urban waterfront anywhere in the world. It overshadows and blocks views of the harbour - a harbour that is not only a tourist attraction, but a living and vibrant part of the community of St. John's. Tax-paying residents have as much (or more) right to enjoy the harbour as non-resident business owners do.

Enhancing the quality of life in a community includes not only encouraging business and economic flow. Encouraging livable spaces that house a variety of resources such as green spaces, libraries, schools, walkable streets and a built heritage that reflects the culture and needs of the people is vital. In the long term, this will also enhance the tourist experience, and draw more people to the area, which in turn increases revenue.

If a new hotel is necessary, let entrepreneurs find ways to use already-built structures in a way that benefits the city and its residents as much as it does the business. There are sufficient under-used buildings, and vacant land only slightly further from the city centre that it should be possible to do so without destroying more of our priceless views and historic architecture.

If people do not feel they have a public space that reflects their heritage, their needs, and their lifestyle, they will move somewhere that does have those things. Please don't let the lure of business and the potential tax revenue determine changes to our City by-laws. Let our City grow in a positive manner for the benefit of its citizens.

Sincerely,

[REDACTED]

## Elaine Henley

---

**From:** [REDACTED]  
**Sent:** Friday, December 20, 2019 2:19 PM  
**To:** CityClerk; Planning  
**Subject:** Hotel

As a resident of upper downtown St. John's, I am very concerned - outright opposed - about the proposal to build a hotel/parking garage in the west end.

We purchased our home for the view and this would be sorely compromised if this construction were to go ahead. The proposed building design is an absolute eyesore and does not blend well with some of the most attractive (for locals as well as visitors) architecture downtown. It does not speak as being apart of the St. John's community but sets itself apart loudly and tackily.

There has been a general success in maintaining height restrictions within St. John's downtown core for very good reason; the Narrows, Signal Hill, the Harbour, and Southside Hills are accessible for all to view, a positive contribution to the city's aesthetic and well-being. As accessible nature, including vista's contributes to positive mental health. The consideration to increase the maximum Building Height from 11 stories to 12 stories is a very poor consideration indeed as it compromises so many advantages that the current city line has to offer so many of us living, working, residing, and visiting the downtown area of St. John's.

Best,

[REDACTED]

8

**Elaine Henley**

---

**From:** [REDACTED]  
**Sent:** Saturday, December 14, 2019 12:03 PM  
**To:** CityClerk  
**Subject:** 1 Clift's Baird's Cove

I would like my comments entered into the public meeting.

This is a fantastic project for the city. It will cover up the very ugly AP garage, and provide quality hotel rooms.

I vote to let it proceed. The retail space provided on Harbour Drive, will also be a much needed addition to that street.

As to the "blocked view" concerns, This finished project will be no higher than existing AP. People who choose to settle in the downtown core, should not expect to have unencumbered views of any topography. As a suburbanite, I pay the same taxes (probably more) than a downtown resident, and I can't see the narrows!

[REDACTED]



## Elaine Henley

---

**From:** Planning  
**Sent:** Monday, December 16, 2019 9:57 AM  
**To:** [REDACTED]  
**Cc:** CityClerk  
**Subject:** RE: Hotel

Good Morning.

I am forwarding this email to the Office of the City Clerk so they can enter it as a submission.

Thank you and have a great day.

Donna

---

**Donna Mullett, WPlll**  
**City of St. John's**  
**Dept. of Planning, Engineering and Regulatory Services**  
**Phone: 576-8220**  
**Email: [dlmullett@stjohns.ca](mailto:dlmullett@stjohns.ca)**

**From:** [REDACTED]  
**Sent:** Thursday, December 12, 2019 3:12 PM  
**To:** Planning <planning@stjohns.ca>  
**Subject:** Hotel

We don't need everything to be downtown. There'll be nothing left for tourists to see and enjoy soon . Do not let this proceed!

It's short term thinking. Boo

--  
[REDACTED]

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Any correspondence with employees, agents, or elected officials of the City of St. John's may be subject to disclosure under the provisions of the Access to Information and Protection of Privacy Act, 2015, S.N.L. 2015, c.A-1.2.



**Elaine Henley**

---

**From:** [REDACTED]  
**Sent:** Sunday, December 15, 2019 12:04 PM  
**To:** CityClerk  
**Subject:** Re: 66-68 Queen's Road

Please do not allow that hotel to be built on top of Atlantic Place. The building is already too high, the shadow/wind tunnel all months of the year make downtown unpleasant. Also there's already absolutely nowhere to park. What a useless city.

[REDACTED]

On Mon., Nov. 18, 2019, 11:48 a.m. CityClerk, <[cityclerk@stjohns.ca](mailto:cityclerk@stjohns.ca)> wrote:

Good Morning [REDACTED]

We thank you for your feedback and advise that all submissions will be presented to Council for consideration prior to a final decision being reached on this application.

*Elaine Henley*

Elaine Henley

City Clerk

t. 576-8202

c. 691-0451

[REDACTED]

**To:** CityClerk <[cityclerk@stjohns.ca](mailto:cityclerk@stjohns.ca)>

**Subject:** 66-68 Queen's Road

This development is unwanted and unnecessary. Please do not allow it.

[REDACTED]

[REDACTED]

[REDACTED]

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**Elaine Henley**

---

**From:** [REDACTED]  
**Sent:** Monday, December 9, 2019 8:50 PM  
**To:** CityClerk  
**Subject:** 1 Clift's Baird's Cove

Hello,

I am writing to express my displeasure at the proposed plans for 1 Clift's Bairds Cove. I don't live in St. John's but I frequent the downtown area.

The proposed building is hideous. The last thing we need tourists to see upon entering the harbour or visiting downtown is that huge monstrosity. The building is too high as it is, you can't keep letting them add to it. We should be beautifying downtown, not making it so ugly.

[REDACTED]

**Elaine Henley**

---

**From:** [REDACTED]  
**To:** Monday, January 27, 2020 9:45 AM  
CouncilGroup; CityClerk  
**Subject:** Park hotel

Dear council and clerk,  
I understand that you are voting today on whether or not to allow the 12 storey Park Hotel to go ahead. I think you should deny this proposal.

12 storeys is too high for this area. Why not eliminate some of the parking garage area instead of building up from it?

We know that this and other parking garages in the downtown sit almost empty all the time. You know this from the city owned parking garages. Making this a hotel is not going to make citizens park here. The proponent even suggests on page 44 of the LUAR that even the busiest hotel in Halifax's parking garage is never more than 50 percent full!!

So why would we allow anyone to shadow a street and ruin the public's view to and from the harbour for the sake of preserving an almost empty parking garage?

It doesn't make sense.

It also goes directly against the vision of the Municipal Plan "This Vision will be achieved through reinforcement of the physical and social features of the city that define its character, notably the harbour, theDowntown, and the many distinct communities within its boundaries."

Please do not amend the municipal plan for this.  
Thank you,  
[REDACTED]

=====  
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# Parkhotel

## Land Use Assessment Report

1 Clift's-Baird's Cove

November, 2019



Prepared by

**PARTISANS**

+



John Hearn  
architect

Prepared for



# Contents

The Vision	5
<b>A</b> Building Use	6
<b>B</b> Elevation & Building Materials	10
<b>C</b> Building Height & Location	16
<b>D</b> Exterior Equipment & Lighting	32
<b>E</b> Landscaping & Buffering	32
<b>F</b> Building Wind Generation	34
<b>G</b> Snow Clearing / Snow Storage	35
<b>H</b> Off-street Parking & Site Access	36
<b>I</b> Municipal Water & Sewer Services	38
<b>J</b> Traffic	40
<b>K</b> Public Transit	40
<b>L</b> Construction Timeframe	41
Appendix A - Garage Parking Demand	43
Appendix B - Enlarged Diagrams	46
Appendix C - Architectural Drawings	59





Existing A.P. Parking Garage at 1 Clift's-Baird's Cove

# The Vision

Newfoundland is having a renaissance. Food, culture, business, and tourism are developing at a quality and pace seldom seen in the province's history. From catchy Gross Morne tourism commercials to Fogo Island's art explosion, to a robust resources economy, all eyes are on the Rock for all cool things Canadian to visit. St John's has been abuzz for the past few years as one of the most progressive food scenes as well. The Parkhotel project, situated in the busy industrial port of St. John's, is only possible because of all of the great things happening in Newfoundland right now. Although having nobly served its original purpose for over 40 years, the A.P. Parking Garage structure is ready for a makeover. The garage, which sits in the center of the port on Harbour Drive, is an eyesore which, if renovated, can be leveraged to become a driver for local economic prosperity and tourism. The owners of the garage—Sonco Group Inc—are a Halifax and St. John's based family-run business who decided that they needed to think outside the box to really bring the garage into the 21<sup>st</sup> century. Over the years, Sonco Group Inc. studied the possibility of evolving the garage into a better use.

## The Team

To ensure the best outcome, Sonco Group Inc. has assembled a team of trusted investors and architects to help establish the right vision for the property. The team is a Canadian story of East meets West, new generation meets old generation expertise. On the East, Sonco Group Inc, which was founded by long-time Atlantic Canadian Michael Novac, chose MARCO and Christopher Hickman as construction partners paired with initial work by the storied local architect John Hearn. Sonco Group Inc., which has a Toronto office run by the next generation of the family, Anthony Novac, brought in Alex Josephson from PARTISANS to be the design architect collaborating on the project. Together, the team engaged in a series of design exercises and conversations about what to do with A.P. Parking Garage. After carefully studying local needs and functional realities of the structure, the team settled on a hotel as being the highest and best use for the site.

## Civic Value

The Team recognizes the importance of the site to St. John's, and the potential impact that development could have, both positive and negative. As this LUAR will demonstrate, the proposal for Parkhotel goes to great lengths to limit negative impacts to the fabric of St. John's while seeking to integrate with the fabric of the city through its architectural concept as well as a number of civic gestures intended to improve the immediate vicinity of the A.P. Parking Garage. By augmenting weekend and after-work uses in the area with the introduction of a hotel, creating a more welcoming approach for tourists coming from the port, providing new retail and/or tourist information space at the corner of Cliff's-Baird's Cove and Harbour Drive, and improving the public realm with new sidewalk treatments and furniture, the Parkhotel proposal has a lot to offer the city.



# A Building Use

**Parkhotel is a proposal for a 4 storey hotel on top of the existing A.P. Parking Garage, with new retail at grade. The existing garage will be maintained as a public parkade.**

## Hotel

The proposal for Parkhotel is a 4 storey addition on-top of the existing 8-storey A.P. Parking Garage. The addition will house three floors of hotel rooms, while the top floor will house the lobby, lounge, and amenities (including a sauna). To service the hotel, a number of changes are proposed to the existing parkade, including the construction of a new shaft with two elevators rising the full height of the building, as well as a new elevator lobby and hotel servicing space on the ground floor of the garage.



Hotel sauna concept



New ground-level tourist information or retail space

## Retail / Tourist Information

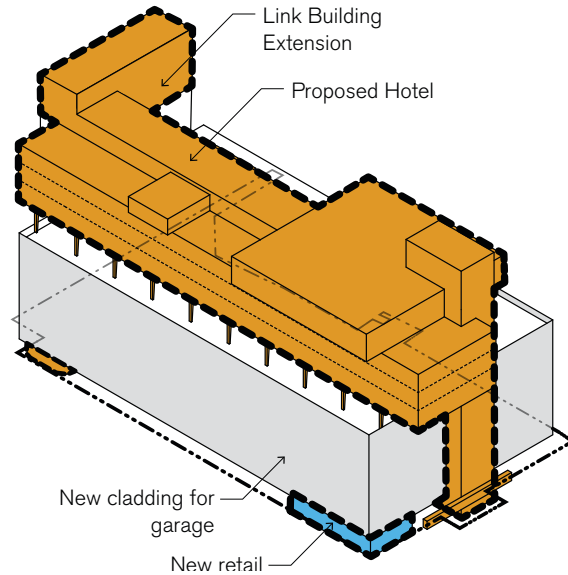
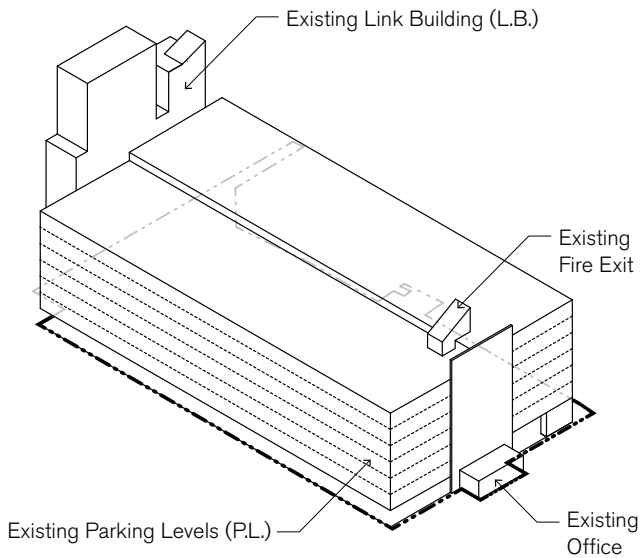
The proposal for Parkhotel includes new ground-level retail or tourist information space at the corner of Cliff's-Baird's Cove & Harbour Drive. This will enliven the street corner and make the pedestrian approach from the cruise ships more inviting.

## Parking Garage

The existing use of the parking garage is retained with some changes proposed to accommodate the functioning of the proposed hotel. In addition to the changes described above, the proposal also includes a new mechanical room on Level 2 of the garage, and a new elevator vestibule on Level 8 of the garage. This proposal also calls for new cladding for the parking garage to improve its appearance and to help with garage maintenance. More information about the proposed changes to the garage are described in Section H.



- 1 - Hotel
- 2 - Retail
- 3 - Parking Garage



## Gross Floor Area—Existing

\*Enclosed areas only

L.B. Mech.	96.6 m <sup>2</sup> [1,040 ft <sup>2</sup> ]
L.B. Lvl. 8	159.2 m <sup>2</sup> [1,714 ft <sup>2</sup> ]
L.B. Lvl. 7	160.4 m <sup>2</sup> [1,727 ft <sup>2</sup> ]
L.B. Lvl. 6/P.L. 8	206.1 m <sup>2</sup> [2,218 ft <sup>2</sup> ]
L.B. Lvl. 5/P.L. 6/7	206.1 m <sup>2</sup> [2,218 ft <sup>2</sup> ]
L.B. Lvl. 4/P.L. 4/5	206.1 m <sup>2</sup> [2,218 ft <sup>2</sup> ]
L.B.. Lvl. 3/P.L. 3	206.1 m <sup>2</sup> [2,218 ft <sup>2</sup> ]
L.B. Lvl. 2/P.L. 2	233.7 m <sup>2</sup> [2,516 ft <sup>2</sup> ]
L.B. Lvl. 1/P.L. 1	392.1 m <sup>2</sup> [4,220 ft <sup>2</sup> ]

**Total Existing GFA 1,866.3 m<sup>2</sup> [20,089 ft<sup>2</sup>]**

## Gross Floor Area—Proposed

\*Excludes existing

Mechanical Lvl	283.2 m <sup>2</sup> [3,048 ft <sup>2</sup> ]
Hotel Level 4	1,570.1 m <sup>2</sup> [16,900 ft <sup>2</sup> ]
Hotel Level 3	1,499.9 m <sup>2</sup> [16,145 ft <sup>2</sup> ]
Hotel Level 2	1,499.9 m <sup>2</sup> [16,145 ft <sup>2</sup> ]
Hotel Level 1	1,499.9 m <sup>2</sup> [16,145 ft <sup>2</sup> ]

### Parking Level 8

Hotel Vestibule	94.5 m <sup>2</sup> [1,017 ft <sup>2</sup> ]
-----------------	--

### Parking Level 2

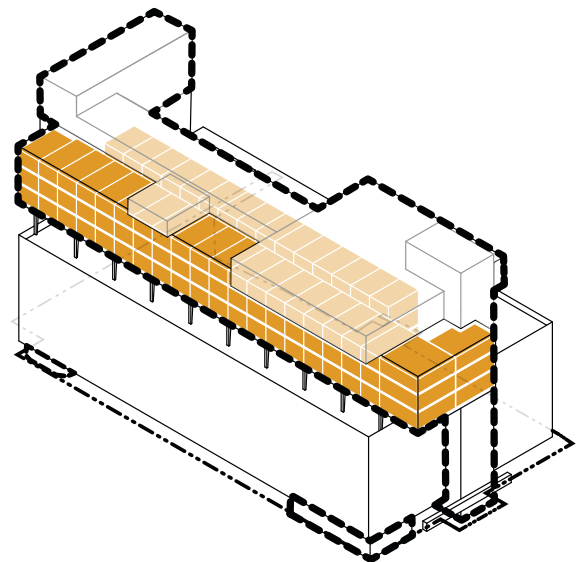
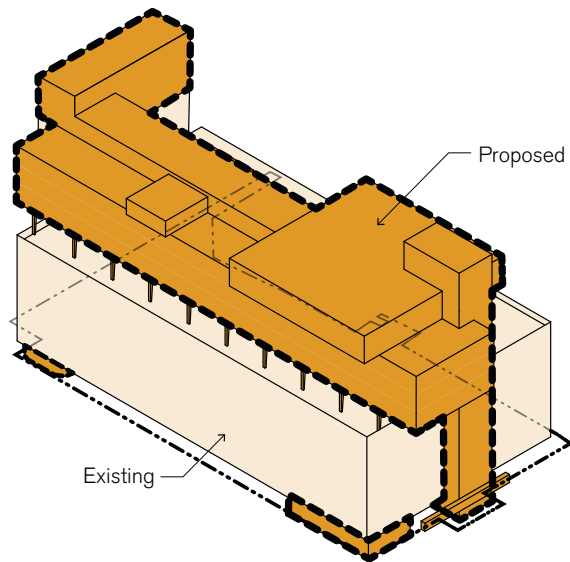
Hotel Entry Mech.	56.7 m <sup>2</sup> [610 ft <sup>2</sup> ]
-------------------	--

### Parking Level 1

Hotel Servicing	126.1 m <sup>2</sup> [1,357 ft <sup>2</sup> ]
Hotel Entrance**	(62.8) m <sup>2</sup> [(676 ft <sup>2</sup> )]
Retail/Tourist Info	139.4 m <sup>2</sup> [1,500 ft <sup>2</sup> ]

**Total Proposed GFA 6,706.8m<sup>2</sup> [72,191 ft<sup>2</sup>]**

\*\*Smaller than existing office & storage resulting in a net loss



## FAR

Existing GFA	1,866.3 m <sup>2</sup> [20,089 ft <sup>2</sup> ]
Proposed GFA	6,706.8 m <sup>2</sup> [72,191 ft <sup>2</sup> ]

<b>Total GFA</b>	<b>8,573.1 m<sup>2</sup> [92,280 ft<sup>2</sup>]</b>
------------------	--

Property Area	3,542.6 m <sup>2</sup> [37,940 ft <sup>2</sup> ]
---------------	--

FAR Proposed	2.42
FAR Allowed	2.25

## Hotel Rooms

Hotel Level 4	0
Hotel Level 3	36
Hotel Level 2	36
Hotel Level 1	36

<b>Total Hotel Rooms</b>	<b>108</b>
--------------------------	------------

# B

## Elevations & Building Materials

**Inspired by the distinct character of St. John's, Parkhotel is composed of a series of coloured volumes drawn from the iconic streetscapes of the city and harbour**

### Architectural Concept

The design of Parkhotel is treated as a composition of volumes, the elevations and materials of which respond to the specific functions of each volume. As a collection of smaller elements, this strategy allows the building to appear less imposing and more in-scale with the fabric of St. John's.

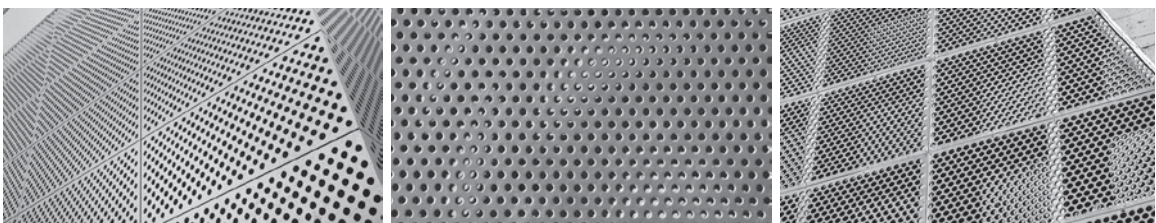
### Volumes

The largest of these volumes, the hotel room volume, features a regular grid of glazing and spandrel that aligns with the existing structure of the garage and the layout of the hotel rooms. The desire for large windows for views across the harbour, as well as the division of the hotel rooms drives this approach. The other volumes of the composition are accentuated with colour drawn from the characteristic bright colours of St. John's iconic streetscapes.

The penthouse structure housing mechanical equipment, will be the only large volume on the roof. The rest of the roof top will contain normal exhaust vents for the kitchen, plumbing ventilation stacks etc

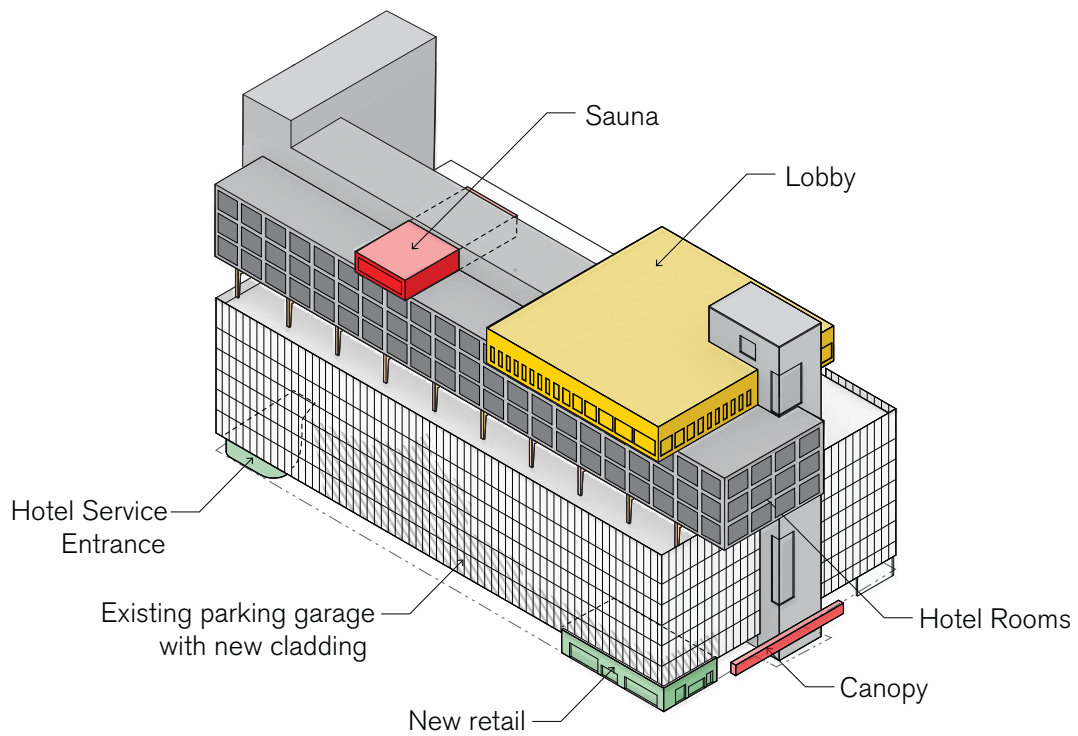
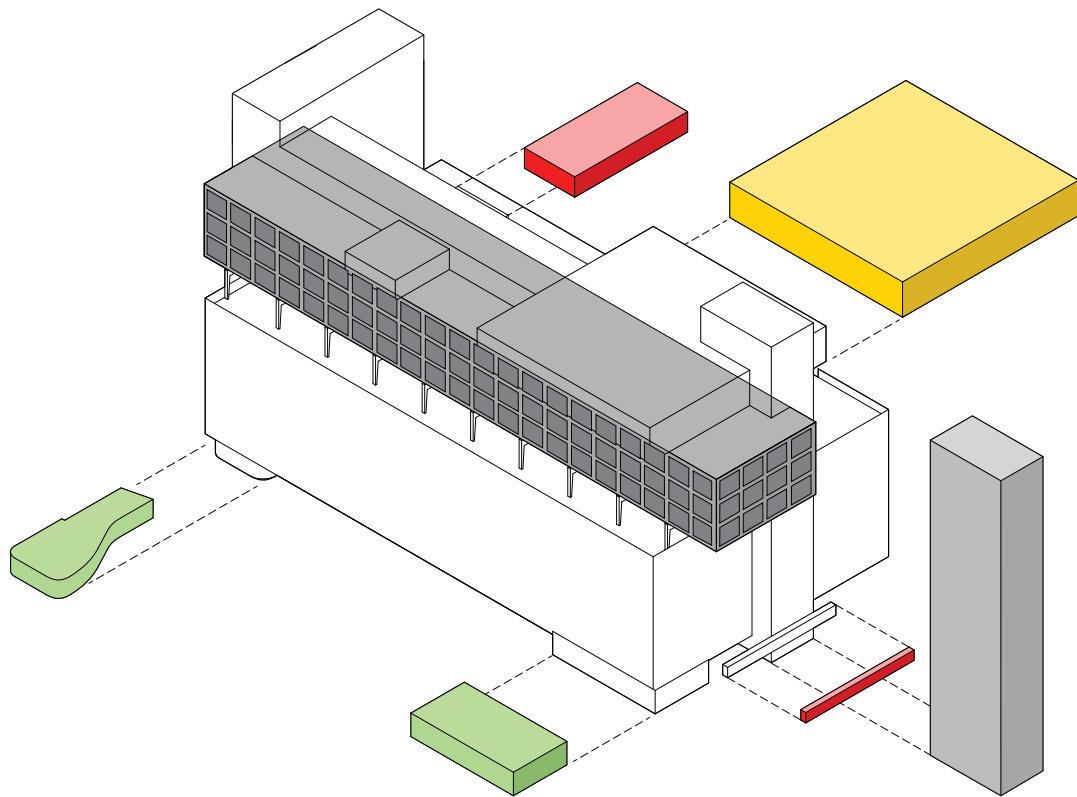
### New Cladding for A.P. Parking Garage

The proposed screen wrapping the existing garage would be a perforated, powder-coated white metal. The perforations allow the garage to vent naturally without the need for mechanical ventilation, while providing both a new image for the garage, and a degree of protection from the elements for the structure and parking garage users.



Examples of perforated metal facades



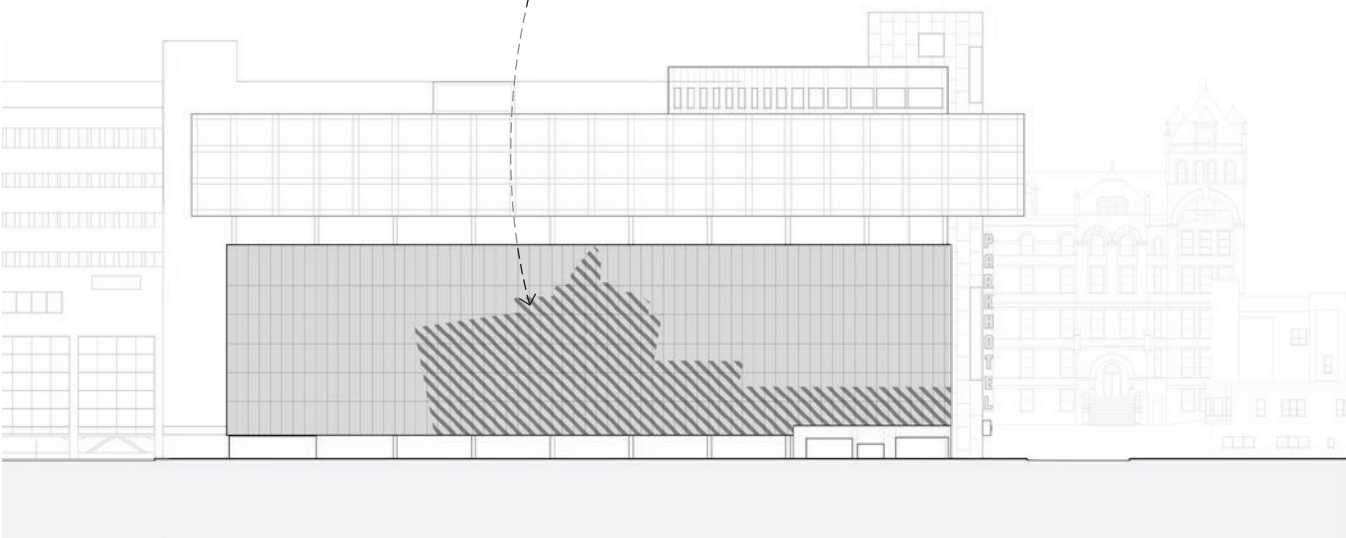


## Garage Cladding

Pictured below is a notional concept of how the garage cladding can be used as a canvas to imprint graphic design. In this concept, the garage screen features a silhouette graphic of the large distinctive supply vessels of St John's harbour applied to its surface. The moorage directly in-front of the A.P. Parking Garage is frequently home to tug & supply ships—and the act of imprinting their silhouette on the garage screen is a way of connecting Park Hotel to the harbour, and recognizing its position as a backdrop for the activity of the harbour.

However, in lieu of designing a graphic as part of this project, we have decided to offer the City the garage screen as a blank canvas for possible involvement of the local Arts Community. Furthermore, if the City wants to engage an artist through a competition, we wish to have input into the final selected piece. It is very important that the artwork compliment or enhance the architecture and colours of the new hotel.

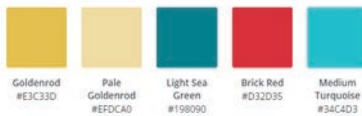
The existing brick veneer and concrete block backup will be removed to accommodate the new garage screen. While the details of the screen construction are not yet finalized, the new garage screen wall assembly will be slimmer than the existing masonry construction. Therefore the new garage screen facade will not project past the existing brick wall and will stay within the existing property line.



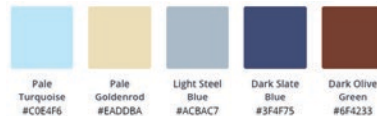
## Approach to Colour

St. John's is a city known for its colourful harbour and cityscape. The colours of Parkhotel are drawn from this rich territory. As proposed, the colour scheme is inspired by the bold, bright colours of the city's famous clapboard houses, placing Parkhotel at home with its city backdrop. There are however many other possible colour palettes using this methodology. The colours of Parkhotel can develop as the project progresses through more investigations, some of which are suggested below.

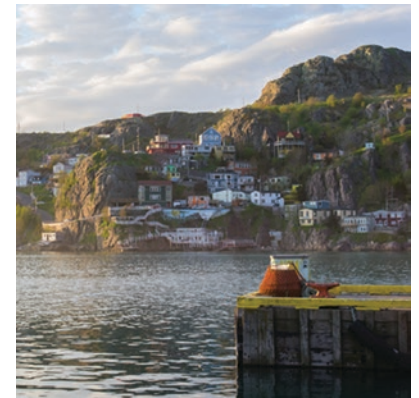
Cityscape



Icebergs



Harbour



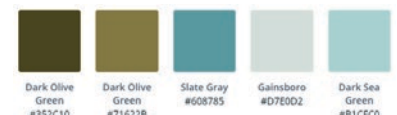
Signal Hill



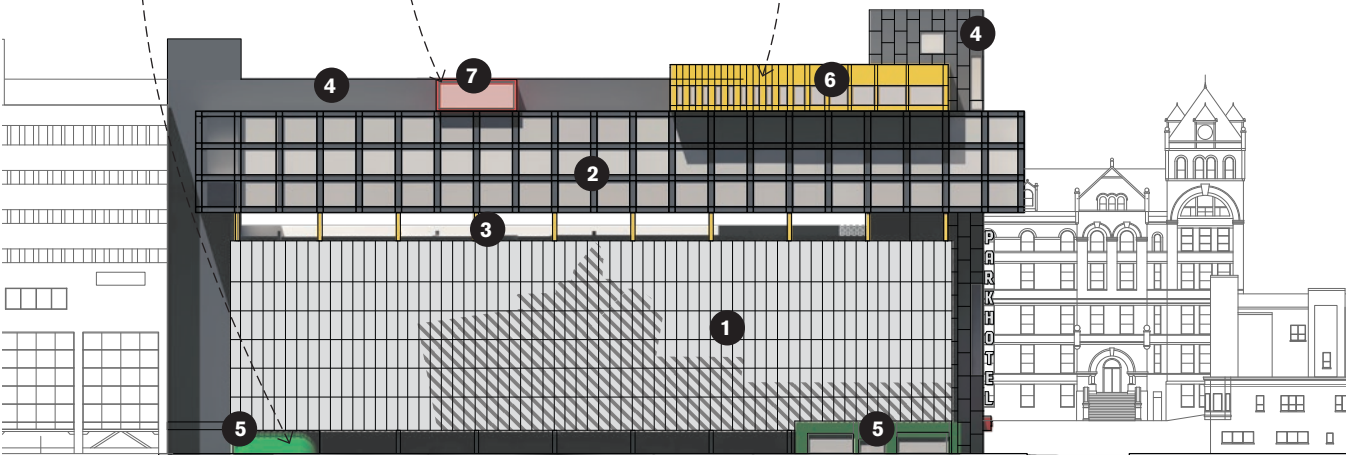
Streetscape



Atlantic Coast

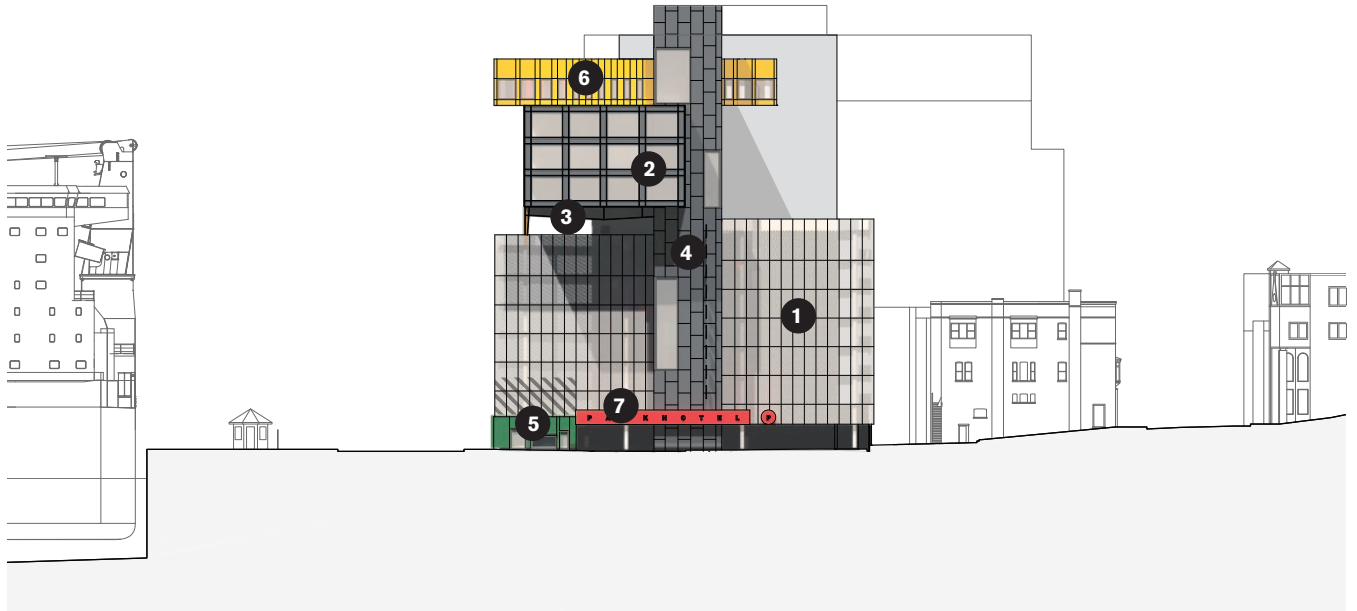




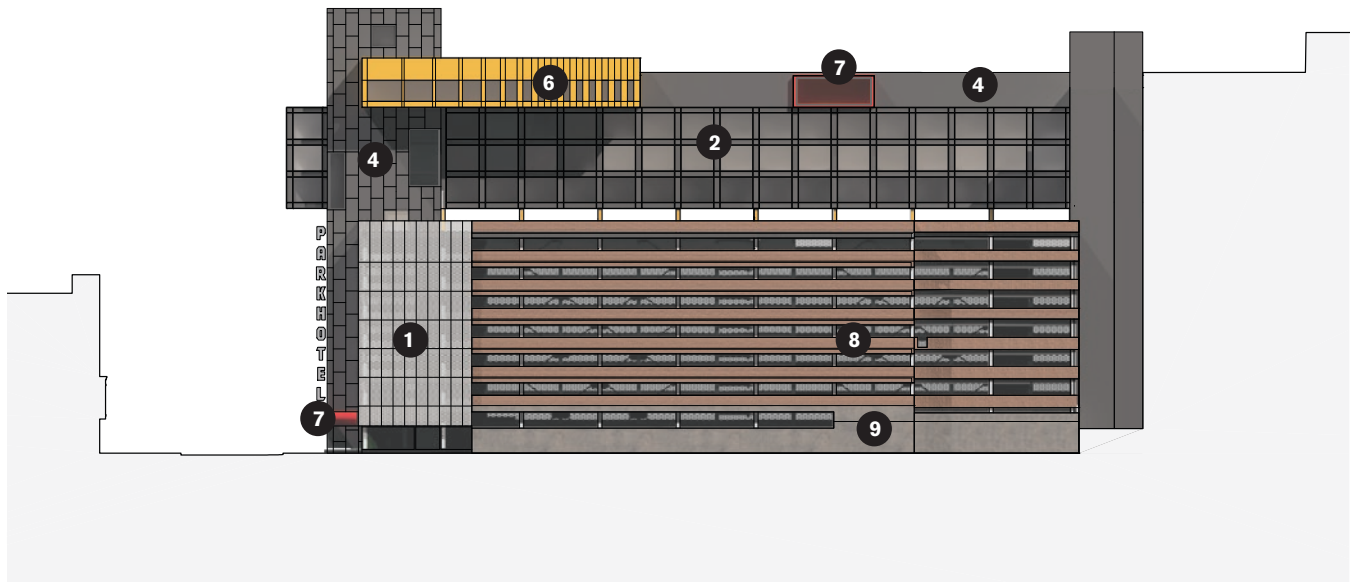


### Harbour Drive Elevation

- |  |  |
|--|--|
| 1 - White powder-coated perforated aluminum screen | 6 - Powder coated metal panel (yellow) |
| 2 - Glazing system w/ black spandrel               | 7 - Powder coated metal panel (red)    |
| 3 - Painted steel structure                        | 8 - Existing brick                     |
| 4 - Powder-coated metal panel (dark gray)          | 9 - Existing concrete                  |
| 5 - Powder-coated metal panel (green)              |  |



Cliff's-Baird's Cove Elevation



Lane Elevation

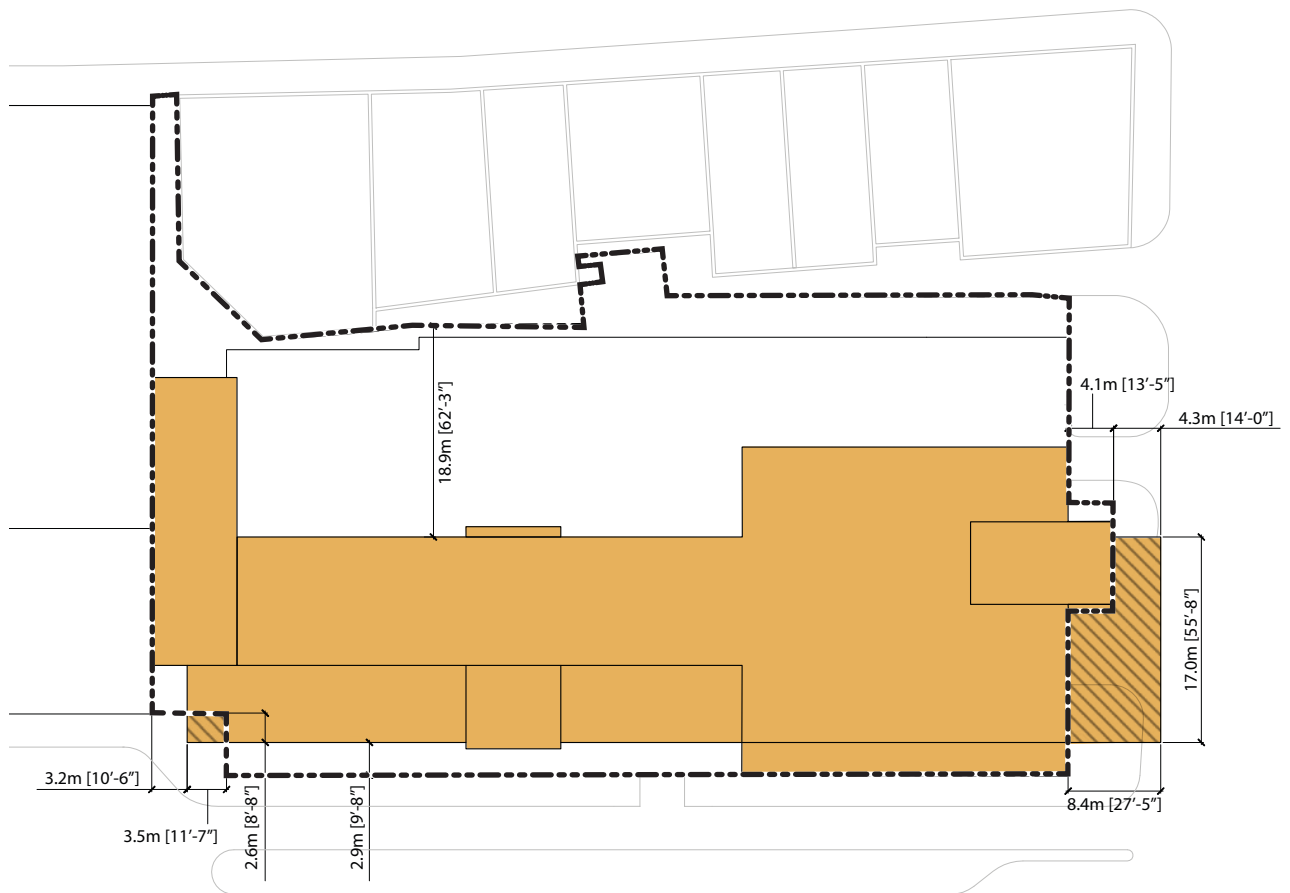
# C

## Building Height & Location

**Parkhotel is setback as far as it can be from the buildings along Water Street. Small portions of the building project beyond the property line at the north and south ends of the site.**

### Setbacks & Encroachments

The addition is located at the far east side of the property, resulting in a large setback from the buildings along Water Street. The hotel volume is setback from Harbour Drive, and extends beyond the northern property line and slightly at the southern property line. The proposal also calls for three signs which extend beyond the property lines—a new vertical “Parkhotel” sign along the elevator shaft, a new hotel entrance canopy along Cliff's-Baird's Cove, and a new parking entrance sign also at Cliff's-Baird's Cove.



### Setback & Encroachments—Roof Plan

■ Extent of proposal    ▨ Proposed Encroachments

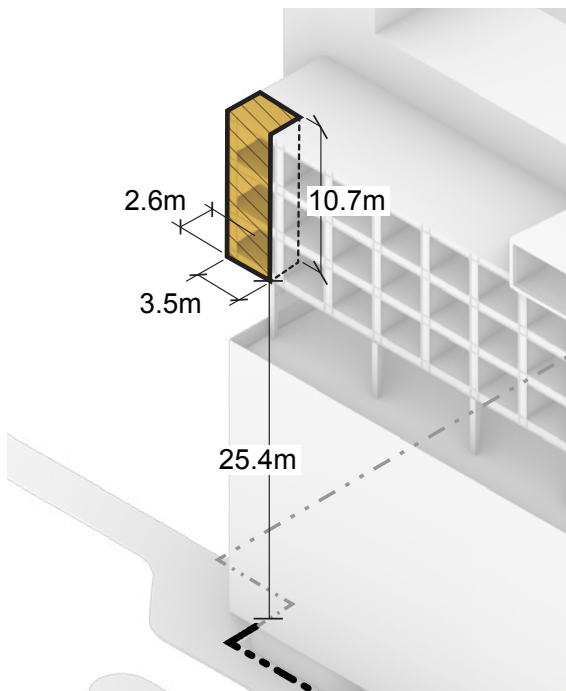
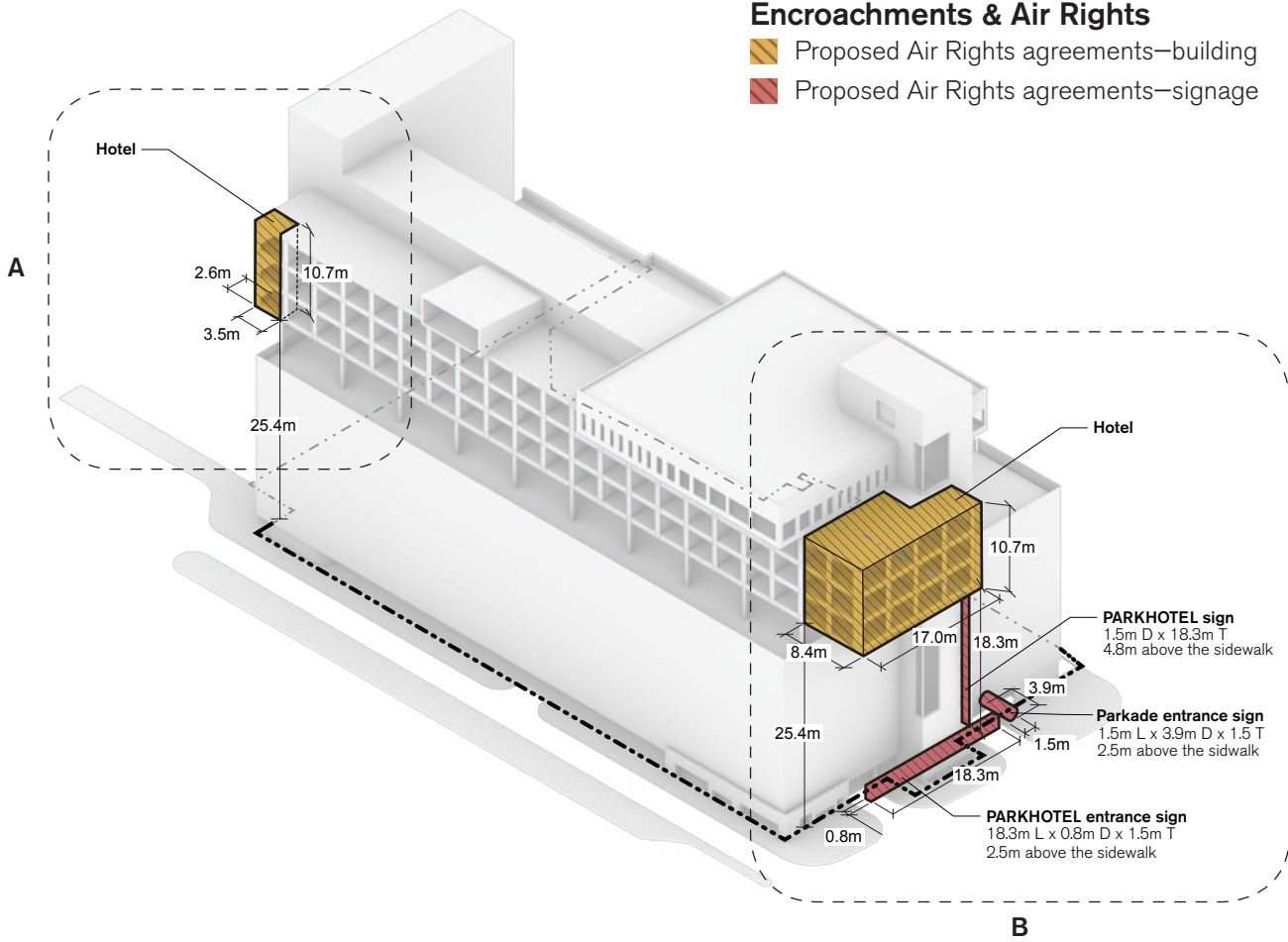




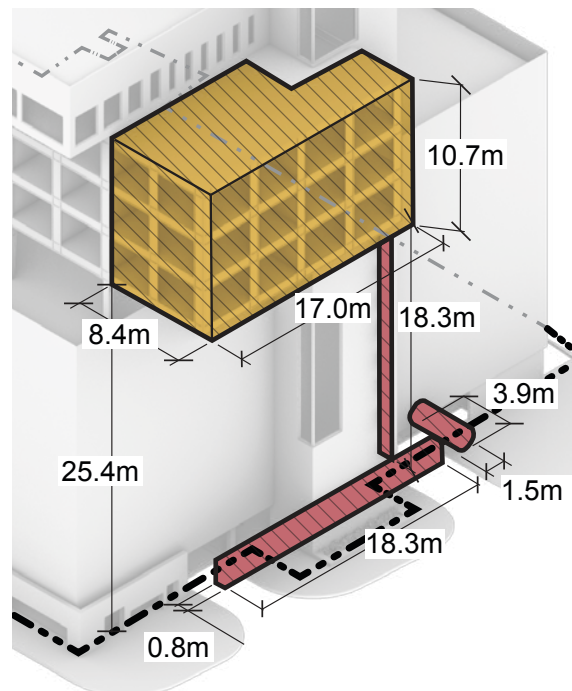


## Encroachments & Air Rights

- Proposed Air Rights agreements—building
- Proposed Air Rights agreements—signage



**A**—Southern encroachment



**B**—Northern encroachments

## **The proposal results in a minor increase in shadows cast on adjacent public and private properties.**

### **Shadows**

As the shadow study in the following pages shows, the addition of the proposed hotel to the top of the existing parking garage will result in a minor increase in the extent of shadows cast on adjacent public and private properties.

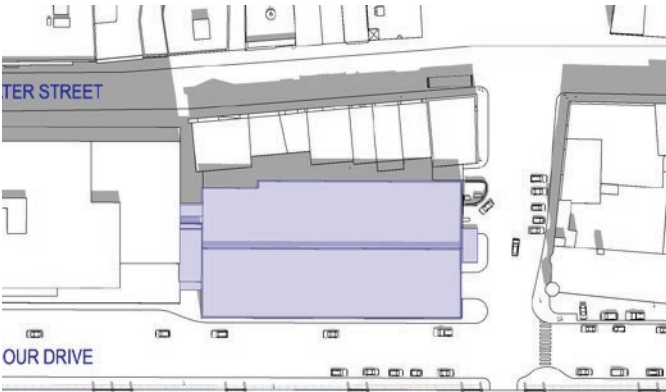
In the morning, shadows from the hotel will fall mostly on the roofs of buildings between the garage and Water Street; this will be the case throughout the year.

In early afternoon, the shadows already cast by the parking garage will be slightly extended by the added height of the hotel; during summer, much of the additional shading will be limited to Cliff's-Baird's Cove and Harbour Drive. In fall, winter and spring, these shadows will reach the sidewalks and buildings on the north side of Cliff's-Baird's Cove, as well as the sidewalk between Harbour Drive and the Port. These areas already receive shading from the existing parking garage, and the increased shadows cast by the proposed hotel will be minimal.

In late afternoon, added shading from the hotel is directed toward the harbour. While a portion of the sidewalk between Harbour Drive and the Port will receive a slight increase in shading throughout the year, most of the additional shadows cast will fall on the marginal pier and the waters of the harbour; this especially the case during spring and summer.

Shadow Studies

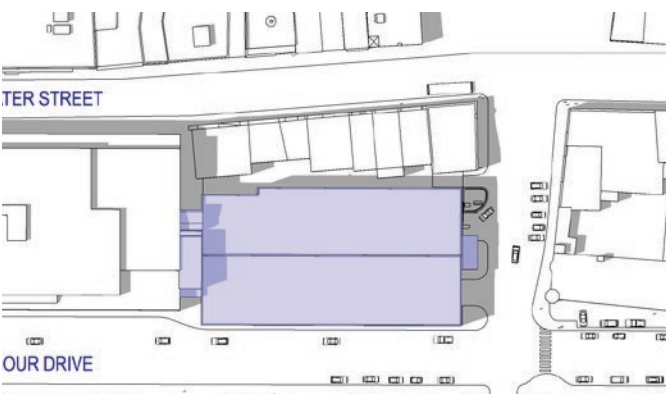
June 21—Existing  
9am



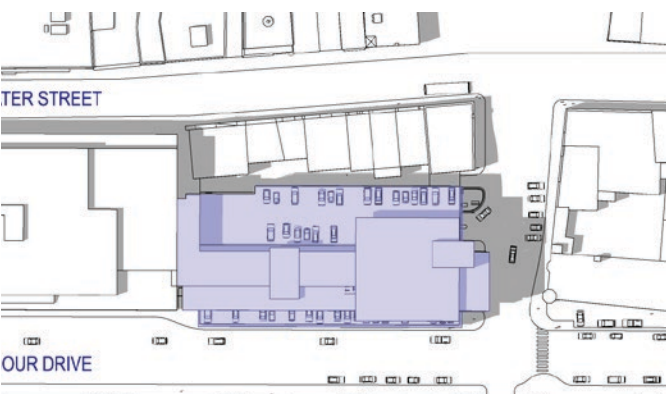
June 21—Proposed  
9am



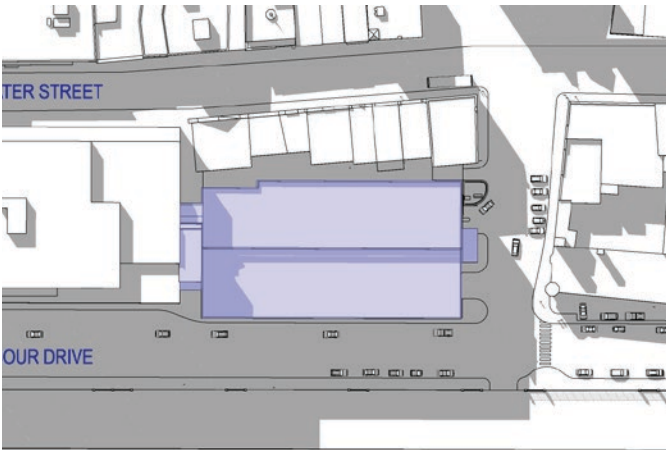
12pm



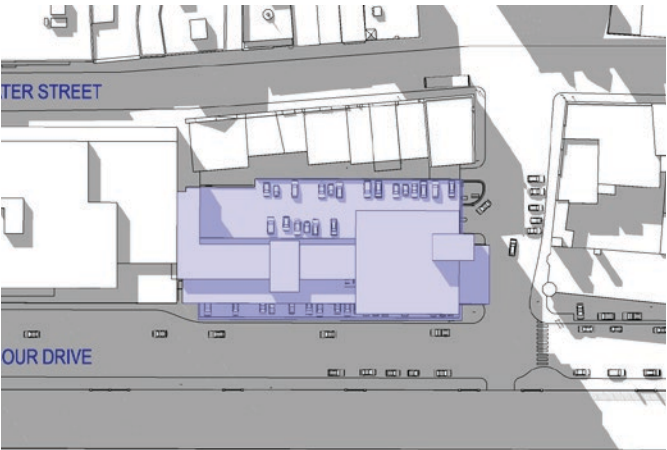
12pm



3pm

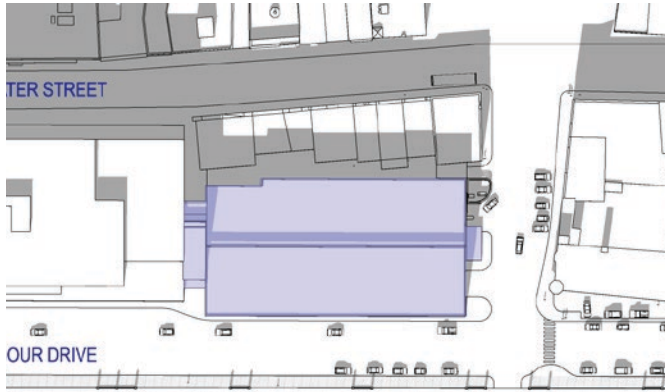


3pm





**September 23—Existing**  
9am



**September 23—Proposed**  
9am



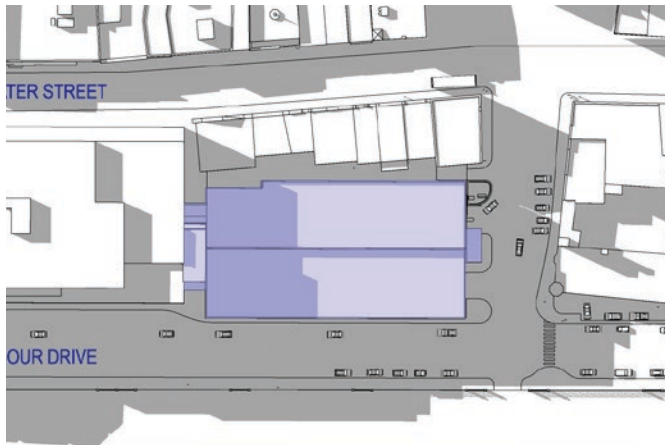
**12pm**



**12pm**



**3pm**



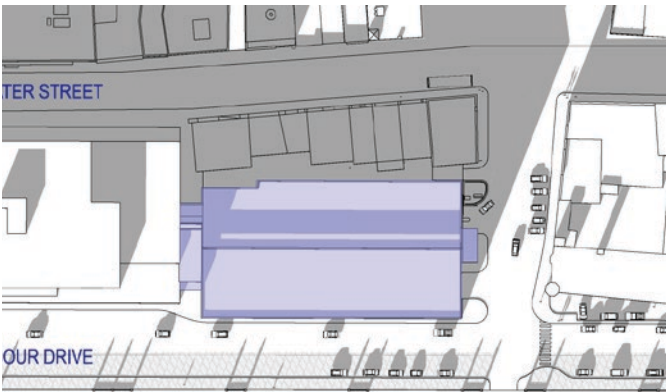
**3pm**





Shadow Studies

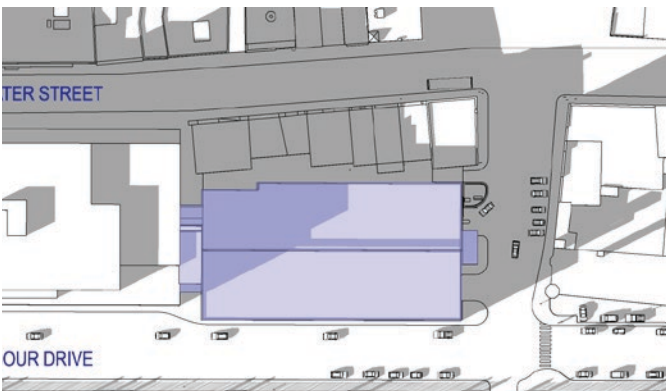
December 21—Existing  
9am



December 21—Proposed  
9am



12pm



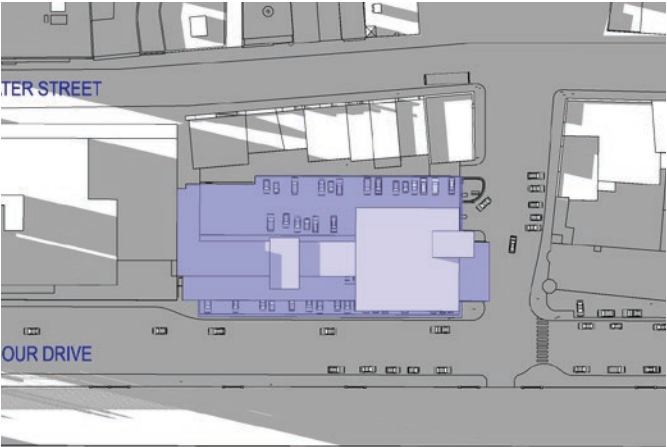
12pm



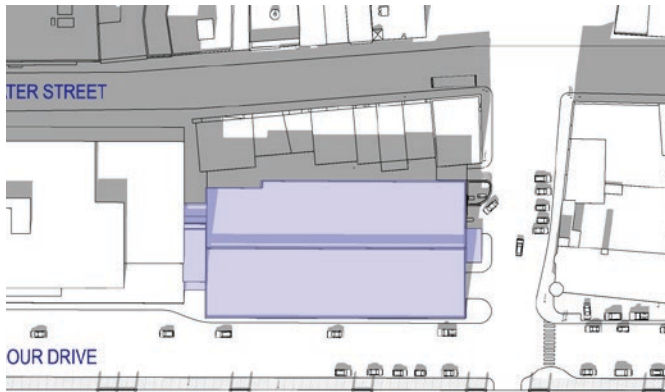
3pm



3pm



**March 20—Existing**  
9am



**March 20—Proposed**  
9am



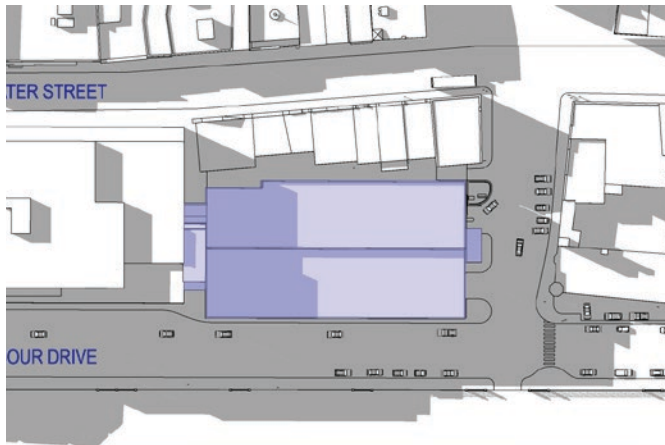
**12pm**



**12pm**



**3pm**



**3pm**



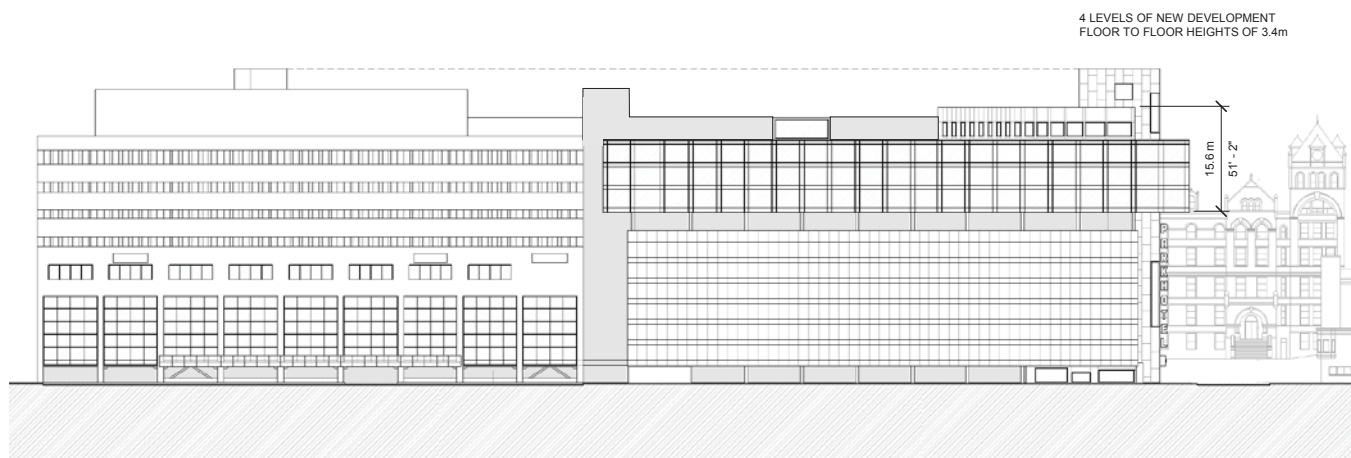
The proposed building height does not exceed that of the adjacent Atlantic Place office building.

## Building Height Comparison

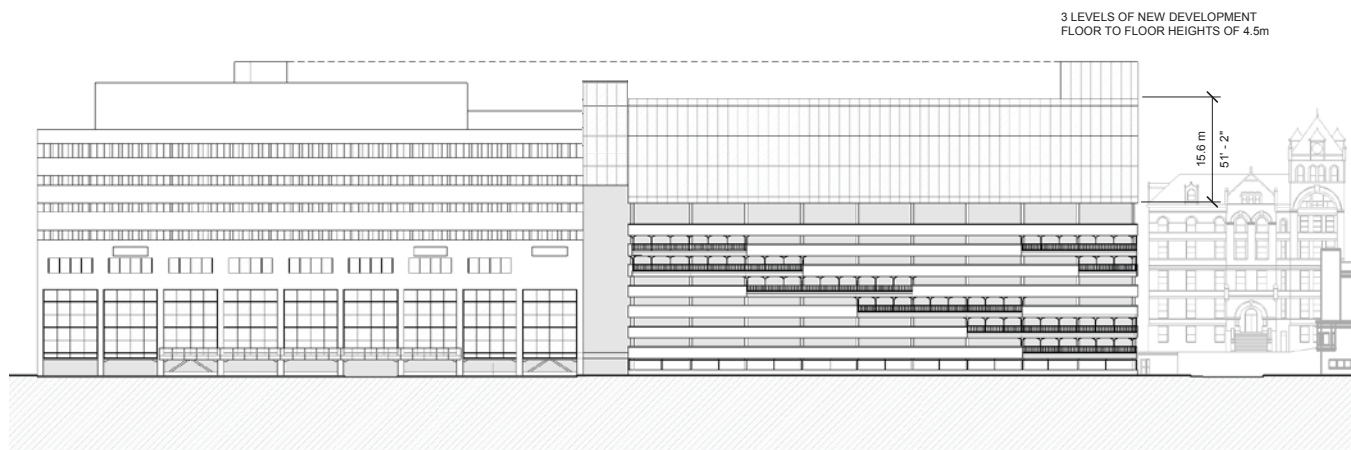
**Building Height:** 46.8m from Harbour Drive to top of mechanical penthouse.

**Building Height Above Atlantic Place:** 0m

Increases to shadows cast from the property will result from the height of new development, and not from the number of levels proposed. The zoning regulations for the A.P. Parking Garage limit the number of levels for a new development rather than its height. As our design proposes modest floor-to-floor heights, we are able to limit the overall height (and thus the shadows cast), of the proposed hotel to a dimension that is comparable to a development with fewer, levels but more generous floor-to-floor heights.



Proposed 4-storey hotel addition



3-storey addition with taller floor to floor heights (for comparison)



## View Planes

The city requested a series of specific and updated images from the Parkhotel group. These are included as part of this submission, as indicated in the key plan below.



Viewplane locations



1 - View from Water Street, near the bottom of the Courthouse steps





2 - View from courthouse steps





3 - View looking up Clift's-Baird's Cove



4 - View from Harbour Drive along the Port Side





5 - View from The Rooms, 9 Bonaventure Avenue



6 - View from the St. John's Harbour

# D

## Exterior Equipment & Lighting

**Enhanced lighting is proposed for the public realm immediately adjacent to the property. Lighting design will minimize impacts on adjacent properties.**

Exterior lighting for the project will consist of architectural lighting to enhance the façade, pedestrian-scaled site lighting in the sidewalks adjacent to the property, and signage. To minimize adverse impacts on adjoining properties, site lighting will be designed to provide a safe and inviting atmosphere for the sidewalks immediately adjacent to the property, without creating unnecessary glare or excessive light pollution. Hotel signage will be illuminated in two locations--the canopy above the new entrance on Cliff's-Baird's Cove, and the vertical signage along the elevator shaft.

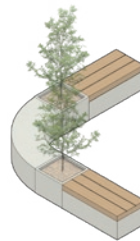
# E

## Landscape & Buffering

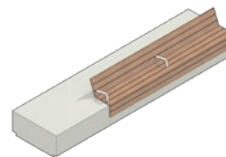
**Expanded sidewalks, new street furniture, and decorative pavers will enhance the streetscape adjacent to Parkhotel**

Landscaping for the proposed development will be limited to the sidewalks adjacent to the property, along Cliff's-Baird's Cove and Harbour Drive. In keeping with the prestigious character of the hotel, these areas will be enhanced and made more inviting to pedestrians. This will be achieved by expanding the existing 2m Harbour Drive sidewalk to 3m, providing movable City approved street furniture, such as benches, planters and waste receptacles which can be stored in the winter to accommodate snow clearing. The use of decorative pavers will also add character and visual interest to the area. As part of these enhancements, the existing electrical transformers will be screened. The screening of these existing transformer will be designed in conjunction with the City and the Utility to ensure access and clearances. Since waste from the hotel will be stored within the building, there will not be any refuse containers requiring screens.

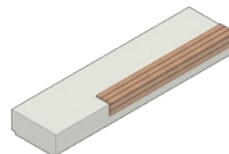


[illegible]

## Planter



### Planter Bench



## Twig Bench

# F

## Building Wind Generation

### Negligible effects expected on adjacent streets, sidewalks, and building entrances

The added height associated with the hotel is expected to have negligible impact on adjacent streets, sidewalks and building entrances. The exterior walls of the proposed hotel will not be coplanar with the existing parking garage, and will be elevated above the street by approximately 25m. This discontinuity of surface, along with the distance between the new development and the ground, will limit the impact of the proposed hotel on ground-level wind patterns. To shelter proposed entrances from existing winds, which can be quite strong near the waterfront, the hotel's entry will be recessed from the street.

It is worth noting that any changes to wind patterns, however negligible, will result from the height of new development, and not necessarily from the number of levels proposed. As mentioned elsewhere in this report, the zoning regulations for the A.P. Parking Garage limit the number of levels for a new development, rather than its height. As our design proposes modest floor-to-floor heights, we are able to limit the overall height (and thus the impact on local wind patterns), of the proposed hotel to a dimension that is comparable to a development with fewer, levels but more generous floor-to-floor heights.

# G Snow Clearing / Snow Storage

**Existing snow-clearing practices are expected to be required less frequently**

The A.P. Parking Garage must clear snow from its parking levels to enable it to function as a parkade. Snow clearing involves dumping snow from the top level of the garage to trucks below a few times per winter, often after several large snowfalls. This involves street closures and is often scheduled between 12am and 5am. The addition of the screen to the parking garage as part of the Parkhotel proposal is expected to greatly reduce the amount of snow accumulation inside the garage and reduce the need for snow clearing operations.



# Off-street Parking & Site Access

**Parking required for the hotel will be absorbed within the surplus of AP Parking Garage's existing spaces.**

## Off-Street Parking

Parkhotel will make use of the existing off-street parking at the A.P. Parking Garage. A small number of parking stalls will be removed to accommodate new vehicular circulation on the ground level of the parkade, as well as the new retail, hotel servicing, and hotel entrance spaces. Parking stalls required for the Parkhotel addition will be either reallocated from the existing stalls in the case of those required for hotel rooms (reserved for guest use), or absorbed within the existing surplus parking stalls of the garage in the case of those stalls required for non-reserved uses including banquet/meeting use, and retail/tourist info. This is not expected to impact the capacity of the parkade as the peak demands of public parking-use and hotel-use are offset. Hotel demand is greater during evenings and weekends, whereas public parking demand is greater during weekdays from 9am to 5pm. For further details, as well as the existing parking demand profile from the past 4 years, please see Appendix A.

It should be noted that this applicant is requesting parking relief from Council for this proposed development. 54 parking spaces are required, therefore parking relief for 21 parking spaces is requested.

## Off-Street Parking Count

Existing parking stalls in the A.P. Parking Garage	<b>720</b>
Parking stalls to be removed as part of Proposal	(17)
Total parking stalls	<b>703</b>
Parking stalls required for hotel rooms 1 stall per 4 sleeping units (108 rooms / 4 = 27 stalls) *As per zoning bylaw 9.1.2 (1)(i)(ii)	(27)
Total publicly available rental parking spaces provided	<b>676</b>
Minimum required publicly available rental parking spaces *As per zoning bylaw 10.51.3 (b)	<b>670</b>

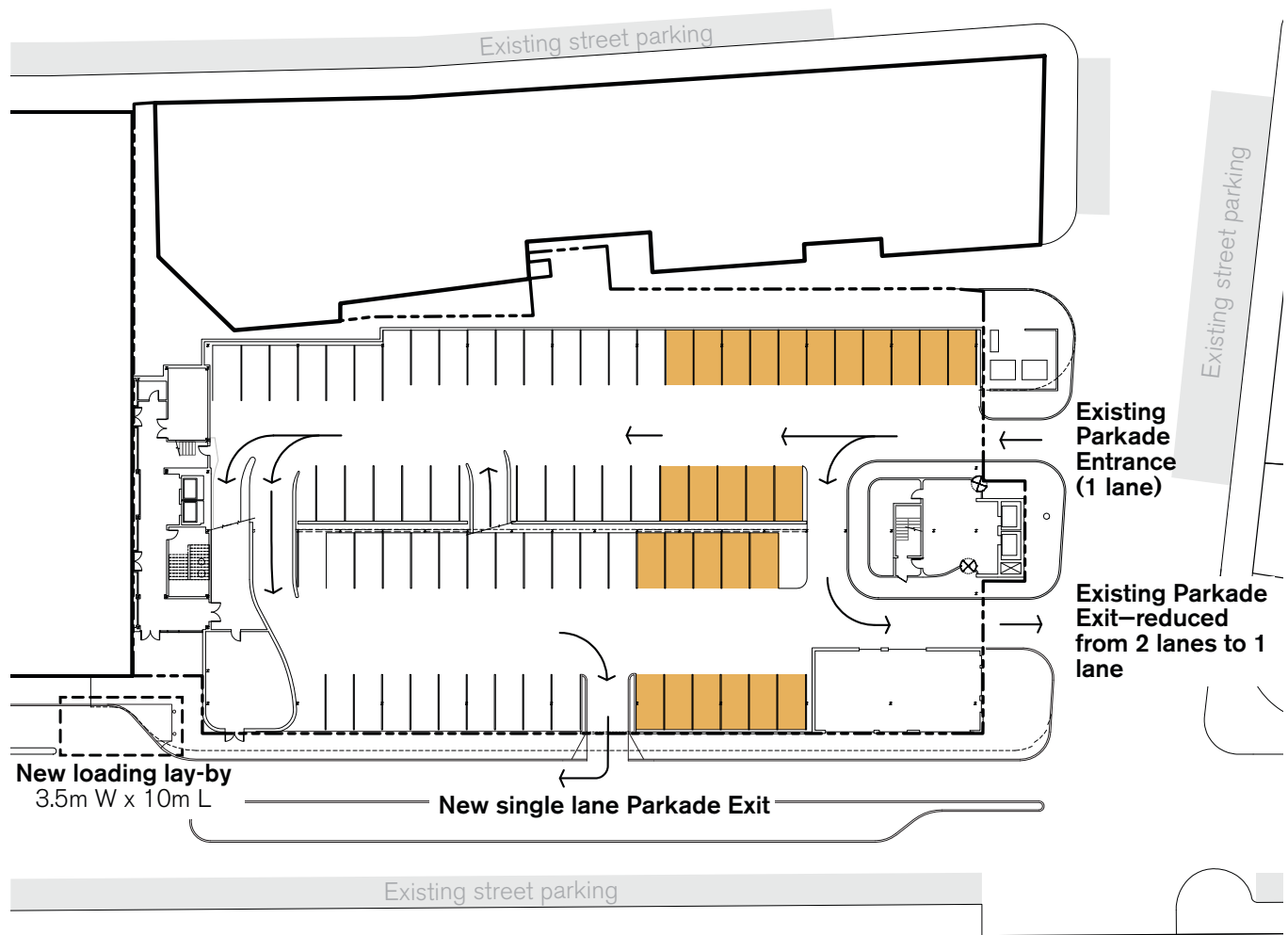
## Off-Street Parking to Be Absorbed

Parking stalls required for banquet/meeting use 1 stall per 7 m <sup>2</sup> (175 m <sup>2</sup> / 7 = 25 stalls) *As per zoning bylaw 9.1.2 (1)(i)(ii)	25
Parking stalls required for retail 1 stall per 75 m <sup>2</sup> (132 m <sup>2</sup> / 75 = 2 stalls) *As per zoning bylaw 9.1.2 (1)(i)(b)	2
Total parking stalls to be absorbed in publicly available spaces	<b>27</b>

**Ground level vehicular circulation in the garage will change to accommodate hotel uses. A new vehicular exit & loading lay-by on Harbour Drive are proposed**

## Site Access

Changes to vehicular circulation are proposed for the ground level of the garage, including a turn-around and drop-off for hotel patrons which circles around the new hotel entrance, as well as a new single-lane exit at Harbour Drive relocated from the existing two-lane exit at Cliff's-Baird's Cove to provide room for the new retail / tourist information space. Loading for the hotel is proposed the southwest corner of the site near the existing Link Building on City owned property. This loading lay-by would provide shipping and receiving to the hotel for deliveries, garbage, and linen services.



■ Stalls reallocated for hotel only-use (27)





# Municipal Water and Sewer Services

The attached sketch at right, “Proposed Service Connections,” shows the proposed servicing scheme for the building development.

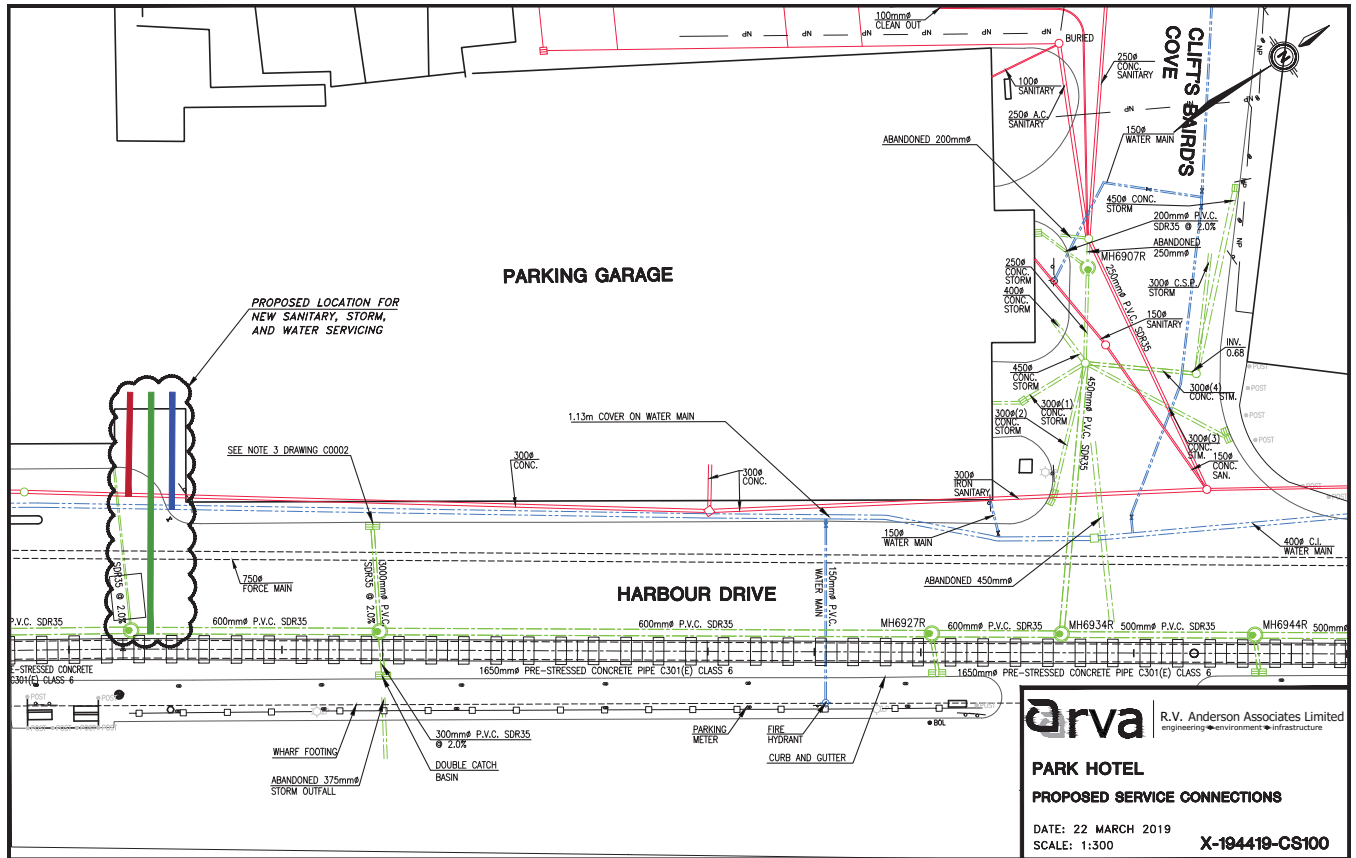
**Water** will be supplied to the building by means of connection to the existing 400-millimetre diameter cast-iron public water main located on Harbour Drive.

**Sanitary Sewer** will be discharged from the building by means of connection to the existing 300-millimetre diameter iron public sanitary sewer main located on Harbour Drive. The demand from the new hotel will require use of approximately 16% of the sanitary main capacity. The total capacity of the pipe is estimated to be 59 l/s; however, the remaining capacity of the sanitary main will need to be confirmed by the City. Based on preliminary sizing, the peak sanitary flow rate is estimated at 9.5 L/s. Additionally, all interior floor area catch basins of the parking garage will be tied into an oil-grit separator and will be connected to the sanitary sewer.

**Storm Water Runoff** will be collected by means of existing manholes and catch basins located along Harbour Drive and Cliff's-Baird's Cove. Internal storm piping for the parking structure will be re-routed to discharge into a the existing 600-millimetre diameter PVC (SDR35) on Harbour Drive. Since the building is only expanding vertically, there will be not be any increase in storm runoff. Runoff from the roof will be accommodated by the storm sewer service, separate from the internal parking areas.

We acknowledge that we are aware that the existing storm and sanitary systems along Harbour Drive have high hydraulic grade lines and that under high rainfall events and tidal conditions the systems are known to become pressurized. As such, we will be providing backflow prevention devices on services. We are also aware the proposed system may not function as intended once the mains become pressurized.

The anticipated generation rates for the storm sewer system is: 100 year return period is 72.8 L/s, 25 year return period is 59 L/s.” Also, connections to the sewer mains will be made at a proposed or existing manhole.



# J

## Traffic

### **Parkhotel is not expected to significantly impact traffic or parking availability**

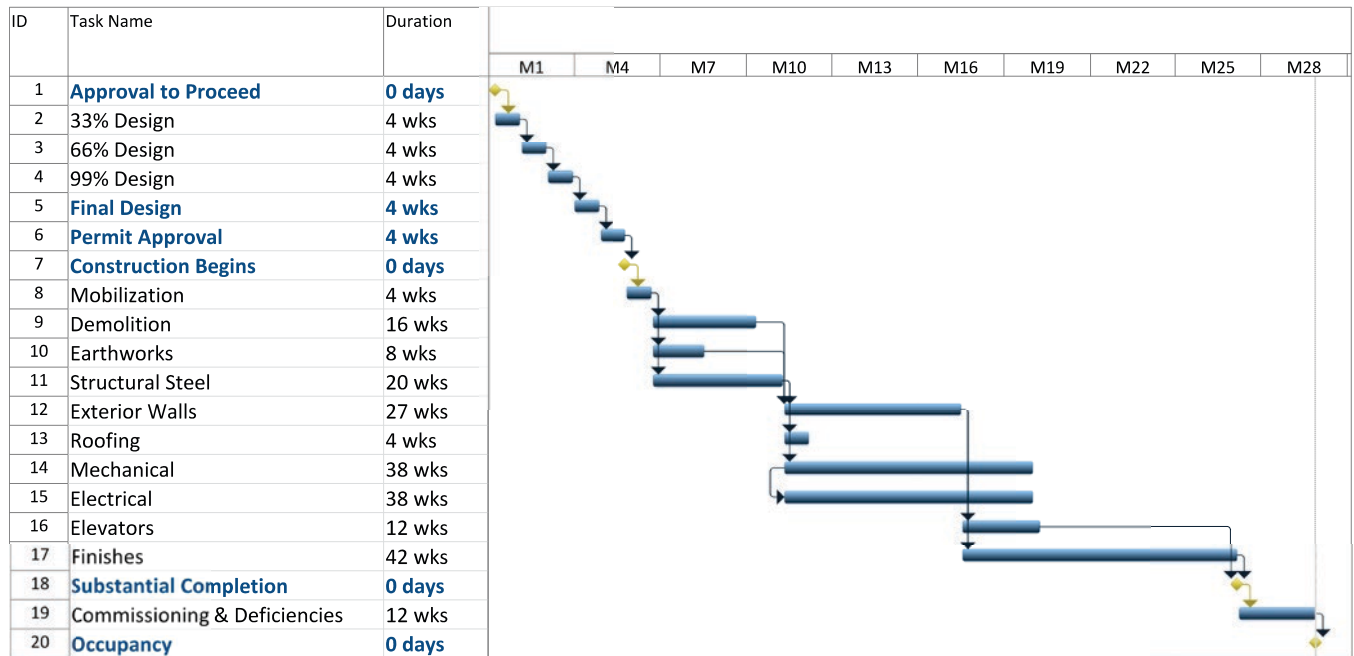
Although we were unable to find any industry reporting on hotel parking demand due to the varied types of parking arrangements provided to hotel patrons in different locations, it is our experience and position that parking requirements for the proposed A.P. Parking Garage uses—hotel and public parking—would be such that when the demand for hotel use is higher (evenings and weekends), the demand for public parking would be very low. Conversely, when demand for public parking is higher (9am to 5pm, Monday to Friday), the demand for hotel parking would be minimal. For further information please refer to Appendix A.

# K

## Public Transit

No public transit infrastructure requirements apply to this property.

# L Construction Timeframe



## Construction Logistics

Marco will work with the City during construction of the Park Hotel to ensure impact to traffic and pedestrian flows will be minimized.

At various times throughout construction we will need to close down one lane only of Harbour Drive or Cliff's-Baird's Cove. Both roads will not be closed simultaneously. Marco will work with a reputable Traffic Control company to submit a traffic control plan to the City for review, and they will also be onsite during the street shutdowns to ensure all measures are in place for pedestrian and vehicular safety and control. Timing of the lane closures will be in accordance with the City's requirements for rush hour traffic, cruise ship arrivals and departures, and will also take into account public transit routes. In order to minimize the impact to traffic flows, we will use the top floor of the current parking garage outside of the new developed area as a laydown and staging area for construction where possible. This will allow materials to be lifted to this level quickly, and reduce the amount of time impacting the traffic below. We will have a crane in place at the current top level for installation, allowing work to progress with no impact to the streets below. Where work is required from the street, for siding and other items, lifts, scaffolding and other means will be used from the sidewalk when possible to reduce the traffic impacts. Proper pedestrian controls will be in place during those scopes of work.



# Appendix A

## Garage Parking Demand



## Sonco Group Inc.

1718 Argyle Street  
Halifax, Nova Scotia  
Canada B3J 3N6

Tel: (902) 429-8200  
Fax: (902) 425-0581  
E-mail: sonco@sonco.ca

### Sonco Gaming Inc.

**Sonco Parking**  
(A Division of Sonco Group Inc.)

*Investment, Development,  
and Management of  
Commercial Properties  
and Gaming Facilities*

### **A.P. Parking Garage 1 Cliff's Baird's Cove Unused Parking Stalls – 2015 to 2018**

The numbers recorded in the attached spreadsheet are derived from the A.P. Parking Garage Car Counter with unused stalls recorded twice a day (10:30 am and 2:00 pm).

#### Transactions Affecting Stall Usage

- Husky and Subsea 7 move to 351 Water Street
- 351 Water Street Parking and Duckworth Street Metro Park open
- Oil prices drop
- High vacancy in Atlantic Place allows existing Atlantic Place tenants more convenient spots in the Atlantic Place underground parking garage (Chevron)
- School Board leaves Atlantic Place (65 parking spots)
- Scotia Centre office vacancy allows existing Scotia Centre tenants more convenient spots in Scotia Centre underground parking garage (Cox & Palmer)
- Suncor moves to Kelsey Drive (20 spots)
- Talon Energy – from 38 to 23 and then downsizing until they moved out of Atlantic Place
- Peter Kiewit – downsizing (15 spots)
- Above losses are corporate. Many individual monthly parkers lost as a result of oil company layoffs.

#### Hotel Parking Demand

Although we were unable to find any industry reporting on hotel parking demand due to the varied types of parking arrangements provided to hotel patrons in different locations, it is our experience and position that parking requirements for the proposed A.P. Parking Garage uses – hotel and public parking – would be such that when the demand for hotel use is higher (evening and weekends), the demand for public parking would be very low. Conversely, when the demand for public parking is higher (9 am to 5 pm Monday to Friday), the demand for hotel parking would be minimal.

As an example, the General Manager of one of the busiest downtown hotels in Halifax with 203 guest rooms and 217 underground parking stalls has confirmed that although the hotel rents out 150 spots to non-hotel guests (112 to office workers from nearby office towers and 28 spots during the evening to Bar staff), during the day the parking garage is never over 50 percent full and at night there are rarely issues with parking capacity.

/dlm  
December 31, 2018

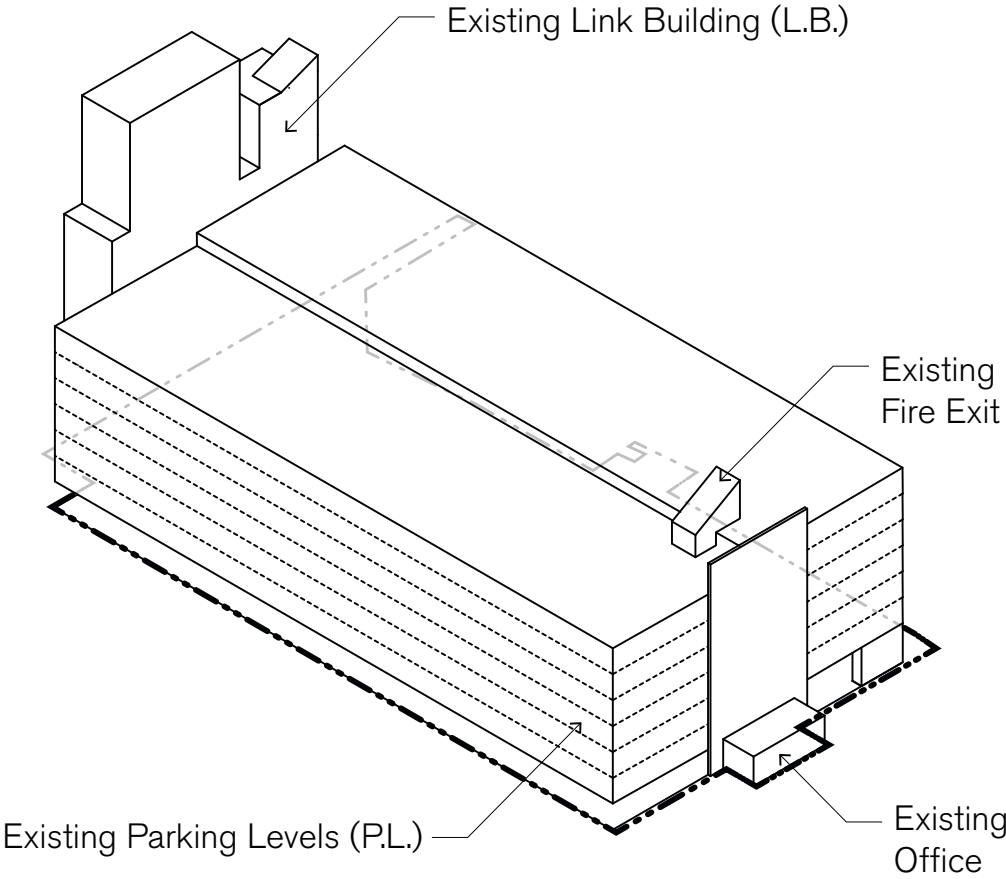


A. P. Parking Garage 1 Clift's Baird's Cove				
Unused Parking Stalls - Monthly Average				
Year	Month	Unused spaces at 10:30 am	Unused spaces at 2:00 pm	Average per day
<b>2015</b>				
	Jan	112	107	110
	Feb	91	99	95
	Mar	97	106	102
	Apr	127	139	133
	May	128	138	133
	Jun	135	144	140
	Jul	192	194	193
	Aug	218	199	209
	Sep	175	174	175
	Oct	160	173	167
	Nov	179	172	176
	Dec	268	223	246
<b>2016</b>				
	Jan	166	181	174
	Feb	180	191	186
	Mar	218	225	222
	Apr	230	234	232
	May	214	213	214
	Jun	222	234	228
	Jul	283	280	282
	Aug	287	286	287
	Sep	248	260	254
	Oct	256	272	264
	Nov	309	304	307
	Dec	355	372	364
<b>2017</b>				
	Jan	290	295	293
	Feb	282	292	287
	Mar	315	324	320
	Apr	347	347	347
	May	305	317	311
	Jun	321	309	315
	Jul	344	345	345
	Aug	380	367	374
	Sep	321	325	323
	Oct	310	313	312
	Nov	327	329	328
	Dec	396	397	397
<b>2018</b>				
	Jan	339	343	341
	Feb	357	356	357
	Mar	360	367	364
	Apr	380	381	381
	May	375	381	378
	Jun	370	372	371
	Jul	385	380	383
	Aug	395	400	398
	Sep	351	355	353
	Oct	350	358	354
	Nov	350	343	347
	Dec	402	417	410

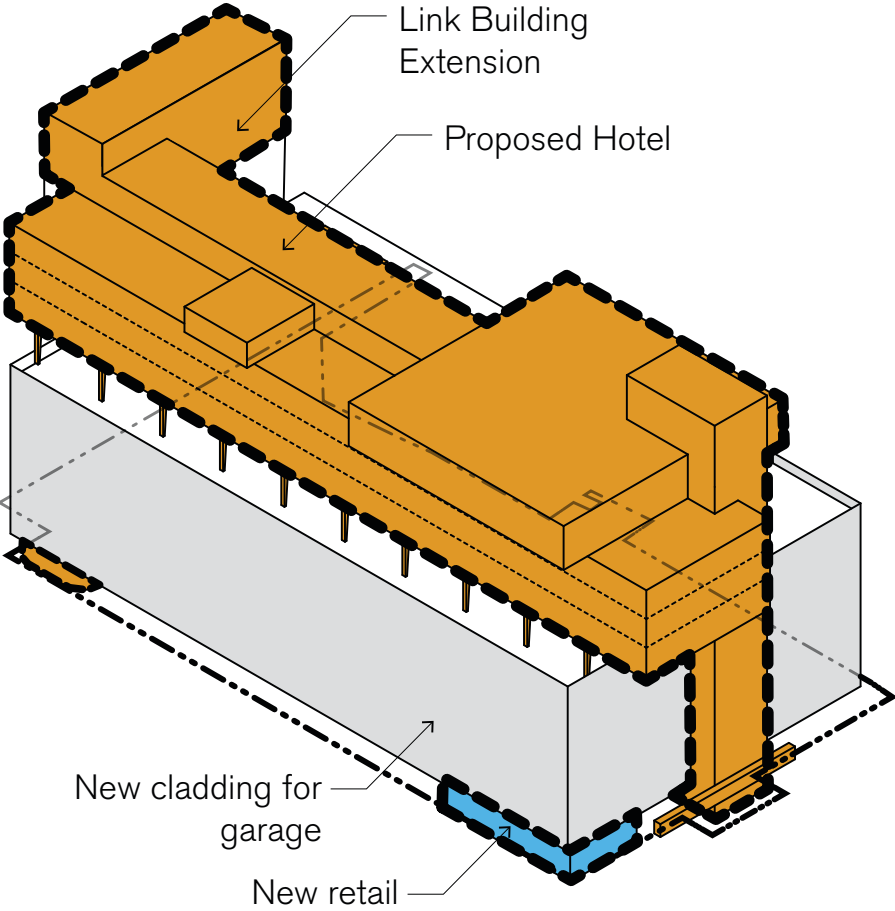


# Appendix B

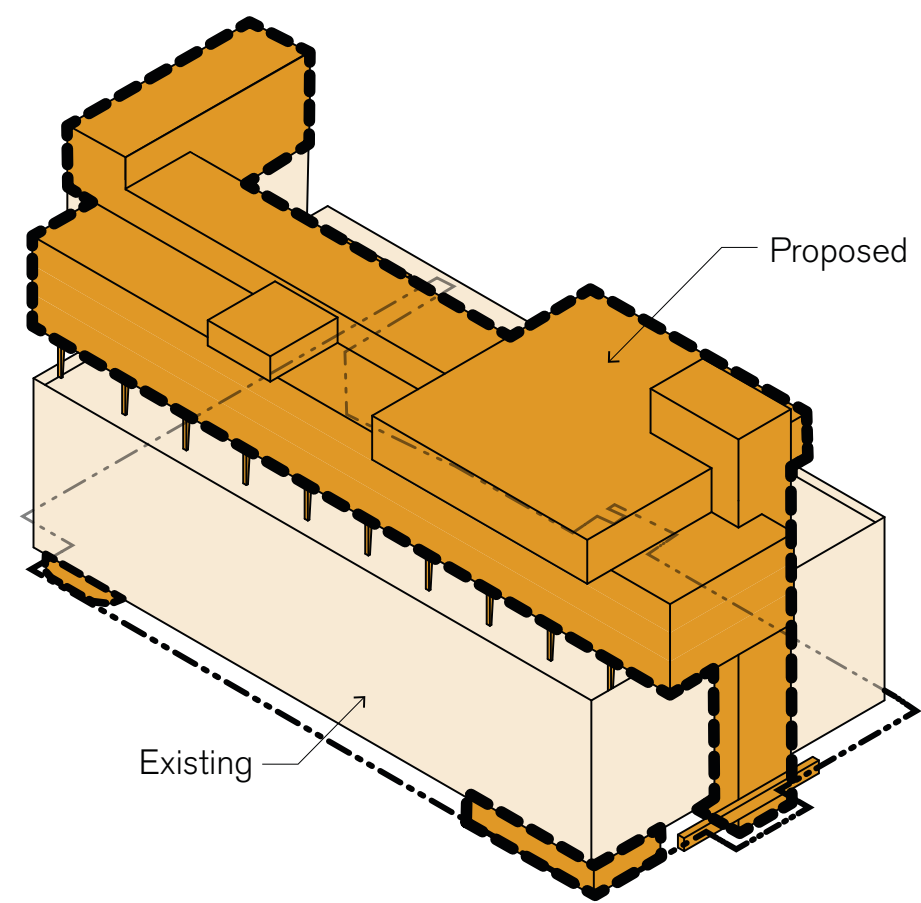
## Enlarged Diagrams



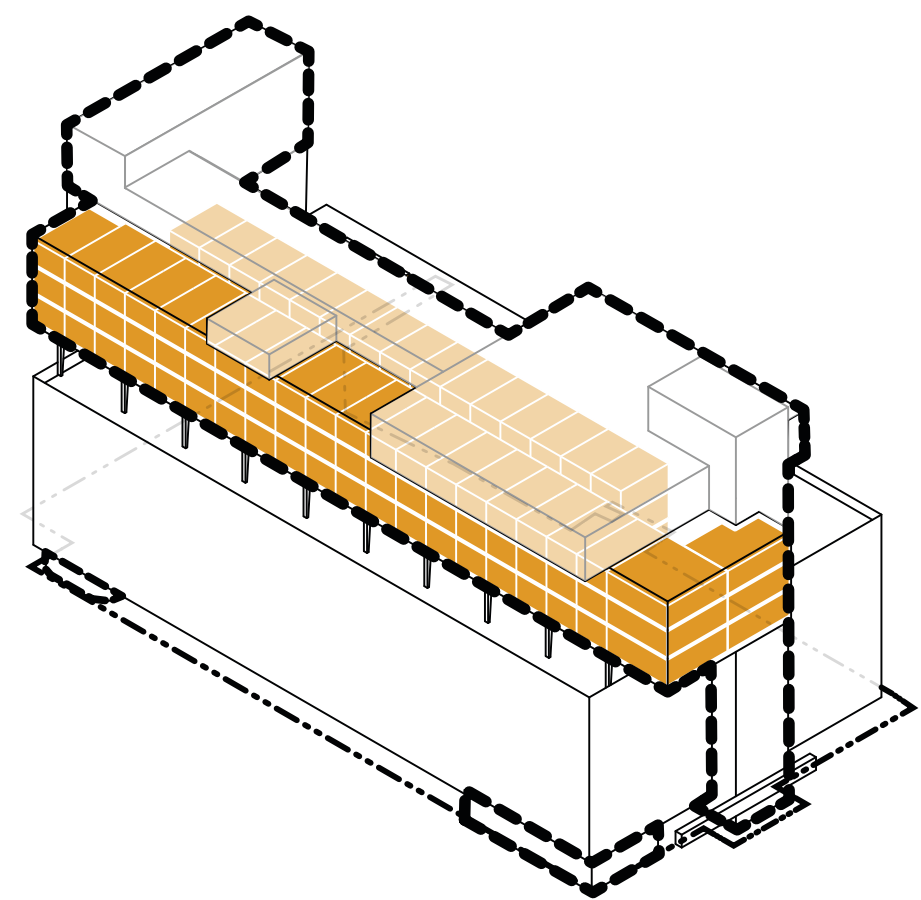
**Gross Floor Area – Existing**



**Gross Floor Area – Proposed**



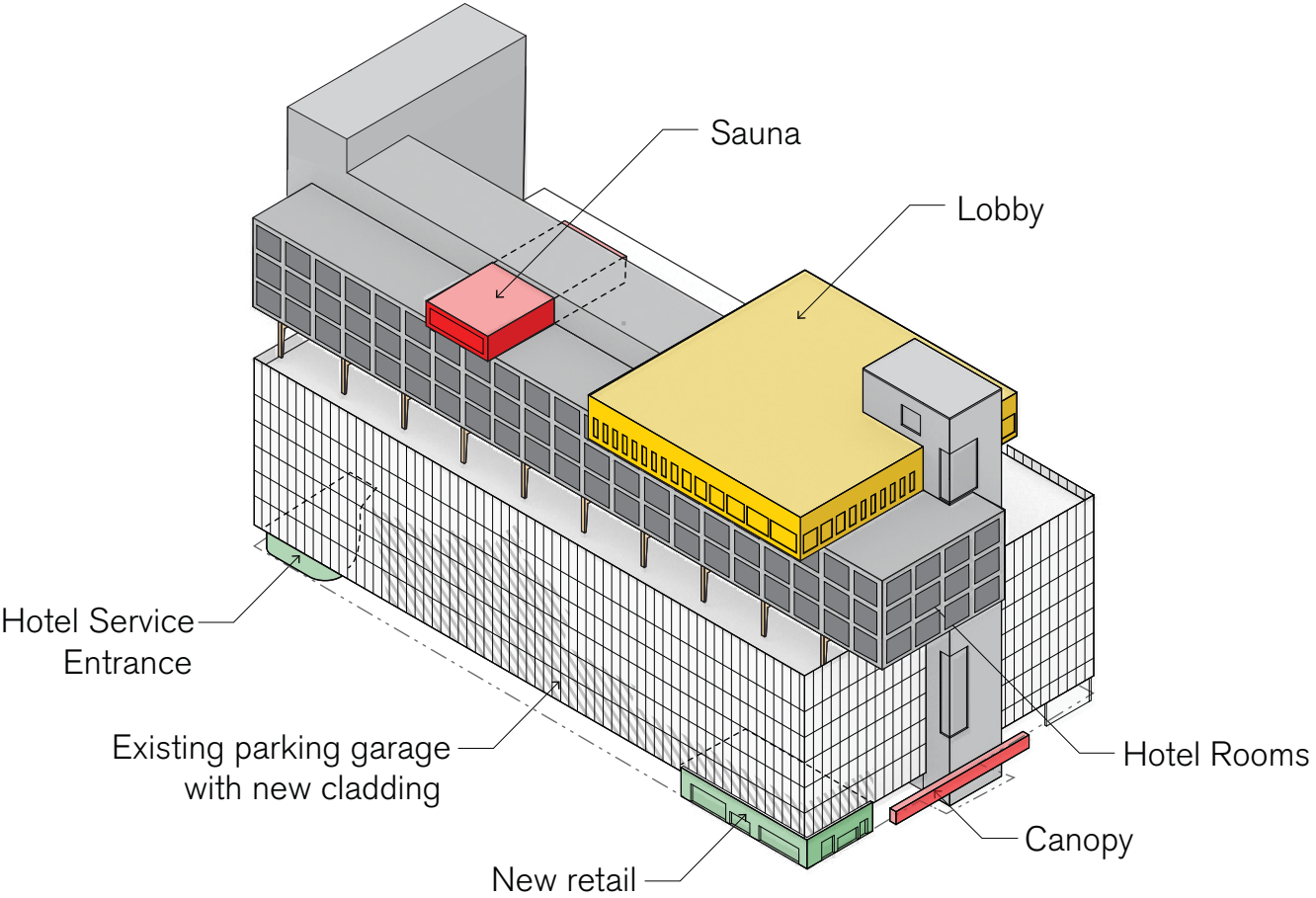
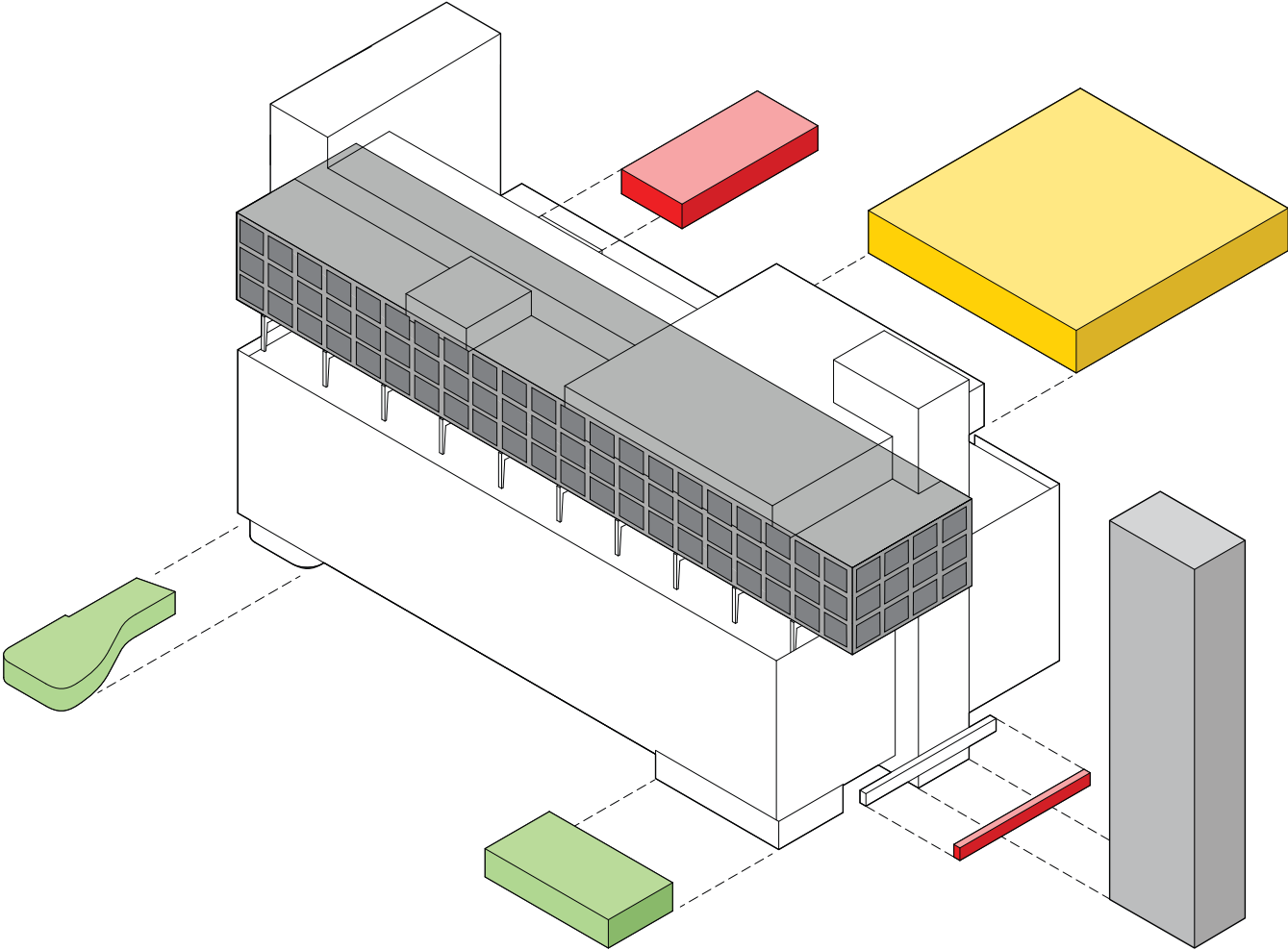
**FAR**



**Hotel Rooms**

Diagrams from:

**Section B: Elevations & Building Materials**

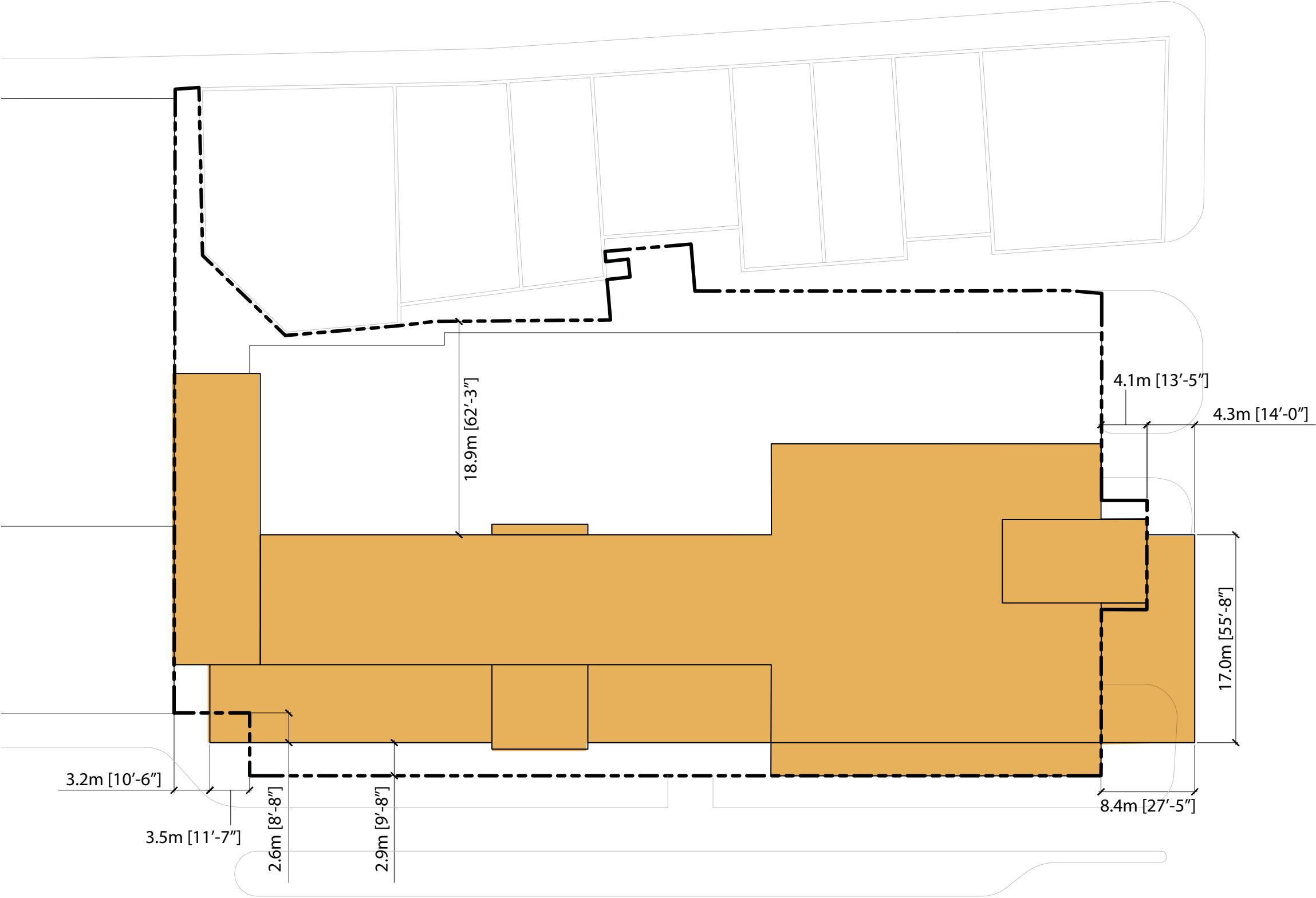


Diagrams from:

**Section C: Building Height & Location**

**Roof Plan—Setbacks & Encroachments**

Proposed hotel uses



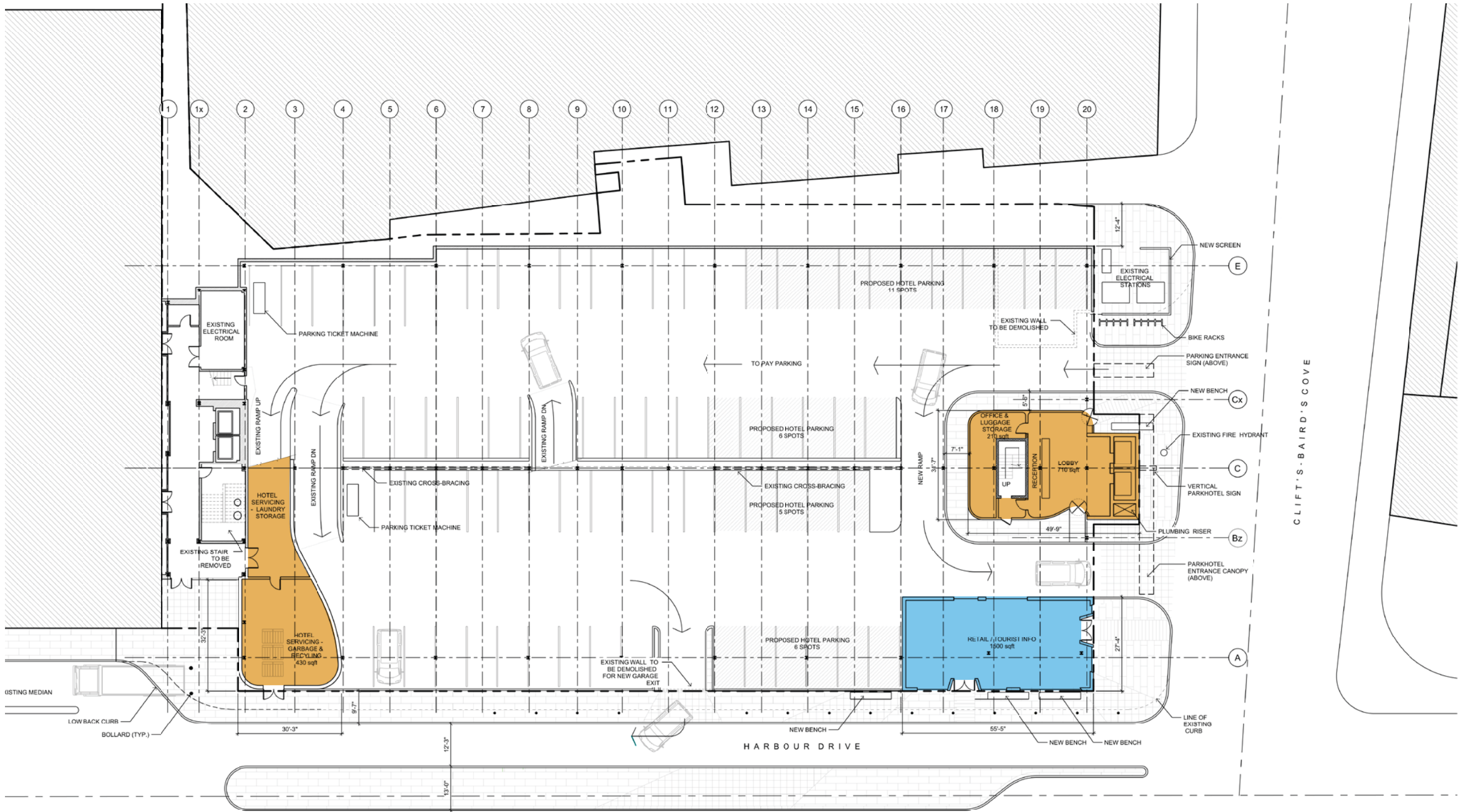


Diagrams from:

**Section C: Building Height & Location**

**Ground Floor—Setbacks & Encroachments**

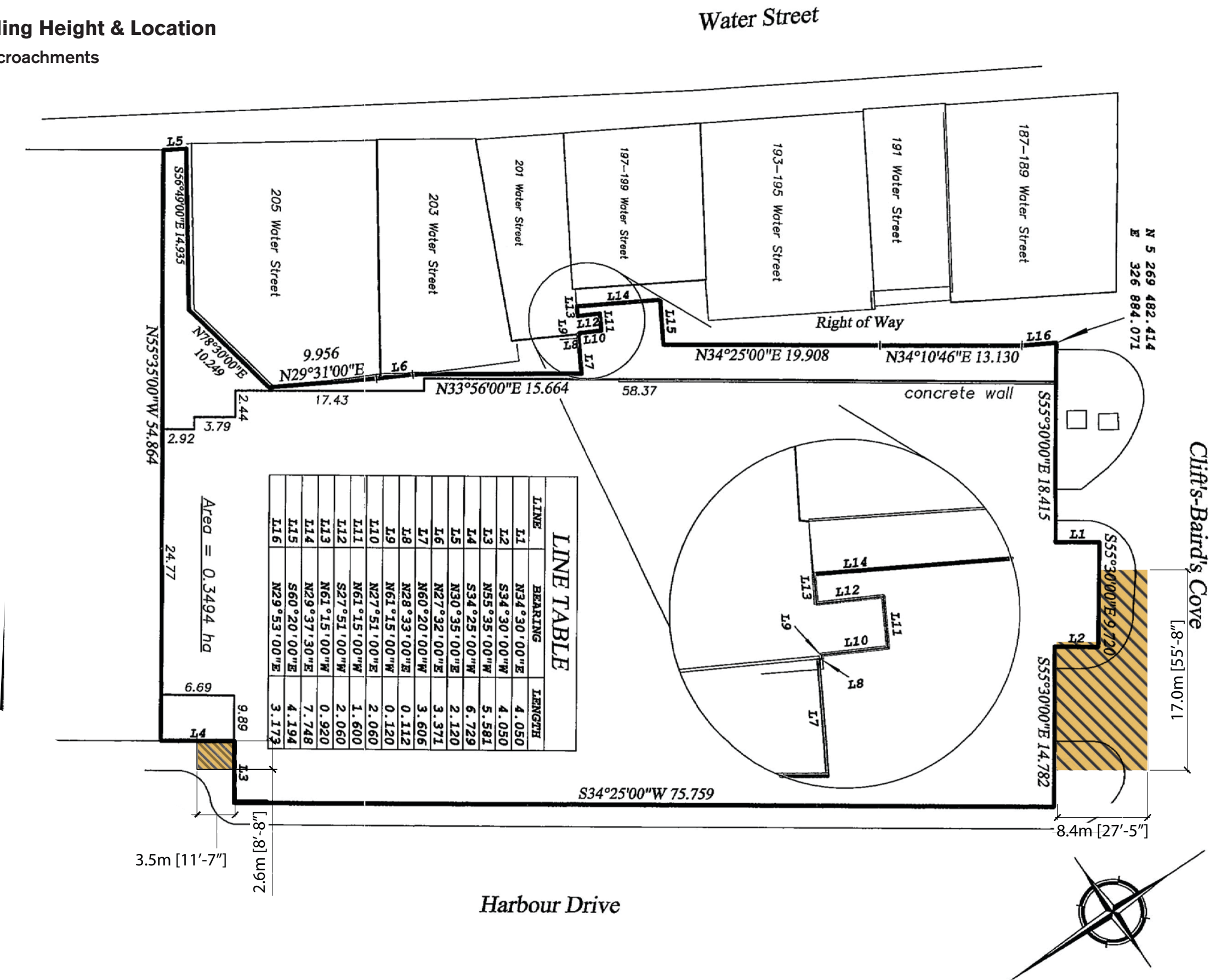
Proposed hotel uses    Proposed retail uses





Diagrams from:  
**Section C: Building Height & Location**  
**Site Survey with Encroachments**

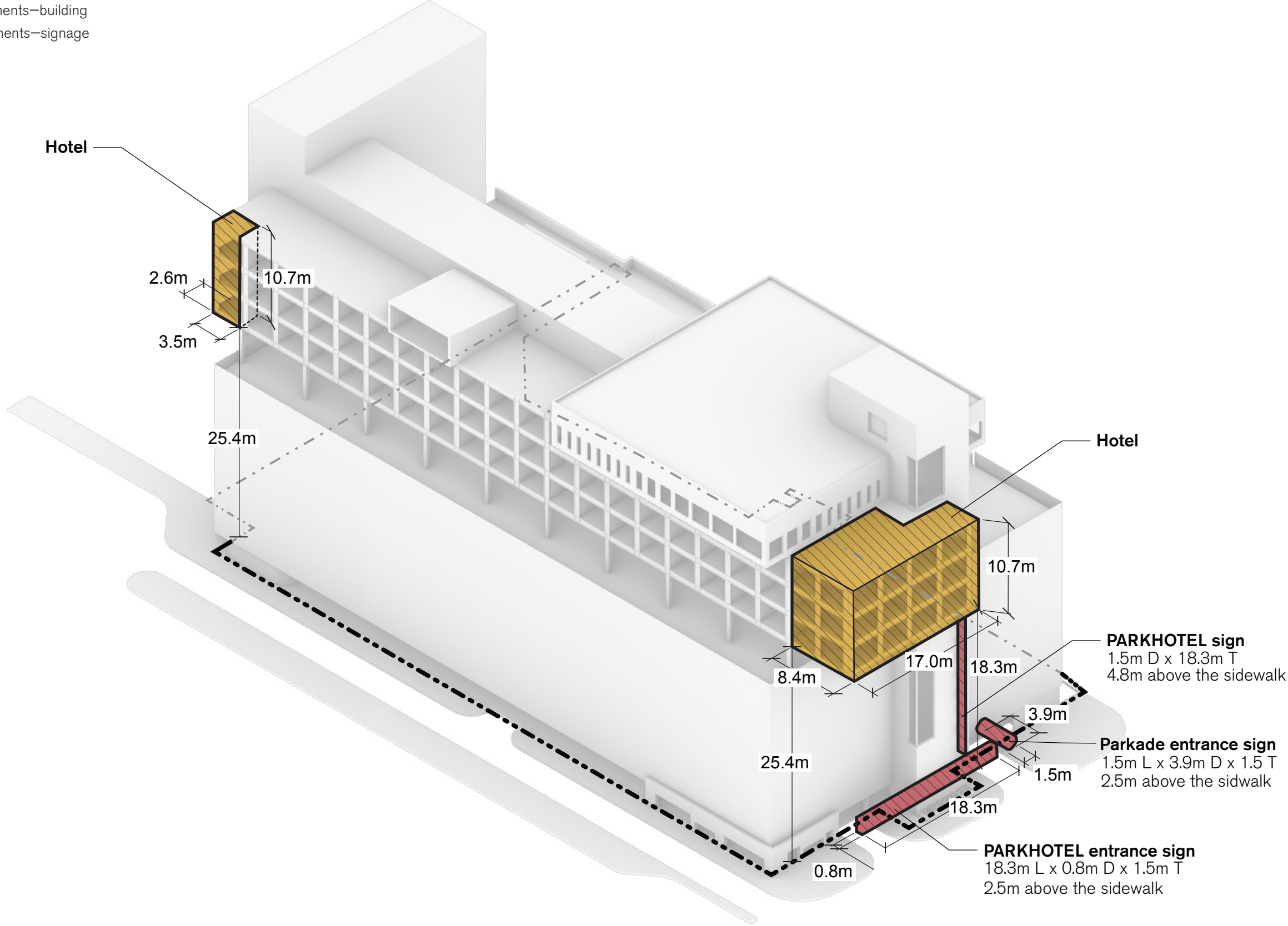
 Encroachments



Diagrams from:  
**Section C: Building Height & Location**

**Air Rights**

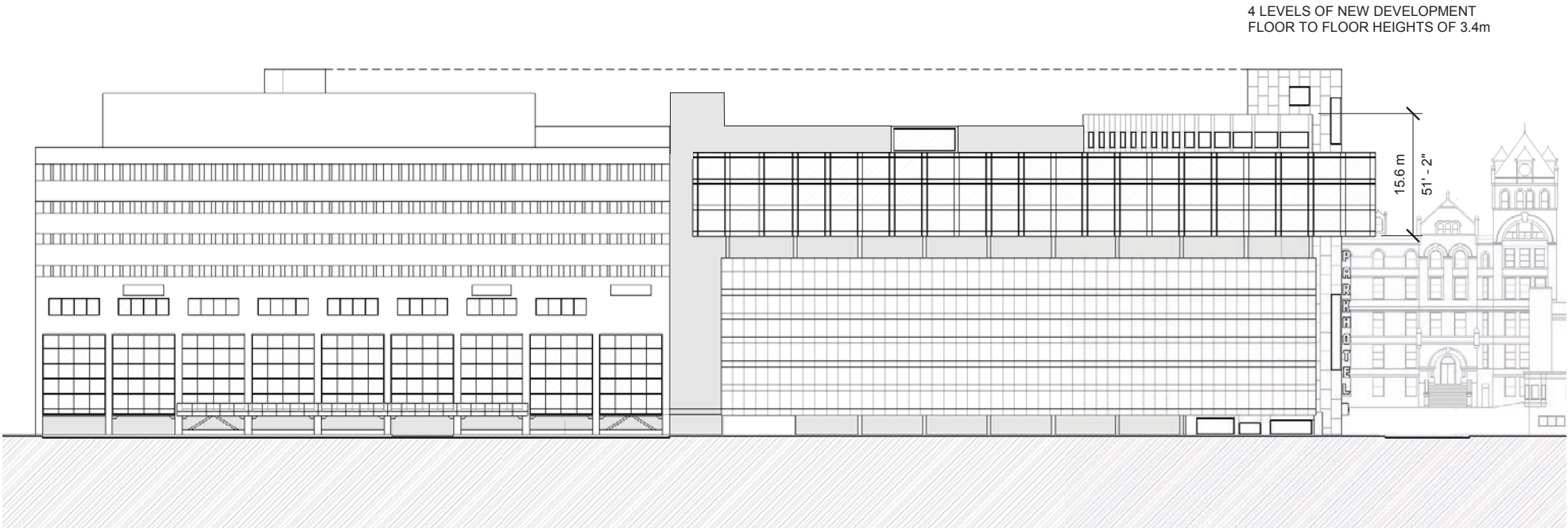
- Proposed Air Rights agreements—building
- Proposed Air Rights agreements—signage



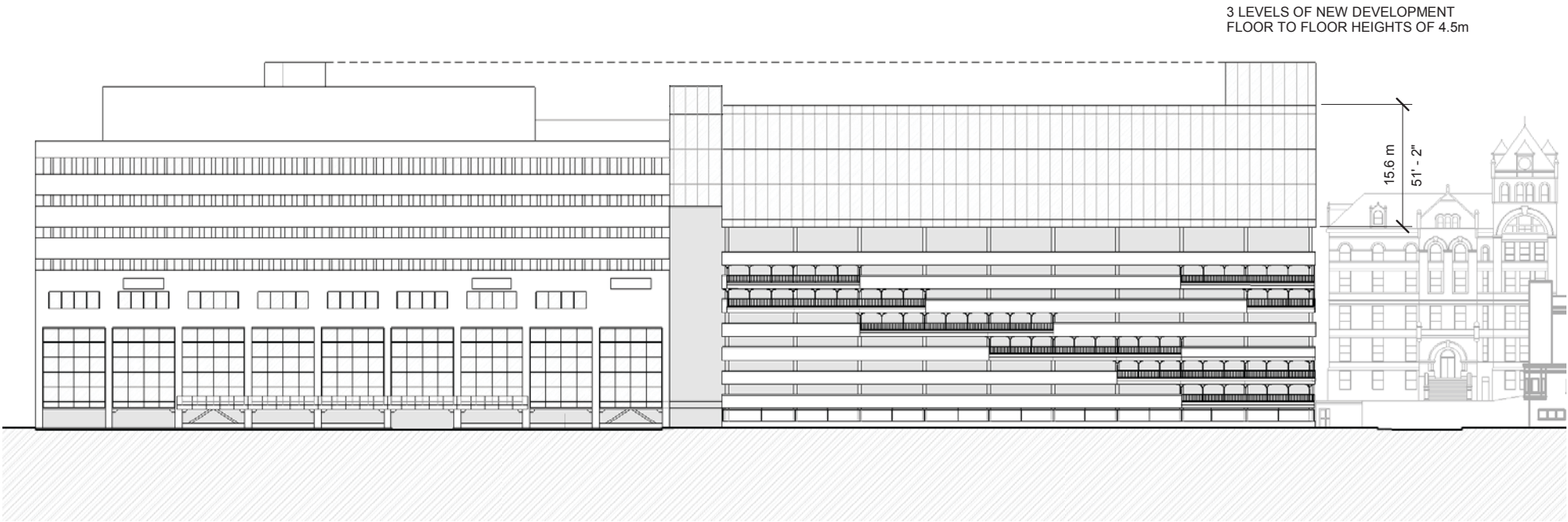


Diagrams from:

**Section C: Building Height & Location**



Proposed 4-storey hotel addition

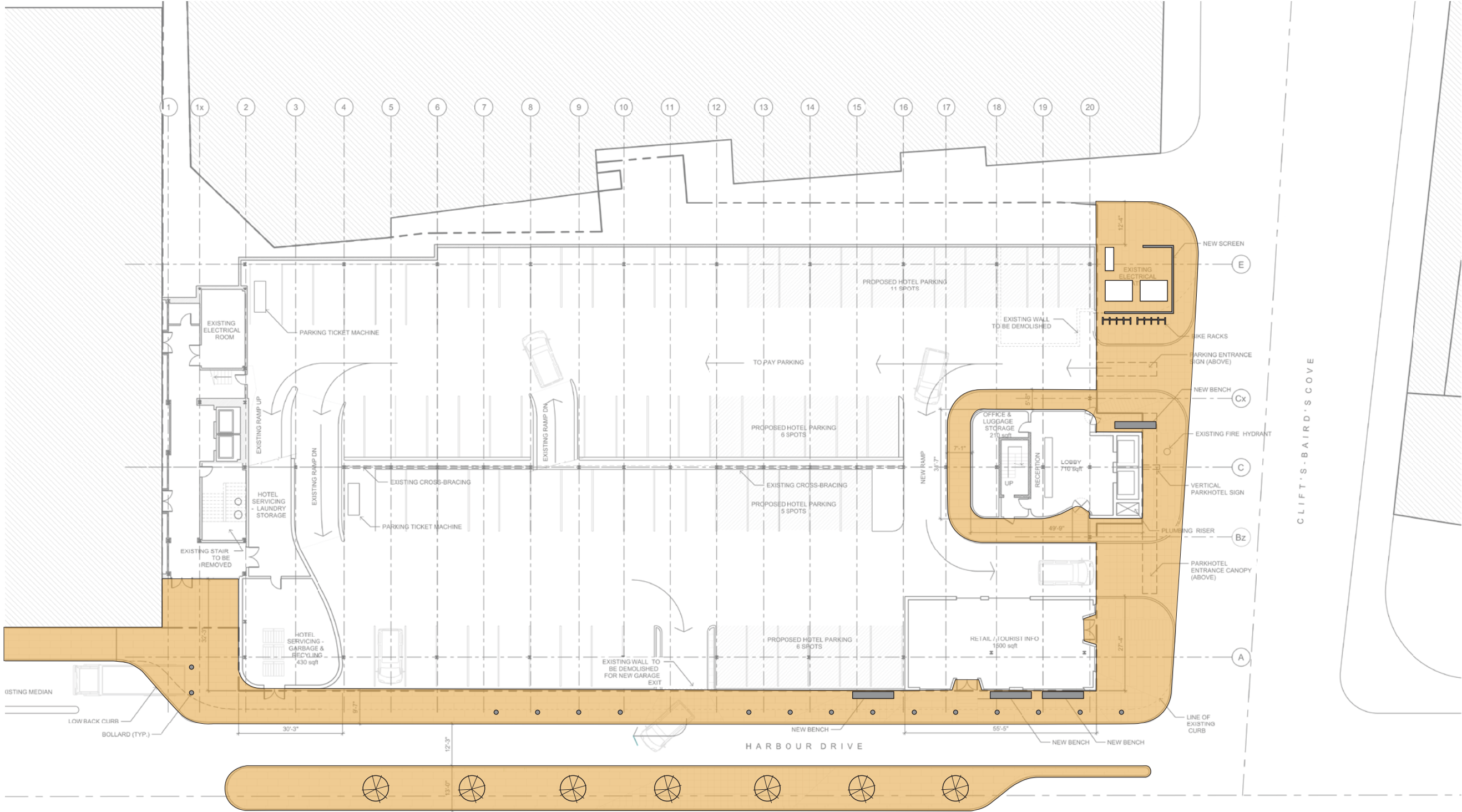


3-storey addition with taller floor to floor heights (for comparison)

Diagrams from:

**Section E: Landscape & Buffering**

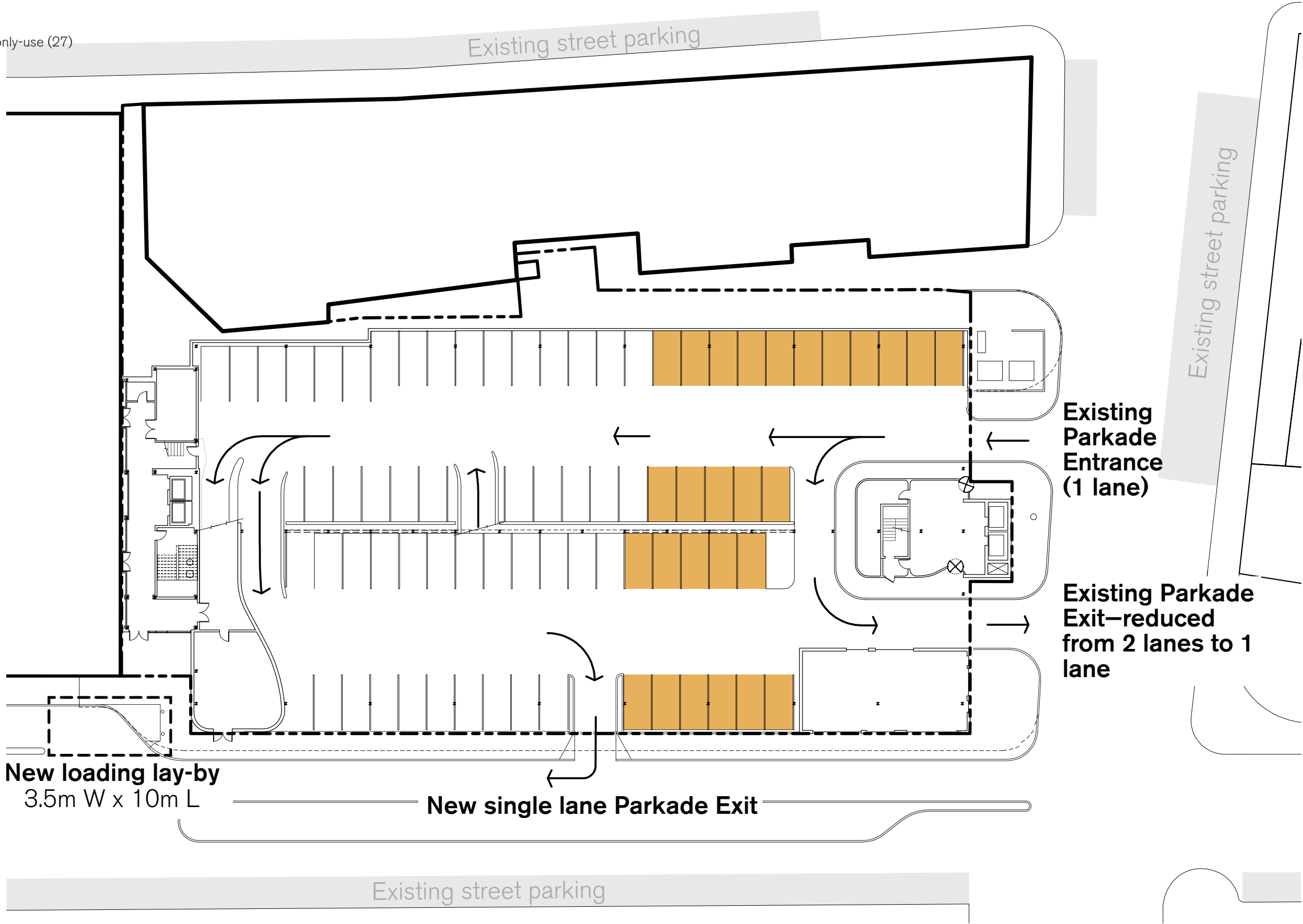
Public Realm Plan



Diagrams from:  
**Section H: Off-Street Parking & Site Access**

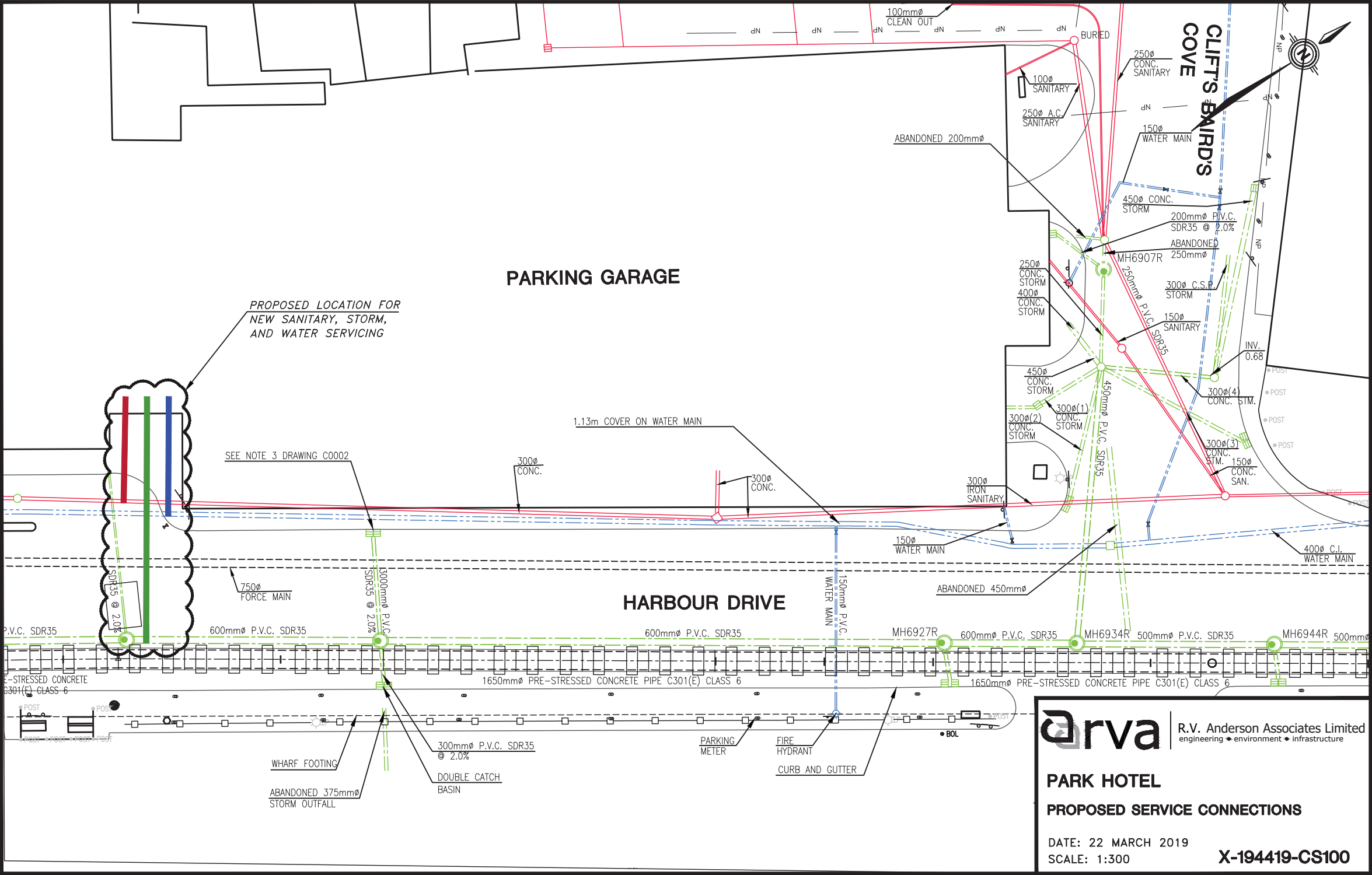
**Site Access**

Stalls reallocated for hotel only-use (27)





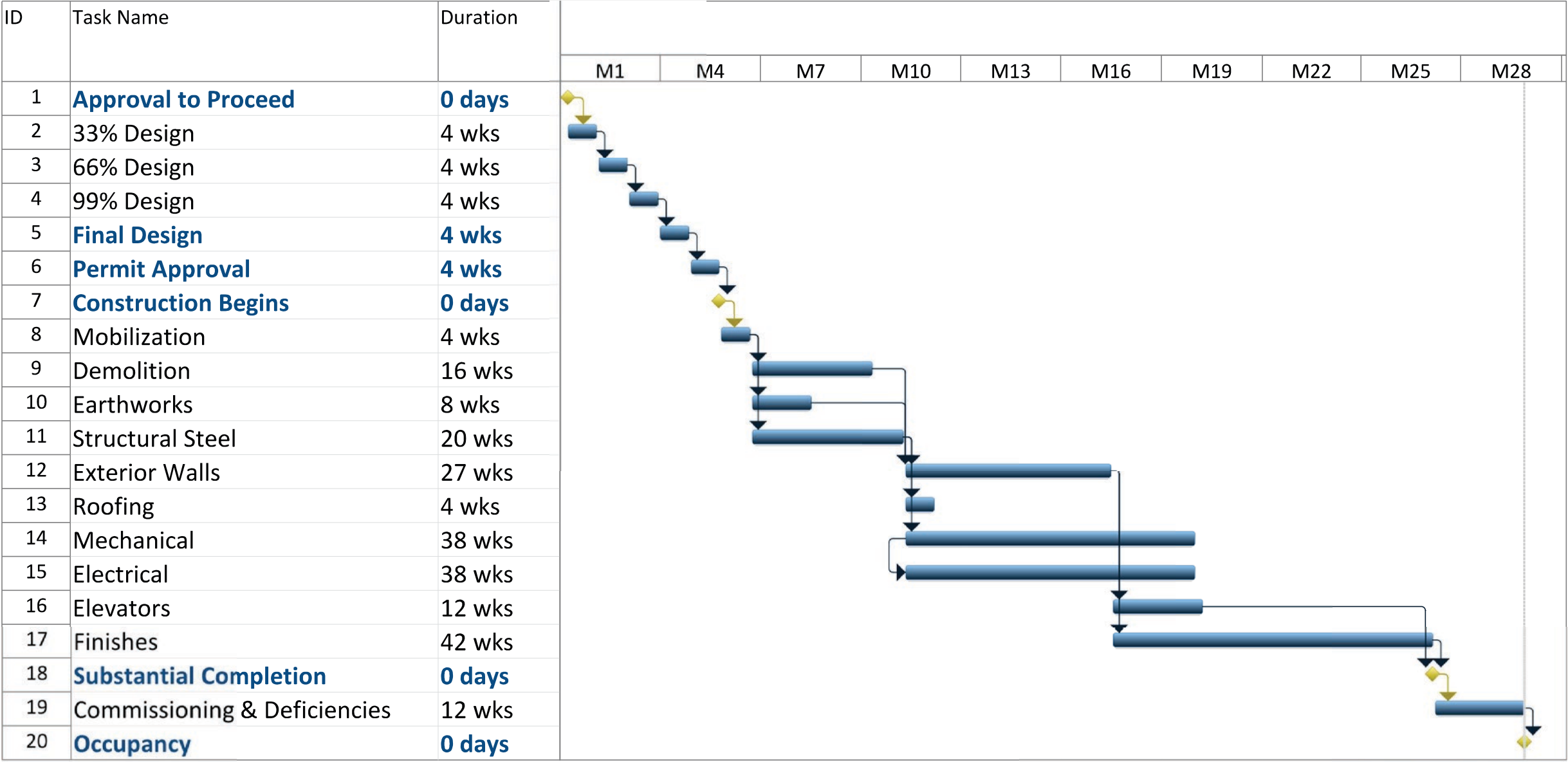
Diagrams from:  
**Section I: Municipal Water and Sewer Services**

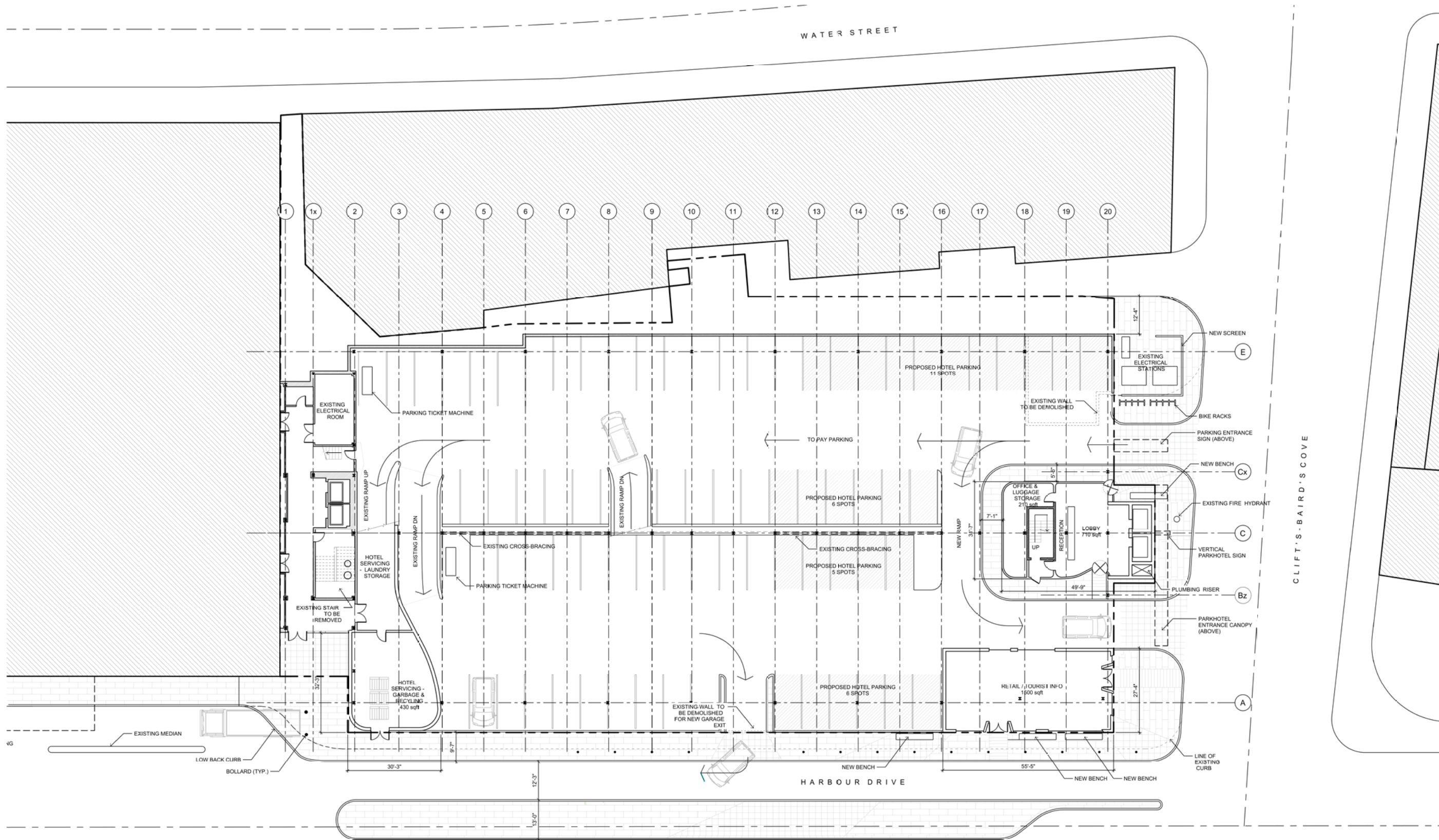




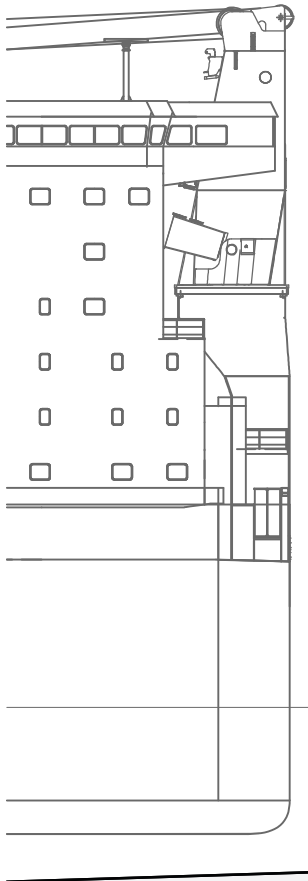
Diagrams from:

**Section L: Construction Timeline**

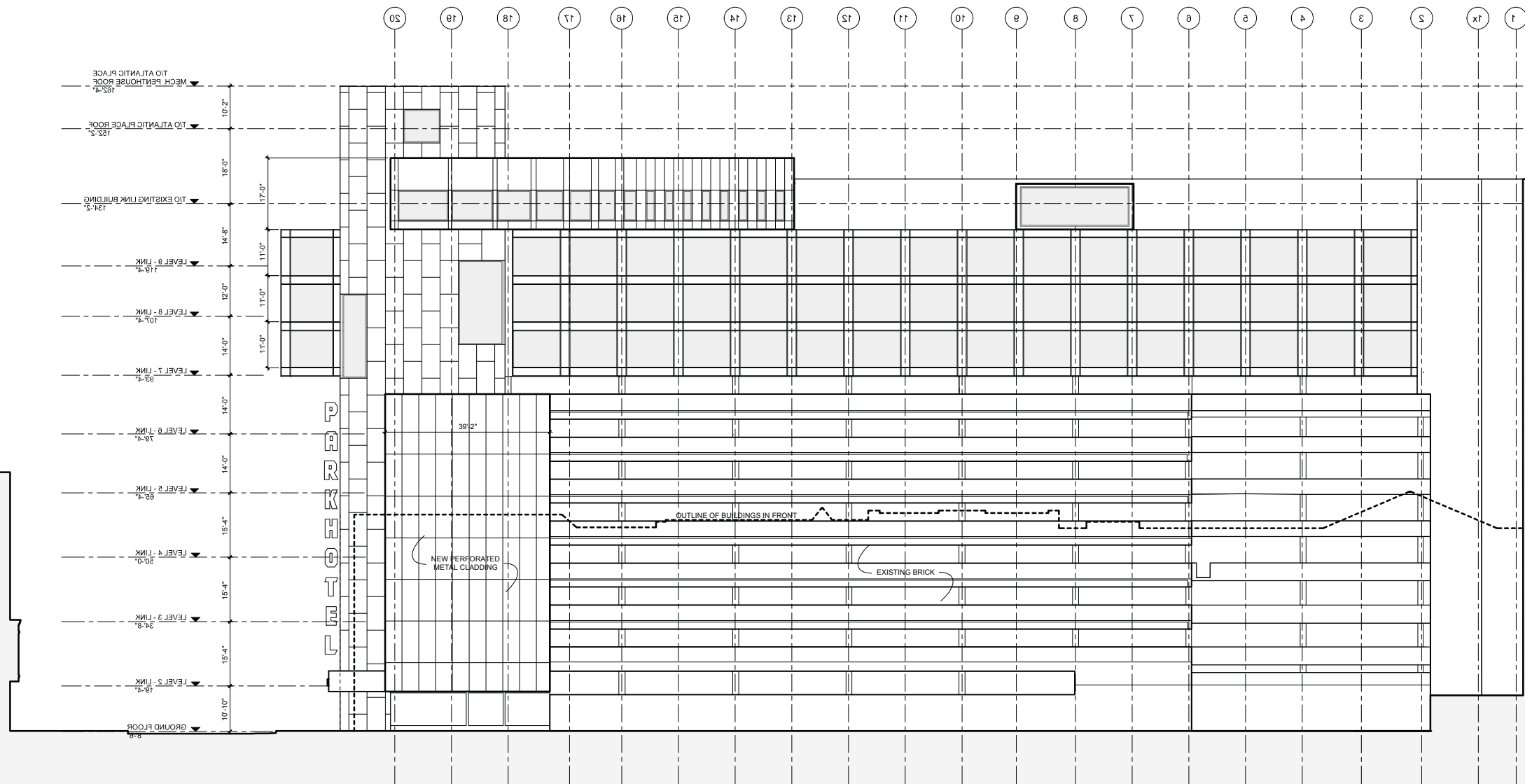












**REPORTS/RECOMMENDATION**  
**Special Events Advisory Committee Report**  
**January 15, 2020**

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**Event:** Hypothermic Half Marathon  
**Date:** February 9, 2020  
**Detail:** Road Race - Running Room

Race runs from 8am to 12pm

Lane Reduction:  
Topsail Road - Cowan Avenue to Dunns Road intersection.  
From approximately 7am to 12pm

Organizer has secured the Royal Newfoundland Constabulary for escort.

**Recommendation**

**SEAC recommends, from a regulatory perspective, that the requested event, and the associated lane reduction 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**



# DECISION/DIRECTION NOTE

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**Title:** Request for Building Line Setback  
DEV1900240  
7 Waterford Heights South

**Date Prepared:** January 14, 2020

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

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

**Ward:** 5

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**Decision/Direction Required:**

To seek approval for a 10 meters Building Line setback at 7 Waterford Heights South to accommodate the construction of a new dwelling.

**Discussion – Background and Current Status:**

An application was submitted for a demo/rebuild for a single-family dwelling. The property is situated in the Residential Low Density (R1) Zone where the minimum Building Line for existing streets or service streets is to be established by Council. The proposed set back of the new dwelling will be at 10 meters which is in line with the surrounding properties.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Directions/Adopted Plans: Not applicable.
4. Legal or Policy Implications:  
Section 8.4, Section 10.3.3 (c) (ii) and Section 8.3.1 of the St. John's Development Regulations
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Not applicable.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.

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# ST. JOHN'S

9. Information Technology Implications: Not applicable.

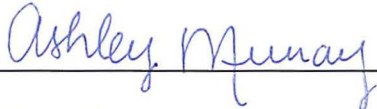
10. Other Implications: Not applicable.

**Recommendation:**

It is recommended that Council approve the 10 metres Building Line setback for 7 Waterford Heights South.

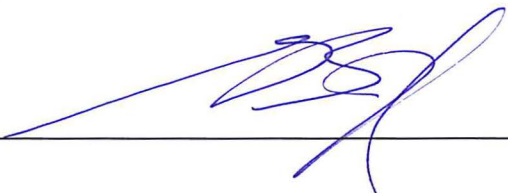
**Prepared by/Signature:**

Ashley Murray – Development Officer II

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

**Approved by/Date/Signature:**

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

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

AAM/dlm

**Attachments:** Location Map





SUBJECT PROPERTY

WATERFORD HTS S

BOWRING PARK RD





# DECISION/DIRECTION NOTE

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**Title:** Request to Re-establish Building Line  
SUB1900043  
18 International Place

**Date Prepared:** January 14, 2020

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

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

**Ward:** 1

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## **Decision/Direction Required:**

To seek approval to re-establish the building line at 18 International Place in order to accommodate the subdivision of the land.

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

An application was submitted to subdivide a piece of land of 18 International Place to be consolidated with 255 Major's Path. The current parcel has frontage located on Portugal Cove Road. Council has the power to establish or re-establish the Building Line for any existing Street. The proposed set back for the existing lot will be 65 meters from International Place.

## **Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Directions/Adopted Plans: Not applicable.
4. Legal or Policy Implications:  
Section 10.27.5 (1) (f) and Section 8.3.1 of the St. John's Development Regulations
5. Privacy Implications: Not applicable
6. Engagement and Communications Considerations: Not applicable.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.

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# ST. JOHN'S

9. Information Technology Implications: Not applicable.

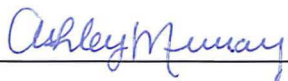
10. Other Implications: Not applicable.

**Recommendation:**

It is recommended that Council approve the 65 metres Building Line setback for 18 International Place.

**Prepared by/Signature:**

Ashley Murray – Development Officer II

Signature: 

**Approved by/Date/Signature:**

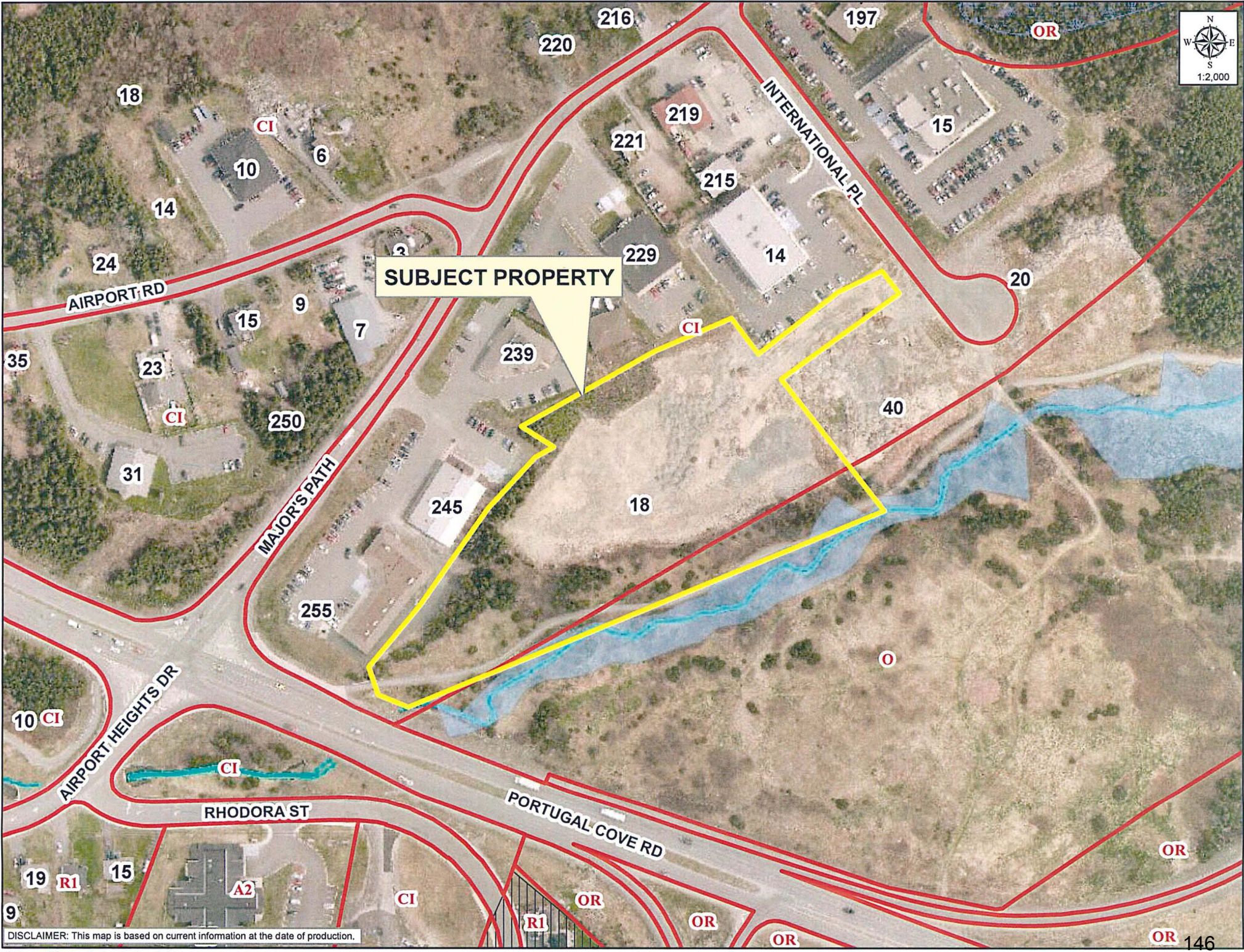
Jason Sinyard, P. Eng., MBA, Deputy City Manager  
Planning, Engineering & Regulatory Services

Signature: 

AAM/dlm

**Attachments:** Location Map





SUBJECT PROPERTY



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

W:\Engwork\PlanwApplications 2019\dev1900030-18 international place.mxd



# DECISION/DIRECTION NOTE

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**Title:** Request for Building Line Setback  
INT1900131  
63 Savannah Park Drive

**Date Prepared:** January 14, 2020

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

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

**Ward:** 1

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**Decision/Direction Required:**

To seek approval for a 9.69 meters Building Line setback at 63 Savannah Park Drive to accommodate the construction of a new dwelling.

**Discussion – Background and Current Status:**

An application was submitted to subdivide the property to develop and construct a dwelling on the additional building lot. The property is situated in the Residential Low Density (R1) Zone where the minimum Building Line for existing streets or service streets is to be established by Council. The proposed set back of the new dwelling will be at 9.69 meters which is in line with the surrounding properties.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Directions/Adopted Plans: Not applicable.
4. Legal or Policy Implications:  
Section 8.4, Section 10.3.3 (c) (ii) and Section 8.3.1 of the St. John's Development Regulations
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Not applicable.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.

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# ST. JOHN'S

9. Information Technology Implications: Not applicable.

10. Other Implications: Not applicable.

**Recommendation:**

It is recommended that Council approve the 9.69 metres Building Line setback for 63 Savannah Park Drive.

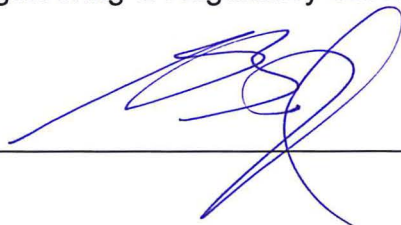
**Prepared by/Signature:**

Ashley Murray – Development Officer II

Signature: Ashley Murray

**Approved by/Date/Signature:**

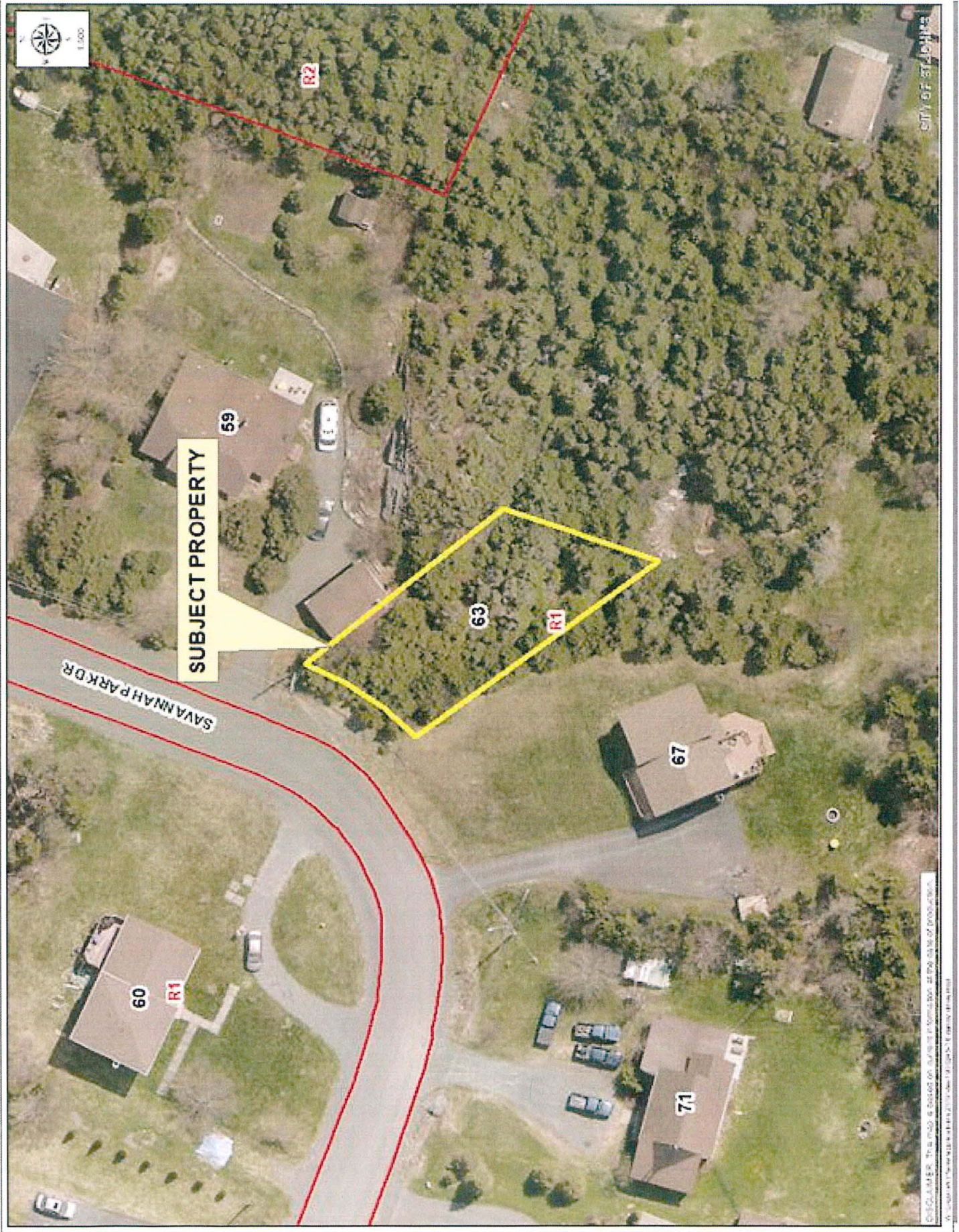
Jason Sinyard, P. Eng, MBA, Deputy City Manager  
Planning, Engineering & Regulatory Services

Signature: 

AAM/dlm

**Attachments:** Location Map







# DECISION/DIRECTION NOTE

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**Title:** Request to Re-establish Building Line  
INT2000003  
73 Golf Avenue

**Date Prepared:** January 14, 2020

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

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

**Ward:** 2

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**Decision/Direction Required:**

To seek approval to re-establish the building line at 73 Golf Avenue in order to accommodate the construction of a front extension to the dwelling.

**Discussion – Background and Current Status:**

An application was submitted to construct a 1.5 meter extension onto to the front of the existing dwelling. Council has the power to establish or re-establish the Building Line for any existing Street. The proposed setback of the dwelling will be 0.37 metres.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Directions/Adopted Plans: Not applicable.
4. Legal or Policy Implications:  
Section 10.4.3 (5) (c) and Section 8.3.1 of the St. John's Development Regulations
5. Privacy Implications: Not applicable
6. Engagement and Communications Considerations: Not applicable.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.

9. Information Technology Implications: Not applicable.

10. Other Implications: Not applicable.

**Recommendation:**

It is recommended that Council approve the 0.37 metres Building Line setback for 73 Golf Avenue.

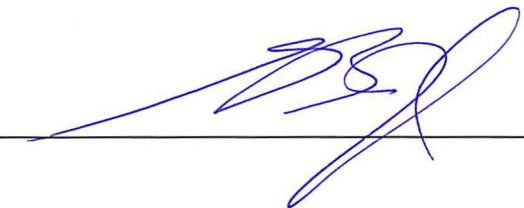
**Prepared by/Signature:**

Ashley Murray – Development Officer II

Signature: Ashley Murray

**Approved by/Date/Signature:**

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

Signature: 

AAM/dlm

**Attachments:** Location Map







**DEVELOPMENT PERMITS LIST**  
**DEPARTMENT OF PLANNING, ENGINEERING AND REGULATORY SERVICES**  
**FOR THE PERIOD OF January 9, 2020 TO January 15, 2020**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
COM		Home Office for offsite pet sitting, walking & lawn care	746 Main Road	5	Approved	20-01-15
RES		Swimming Pool in Watershed Zone	285 Southern Shore Highway	5	Rejected: 10.46 Watershed Zone	20-01-15

<p>*      <b>Code Classification:</b>  RES      - Residential      INST      - Institutional  COM      - Commercial      IND      - Industrial  AG      - Agriculture  OT      - Other</p>	
<p>**      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.</p>	

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

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**Permits List**  
**Council's January 20, 2020 Regular Meeting**

Permits Issued: 2020/01/09 to 2020/01/15

**BUILDING PERMITS ISSUED**

**Residential**

<b>Location</b>	<b>Permit Type</b>	<b>Structure Type</b>
11 Barry Pl	Renovations	Townhousing
11 Channing Pl	Renovations	Single Detached w/ apt.
116a Forest Pond Rd	Renovations	Single Detached Dwelling
11a Barry Pl	Renovations	Townhousing
122 Eastbourne Cres	Renovations	Single Detached Dwelling
122 Eastbourne Cres	Change of Occupancy/Renovations	Subsidiary Apartment
15 Ballylee Cres	New Construction	Single Detached Dwelling
19 Parliament St	Renovations	Single Detached Dwelling
21 L'anse Aux Meadows Cres Apt 109	Renovations	Condominium
21 L'anse Aux Meadows Cres Apt 209	Renovations	Condominium
22 Byron St	Renovations	Single Detached w/ apt.
30 Orlando Pl	Fence	Fence
31 Kenai Cres	Accessory Building	Accessory Building
48 Chafe Ave	Renovations	Lodging House
48a Chafe Ave	Renovations	Townhousing
5 Barter's Hill Pl	Renovations	Single Detached Dwelling
50 Chafe Ave	Renovations	Townhousing
50a Chafe Ave	Renovations	Townhousing
7 Mountainview Dr	Accessory Building	Accessory Building

This Week: \$898,819.90

**Commercial**

<b>Location</b>	<b>Permit Type</b>	<b>Structure Type</b>
11 L'anse Aux Meadows Cres	Sign	Home For The Aged
17 Elizabeth Ave	Sign	Service Shop
2 Danny Dr	Accessory Building	Accessory Building
2 Danny Dr	Change of Occupancy/Renovations	Bank

277-281 Water St	Renovations	Retail Store	
284 Water St	Sign	Office	
284 Water St	Change of Occupancy	Office	
48 Kenmount Rd	Renovations	Eating Establishment	
		This Week:	\$829,952.00

**Government/Institutional**

Location	Permit Type	Structure Type	
		This Week:	\$0.00

**Industrial**

Location	Permit Type	Structure Type	
		This Week:	\$0.00

**Demolition**

Location	Permit Type	Structure Type	
		This Week:	\$0.00
		<b>This Week's Total:</b>	<b>\$1,728,771.90</b>

**REPAIR PERMITS ISSUED:** **\$0.00**

**NO REJECTIONS**

YEAR TO DATE COMPARISONS			
January 20, 2020			
TYPE	2019	2020	% Variance (+/-)
Residential	\$735,680.00	\$983,320.90	34
Commercial	\$1,102,400.00	\$856,952.00	-22
Government/Institutional	\$0.00	\$0.00	0
Industrial	\$0.00	\$0.00	0
Repairs	\$87,500.00	\$0.00	-100
<b>TOTAL</b>	<b>\$1,925,580.00</b>	<b>\$1,840,272.90</b>	<b>-4</b>
Housing Units (1 & 2 Family Dwelling)	2	1	

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 January 15, 2020**

### **Payroll**

<b>Public Works</b>	<b>\$ 611,813.48</b>
<b>Bi-Weekly Casual</b>	<b>\$ 21,003.01</b>
<b>Accounts Payable</b>	<b>\$ 6,718,521.22</b>
<b>Total:</b>	<b>\$ 7,351,337.71</b>

# **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
EVOQUA WATER TECHNOLOGIES LLC	REPAIR PARTS	280.03
AMERICAN WATER WORKS ASSOC.	MEMBERSHIP RENEWALS	267.82
WATER ENVIRONMENT FEDERATION	CERTIFICATION EXAMINATION FEES	250.10
WORKFLOW STUDIOS	SOFTWARE RENEWAL	1,050.28
RODCO MECHANICAL	PROFESSIONAL SERVICES	6,173.20
PROFESSIONAL ENGINEERS AND GEOSCIENTISTS NFLD & LABRADOR (PEGN	MEMBERSHIP RENEWALS	678.50
LES BARBOUR & CATHERINE SMYTH	COURT OF APPEAL REFUND	60.00
HAROLD & KIMBERLY MERCER IN TRUST FOR CALEB MERCER	LEGAL CLAIM	7,500.00
RECEIVER GENERAL FOR CANADA	PAYROLL DEDUCTIONS	1,948.64
DEREK WINSOR	PROFESSIONAL SERVICES	100.00
J.S. KELSEY & SONS LTD.	COURT OF APPEAL REFUND	200.00
CAPE D'OR HOLDINGS LTD	COURT OF APPEAL REFUND	600.00
ALTUS GROUP	COURT OF APPEAL REFUND	60.00
KARA HARRINGTON & MARTIN DAY	COURT OF APPEAL REFUND	60.00
61446 NEWFOUNDLAND AND LABRADOR INC.	COURT OF APPEAL REFUND	60.00
DAVID PACE & RENEE DYER	COURT OF APPEAL REFUND	120.00
BRUNO RODGRIGUES	COURT OF APPEAL REFUND	60.00
STEPHEN & JENNIFER HANDRIGAN	COURT OF APPEAL REFUND	60.00
TERRRANCE & KIMBERLY POWER	COURT OF APPEAL REFUND	60.00
JOHN & NELLIE BENTUM	COURT OF APPEAL REFUND	60.00
YARDS UNLIMITED HOLDINGS	COURT OF APPEAL REFUND	60.00
STEPHEN & MICHAEL DILLION	COURT OF APPEAL REFUND	60.00
JOHN & HEATHER COURAGE	COURT OF APPEAL REFUND	60.00
KARWOOD ESTATES INC.	COURT OF APPEAL REFUND	60.00
MARK BRAGG	2019 ARTS GRANT	1,592.46
FULL SPECTRUM CONTRACTING INC.	REFUND SECURITY DEPOSIT	1,500.00
PERRY & POWER	PROFESSIONAL SERVICES	1,150.00
ESTATE OF GERALDINE TOBIN	REFUND OVERPAYMENT OF TAXES	468.08
NEWFOUNDLAND EXCHEQUER ACCOUNT	HEARING FEE	20.00
NL CONTINUING LEGAL EDUCATION	SEMINAR FEE	115.00
VICTOR CANADA	HEALTH PREMIUMS	386.98
BELL ALIANT	TELEPHONE SERVICES	1,019.02
BELL MOBILITY INC.	CELLULAR PHONE USAGE	84.06
NEWFOUNDLAND EXCHEQUER ACCOUNT	RENEWAL OF THE GAZETTE	166.04
NEWFOUNDLAND EXCHEQUER ACCOUNT	ANNUAL OPERATING FEES	34.50
NEWFOUNDLAND EXCHEQUER ACCOUNT	PESTICIDE APPLICATOR COURSE	420.00
TIM HORTON'S STORE - TOPSAIL RD	REFRESHMENTS	601.95
PETRO SERVICE LIMITED	REPAIR PARTS	18,648.41
ATLANTIC METAL COATINGS LTD	SANDBLASTING SERVICES	511.75
LEXISNEXIS CANADA INC.	PUBLICATION	509.78
TIM HORTON'S STORE - HARVEY RD	REFRESHMENTS	654.29
SIGMA ALDRICH	CHEMICALS	348.57
PAT'S PLANTS & GARDENS	PLANTS	5,393.50
NEWFOUND ROOFING LTD	PROFESSIONAL SERVICES	8,998.75
IDEXX LABORATORIES	VETERINARY SUPPLIES	1,085.78

NAME	DESCRIPTION	AMOUNT
STERICYCLE INC.,	SAFETY SUPPLIES	55.20
STAPLES ADVANTAGE	OFFICE SUPPLIES	52.40
FIREHALL BOOKSTORE - ANNEX PUBLISHING & PRINTING	BOOK	296.29
EXTREME FABRICATORS LIMITED	LEGAL CLAIM	1,840.00
BELLWETHER HEALTHCARE SOLUTIONS	PROFESSIONAL SERVICES	166.75
ROCK SAFETY INDUSTRIAL LTD.	REPAIR PARTS	336.38
WHOLESALE CLUB	SUPPLIES FOR RECREATION PROGRAM	222.32
MURRAY'S HORTICULTURAL SERVICE	HORTICULTURAL SERVICES	4,210.07
PETRO PLUS INC.	REPAIR PARTS	345.00
PRAXAIR PRODUCTS INC.	CARBON DIOXIDE	1,259.82
NEWFOUNDLAND EXCHEQUER ACCOUNT	PUBLICATION IN THE GAZETTE	163.62
TORBAY ROAD ANIMAL HOSPITAL	PROFESSIONAL SERVICES	304.89
ATLANTIC PLANNERS INSITITUTE	MEMBERSHIP RENEWALS	1,859.55
MELVILLE SQUIRES & CAROLYN SQUIRES	REFUND OVERPAYMENT OF TAXES	399.46
IMRAN RAIZ DAR & ANILA IMRAN	REFUND OVERPAYMENT OF TAXES	105.76
MICHAEL HOLLAHAN	REFUND OVERPAYMENT OF TAXES	537.99
82384 NEWFOUNDLAND AND LABRADOR INC.	REFUND SECURITY DEPOSIT	3,000.00
CVT ELECTRICAL	REFUND SECURITY DEPOSIT	272.25
LICA CHRISTENSEN	2019 HERITAGE FINANCIAL INCENTIVE PROGRAM	3,876.08
GIA TRAN	REFUND SECURITY DEPOSIT	100.00
KMI PUBLISHING AND EVENTS LIMITED	SUBSCRIPTION RENEWAL	113.85
RANDY WELLON	REFUND APPEAL PROCESSING FEE	115.00
DR. KATHY CREWE	MEDICAL EXAMINATION FEE	40.00
RSA	LEGAL CLAIM	5,567.12
RISE & SHINE NURSERY	POINSETTIAS	113.73
KARWOOD CONTRACTING	REFUND SECURITY DEPOSIT	612.00
NEWFOUNDLAND EXCHEQUER ACCOUNT	CADO LICENSE RENEWAL	650.00
DR. BRUCE DOULTON	MEDICAL EXAMINATION FEE	20.00
DBH ENTERPRISES LTD.	REFUND SECURITY DEPOSIT	1,000.00
YORK DEVELOPMENTS INC.	REFUND SECURITY DEPOSIT	1,000.00
ERCO HOMES INC.	REFUND SECURITY DEPOSIT	1,000.00
ST. JOHN'S INTERNATIONAL AIRPORT AUTHORITY	AIR SERVICE DEVELOPMENT - MARKETING CAMPAIGN	57,500.00
PERFECT DAY LTD.	PROFESSIONAL SERVICES	2,530.00
DR. LORNE W. ADAMS	MEDICAL EXAMINATION FEE	300.00
ADS PUBLISHING	ADVERTISING	1,449.00
UPS CANADA	COURIER SERVICES	14.76
MEMORIAL UNIVERSITY CONCRETE TOBOGGAN TEAM	YOUTH NON-SPORT TRAVEL GRANT	1,000.00
SASSY TUNA	PROFESSIONAL SERVICES	5,000.00
SAUCY MOUTH	REFUND SECURITY DEPOSIT	200.00
TEAM MITCHELL U21 LADIES CURLING TEAM	YOUTH SPORT TRAVEL GRANT	250.00
BACKYARD CONTRACTORS	PROFESSIONAL SERVICES	9,680.70
O'NEILL'S GARDENLAND O/A O'NEILL LANDSCAPE	PROFESSIONAL SERVICES	6,147.97
DBL BALL	RECREATION SUPPLIES	782.25
BRANDT TRACTOR LTD	REPAIR PARTS	2,265.44
MATTHEW HILL	REFUND SECURITY DEPOSIT	1,000.00

NAME	DESCRIPTION	AMOUNT
ROCKET BAKERY & FRESH FOODS	ROOM RENTAL	338.10
FER-PAL CONSTRUCTION LTD.	PROGRESS PAYMENT	136,316.40
HARRIS & ROOME SUPPLY LIMITED	ELECTRICAL SUPPLIES	3,717.26
NEWFOUNDLAND POWER	ELECTRICAL SERVICES	19,091.06
MARY BETH FALLON	VEHICLE BUSINESS INSURANCE	334.00
MCLOUGHLAN SUPPLIES LTD.	ELECTRICAL SUPPLIES	279.75
NEWFOUNDLAND POWER	ELECTRICAL SERVICES	492,894.99
RBC GLOBAL SERVICES/RBC INVESTOR SERVICES	PAYROLL DEDUCTIONS	1,132,167.59
CIBC MELLON GLOBAL SECURITIES	EMPLOYEE DEDUCTIONS	5,865.24
PUBLIC SERVICE CREDIT UNION	PAYROLL DEDUCTIONS	7,876.49
TURNER DRAKE & PARTNERS LIMITED	COURT OF APPEAL REFUND	1,020.00
KIRKLAND BALSOM & ASSOC.	COURT OF APPEAL REFUND	60.00
MCLOUGHLAN SUPPLIES LTD.	ELECTRICAL SUPPLIES	2,715.31
ROGERS COMMUNICATIONS CANADA INC.	DATA & USAGE CHARGES	33,773.88
SMITH STOCKLEY LTD.	PLUMBING SUPPLIES	1,202.76
WATERWORKS SUPPLIES DIV OF EMCO LTD	REPAIR PARTS	930.86
ROGERS COMMUNICATIONS CANADA INC.	DATA & USAGE CHARGES	420.74
NEWFOUNDLAND POWER	ELECTRICAL SERVICES	239,058.00
CANADA POST CORPORATION	POSTAGE SERVICES	271.40
THYSSENKRUPP ELEVATOR	ELEVATOR MAINTENANCE	372.44
CANSEL SURVEY EQUIPMENT INC.	REPAIR PARTS	300.60
PINNACLE OFFICE SOLUTIONS LTD	PHOTOCOPIES	28.16
GRAND CONCOURSE AUTHORITY	MAINTENANCE CONTRACTS	1,845.00
VOKEY'S JANITORIAL SERVICE	JANITORIAL SERVICES	676.24
PAJ CANADA COMPANY	PROMOTIONAL ITEMS	692.08
GFL ENVIRONMENTAL INC.	PROFESSIONAL SERVICES	259.16
NEWFOUNDLAND POWER	ELECTRICAL SERVICES	62,038.66
ACKLANDS-GRAINGER	INDUSTRIAL SUPPLIES	733.24
ADT SECURITY SERVICES CANADA	MONITORING AND/OR MAINTENANCE CHARGES	139.55
AFONSO GROUP LIMITED	SEWER INSPECTIONS	4,761.00
ACTION CAR AND TRUCK ACCESSORIES	AUTO PARTS	2,539.46
PARDY'S WASTE MANAGEMENT	WASTE DISPOSAL	342.24
APEX CONSTRUCTION SPECIALTIES INC.	REPAIR PARTS	833.18
ASHFORD SALES LTD.	REPAIR PARTS	351.45
ATLANTIC OFFSHORE MEDICAL SERV	MEDICAL SERVICES	10,611.75
CABOT AUTO GLASS & UPHOLSTERY	CLEANING SERVICES	523.19
ATLANTIC PURIFICATION SYSTEM LTD	WATER PURIFICATION SUPPLIES	4,102.17
AVALON FORD SALES LTD.	AUTO PARTS	263.80
BABB SECURITY SYSTEMS	SECURITY SERVICES	142.60
KELLOWAY CONSTRUCTION LIMITED	CLEANING SERVICES	45,398.49
NEWFOUNDLAND EXCHEQUER ACCOUNT	ANNUAL OPERATING FEES	1,945.80
HERCULES SLR INC.	REPAIR PARTS	641.75
BELBIN'S GROCERY	CATERING SERVICES	480.65
HAROLD SNOW & SONS	HARDWARE SUPPLIES	354.94
TONY'S TAILOR SHOP	PROFESSIONAL SERVICES	155.25

NAME	DESCRIPTION	AMOUNT
CABOT PEST CONTROL	PEST CONTROL	7,617.60
ROCKWATER PROFESSIONAL PRODUCT	CHEMICALS	669.30
NOIA	MEMBERSHIP RENEWALS	1,553.65
EC BOONE LTD.	PROTECTIVE CLOTHING	1,934.88
PROTEK INDUSTRIES LTD	COLD PATCH PROTEK	834.90
RICOH	LEASING OF PHOTOCOPIER	3,865.11
BROWNE'S AUTO SUPPLIES LTD.	AUTOMOTIVE REPAIR PARTS	834.58
FARRELL'S EXCAVATING LTD.	ROAD GRAVEL	2,778.97
JLG TRANSPORTATION LTD.	TAXI SERVICES	1,492.50
FIRE TECH SYSTEMS LIMITED	FIRE SUPPLIES	1,529.11
WESTERN HYDRAULIC 2000 LTD	REPAIR PARTS	3,339.60
FLAGHOUSE INC	RECREATIONAL SUPPLIES	1,594.44
BDI CANADA INC	CHEMICALS	233.88
WOOD ENVIRONMENT & INFRASTRUCTURE SOLUTIONS	PROFESSIONAL SERVICES	1,098.25
CITY OF MOUNT PEARL	GYM MEMBERSHIPS	500.00
ATLANTIC TRAILER & EQUIPMENT	REPAIR PARTS	6,666.74
LEVITT SAFETY	SAFETY SUPPLIES	4,682.00
CABOT BUSINESS FORMS AND PROMOTIONS	BUSINESS FORMS	5,578.65
SKYHIGH AMUSEMENTS ENT. SERVICES	ENTERTAINMENT	316.25
PRECISION EXCAVATION LTD.	PROGRESS PAYMENT	33,544.57
CANADIAN CORPS COMMISSIONAIRES	SECURITY SERVICES	44,620.73
AIR LIQUIDE CANADA INC.	CHEMICALS AND WELDING PRODUCTS	4,960.21
HISCOCK'S SPRING SERVICE	HARDWARE SUPPLIES	1,299.80
CANADA CLEAN GLASS	CLEANING OF WINDOWS	4,025.00
COASTAL ENTRANCE SOLUTIONS	REPAIR PARTS	805.00
BEATTIE INDUSTRIAL	REPAIR PARTS	603.62
CLARKE'S TRUCKING & EXCAVATING	GRAVEL	16,404.99
RENTOKIL CANADA CORPORATION	PEST CONTROL	19,643.15
CANADIAN RED CROSS	CPR RECERTIFICATION	1,771.90
STINGRAY RADIO INC.	ADVERTISING	948.75
COLONIAL GARAGE & DIST. LTD.	AUTO PARTS	3,833.75
CONSTRUCTION SIGNS LTD.	SIGNAGE	3,084.30
SCARLET EAST COAST SECURITY LTD	TRAFFIC CONTROL	12,841.48
BUREAU VERITAS CANADA (2019) INC	WATER PURIFICATION SUPPLIES	1,278.23
JAT EXCAVATING INC.	RENTAL OF EQUIPMENT	22,229.50
CRANE SUPPLY LTD.	PLUMBING SUPPLIES	747.62
JAMES G CRAWFORD LTD.	PLUMBING SUPPLIES	20.15
ENVIROSYSTEMS INC.	PROFESSIONAL SERVICES	37,618.23
NEWFOUND CABS	TRANSPORTATION SERVICES	107.73
FASTENAL CANADA	REPAIR PARTS	631.82
ATLANTIC RECREATION	AUTO PARTS	295.54
CUMMINS CANADA ULC	REPAIR PARTS	1,651.34
ASSOCIATION OF NFLD LAND SURVEYORS	MEMBERSHIP RENEWALS	5,520.00
CRAWFORD & COMPANY CANADA INC	ADJUSTING FEES	6,292.00
CABOT READY MIX LIMITED	DISPOSAL OF USED CONCRETE	3,443.10



NAME	DESCRIPTION	AMOUNT
DICKS & COMPANY LIMITED	OFFICE SUPPLIES	4,620.42
MIC MAC FIRE & SAFETY SOURCE	SAFETY SUPPLIES	586.50
EAST COAST HYDRAULICS	REPAIR PARTS	950.96
REEFER REPAIR SERVICES (2015) LIMITED	REPAIR PARTS	195.44
DOMINION RECYCLING LTD.	PIPE	678.50
THYSSENKRUPP ELEVATOR	ELEVATOR MAINTENANCE	3,087.75
MUNICIPALITIES NEWFOUNDLAND AND LABRADOR	MEMBERSHIP RENEWALS	55,457.20
CAHILL TECHNICAL SERVICES	PROFESSIONAL SERVICES	2,103.64
RUSSEL METALS INC.	METALS	169.05
CANADIAN TIRE CORP.-HEBRON WAY	MISCELLANEOUS SUPPLIES	836.03
CANADIAN TIRE CORP.-MERCHANT DR.	MISCELLANEOUS SUPPLIES	48.22
CANCELLED	CANCELLED	0.00
EASTERN MEDICAL SUPPLIES	MEDICAL SUPPLIES	1,788.25
EASTERN TURF PRODUCTS	REPAIR PARTS	323.04
ELECTRIC MOTOR & PUMP DIV.	REPAIR PARTS	685.40
ESRI CANADA	MEMBERSHIP RENEWALS	143.75
STOKES INTERNATIONAL	CAFC BUTTON LARGE GOLD	287.50
DOMINION STORE 935	MISCELLANEOUS SUPPLIES	419.39
OMB PARTS & INDUSTRIAL INC.	REPAIR PARTS	245.97
FRESHWATER AUTO CENTRE LTD.	AUTO PARTS/MAINTENANCE	2,801.65
CDW CANADA INC.	REPAIR PARTS	9,443.78
VITALSINE	MAINTENANCE AGREEMENT	8,048.85
PRINCESS AUTO	MISCELLANEOUS ITEMS	1,171.47
STELLAR INDUSTRIAL SALES LTD.	INDUSTRIAL SUPPLIES	36.69
ENTERPRISE RENT-A-CAR	RENTAL OF VEHICLES	10,607.60
PENNEY'S HOLDINGS LIMITED	PROFESSIONAL SERVICES	9,304.59
WOLSELEY CANADA INC.	REPAIR PARTS	3,794.76
XYLEM CANADA COMPANY	REPAIR PARTS	21,183.74
EASTERN PROPANE	PROPANE	335.68
MADSEN CONSTRUCTION EQUIPMENT INC.	REPAIR PARTS	545.10
HARVEY & COMPANY LIMITED	REPAIR PARTS	2,223.60
A HARVEY & CO. LTD.	ROAD SALT	126,882.15
HARVEY'S OIL LTD.	PETROLEUM PRODUCTS	1,368.13
CANADIAN LINEN & UNIFORM	MAT RENTALS	5,070.52
GRAYMONT (NB) INC.,	HYDRATED LIME	22,386.34
HOLDEN'S TRANSPORT LTD.	RENTAL OF EQUIPMENT	4,027.88
SOURCE ATLANTIC INDUSTRIAL DISTRIBUTION	REPAIR PARTS	358.66
INFINITY CONSTRUCTION	PROGRESS PAYMENT	17,406.99
PENNECON TECHNICAL SERVICES LTD	PROFESSIONAL SERVICES	1,638.18
SCOTIA RECYCLING (NL) LIMITED	REPAIR PARTS	3,063.25
PINNACLE ENGINEERING (2018) LIMITED	PROFESSIONAL SERVICES	40,991.75
CLEAN AIR SOLUTIONS	PROFESSIONAL SERVICES	2,806.00
ECHOLOGICS A DIVISION OF MUELLER CANADA LTD.	PROFESSIONAL SERVICES	204,376.23
TRANE CANADA CO.	PROFESSIONAL SERVICES	1,725.00
VITALAIRE CUSTOMER CARE	MEDICAL SUPPLIES	233.26

NAME	DESCRIPTION	AMOUNT
BOSCH REXROTH CANADA CORP.	REPAIR PARTS	231.15
KAVANAGH & ASSOCIATES	PROFESSIONAL SERVICES	35,780.07
XYLEM WATER SOLUTIONS CANADA	REPAIR PARTS	2,719.98
THE TOY BOX	REPAIR PARTS	573.85
CENTINEL SERVICES	REPAIR PARTS	5,733.90
DULUX PAINTS - OLD PENNYWELL RD	PAINT	78.26
WATER & ICE NORTH AMERICA	PROFESSIONAL SERVICES	4,477.76
CANCELLED	CANCELLED	0.00
THE CARPET FACTORY SUPERSTORE	PROFESSIONAL SERVICES	6,064.99
MACKAY COMMUNICATIONS - CANADA, INC.	PROFESSIONAL SERVICES	10,097.49
PURE TECHNOLOGIES	PROFESSIONAL SERVICES	123,992.08
CANADIAN AV INC.,	PROFESSIONAL SERVICES	13,292.60
BELFOR PROPERTY RESTORATION	PROFESSIONAL SERVICES	316.25
UNIFORM WORKS LIMITED	PROTECTIVE CLOTHING	34,582.66
J.A. LARUE	REPAIR PARTS	50.68
MARK'S WORK WEARHOUSE	PROTECTIVE CLOTHING	1,176.45
MARTIN'S FIRE SAFETY LTD.	SAFETY SUPPLIES	6,514.41
WHELAN'S MOTOR WORKS LTD.	PROFESSIONAL SERVICES	1,006.25
PREMIUM APPLIANCE REPAIR	PROFESSIONAL SERVICES	567.02
MIKAN SCIENTIFIC INC.	REPAIR PARTS	67.97
VETERINARY SPECIALTY CENTRE OF NEWFOUNDLAND & LABRADOR	PROFESSIONAL SERVICES	243.80
SUMMIT PLUMBING & HEATING LTD.	PROFESSIONAL SERVICES	6,256.61
PRINTERS PLUS	TONER CARTRIDGES	470.35
ENGLOBE CORP	PROFESSIONAL SERVICES	3,151.00
NEWFOUNDLAND DISTRIBUTORS LTD.	INDUSTRIAL SUPPLIES	82.70
NL KUBOTA LIMITED	REPAIR PARTS	1,545.46
TOROMONT CAT	AUTO PARTS	4,951.44
NORTH ATLANTIC PETROLEUM	PETROLEUM PRODUCTS	281,718.99
PENNECON HYDRAULIC SYSTEMS LTD	REPAIR PARTS	1,304.65
ARIVA	PAPER PRODUCTS	336.86
PARTS FOR TRUCKS INC.	REPAIR PARTS	976.55
PINCHIN LTD.	PROFESSIONAL SERVICES	2,857.75
K & D PRATT LTD.	REPAIR PARTS AND CHEMICALS	291.47
PROFESSIONAL UNIFORMS & MATS INC.	PROTECTIVE CLOTHING	91.98
RIDEOUT TOOL & MACHINE INC.	TOOLS	3,236.23
NAPA ST. JOHN'S 371	AUTO PARTS	28.73
THE ROYAL GARAGE LIMITED	AUTO PARTS	364.55
ROYAL FREIGHTLINER LTD	REPAIR PARTS	5,687.63
BIG ERICS INC	SANITARY SUPPLIES	511.18
SAUNDERS EQUIPMENT LIMITED	REPAIR PARTS	12,076.86
SANSOM EQUIPMENT LTD.	REPAIR PARTS	1,024.19
CHANDLER	PROTECTIVE CLOTHING	275.93
TELELINK-THE CALL CENTRE INC.	MESSAGE MANAGER	5,056.64
TERRA NOVA MOTORS LTD.	REPAIR PARTS	315.08
TRACTION DIV OF UAP	REPAIR PARTS	10,191.23

NAME	DESCRIPTION	AMOUNT
TULK'S GLASS & KEY SHOP LTD.	PROFESSIONAL SERVICES	309.97
UNITED SAIL WORKS LTD.	VINYL COVER	632.50
URBAN CONTRACTING JJ WALSH LTD	PROPERTY REPAIRS	10,580.00
WEIRS CONSTRUCTION LTD.	STONE/ROAD GRAVEL	326.15
MECHANICAL COMPONENTS LTD.	REPAIR PARTS	1,022.93
SPARTAN FITNESS	RECREATION SUPPLIES	625.60
THE GATHERING PLACE	SUPPORTIVE REFERRAL CLAIM	1,362.95
BELL MOBILITY INC. RADIO DIVISION	MAINTENANCE CHARGES & REPAIRS	7,326.21
THRIVE	SUPPORTIVE REFERRAL CLAIM	1,725.90
MESSAGE MEDIUMS	MEMORY STONE PROGRAM	644.00
TODD ROBBINS SERVICES INC.	PROFESSIONAL SERVICES	776.25
KROWN PROPERTY INVESTMENTS	PROFESSIONAL SERVICES	1,414.82
MACINTYRE HOMES & RENOVATIONS	REFUND SECURITY DEPOSIT	3,000.00
GFL ENVIRONMENTAL INC.	PROFESSIONAL SERVICES	14,485.14
BEST BUY CANADA LIMITED	ELECTRONICS	2,213.55
EXP SERVICES	PROFESSIONAL SERVICES	5,995.56
ST. JOHN'S STATUS OF WOMEN COUNCIL	SUPPORTIVE REFERRAL CLAIM	148.05
GAMBERG, MIKE	MILEAGE	178.28
HEAD, BRIAN	MILEAGE	124.87
OAKLEY, KIMBERLEY	VEHICLE BUSINESS INSURANCE	283.00
CRITCH, ROBERT	MILEAGE	113.32
WILLIAMS, KEITH	MILEAGE	142.92
MACKENZIE, NEIL	MILEAGE	76.29
CAREW, RANDY	EMPLOYMENT RELATED EXPENSES	62.48
SMITH, DEBBIE	MILEAGE	357.29
RICK PRICE	MILEAGE	89.50
MICHAEL NEWHOOK	WELLNESS FITNESS MEMBERSHIP	500.00
BURDEN, TERRY	MILEAGE	126.67
CROWE, DAVID	MILEAGE	160.60
WINSOR, SCOTT	EMPLOYMENT RELATED EXPENSES	6.00
PITTMAN, STEVEN	WELLNESS FITNESS MEMBERSHIP	500.00
MAUREEN DWYER	EMPLOYMENT RELATED EXPENSES	396.00
SQUIRES, JESSICA	EMPLOYMENT RELATED EXPENSES	719.33
NIBLOCK, ANDREW	VEHICLE BUSINESS INSURANCE	34.00
ROBYN DOBBIN	MILEAGE	149.81
MAHER, TRAVIS	MILEAGE	35.77
HAYWARD, SARAH	EMPLOYMENT RELATED EXPENSES	147.20
CINDY MCGRATH	MILEAGE	8.95
O'BRIEN, LESLIE	EMPLOYMENT RELATED EXPENSES	339.25
NICOLE MURPHY	MILEAGE	22.59
BRIAN ABBOTT	PROTECTIVE CLOTHING	161.00
KENNEDY, MARK	WELLNESS FITNESS MEMBERSHIP	500.00
KATIE CROMWELL	MILEAGE	110.07
DAY, DAVID	VEHICLE BUSINESS INSURANCE	174.00
KRISTA GLADNEY	VEHICLE BUSINESS INSURANCE	123.00

NAME	DESCRIPTION	AMOUNT
SIMONE LILLY	EMPLOYMENT RELATED EXPENSES	1,000.00
MATTHEW AYERS	VEHICLE BUSINESS INSURANCE	74.54
CARLIE WHITE	MILEAGE	182.98
IAN NOSEWORTHY	VEHICLE BUSINESS INSURANCE	135.00
LEONARD, MATTHEW	WELLNESS FITNESS MEMBERSHIP	500.00
LEGERE, JASON	WELLNESS FITNESS MEMBERSHIP	500.00
SHAWN VARGHESE	EMPLOYMENT RELATED EXPENSES	339.25
SARAH NICHOLS	MILEAGE	91.31
MARIANNE ALACOQUE	EMPLOYMENT RELATED EXPENSES	615.14
HARRIS CANADA SYSTEMS INC.	ELECTRICAL SUPPLIES	1,856.88
AECOM CANADA LTD	PROFESSIONAL SERVICES	17,250.00
EM PLASTIC	REPAIR PARTS	333.50
CANCELLED	CANCELLED	0.00
VALLEN	REPAIR PARTS	9,532.83
AVALON ANALYTICS	PROFESSIONAL SERVICES	159.57
SITECH MID-CANADA LTD.	REPAIR PARTS	709.55
SNC-LAVALIN INC.	PROFESSIONAL SERVICES	4,623.00
PARSONS PAVING LTD.	PROFESSIONAL SERVICES	45,833.25
INTERNATIONAL NAME PLATE SUPPLIES LTD.	DECALS	39.17
BRUNNET INC	SOFTWARE RENEWAL	7,496.28
KIT CARE CORP	REPAIR PARTS	1,148.85
KENMOUNT ROAD ANIMAL HOSPITAL	PROFESSIONAL SERVICES	270.00
GERALD O'DRISCOLL	SNOW CLEARING & ICE CONTROL	9,613.03
DR. KATIE MACDONALD	MEDICAL EXAMINATION FEE	20.00
WILLIAMS, JANE	EMPLOYMENT RELATED EXPENSES	180.00
WELLS, SHERRY	EMPLOYMENT RELATED EXPENSES	117.95
DESTINATION ST. JOHN'S	ANNUAL CONTRIBUTION FOR DSJ POSITION	50,000.00
CANADIAN TIRE CORP.-KELSEY DR.	MISCELLANEOUS SUPPLIES	188.55
JMJ HOLDINGS LTD	PROGRESS PAYMENT	286,344.78
WEIRS CONSTRUCTION LTD.	PROGRESS PAYMENT	651,618.04
MODERN PAVING LTD.	PROGRESS PAYMENT	792,980.48
PYRAMID CONSTRUCTION LIMITED	PROGRESS PAYMENT	936,142.24
TOTAL: \$		<u><u>6,718,521.22</u></u>

## DEPARTMENTAL APPROVAL REQUEST

Commodity	Software		
Department	Finance and Admin - Information Services		
Budget Code	1272-52533		
Source of Funding	<input checked="" type="checkbox"/> Operating	<input type="checkbox"/> Capital	<input type="checkbox"/> Multiyear Capital
Purpose	Annual software maintenance renewal for Harris Govern. This is a contract award without open call because Harris Govern is the only vender that can provide the software as they are Sole Source.		
Results	Vendor Name	Bid Amount	
	Harris Govern	149,711.54	
Expected Value	<input checked="" type="checkbox"/> As above <input type="checkbox"/> Value shown is an estimate only for a ____ year period. The City does not guarantee to buy any specific quantities or dollar value.		
Contract Duration	One Year		
Recommendation	It is recommended to award to the lowest bidder meeting specifications Harris Govern in the amount of \$ 149,711.54 HST included, as per the terms and conditions of the Public Procurement Act.		
Quotes Obtained by	<i>Georgia Lannon</i>		
Manager or Designate	<i>[Signature]</i>	Date	January 9, 2020
Deputy City Manager or Designate	<i>[Signature]</i>	Date	January 9, 2020

- 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 a limited call for bids 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, had been provided with an approved requisition.

# ST. JOHN'S

City of St. John's PO Box 908 St. John's, NL Canada A1C 5M2 www.stjohns.ca



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

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

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

**Contract Description:**

Harris Govern (MS Govern) Annual Software Maintenance and Support Renewal  
Dates February 1, 2020 to January 31, 2021  
Reference Requisition # 92534

**Contractor, Supplier or Lessor:**

Name: Harris Govern

Address: 1600 Rene-Levesque Blvd, West, Montreal, Country: Canada

Contract Price  
(exclusive of HST): \$ 149,711.54

Contract # or PO #: Requisition # 92534 Date of Award: 01/09/2020

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

6(a)(v) Only Available Source

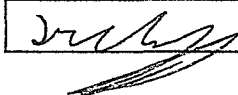
**Reason(s) Why an Open Call for Bids Was Not Invited:**

This is not going to Tender because it is Sole Source for Support Services through Harris Govern only.

Prepared by: Keith Barrett

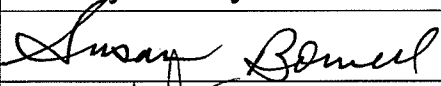

Date: 01/09/2020

Head of Public Body:  
(City Manager)



Date: 01/09/2020

# DEPARTMENTAL APPROVAL REQUEST – REQUEST FOR PROPOSALS (RFP)

<b>Bid #</b>	2019262		
<b>Commodity</b>	Printing and Induction of City Guide		
<b>Department</b>	Marketing and Communications		
<b>Budget Code</b>	1270.52210		
<b>Source of Funding</b>	<input checked="" type="checkbox"/> Operating	<input type="checkbox"/> Capital	<input type="checkbox"/> Multiyear Capital
<b>Purpose</b>	This open call was issued to establish a standing offer agreement for the Printing and Induction of the City Guide.		
<b>Proposals Submitted by</b>	<b>Vendor Name</b>		
	Advocate Printing		
	Millenium Printing		
	Staple Canada Inc.		
<b>Expected Value</b>	<input checked="" type="checkbox"/> As above <input type="checkbox"/> Value shown is an estimate only for a ___ year period. The City does not guarantee to buy any specific quantities or dollar value.		
<b>Contract Duration</b>	2 years, with option to renew for 1 additional 1 year period		
<b>Recommendation</b>	It is recommended to award this RFP to <u>Advocate Printing</u> in the amount of \$ <u>170,232.00</u> based on an evaluation of the proposals by the City's evaluation team as per the Public Procurement Act.		
<b>Proposals Obtained by</b>	Sherry Kieley		
<b>Manager or Designate</b>		<b>Date</b>	January 14, 2020
<b>Deputy City Manager or Designate</b>		<b>Date</b>	11 / 11 / 2020

- 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

### **NOTICE OF MOTION**

**TAKE NOTICE** that I will at the next regular meeting of the St. John's Municipal Council move to enact an amendment to the St. John's Snow Clearing By-Law so as to provide that the Deputy City Manager – Public Works and Park may extend the parking ban outside the Downtown and Business District to a maximum of 24 hours a day.

DATED at St. John's, NL this                      day of January, 2020.

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COUNCILLOR

# ST. JOHN'S

# DECISION/DIRECTION NOTE – Regular Meeting

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**Title:** Quit Claim Deed – City claimed land in front of  
1180-1192 Portugal Cove Road

**Date Prepared:** January 16, 2020

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

**Councillor and Role:** N/A

**Ward:** N/A

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## **Decision/Direction Required:**

To approve the quit claim for land claimed by the City in front of 1180-1192 Portugal Cove Road, located in the Town of Portugal Cove-St. Philips.

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

The owner of 1180-1192 Portugal Cove Road have approached the City requesting to purchase the parcel of City claimed land between their property and Portugal Cove Road. We have investigated title to this property and are unable to locate any title documentation. However, the City appears to be claiming this property as it is adjacent to the Windsor Lake Watershed. In light of the lack of clear title, the City is unable to sell this land, but we are able to quit claim any interest we may have in this property. The Legal Department has inquired with both the Town of Portugal Cove-St. Philips and the Province to determine if they have any claim over this land, both have advised that they do not.

This request has been circulated amongst the appropriate City Departments, with no objections to the quit claim noted. Staff have determined that this parcel of land is not located within the watershed.

The cost of the Quit Claim Deed would be \$150 plus HST. The owners of 1194B Portugal Cove-St. Philips are responsible for providing a survey satisfactory to the City.

## **Key Considerations/Implications:**

1. Budget/Financial Implications:
  - a. The City would receive \$150.00 + HST for the preparation of the Quit Claim Deed.
2. Partners or Other Stakeholders: N/A
3. Alignment with Strategic Directions/Adopted Plans:
  - a. An Effective City

4. Legal or Policy Implications:
  - a. Quit Claim Deed will have to be prepared. Purchaser to provide survey at his own expense.
5. Privacy Implications: N/A
6. Engagement and Communications Considerations: N/A
7. Human Resource Implications: N/A
8. Procurement Implications: N/A
9. Information Technology Implications: N/A
10. Other Implications: N/A

**Recommendation:**

It is recommended that Council approve the quit claim of the strip of land at the front of 1180-1195 Portugal Cove Road, as shown in red on the diagram below.

**Prepared by/Date: Andrew Woodland, January 16, 2020**

**Reviewed by/Date: Cheryl Mullett, January 16, 2020**

**Approved by/Date: Cheryl Mullett, January 16, 2020**

**Attachment:**



# DECISION/DIRECTION NOTE – Regular Meeting

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**Title:** Quit Claim Deed – City claimed land adjacent to civic no. 2 18<sup>th</sup> Street

**Date Prepared:** January 16, 2020

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

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

**Ward:** Ward 3

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## Decision/Direction Required:

To approve the quit claim for land claimed by the City adjacent to civic no. 2 18<sup>th</sup> Street.

## Discussion – Background and Current Status:

Recently, owners of property in the vicinity of 18<sup>th</sup> Street approached the City requesting to purchase the parcel of City claimed land adjacent to their property. We have investigated title and are unable to locate any title documentation. However, the City is claiming this property as it appears to have formerly been an extension of Western Avenue. In light of the lack of clear title, the City is unable to sell this land, but we are able to quit claim any interest we may have in this property. This request has been circulated amongst the appropriate City Departments, with no objections to the quit claim noted. Since we have provided a quit claim to one owner, we reached out to the abutting property owner to determine if they also would like a quit claim for a portion of the land. The owners of civic no. 2 18<sup>th</sup> Street wish to obtain said quit claim.

The cost of the Quit Claim Deed would be \$150 plus HST. The owners of civic no. 2 18<sup>th</sup> Street are responsible for providing a survey satisfactory to the City.

## Key Considerations/Implications:

1. Budget/Financial Implications:
  - a. The City would receive \$150.00 + HST for the preparation of the Quit Claim Deed.
2. Partners or Other Stakeholders: N/A
3. Alignment with Strategic Directions/Adopted Plans:
  - a. An Effective City
4. Legal or Policy Implications:
  - a. Quit Claim Deed will have to be prepared. Purchasers to provide survey at their own expense.

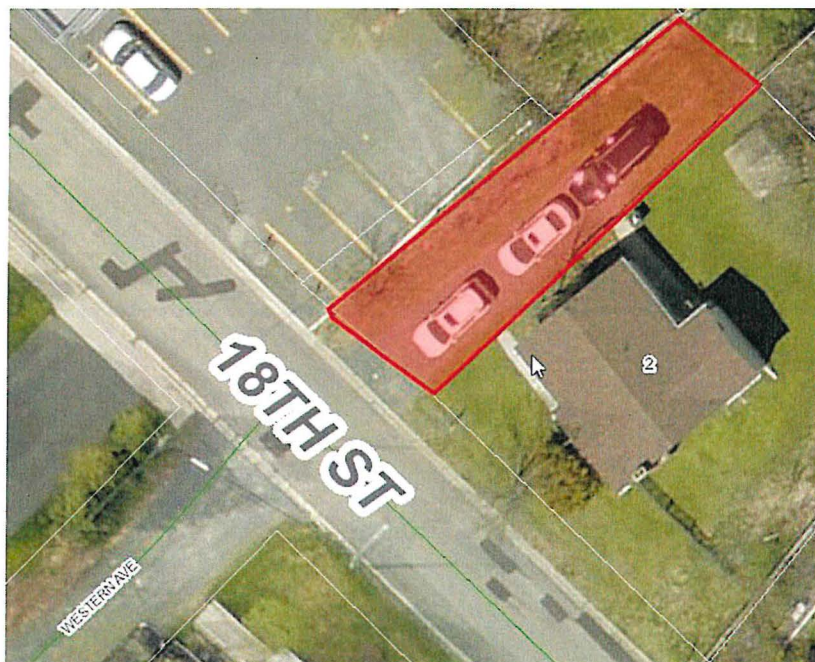
- 5. Privacy Implications: N/A
- 6. Engagement and Communications Considerations: N/A
- 7. Human Resource Implications: N/A
- 8. Procurement Implications: N/A
- 9. Information Technology Implications: N/A
- 10. Other Implications: N/A

**Recommendation:**

It is recommended that Council approve the quit claim of the strip of land adjacent to civic no. 2 18<sup>th</sup> Street, as shown in red on the diagram below.

**Prepared by/Date:** Andrew Woodland, January 16, 2020  
**Reviewed by/Date:** Cheryl Mullett, January 16, 2020  
**Approved by/Date:** Cheryl Mullett, January 16, 2020

**Attachment:**





# DECISION/DIRECTION NOTE – Regular Meeting

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**Title:** Sale of City Land – front of 84 Topsail Road

**Date Prepared:** January 16, 2020

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

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

**Ward:** Ward 3

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## **Decision/Direction Required:**

Recommendation on the sale of City land at the front of 84 Topsail Road, as shown in red on the attached diagram.

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

The owner of 84 Topsail Road has approached the City requesting to purchase the parcel of land between his property and the back of the sidewalk. This request was circulated amongst the required City departments with no objections noted.

The purchase price has been established at a rate of \$6.00 per square foot, plus HST and administrative fees. The exact area requested will be confirmed by a survey which will be provided by the property owner.

Certain stipulations have been discussed with the property owner. Namely, should he wish to develop the front of his property, he will be required to acquire the appropriate permits and to landscape 50% of the land. He has also been advised that the survey is to commence .75 meters behind the sidewalk.

## **Key Considerations/Implications:**

1. Budget/Financial Implications:
  - a. City to received \$6.00 per square foot for the sale of the land, plus administrative fees.
2. Partners or Other Stakeholders:
  - a. N/A
3. Alignment with Strategic Directions/Adopted Plans:
  - a. An Effective City
4. Legal or Policy Implications:
  - a. A Deed of Conveyance will have to be prepared.
5. Privacy Implications:

# ST. JOHN'S

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

**Recommendation:**

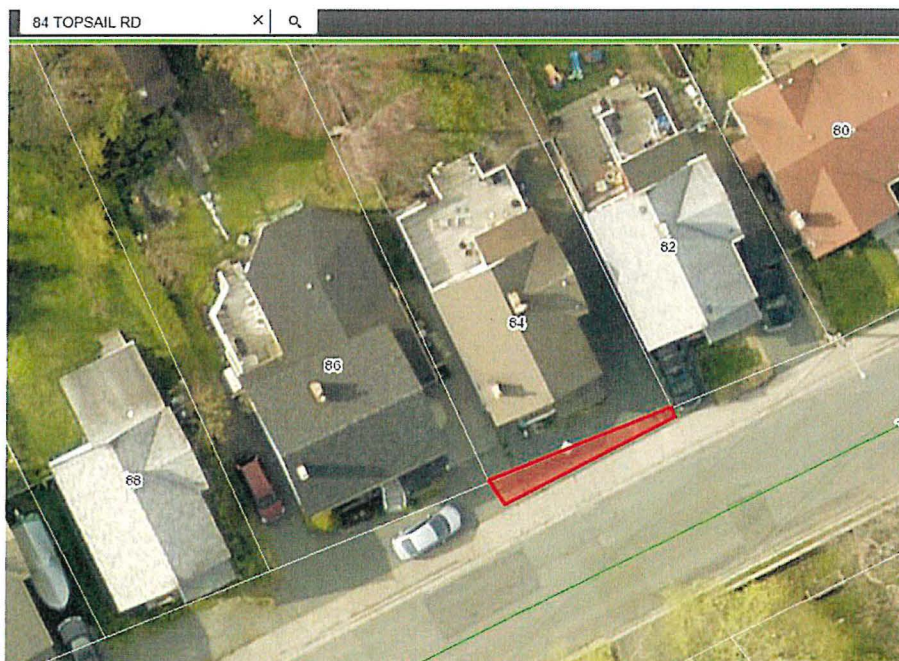
It is recommended that Council approve the sale of City land at the front of 84 Topsail Road, as shown in red on the diagram below.

**Prepared by/Date:** Andrew Woodland, January 16, 2020

**Reviewed by/Date:** Cheryl Mullett, January 16, 2020

**Approved by/Date:** Cheryl Mullett, January 16, 2020

**Attachments:**



# DECISION/DIRECTION NOTE

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**Title:** Travel / Mayor Breen – CERA Week

**Date Prepared:** January 16, 2020

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Dave Lane / Finance and Administration

**Ward:** N/A

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## **Decision/Direction Required:**

Seeking approval from Council for Mayor Breen to travel to Houston, Texas from March 9 to 13, 2020 to attend the CERA Week Conference.

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

CERA Week convenes a community from across the energy and technology industries. Participants connect with peers and address high-level issues affecting the energy future. The attendees include executives from various energy companies, including several from this province as well as senior policy officials from many countries including Canada. Additionally, those attending will include technology, mobility, industrial and utilities CEOs, innovators, financial and investments community, start-up business and thought leaders.

Mayor Breen has been invited to participate in a panel discussion as part of the work energy city partnership negotiated relationship with CERA Week. It provides a great opportunity to relay the message about the business, energy sector to a significant audience. As part of this negotiated relationship with, the City will have free passes to participate/attend.

## **Key Considerations/Implications:**

1. Budget/Financial Implications:
  - Money is available under the budget for Mayor and Council travel.
2. Partners or Other Stakeholders:
  - Mayor and Council
  - Residents
  - CERA Week attendees
3. Alignment with Strategic Directions/Adopted Plans: N/A
4. Legal or Policy Implications: N/A



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

**Recommendation:**

That Council approve Mayor Breen's travel to Houston, Texas from March 9 to 13, 2020 to attend the CERA Week Conference.

# DECISION/DIRECTION NOTE

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**Title:** Travel / Council – Conference - Federation of Canadian Municipalities

**Date Prepared:** January 16, 2020

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Dave Lane / Finance and Administration

**Ward:** N/A

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**Decision/Direction Required:**

Seeking approval for Mayor Breen and Councillors Burton, Korab and Jamieson to attend the Annual Conference and Trade Show of the Federation of Canadian Municipalities (FCM) in Toronto, Ontario from June 4 to 7, 2020.

**Discussion – Background and Current Status:**

The Annual Conference and Trade Show of FCM is being held in Toronto, Ontario from Jun 4 to 7, 2020.

It is Canada's largest gathering of municipal leaders and provides an opportunity to learn, network, influence, exchange and achieve.

The City is a member of FCM.

**Key Considerations/Implications:**

1. Budget/Financial Implications:
  - All associated costs are available under the budget for Mayor and Council travel.
2. Partners or Other Stakeholders:
  - Federation of Canadian Municipalities (FCM)
3. Alignment with Strategic Directions/Adopted Plans: N/A
4. Legal or Policy Implications: N/A
5. Privacy Implications: N/A

6. Engagement and Communications Considerations: N/A

7. Human Resource Implications: N/A

8. Procurement Implications: N/A

9. Information Technology Implications: N/A

10. Other Implications: N/A

**Recommendation:**

That Council approve for Mayor Breen and Councillors Burton, Korab and Jamieson to attend the Annual Conference and Trade Show of the Federation of Canadian Municipalities (FCM) in Toronto, Ontario from June 4 to 7, 2020.