

**AGENDA  
REGULAR MEETING**

**Monday, February 3, 2020  
4:30 p.m.**

**ST. JOHN'S**

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# MEMORANDUM

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January 31, 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, February 3, 2020 at 4:30 p.m.**

By Order



Elaine Henley  
City Clerk

# ST. JOHN'S

CITY MANAGER

# ST. JOHN'S

## Regular Meeting - City Council Agenda

February 3, 2020

4:30 p.m.

4th Floor City Hall

### Pages

1. CALL TO ORDER
2. PROCLAMATIONS/PRESENTATIONS
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5. BUSINESS ARISING FROM THE MINUTES
  - 5.1 Snow Clearing (Amendment No. 1-2020) By-law 14

At the Regular Meeting of Council held January 27, 2020, Councillor Froude gave notice of his intent to introduce a motion to amend the St. John's Snowclearing By-law.
6. NOTICES PUBLISHED

6.1	48 Kenmount Road - Commercial Regional (CR) Zone - Ward 4	16
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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

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## 11. TENDERS/RFPS

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12. NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS
13. OTHER BUSINESS
14. ADJOURNMENT

# Proclamation

**Canadian Council of the Blind – E.A. Baker Club/Vision Loss Social,  
Recreational & Advocacy & Inclusion  
2020 White Cane Week  
February 2 – 8, 2020**

**WHEREAS**, the first week of February 2020 is recognized as White Cane Week; and

**WHEREAS**, White Cane Week aims to remind all Canadians that the traditional white cane is a symbol of independence, not dependence and that a lack of sight is not a lack of vision, and

**WHEREAS**, this is the 74<sup>th</sup> year that this public awareness program has taken place in Canada and reflects the changing situations of people with Vision Loss; and

**WHEREAS**, White Cane Week is a program of the Canadian Council of the Blind which has acted as “the voice of the blind” for over 74 years; and

**WHEREAS**, Canadian Council of the Blind asks that service providers remove barriers that limit the fullness of life for our fellow citizens with Vision Loss; and

**THEREFORE**: I, Mayor Danny Breen, do hereby proclaim the week of **February 2 - 8, 2020 as White Cane Week.**

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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 27, 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
- Lynnann Winsor, Deputy City Manager of Public Works
- Elaine Henley, City Clerk
- Ken O'Brien, Chief Municipal Planner
- Shanna Fitzgerald, Legislative Assistant
- Susan Bonnell, Manager - Communications & Office Services
- Linda Bishop, Senior Legal Counsel

### **Land Acknowledgement**

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

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

1. **CALL TO ORDER**

2. **PROCLAMATIONS/PRESENTATIONS**

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

3. **APPROVAL OF THE AGENDA**

3.1 **Adoption of Agenda**

**SJMC-R-2020-01-27/28**

**Moved By** Councillor Jamieson

**Seconded By** Councillor Korab

That the Agenda 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)**

4. **ADOPTION OF THE MINUTES**

4.1 **Adoption of Minutes - January 13, 2020**

**SJMC-R-2020-01-27/29**

**Moved By** Councillor Collins

**Seconded By** Councillor Stapleton

That the minutes of January 13, 2020 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**

5.1 **1 Clift's-Baird's Cove - MPA1900005**

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.

Councillor Burton introduced a motion that was contrary to the recommendation of staff.

**SJMC-R-2020-01-20/30**

**Moved By** Councillor Burton

**Seconded By** Councillor Jamieson

That Council reject the application for 1 Cliff's-Baird's Cove.

For (5): Deputy Mayor O'Leary, Councillor Burton, Councillor Lane, Councillor Jamieson, and Councillor Froude

Against (6): Mayor Breen, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Korab, and Councillor Collins

**MOTION LOST (5 to 6)**

**SJMC-R-2020-01-27/31**

**Moved By** Councillor Hanlon

**Seconded By** Councillor Korab

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.

Further, 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.

For (6): Mayor Breen, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Korab, and Councillor Collins

Against (5): Deputy Mayor O'Leary, Councillor Burton, Councillor Lane, Councillor Jamieson, and Councillor Froude

**MOTION CARRIED (6 to 5)**

**6. NOTICES PUBLISHED**

**7. COMMITTEE REPORTS**

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

Event: Hypothermic Half Marathon

Date: February 9, 2020

Detail: Road Race - Running Room

Councillor Jamieson provided an update to Council stating that due to recent snowfall and the State of Emergency and road conditions this event will be postponed until the spring with date TBD.

**7.2 Development Committee Report - January 14, 2020**

**1. Request for Building Line Setback - DEV1900240 - 7 Waterford Heights South**

**SJMC-R-2020-01-27/32**

**Moved By** Councillor Burton

**Seconded By** Councillor Collins

That Council approve the 10 metres Building Line setback for 7 Waterford Heights South.

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

**SJMC-R-2020-01-27/33****Moved By** Councillor Burton**Seconded By** Deputy Mayor O'Leary

That Council approve the 65 metres Building Line setback for 18 International Place.

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. **Request for Building Line Setback - INT1900131 - 63 Savannah Park Drive**

**SJMC-R-2020-01-27/34****Moved By** Councillor Burton**Seconded By** Councillor Stapleton

That Council approve the 9.69 metres Building Line setback for 63 Savannah Park Drive.

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)**

4. **Request to Re-establish Building Line - INT2000003 - 73 Golf Avenue**

**SJMC-R-2020-01-27/35****Moved By** Councillor Burton**Seconded By** Councillor Hickman

That Council approve the 0.37 metres Building Line setback for 73 Golf Avenue.

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 January 9-15, 2020**

Council considered the above noted for information.

**9. BUILDING PERMITS LIST****9.1 Building Permits List for the Period January 9 - 15, 2020**

**SJMC-R-2020-01-27/36**

**Moved By** Councillor Stapleton

**Seconded By** Councillor Jamieson

That Council approve the Building Permits List for the Period January 9 - 15, 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 for the Week Ending January 15, 2020**

**SJMC-R-2020-01-27/37**

**Moved By** Councillor Jamieson

**Seconded By** Councillor Hanlon

That Council approve the Weekly Payment Vouchers for the week ending January 15, 2020 in the amount of \$7,351,337.71.

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 Departmental Approval Request 1272-52533 - Software**

**SJMC-R-2020-01-27/38**

**Moved By** Councillor Lane

**Seconded By** Councillor Froude

That this request be awarded 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.

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 RFP 2019262 - Printing and Induction of City Guide**

**SJMC-R-2020-01-27/39**

**Moved By** Councillor Lane

**Seconded By** Councillor Korab

That RFP 2019262 be awarded to Advocate Printing in the amount of \$170,232.00 based on an evaluation of the proposals by the City's evaluation team as per the Public Procurement Act.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Lane, Councillor Hickman, Councillor Stapleton, Councillor Jamieson, Councillor Korab, Councillor Froude, and Councillor Collins  
Against (1): Councillor Hanlon

**MOTION CARRIED (10 to 1)**

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

**12.1 Notice of Motion - Snowclearing By-Law**

Councillor Froude gave the following Notice of Motion:

**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 27 day of January, 2020.

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Councillor Ian Froude

**13. OTHER BUSINESS**

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

**SJMC-R-2020-01-27/40**

**Moved By** Councillor Froude

**Seconded By** Deputy Mayor O'Leary

That Council approve the quit claim of the strip of land at the front of 1180-1195 Portugal Cove 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)**

**13.2 Quit Claim Deed - City claimed land adjacent to civic no. 2 18th Street**

**SJMC-R-2020-01-27/41**

**Moved By** Councillor Korab

**Seconded By** Councillor Hanlon

That Council approve the quit claim of the strip of land adjacent to civic no. 2 18<sup>th</sup> Street.

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 Sale of City Land - front of 84 Topsail Road**

**SJMC-R-2020-01-27/42**

**Moved By** Councillor Korab

**Seconded By** Councillor Hickman

That Council approve the sale of City land at the front of 84 Topsail 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)**

**13.4 Travel / Mayor Breen – CERA Week**

**SJMC-R-2020-01-27/43****Moved By** Councillor Hanlon**Seconded By** Councillor Stapleton

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

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)****13.5 Travel / Council – Conference - Federation of Canadian Municipalities****SJMC-R-2020-01-27/44****Moved By** Councillor Stapleton**Seconded By** Councillor Hickman

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.

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 5:44 pm.

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MAYOR

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CITY CLERK

### **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 27 day of January, 2020.

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COUNCILLOR

# ST. JOHN'S



**BY-LAW NO.**

**ST. JOHN'S SNOW CLEARING (AMENDMENT NO. 1-2020) BY-LAW**

**PASSED BY COUNCIL FEBRUARY \_\_\_\_\_, 2020**

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Under and by virtue of the powers conferred by the Highway Traffic Act, RSNL 1990, Chapter H-3, as amended, pursuant to a delegation of power by the Minister of Works, Services and Transportation dated April 27, 1990, pursuant to an approval of the Minister of Works, Services and Transportation dated April 12, 1996, pursuant to the powers vested in it pursuant to the City of St. John's Act, RSNL 1990, c.C-17, as amended, and all other powers enabling it, the City of St. John's enacts the following By-Law relating to snow clearing in the City of St. John's.

**BY-LAW**

1. This By-Law may be cited as the St. John's Snow Clearing (Amendment No. 1-2020) By-Law.
2. The St. John's Snow Clearing By-Law is amended by adding the following as section 4.1:  
  
"4.1 Notwithstanding section 4, the Deputy City Manager – Public Works and Parks may vary the times prescribed in section 4 so as to provide for an extended period of time, to a maximum of 24 hours in a day, that a person shall not park a motor vehicle or trailer on a street, and it shall be an offence to park a motor vehicle or trailer on a street during such extended period of time."

**IN WITNESS WHEREOF** the Seal of the City of St. John's has been hereunto affixed and this By-Law has been signed by the Mayor and City Clerk this \_\_\_\_\_ day of February, 2020.

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MAYOR

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CITY CLERK

## NOTICES PUBLISHED

Applications which have been advertised in accordance with the requirements of Section 5.5 of the St. John's Development Regulations and which are to be considered for approval by Council at the **Regular Meeting of Council on January 6, 2020.**

Ref #	Property Location/ Zone Designation And Ward	Application Details	Submissions Received	Planning and Development Division Notes
2	<b>48 Kenmount Road</b>  Commercial Regional (CR) Zone  Ward 4	<p><b>Application</b> A Discretionary Use application has been submitted by Cineplex Entertaining LP. requesting permission to operate a Lounge at 48 Kenmount Road.</p> <p><b>Description</b> 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.</p>	2 Submissions Received	It is recommended to approve the application subject to all applicable City requirements

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

G:\Planning and Development\Planning\Notices Published\2020\01 -January 6 2020.docx

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

## Elaine Henley

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**From:** Elaine Henley  
**Sent:** Monday, December 30, 2019 11:49 AM  
**To:** [REDACTED]; CityClerk; Planning; CouncilGroup  
**Cc:** Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Gerard Doran; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett  
**Subject:** RE: application by Cineplex requesting permission to operate a Lounge at 48 Kenmount Road.

Good Morning [REDACTED]:

We thank you for your feedback and advise that your concerns will be referred to Council, along with all other submissions, for consideration prior to reaching its final decision on this application.

*Elaine Henley*

Elaine Henley  
City Clerk  
t. 576-8202  
c. 691-0451

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**From:** [REDACTED]  
**Sent:** Thursday, December 12, 2019 2:51 PM  
**To:** CityClerk <cityclerk@stjohns.ca>; Planning <planning@stjohns.ca>; CouncilGroup <councilgroup@stjohns.ca>  
**Subject:** application by Cineplex requesting permission to operate a Lounge at 48 Kenmount Road.

Good Thursday Afternoon.

[REDACTED] I am putting in my  
complain about the Cineplex Entertaining Theatre.

This should be a common sense one the answer should already be NO. This should not be even up on the St John's Site asking the public of St John's Newfoundland and Labrador for our opinions on this matter. The Cineplex Entertaining theatre in the Avalon Mall St John's Newfoundland and Labrador wants the city Councillors of St John's to approve to have a license to allow alcohol Beverages to be brought in the Cineplex Entertaining Theatre while watching a movie.

This can go many ways very bad ways:

1) Just say for example that a young women who is a teenager under the age of 17 behind her parents knowledge went out with a college or university man they end up at the Empire theatre and he buys alcohol for both of them. The Cineplex Entertaining Theatre does not know that they are together or does the Cineplex Entertaining Theatre know he buying alcohol for the both of them. Any stangers that will prey on children or teenagers this will be a great tool for them to harm or put something in the drinks. or give them a drink without them knowing it alcohol.

This will turn out very badly and it should not be the Cineplex Entertaining Theatre responsibility to after this incident has happen. It should be the City councillors responsibility (they are the ones who approved of this. The City of St John's Councillors should be the ones charged with giving a underage minor alcohol beverages these are the people that should be charged: Mayor Danny Breen, Deputy Mayor Sheilagh O'Leary, Councillor Deanne Stapleton, Councillor Hope Jamieson, Councillor Jamie Korab, Councillor Ian Froude, Councillor Wally Collins, Councillor Maggie Burton, Councillor Dave Lane, Councillor Sandy Hickman, Councillor Debbie Hanlon.

2) There are people who are in AA (Alcoholics Anonymous) and in Celebrate recovery who really wants to get recovered and get their life in better shape. Now that this Cineplex Entertaining Theatre wants to turn this family entertainment into a Alcohol place where there are kids and minors and people that likes to enjoy the movie with having to worry about his now can't eve go without supervision cause of the alcohol that this will brought into the Cineplex Entertaining Theatre of the Avalon Mall. The People that are in Recovery now can't seem to go anywhere anymore to enjoy something. The City Councillors will destory everything in power that does not suit them at all cost. Don't matter where it is and what kind of things happen there. This is the nothing but the truth.

[REDACTED] of St John's Newfoundland and Labrador.

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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

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**From:** CityClerk  
**Sent:** Friday, December 6, 2019 12:18 PM  
**To:** [REDACTED]; CityClerk  
**Cc:** Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Gerard Doran; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning  
**Subject:** RE: Application - 48 Kenmount Road (Cineplex)

Good Morning [REDACTED]:

Prior to registering your email as a submission and providing it to Council for consideration, I have copied Planning, Engineering and Regulatory Services for a response to the questions posed.

Once a response is received, you can advise whether you want your concerns noted.

*Elaine Henley*

Elaine Henley  
City Clerk  
t. 576-8202  
c. 691-0451

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**From:** [REDACTED]  
**Sent:** Friday, December 6, 2019 9:26 AM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** Re: Application - 48 Kenmount Road (Cineplex)

Where in the "cinema area" will the lounge be? The area where people buy movie popcorn? There is already alcohol sold in the Rec Room. If the "cinema area" is the seating area near where people buy popcorn I don't think this is necessary. It's nice to keep some public spaces alcohol free for families and also for people who struggle with alcohol addiction. If someone wants a drink, the Rec Room is a more appropriate space.

On Dec 6, 2019, at 9:16 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

Tue, 2019/12/17 - 9:30am

Application - 48 Kenmount Road (Cineplex)

**Application**

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

**Description**

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.

**Comment By**

9:30 a.m. Tuesday, December 17, 2019

**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).

**Council Decision Date**

Monday, January 6, 2020

**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).

**[Location Map](#)**

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# **ST. JOHN'S**

## **Report of Committee of the Whole - City Council**

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

**January 15, 2020, 9:00 a.m.**

**Present:** Mayor Danny Breen  
Councillor Maggie Burton  
Councillor Debbie Hanlon  
Councillor Deanne Stapleton  
Councillor Hope Jamieson  
Councillor Jamie Korab  
Councillor Ian Froude  
Councillor Wally Collins

**Regrets:** Deputy Mayor Sheilagh O'Leary  
Councillor Dave Lane  
Councillor Sandy Hickman

**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  
Elaine Henley, City Clerk  
Ken O'Brien, Chief Municipal Planner  
Shanna Fitzgerald, Legislative Assistant  
Susan Bonnell, Manager - Communications & Office Services

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### **Community Services - Councillor Jamie Korab**

#### **a. Inclusion Advisory Committee Report - October 30, 2019**

##### **Accessible Parking in Churchill Square**



**Recommendation****Moved By** Councillor Stapleton**Seconded By** Councillor Froude

That the revised parking plan based on feedback from Service NL, noted as Alternative 3, be forwarded to Council for approval.

For (8): Mayor Breen, Councillor Burton, Councillor Hanlon, Councillor Stapleton, Councillor Jamieson, Councillor Korab, Councillor Froude, and Councillor Collins

**MOTION CARRIED (8 to 0)**

**Planning & Development - Councillor Maggie Burton****a. Built Heritage Experts Panel Report - December 11, 2019****Door and Garage Door Styles in Heritage Areas****Recommendation****Moved By** Councillor Burton**Seconded By** Councillor Jamieson

That Council proceed in preparing a heritage information sheet dealing with acceptable door and garage door styles in Heritage Areas.

For (8): Mayor Breen, Councillor Burton, Councillor Hanlon, Councillor Stapleton, Councillor Jamieson, Councillor Korab, Councillor Froude, and Councillor Collins

**MOTION CARRIED (8 to 0)**

**b. Proposed Small Cell Antenna Installations - Rogers Communications  
- Various City Structures - INT200001****Recommendation****Moved By** Councillor Burton**Seconded By** Councillor Hanlon

That Council approve the use of Small Cell antennas on City buildings where deemed appropriate upon consultation with the appropriate City department. As well, it is recommended to exempt these Small Cell antennas from the City's public notification process in keeping with the

protocols of Industry Canada. The draft master agreement will return to Council when complete.

For (8): Mayor Breen, Councillor Burton, Councillor Hanlon, Councillor Stapleton, Councillor Jamieson, Councillor Korab, Councillor Froude, and Councillor Collins

**MOTION CARRIED (8 to 0)**

**c. Proposed Dwelling - Comprehensive Development Area (CDA) -Signal Hill - 164 Signal Hill Road**

**Recommendation**

**Moved By** Councillor Burton

**Seconded By** Councillor Hanlon

That the application be referred to the Built Heritage Experts Panel for comment on the size of the building.

For (8): Mayor Breen, Councillor Burton, Councillor Hanlon, Councillor Stapleton, Councillor Jamieson, Councillor Korab, Councillor Froude, and Councillor Collins

**MOTION CARRIED (8 to 0)**

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Mayor

# INFORMATION NOTE

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**Title:** Accessible Parking in Churchill Square

**Date Prepared:** 2019.10.16

**Report To:** Inclusion Advisory Committee

**Councillor and Role:** Councillor Deanne Stapleton, Council Champion

**Ward:** 4

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## **Issue:**

Provide an opinion to Council on the preferred approach to accessible parking locations at Churchill Square.

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

On January 24th, 2019 Service NL issued an order (attached BA Order#30540 Churchill Square) to redesign Churchill Square parking based on the Building's Accessibility Act which states:

### **Parking**

8. (1) In a parking area provided for a building there shall be at least one accessible parking space or 6% of the total number of parking spaces, whichever is greater, designed and designated for use by persons with disabilities.
- (2) In each parking area at least one in every 6 accessible parking spaces shall be a van-sized accessible parking space.
- (3) Where a parking area only has one accessible parking space it shall be a van-sized accessible parking space.

The City prepared a parking plan to complete this work (attached Churchill Square - New Accessible Parking) which was reviewed by Service NL. Based on this review the plan was modified to meet Service NL requirements (attached Churchill Square - New Accessible Parking 2019.02.27).

The City started the implementation of the approved parking plan in the summer of 2019. Following this City Council received complaints that unrestricted parking along the frontage of Terrace on the Square was displaced. In particular, the area labeled "Area 3" in the approved accessible parking plan. A concern with this displacement was that there are many elderly

# ST. JOHN'S

patrons of Terrace on the Square who would benefit from parking near the entrance to the building but do not hold an accessible parking permit.

The City enquired with Service NL if an alternative accessible parking plan would be acceptable to accommodate the concerns raised. This request was granted. A set of alternatives (attached Churchill Square - Alternative 2) was submitted to Service NL for their review. Service NL provided the opinion that the removals noted in red and replacements noted in pink would result in an acceptable alternative arrangement. The City has prepared a revised plan based on this feedback (attached Churchill Square - Alternative 3).

**Key Considerations/Implications:**

1. Budget/Financial Implications:  
Modest costs would be incurred to reconfigure pavement markings recently completed.
2. Partners or Other Stakeholders:  
N/A
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:  
This issue has previously been raised in local media.
7. Human Resource Implications:  
N/A
8. Procurement Implications:  
N/A
9. Information Technology Implications:  
N/A
10. Other Implications:  
N/A

**Conclusion/Next Steps:**

Forward an opinion to Council on this matter.

**Prepared by/Date:**

Garrett Donaher, Manager – Transportation Engineering

**Reviewed by/Date:**

Natalie Godden, Manager – Family & Leisure Services

**Approved by/Date:**

Jason Sinyard, Deputy City Manager – PERS

**Attachments:**

BA Order#30540 Churchill Square  
Churchill Square - New Accessible Parking  
Churchill Square - New Accessible Parking 2019.02.27  
Churchill Square - Alternative 2  
Churchill Square - Alternative 3

**BUILDING ACCESSIBILITY  
INSPECTOR'S ORDERS**

**No. 30540**

ST. JOHN'S (709) 729-1038  
HARBOR GRACE (709) 945-3107  
CLARENVILLE (709) 466-4060  
GANDER (709) 256-1420  
GRAND FALLS-  
WINDSOR (709) 292-4206  
CORNER BROOK (709) 637-2204  
HAPPY VALLEY-  
GOOSE BAY (709) 896-2661

DATE	DD 24	MM 01	YY 19	FILE	BA 30010
BUILDING	Churchill Square - Terrace on the Square				
ADDRESS	Rowan Street				
OWNER					
ADDRESS					
MUNICIPALITY	City of St. John's				
TYPE				CLASSIFICATION	
NEW	OTHER			✓ Accessible parking	NO. OF STORIES

FOR COMPLIANCE WITH THE BUILDINGS ACCESSIBILITY ACT AND REGULATIONS YOU ARE HEREBY ORDERED TO MAKE THE FOLLOWING CHANGES BY

THE 25<sup>th</sup> DAY OF February 20 19

- ① 6% of Parking Spaces required to be designated as Accessible parking conforming to Section (14) & (15) of the B.A. schedule
- ② Accessible Parking spaces shall be on the shortest Accessible route to the principal entrances of the Building as per Section (14).(1).(a)

**SECTION 17: WHERE A PERSON IS AGGRIEVED BY THIS ORDER, THAT PERSON MAY APPEAL TO THE DIRECTOR, IN WRITING WITHIN (7) DAYS.**

THIS BUILDING IS ☐ ACCEPTABLE ☒ NOT ACCEPTABLE

*T. Thorne*

Inspector's Signature

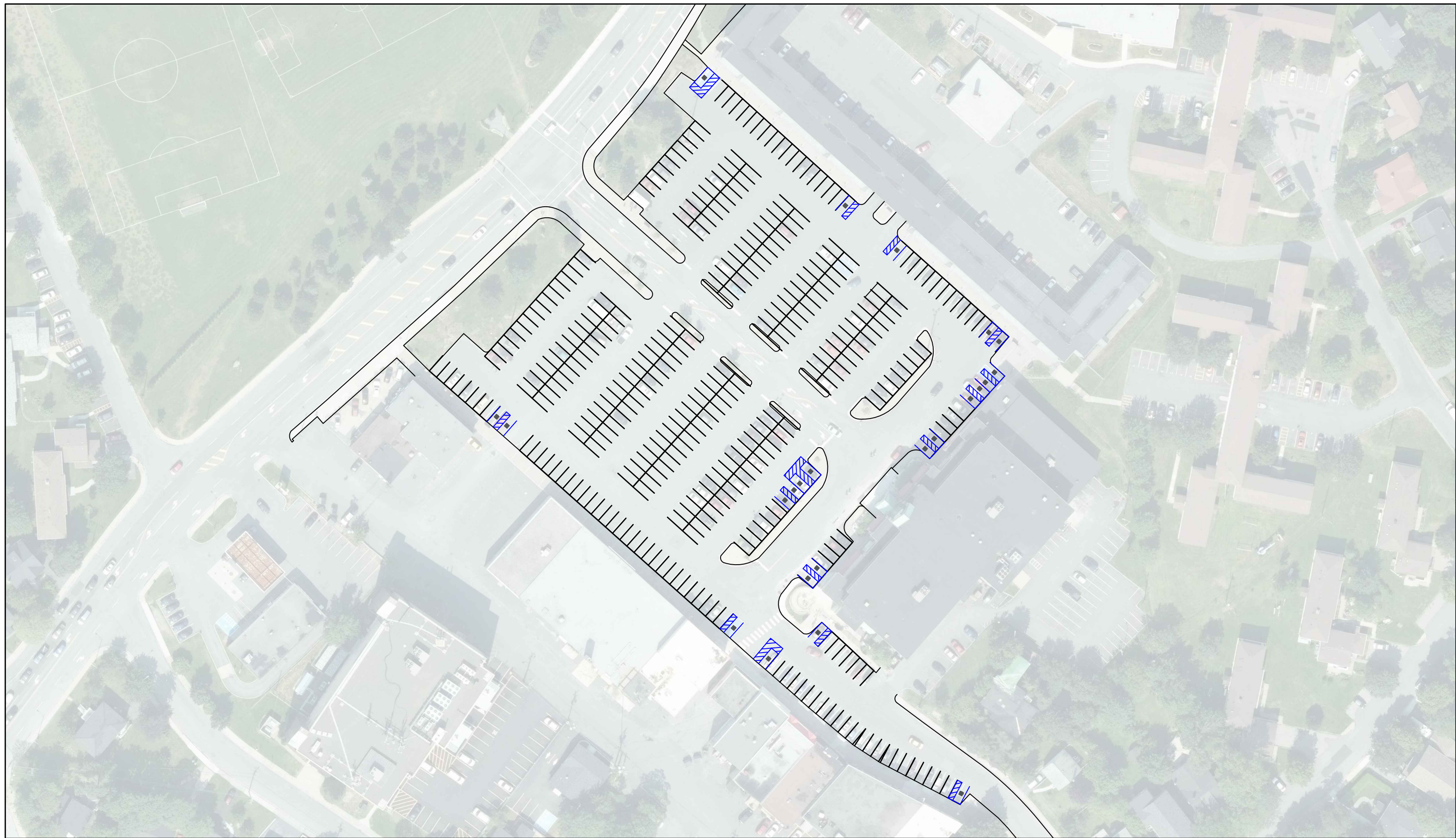
RECEIVED BY \_\_\_\_\_ DATE \_\_\_\_\_

I CERTIFY THAT THE FOREGOING ORDER(S) HAVE BEEN COMPLETED

DATE \_\_\_\_\_ SIGNATURE OF OWNER \_\_\_\_\_

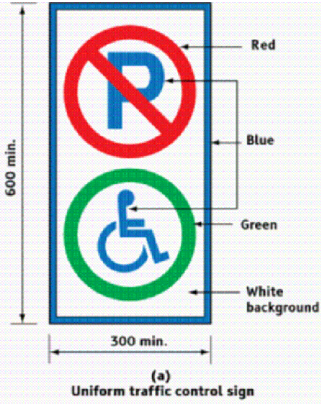
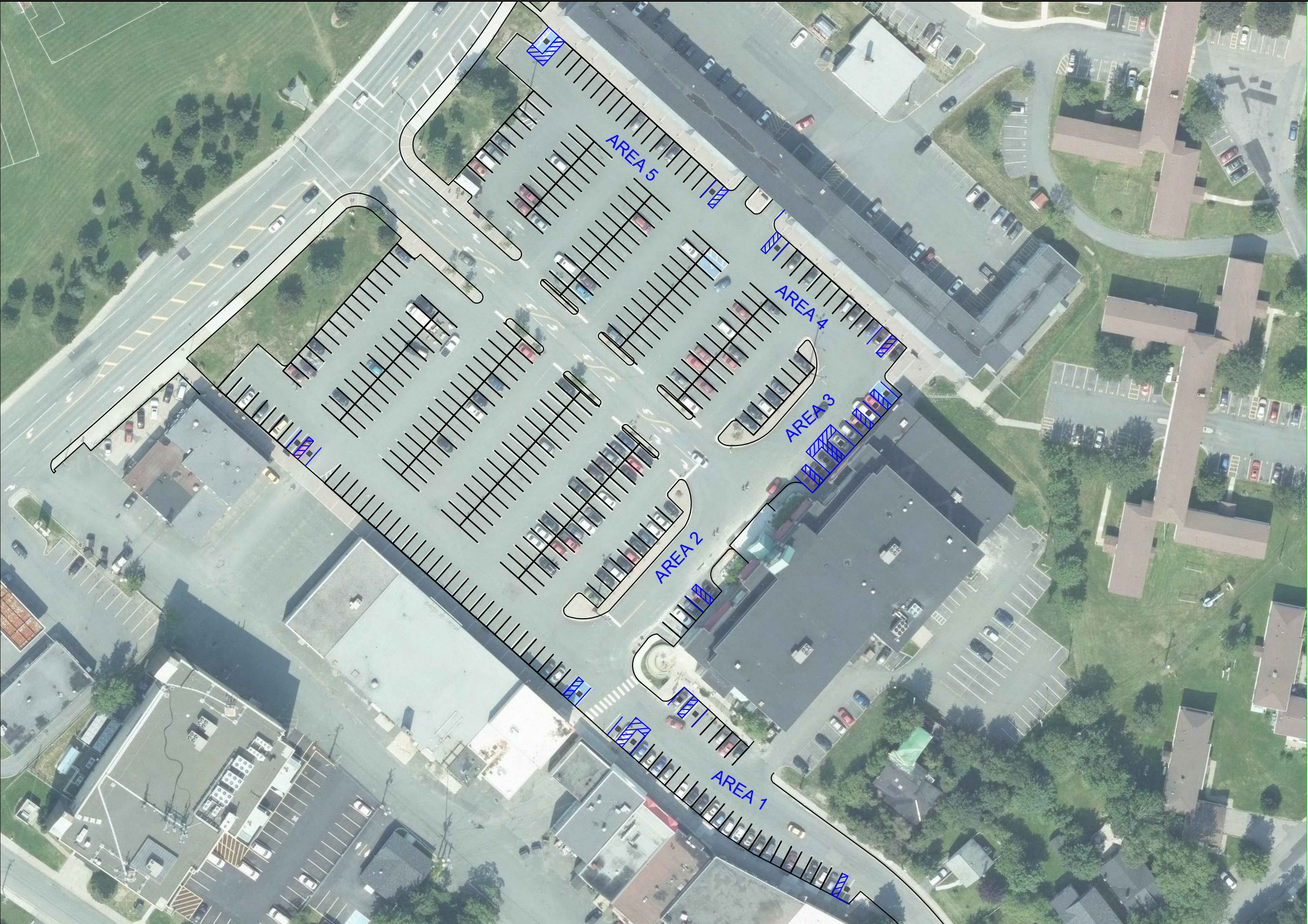
**ANY PERSON WHO MAKES A FALSE STATEMENT IS LIABLE FOR PROSECUTION UNDER SECTION 33 OF THE BUILDINGS ACCESSIBILITY ACT.**



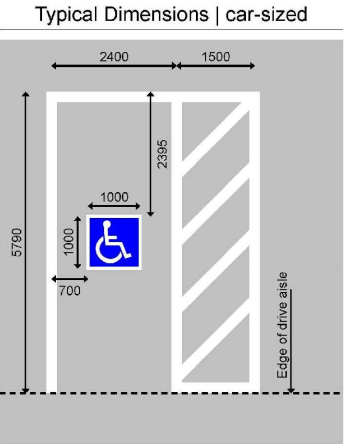


			DRAWN:	DWG. NO.:	PARKING LOT REALIGNMENT  CHURCHILL SQUARE NEW ACCESSIBLE PARKING
			PDH		
			CHKD.:	APPD.:	
			DATE:	SCALE:	
DATE	REVISIONS	NO.	FEB 12, 2019	1:1000	

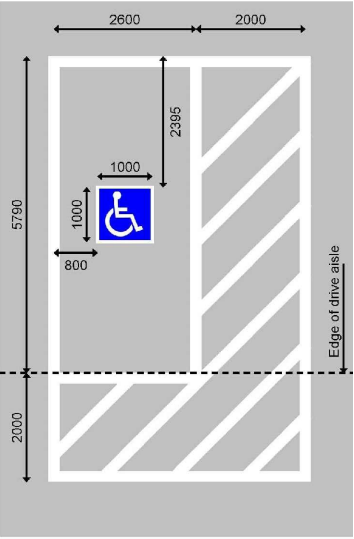




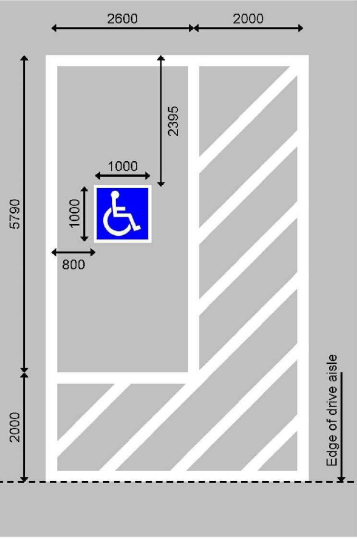
**NOTE:**  
This sign as to be installed directly in front of the Accessible Parking Space on a permanent post, building or structure at a height of 1500 mm from the ground or floor surface to the centre of the sign.



Constraint Allowance | van-sized

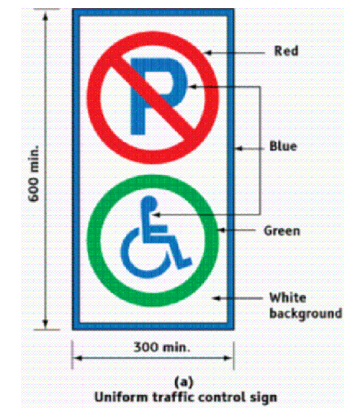
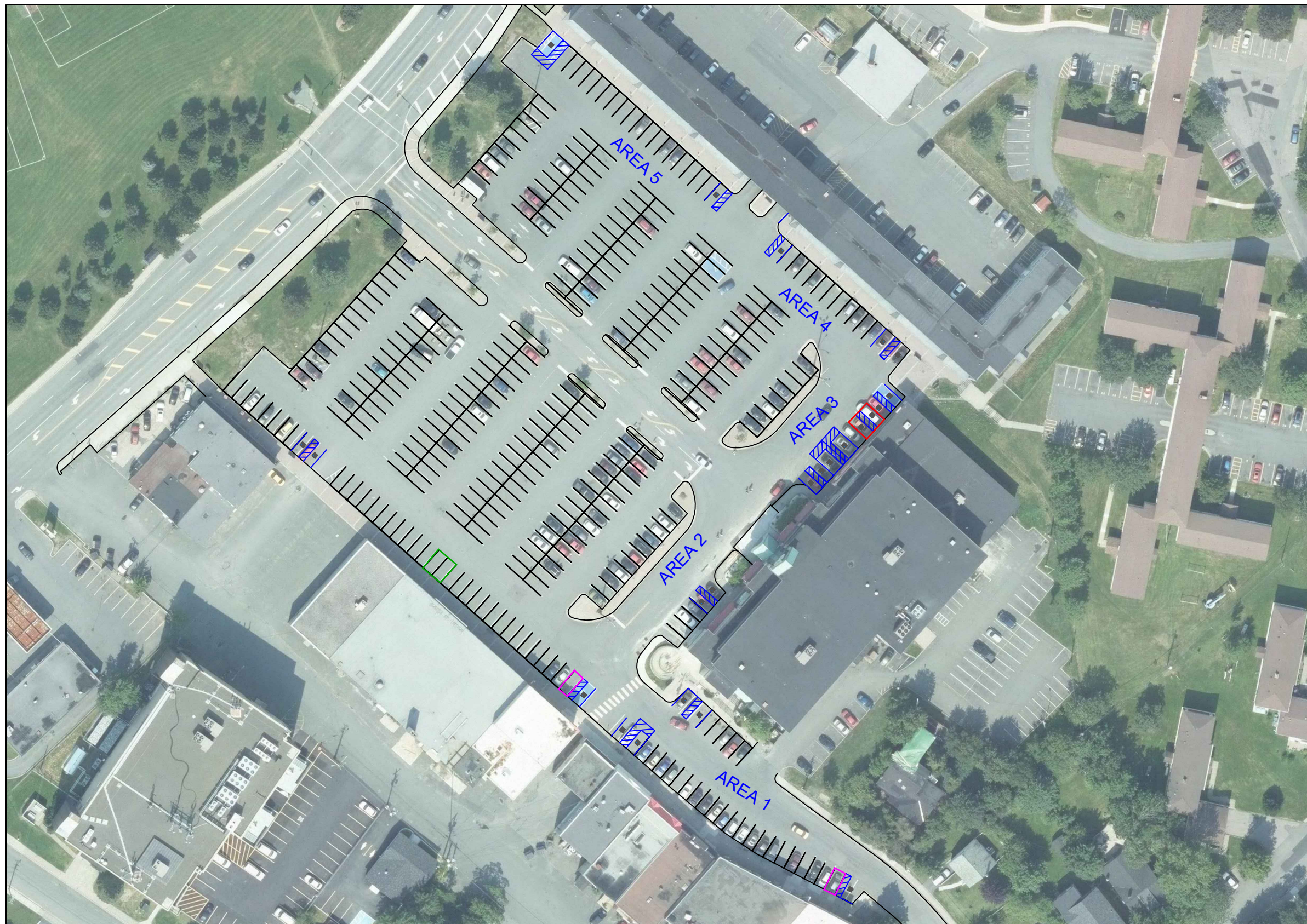


Typical Dimensions | van-sized

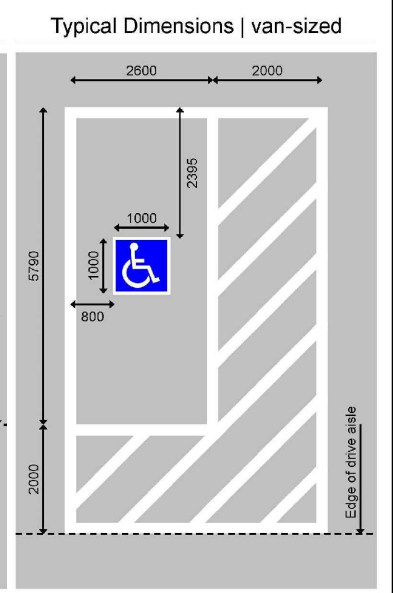
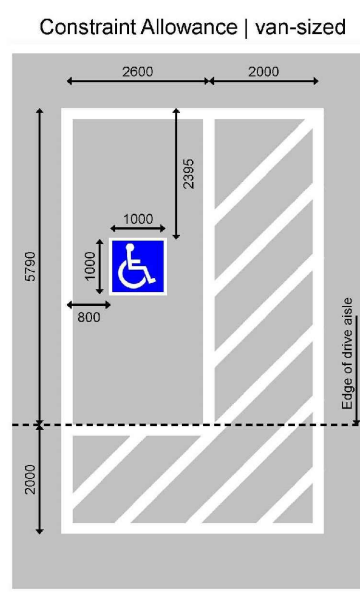
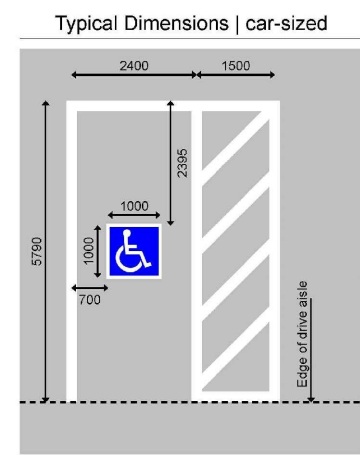


				DRAWN:	DWG. NO.:	PARKING LOT REALIGNMENT
				PDH		
				CKD.:	APPD.:	LOCATION:  CHURCHILL SQUARE NEW ACCESSIBLE PARKING ACF J 03 30
				DATE:	SCALE:	
				May 15, 2019	1:1000	
	DATE	REVISIONS	NO.			



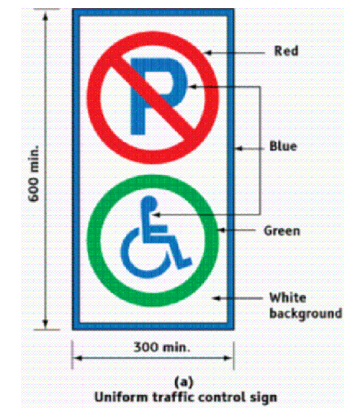
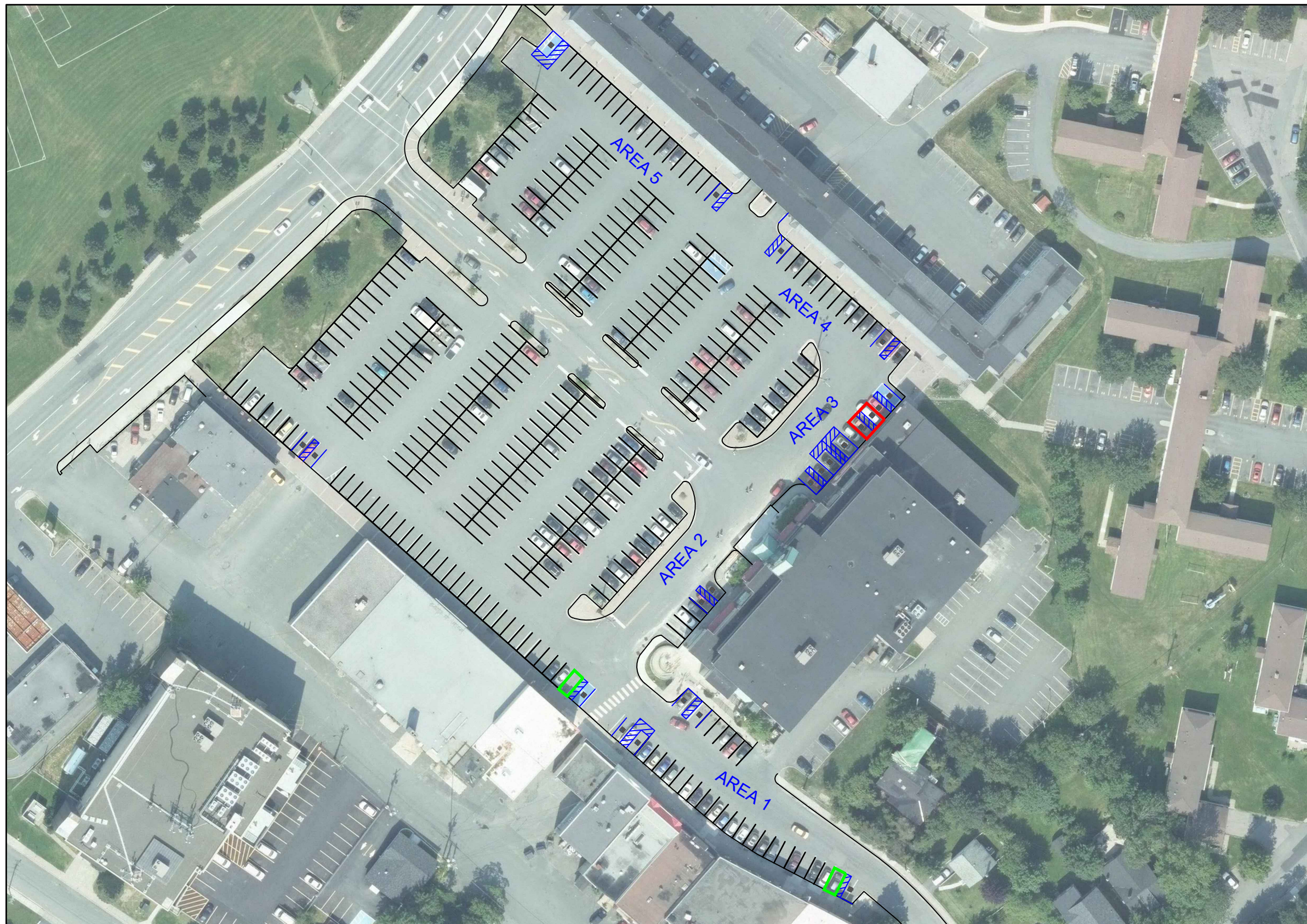


**NOTE:**  
This sign as to be installed directly in front of the Accessible Parking Space on a permanent post, building or structure at a height of 1500 mm from the ground or floor surface to the centre of the sign.

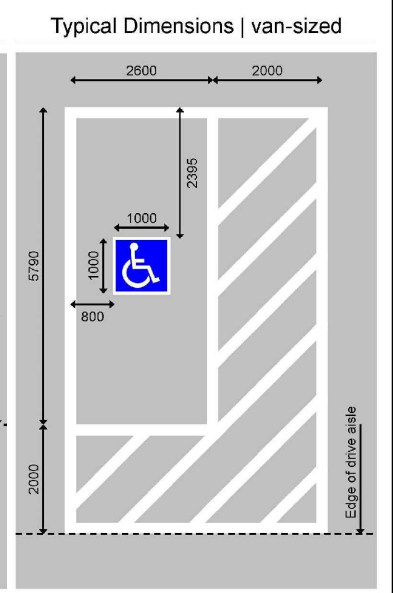
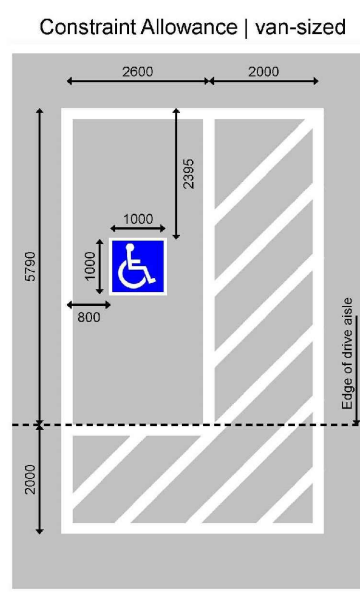
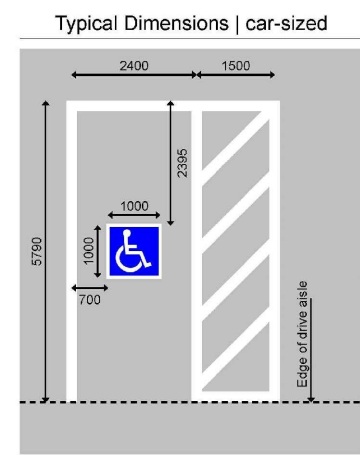


			DRAWN:	DWG. NO.:	PARKING LOT REALIGNMENT
			PDH		
			CKD.:	APPD.:	LOCATION:  CHURCHILL SQUARE NEW ACCESSIBLE PARKING ALT 2
			DATE: May 15, 2019	SCALE: 1:1000	
DATE	REVISIONS	NO.			





**NOTE:**  
This sign as to be installed directly in front of the Accessible Parking Space on a permanent post, building or structure at a height of 1500 mm from the ground or floor surface to the centre of the sign.



			DRAWN:	DWG. NO.:	PARKING LOT REALIGNMENT
			PDH		
			CKD.:	APPD.:	LOCATION:  CHURCHILL SQUARE NEW ACCESSIBLE PARKING ALT 3
			DATE: May 15, 2019	SCALE: 1:1000	
DATE	REVISIONS	NO.			32



# DECISION/DIRECTION NOTE

<b>Title:</b>	Door and Garage Door Styles in Heritage Areas
<b>Date Prepared:</b>	December 30, 2019
<b>Report To:</b>	Committee of the Whole
<b>Councillor &amp; Role:</b>	Councillor Maggie Burton, Planning and Development Lead
<b>Ward:</b>	All

**Decision/Direction Required:** To seek direction on door and garage door styles to be included in a Heritage Area information sheet.

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

From Section 5.9.4 Heritage Area Standards of the St. John's Development Regulations, door styles are required to maintain the period style of the streetscape. For garage doors in Heritage Area 1, only original carriage style garage doors are permitted, while Heritage Area 2 and 3 require the period style of the streetscape to be maintained. The City would like to prepare an information sheet for residents displaying appropriate period style doors and garage doors for residential dwellings in the Heritage Areas. The purpose is to give residents and contractors a visual of what door styles may be approved.

The matter was previously brought to the Built Heritage Experts Panel (BHEP) on August 14, 2019, as an Information Note. At that time the BHEP was presented with a variety of door and garage doors styles found in Heritage Areas which resulted in a discussion on appropriate door styles. From that meeting, the BHEP suggested the following door styles:

- 6-panel doors are acceptable as long as trim work is property applied.
- Restoration of existing wooden doors is preferred over replacement (e.g: 5 and 6-panel doors that are uncommon today).
- Consideration should be given to matching side panels.
- Glass oval inset doors should be allowed with the requirement that there must be 1/3 panel on bottom of door.
- Glass oval inset doors should include the under shelf (ledge) which can be manufactured separately and attached.
- Glass doors are recommended to be a minimum of half glass and a maximum of 2/3 glass, with a recommendation for plain glass. 3/4 glass doors that are the modern version of heritage doors with what looks like leaded glass could be allowed.
- Glass insets with grills should be true divided glass (individual panes) and not modern divided glass doors with applied grills.
- Doors in Heritage Area 1 should include more detailing around the door.

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It was suggested that the following should not be permitted in the Heritage Areas (note, this is not an inclusive list):

- Craftsman style doors.
- Doors with top half moon (sunburst) window.
- Multiple vertical paneled doors with glass inset.

Examples of Appropriate Door Styles In a Heritage Area	Examples of Door Styles that are Not Appropriate in a Heritage Area
	
	
	
	
	
	

Photos from  
Lowes.ca

The BHEP also discussed relatively easy ways in which “off the shelf” modern doors could be customized to replicate heritage styles, for example, adding detailing or dentils under a half glass modern door. The information sheet could include suggestions on how to modify a modern door.

While the City does not intend to regulate the following, the information sheet could also contain the following recommendations:

- For doors with glass, plain glass is more suitable than frosted glass.
- In relation to storm doors, full glass design is preferred to allow the interior door to be seen from outside.

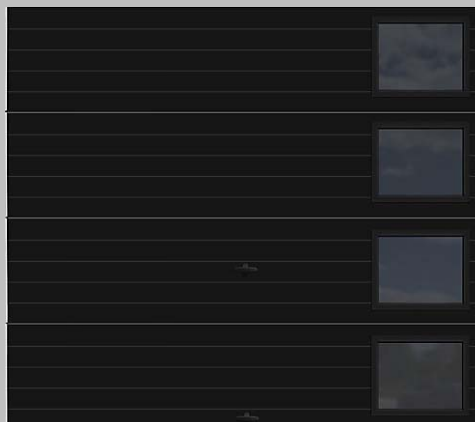
The BHEP suggested the following for garage doors:

- Multi-panel garage doors should be permitted;
- Glass could be permitted in the upper panels if it is plain glass and does not include grills.
- If there are hinge details (carriage style), the color of the hinge should be the same as the door.

#### Examples of Appropriate Garage Door Styles in a Heritage Area



#### Examples of Garage Door Styles that are Not Appropriate in a Heritage Area (photos copyright homedepot.ca)



Staff are preparing a draft Heritage By-Law. It is staff's intention to prepare a series of information sheets for the Heritage Areas following adoption of the Heritage By-Law. These may include information sheets on cladding, window styles, or roof styles. The door and garage door information sheet would be the first of this series.

The Panel agreed with the information in this Decision Note and recommended that Council proceed with a heritage fact sheet dealing with acceptable doors and garage door styles in Heritage Areas. Note, this information sheet will only deal with the door and garage door styles, and not their location or placement in a development.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Marketing and Communications Division, Inspection Services Division, residents and property owners in the Heritage Areas; and contractors who do work in the Heritage Areas.
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: Not applicable.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Once finalized, the information sheets will be distributed widely.
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 proceed in preparing a heritage information sheet dealing with acceptable door and garage door styles in Heritage Areas.

**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:** BHEP Report.

G:\Planning and Development\Planning\2020\COTW\Door and Garage Door Styles - COTW December 30 2019.docx

# DECISION/DIRECTION NOTE

**Title:** Proposed Small Cell Antenna Installations  
Rogers Communications  
Various City Structures  
INT200001

**Date Prepared:** January 7, 2020

**Report To:** Committee of the Whole

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

**Ward:** All

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## **Decision/Direction Required:**

To seek approval on the installation of small low-powered Small Cell antennas on municipal structures (buildings, streets, and traffic poles). As well, to exempt these Small Cell antennas from the City's public notification process in keeping with the protocols of Industry Canada.

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

Rogers Communication has proposed a development plan to deploy Small Cell wireless technology to the City. These low radio frequency power non-tower structures have a small footprint and range and are effective both outside and inside of buildings improving coverage and/or increase capacity in higher populated areas. Unlike traditional telecommunication towers which are situated on high points of land or tall buildings, the Small Cell antenna can be attached to existing structures (see attached Appendix with presentation).

Industry Canada, the regulator for wireless installation and communication, can exempt non-tower structures such as antennas on buildings, water towers, lamp posts, etc. from public consultation where the height above ground of the non-tower structure, exclusive of any appurtenances, is not increased by more than 25%. This includes Small Cell antennas.

The *Siting Protocol for Wireless Facilities in the City of St. John's* require that the location of wireless communication structures within the City be reviewed to help identify preferred locations for these wireless facilities. As this process involves towers and roof-top antennas and not Small Cell antennas, the proponent is requesting an exemption from the current public notification process to align with that of Industry Canada.

While this may be a Rogers Communications application, all changes will apply to all telecommunication companies.

## **Key Considerations/Implications:**

1. Budget/Financial Implications:  
City will collect lease payments for use of cell units on City infrastructure.

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2. Partners or Other Stakeholders:  
Rogers Communication and the City of St. John's.
3. Alignment with Strategic Directions/Adopted Plans:  
Decisions should align with the City's Strategic Direction of being fiscally responsible.
4. Legal or Policy Implications:  
Amend City's current Protocol for Wireless Facilities to accommodate Small Cell antenna Installations.
5. Privacy Policy 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:**

To approve the use of Small Cell antennas on City buildings where deemed appropriate upon consultation with the City's Facility Engineering Division. As well, it is recommended to exempt these Small Cell antennas from the City's public notification process in keeping with the protocols of Industry Canada.

**Prepared by/Signature:**

Gerard Doran, Supervisor of Development

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

**Approved by/Date/Signature:**

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

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

GD/dlm

**Attachments:**

Siting Protocol for Wireless Facilities  
Small Cell Presentation – Rogers Communications

## **DEVELOPMENT INFORMATION BULLETIN**

### **SITING PROTOCOL FOR WIRELESS FACILITIES IN THE CITY OF ST. JOHN'S**

**This is one in a series of Development Information Bulletins prepared to assist Property Owners and Developers to undertake specific types of development in the City of St. John's. Please contact the Department of Planning, Development and Engineering for further information on other Bulletins available in the series.**

Demand for wireless telecommunication services is increasing. The quality of wireless service is important to St. John's residents and visitors. Locating broadcasting antenna systems, cellular towers and all wireless communications structures (hereinafter referred to as "wireless facilities") is a challenge. Radio waves are limited in how far they can travel while still being reliable. Telecommunications infrastructure provides public benefits, better wireless coverage, faster connections and improved emergency service response in the area. However, concerns from residents over the location of wireless facilities must be considered.

#### **REGULATION OF WIRELESS FACILITIES**

Radio communication is exclusively within the legislative authority of the federal government. All wireless communications facilities in Canada are governed by Federal legislation and regulated by Industry Canada. Communication companies must apply to Industry Canada for a license to operate an installation at each specific location. As set out in the Radiocommunication Act, Industry Canada is responsible for the licensing, development and operation of wireless facilities.

Wireless facilities are defined as infrastructure that enables wireless communications including broadcast antennas, cellular phone towers and other infrastructure mounted either on the ground or on another structure such as a rooftop. They include private antenna systems such as for Ham Radio and Citizen Band (CB) Radio where the antenna is mounted on a tower; Protocol excludes private antennas that are mounted on other structures (such as a chimney or the side of a house).

#### **CITY BYLAWS AND POLICIES FOR WIRELESS FACILITIES**

The City of St. John's is not the approving authority for wireless facilities. These are regulated under federal jurisdiction by Industry Canada. Local regulations such as municipal zoning cannot override the federal jurisdiction. However, the City does review applications for wireless facilities using the St. John's Development Regulations and the Siting Protocol to help identify the City's preferred locations for these wireless facilities.



## **PURPOSE AND OBJECTIVES**

The purpose of the Siting Protocol is to establish procedural standards that will allow the City to effectively participate in the placement of wireless facilities proposed within City limits. The Siting Protocol is intended to assist City Council, City staff, Industry Canada, the telecommunication industry, and members of the public in understanding the roles, review procedures, and preferred locations for the installation of wireless facilities.

The objectives of this Protocol are:

1. To establish a process and criteria for consistently reviewing and evaluating each proposal for placing a wireless facility within St. John's and ensuring that the concerns of residents are considered;
2. To provide clear requirements for effective participation by proponents and their consultants with Council and City staff;
3. To minimize the number of wireless facilities within St. John's;
4. To ensure that co-location opportunities for wireless facilities are used wherever possible;
5. To promote opportunities for improved wireless facility design to minimize their visual impacts on the surrounding area; and
6. To assist a proponent in finding a suitable location that meets its needs while addressing the concerns of the City. This includes making the proponent aware of residents' concerns and providing recommendations regarding the placement and/or appearance of the structure.

## **THE ROLE OF THE CITY OF ST. JOHN'S**

The role of the City is to review each proposal submitted by a telecom company (hereinafter referred to as the "proponent") and respond indicating whether or not the proposed installation is supported (concurrence) or not supported (non-concurrence). Note that in cases where the City does not support a proposal, it cannot prevent a proponent from appealing to Industry Canada. However, the City would expect the proponent to abandon the application if the City does not concur.

## **THE PROPONENT'S PUBLIC NOTIFICATION AND CONSULTATION PROCESS**

Industry Canada requires that the proponent undertake a Public Notification and Consultation process for all new antenna systems (including masts, towers or other antenna-supporting structures). The proponent is responsible to mail notices to all property owners within a radius of three (3) times the proposed tower height. For better communication, the City requires a proponent to follow the City process for public notification of development applications (see below) rather than its own separate process.

## **THE CITY'S PUBLIC NOTIFICATION PROCESS**

In accordance with the St. John's Development Regulations, wireless facilities of any height will be classed as a Discretionary Use. A Discretionary Use is a use which may be permitted by Council subject to conditions or controls. Discretionary uses may be approved or rejected by Council.

For a Discretionary Use application, staff advertise the application in accordance with Section 5.5 of the Development Regulations. The process requires advertisement of the application in a local newspaper and the mailing of notices to all property owners within a minimum 150-metre radius of the application site. Notices are intended to advise the public of the receipt of the application and the name of the Applicant. Notices list the application and the name of the applicant. They include a date for the receipt of written representations for anyone wishing to express an interest in the application. Any written representations received are forwarded to Council. Council may require a public meeting before approving or rejecting an application.

The City requires a proponent to participate in the City notification process and encourages the proponent to meet its Industry Canada requirements through our process rather than its own stand-alone process.

## **THE CITY'S PREFERRED LOCATIONS FOR WIRELESS FACILITIES INCLUDING CO-LOCATION**

Co-location means the sharing of wireless facilities by multiple service providers. Both the Federal regulations and the City's protocol require co-location wherever possible. Optimal use of tower co-location can improve wireless service, improve structure design and minimize any negative visual impacts. Where co-location on an existing antenna system of structure-mounted antenna is not possible, any new freestanding antenna system should be designed with co-location capacity for other wireless service providers. Applicants are required to locate new wireless facility antenna systems onto existing infrastructure wherever possible, including (but not limited to) rooftops, water towers, utility poles or light standards. The applicant is responsible to document the investigation of co-location potential on existing structures.

Co-location of antenna structures is the City's preferred solution for new wireless facilities. Similarly, the City prefers "structure-mounted" wireless facilities (installation on rooftops, electrical transmission lines, water towers or utility poles) over "freestanding" structures. Applicants are also encouraged to camouflage or screen new antennas. Creative solutions for camouflaging antenna systems are encouraged, particularly in heritage areas and near historic sites (e.g. in church steeples or on flag poles and the sides of buildings. When new freestanding antenna systems must be constructed, industrial, or commercial locations are preferred. Free-standing wireless facilities are discouraged in or near residential, apartment, school, and recreational areas.

## **THE CITY'S REVIEW PROCESS**

1. **Pre-Consultation:** Proponents are required to consult City staff before submitting an application. From this meeting, Planning staff will advise the proponent of preferred locations for wireless facilities. Typically, they would discuss the following items:
  - i) The City's Application Form
  - ii) The type and height of the proposed wireless facility
  - iii) The proposed location
  - iv) Co-location potential

2. **Review Application:** After the application is received, it will be reviewed by the Development Officer and other City staff where necessary. Staff will evaluate each submission based on the following criteria:
- i) Conformity with the St. John's Municipal Plan and the St. John's Development Regulations;
  - ii) Documentation regarding co-location potential, to ensure all co-location opportunities have been explored and exhausted;
  - iii) Documentation by the proponent to evaluate alternate sites;
  - iv) The degree to which the design/type of structure integrates with the surrounding land uses and public realm;
  - v) Design elements of the proposal including height, colour, and supporting structure (if a freestanding system such as a lattice or monopole tower, a guyed system, or a structure-mounted system); and
  - vi) Visual impact of the proposed structure on the surrounding area (colour photographs or graphics showing the proposed design within the context of its surrounds are required).
3. **Public Notification Process:** For wireless facilities, the City will use its public notification process under Section 5.5 of the St. John's Development Regulations. This includes public advertisement in a local newspaper and mailing notices to all property owners within a minimum 150-metre radius of the application site. To avoid duplication and ensure clear communication, the City requires the proponent to provide staff with information for a common notice, rather than the proponent doing their own mailout or their own newspaper ad.
4. **Public Meeting:** Council will decide whether a public meeting should be held regarding the wireless facility proposal. If a public meeting is required by Council, the City and proponent shall host a joint public meeting in according with the City's usual processes.
5. **Concurrence or Non-concurrence:** Following the public consultation process, Council shall vote on the concurrence (support) or non-concurrence (non-support). The City's Development Officer will inform the proponent of the decision.

**The Department of Planning, Development and Engineering maintains written communication with the proponent throughout the application process.**

**FOR FURTHER INFORMATION, PLEASE CONTACT:**

**Development Officer  
Department of Planning, Development and Engineering  
3<sup>rd</sup> Floor, St. John's City Hall  
City of St. John's  
P.O. Box 908  
St. John's, NL A1C 5M2  
Telephone: (709) 576-8220 or FAX: (709) 576-8625  
E-mail: [planning@stjohns.ca](mailto:planning@stjohns.ca)**

# Small Cell Presentation to the City of St. John's

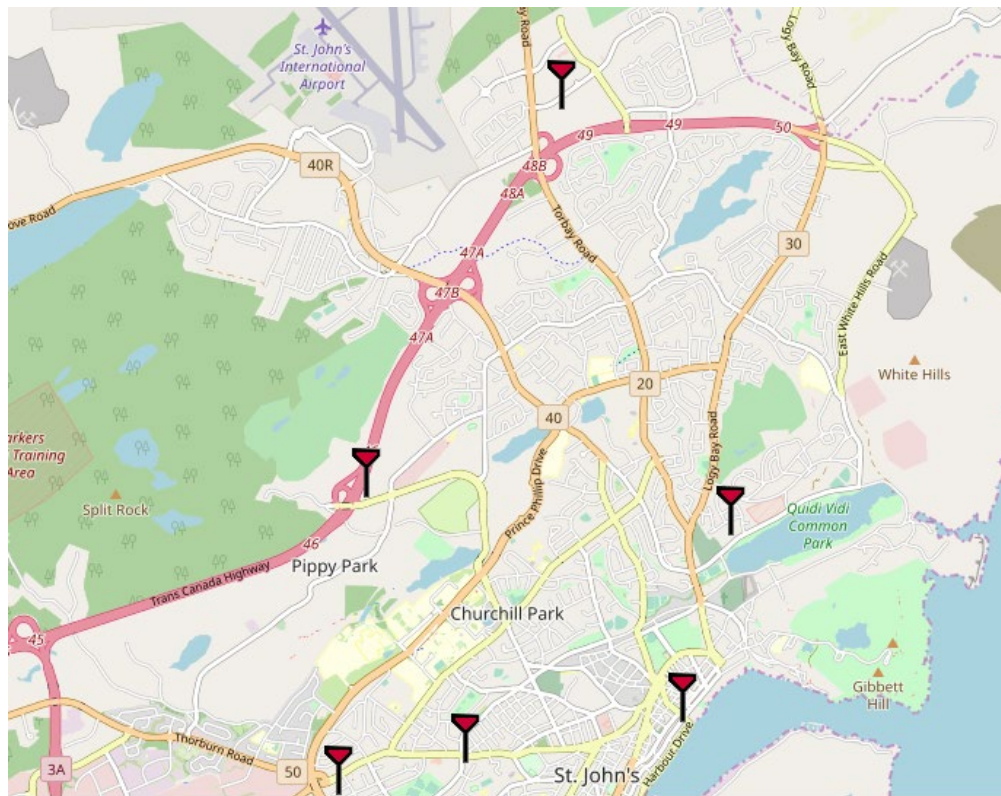


## Introduction

- Smartphones play an important role in our everyday lives.
- Consumers use their smartphones to stay connected, to navigate, work, stream music, be entertained and so much more.
- Rogers believes in providing its customers with a network experience that empowers them to do more.
- To do so, Rogers provides worry-free, reliable wireless connections on a network built to consistently deliver unique experiences and we continuously invest to ensure a positive experience.
- We invest heavily in our existing infrastructure and new infrastructures.
  - Modernize: renewal of equipment to increase performance
  - New sites: addition of telecommunications sites /small cells



## Current Rogers network in St. John's





## Current situation and future outlook

- According to the Canadian Wireless and Telecommunications Association (CWTA):
  - 99% of the Canadian population has access to wireless services;
  - Approximately one third of Canadian households rely exclusively on wireless services.
  - In 2017, Canada's mobile data traffic grew 38%.
- Traditionally, telecommunication towers have been positioned:
  - Mountain peaks;
  - Industrial sectors;
  - Commercial sectors;
  - In proximity to residential neighborhoods
- To meet the growing demand for wireless services, certain key areas of the City of St. John's, require additional coverage or extra capacity.
- **Small Cell Solution:**
  - A wireless network base station with a low radio frequency power output, footprint and range;
  - Provides coverage and capacity in a similar but smaller way to a tower;
  - Effective inside or outside of buildings;
  - Does not replace existing telecommunications towers.



## Small Cells – objective and advantages



**Objective: Develop a plan with input from the City of St. John's to deploy Small Cells.**

- Install small low-powered Small Cell antennas on municipal structures (buildings, street lights and traffic lights) to improve coverage and/or increase capacity in densely populated urban areas of the city.
- Use of existing structures.
- Esthetically pleasing, unobstructive: Small Cells can be painted.
- Quick and easy to install on walls, posts, ceilings, etc.
- Use of Hydro polls.
- Prepare the foundation for smart cities and “Internet of Things”



## Photo simulation 1



## Photo simulation 2





## Photo simulation 3



Proposed locations to consider : decorative light poles in downtown area  
(for discussion purposes only and subject to city approval)



## Proposed locations to consider: public spaces and buildings (for discussion purposes only and subject to city approval)



## Proposed locations to consider: public spaces and buildings *(for discussion purposes only and subject to city approval)*





## Benefits to entering into a Master Agreement

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- Requires less time for Planning and Council given there is one agreement in place.
- Benefits residents, businesses and tourists with improved service.
- New locations can be added as needed and approved by city.
- Revenue from each small cell installation



## Next steps to consider

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- Negotiate a Master Municipal Agreement, allowing for access to the city's infrastructure;
- Install Small Cell infrastructure to support the growing coverage and capacity requirements.



# Thank you

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# DECISION/DIRECTION NOTE

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**Title:** Proposed Dwelling  
Comprehensive Development Area (CDA) -Signal Hill  
164 Signal Hill Road

**Date Prepared:** January 8, 2020

**Report To:** Committee of the Whole

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

**Ward:** 2

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**Decision/Direction Required:**

Approval for a demo/rebuild of dwelling.

**Discussion – Background and Current Status:**

Council previously approved the addition of a subsidiary apartment on September 3, 2019 and the applicant has demolished the existing property with a footprint of 69.29 m<sup>2</sup>. The applicant is now proposing a new dwelling with a footprint of 195.92 m<sup>2</sup>. The applicant is also proposing an addition of 1 storey for a maximum height of 7.85 meters.

In accordance with “Appendix C” of the Battery Development Guideline Study, the property at 164 Signal Hill Road has been identified for considerations of a possible one-storey addition for vertical expansion and a horizontal expansion to the left side when viewed from the road. However, Section 8.1 of the study allows for an owner to build more than the Footprint and Height Control Overlay by means of a submission of a Land Use Assessment Report (LUAR) and to demonstrate that the development is acceptable. Planning, Engineering & Regulatory Services has received the LUAR for the subject property and is satisfied with the information provided.

Property owners within the area that could potentially be affected by the proposed development have been notified in writing. There has been one response from the owner of 158 & 162 Signal Hill Road, please see attached for your reference.

The proposed dwelling is comparable in size and scale with other dwellings within the area. Architecturally the only difference with the proposed and the existing dwellings in the area is the roofline of the proposed dwelling, which is to be flat. The property will also be required to meet the Heritage Area 3 requirements.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.

**ST. JOHN'S**

2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Directions/Adopted Plans:  
Battery Guideline Study.
4. Legal or Policy Implications:  
Section 10.47.2(c) of the St. John's Development Regulations.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations:  
Area property owners have been notified.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

**Recommendation:**

It is recommended that the application be referred to the Built Heritage Experts Panel for comment on the size of the building.

**Prepared by - Date/Signature:**

Ashley Murray, Development Officer II

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

**Approved by - Date/Signature:**

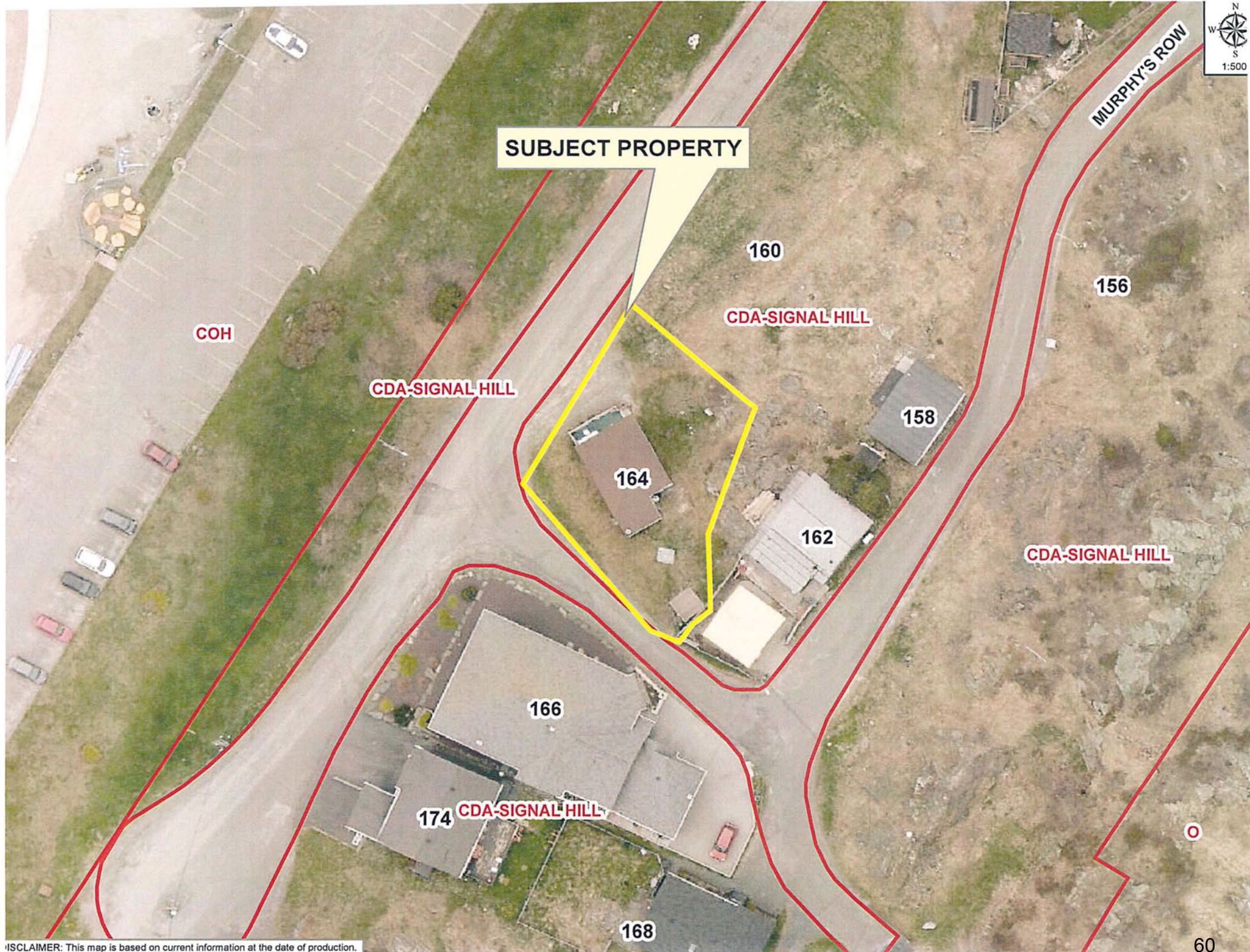
Jason Sinyard, P. Eng., MBA Deputy City Manager  
Planning, Engineering & Regulatory Services

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

AAM/dlm

**Attachments:**      Location Map





SUBJECT PROPERTY

COH

CDA-SIGNAL HILL

CDA-SIGNAL HILL

CDA-SIGNAL HILL

CDA-SIGNAL HILL

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

60



Subject: File No. 1900165 - 164 Signal Hill road

We have a number of concerns regarding the proposed development of 164 Signal Hill Road as the owner of [REDACTED] Signal hill road. Firstly, from [REDACTED] Signal Hill:

The entire view of the harbour and city is eliminated from the kitchen, living room, both sliding doors, side deck and back deck. (the perspective shown on the diagram is not accurate). - the scale and density of the house, a solid block 7.85 m in height with 2 wings, and at it's closest point being 1.5m from the property line will block sunlight/daylight from my property. From both decks we will now have a view of a 7.85m solid wall. From the perspective drawings the shadow the house will cast is not shown on the [REDACTED] property, it will blanket my home. - The style of the house is not in keeping with any of the existing homes in the area. It is characteristic of a commercial building. - Is the density proposed allowed on the size of lot? I also built my home on [REDACTED] Signal hill and we could only build to a specific ratio of house to lot due to the regulations.

From [REDACTED] Signal Hill:

- the view plane again is not accurate. From my kitchen window, sliding door and deck the entire harbour view will be taken as well as a portion of the city view. I am not opposed to someone building a house that is respectful to the community and neighbours. This house in its current form is not acceptable. It is too large and encroaches on my property. We understand that there is potential for a second storey, but it does not have to be on the entire home. The home also has the feel and aesthetic of a commercial building, from our perspective it looks like an extension of the MUN building. What is the purpose of the CDA guidelines if they are completely ignored? Who will compensate me for my loss of views and privacy and ultimately property value? As a property owner and taxpayer does an adjacent property have the right to build the way they see fit without any regard for its neighbours?

Sincerely,

[REDACTED]  
Property owners [REDACTED]

**DEVELOPMENT PERMITS LIST**  
**DEPARTMENT OF PLANNING, ENGINEERING AND REGULATORY SERVICES**  
**FOR THE PERIOD OF January 16, 2020 TO January 29, 2020**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
COM		Paving Rear Parking Area	556 Topsail Road	3	Approved	20-01-27
RES		Home Office for Event Planner	33 Castle Bridge Drive	5	Approved	20-01-28

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

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

\*\* 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.



**Permits List**  
**Council's February 3, 2020 Regular Meeting**

Permits Issued: 2020/01/16 to 2020/01/29

**BUILDING PERMITS ISSUED**

**Residential**

<b>Location</b>	<b>Permit Type</b>	<b>Structure Type</b>		
10 Suvla St Suite 104	Renovations	Condominium		
125 Lemarchant Rd	Renovations	Apartments Or Mixed Use		
16 Darcy St	Renovations	Single Detached Dwelling		
47 Duckworth St Unit 408	Renovations	Condominium		
6 Oakridge Dr	Renovations	Single Detached Dwelling		
6 Pilot's Hill	Renovations	Townhousing		
6 Spencer St	Renovations	Single Detached Dwelling		
		This Week:		\$161,500.00

**Commercial**

<b>Location</b>	<b>Permit Type</b>	<b>Structure Type</b>		
331 Water St	Site Work	Retail Store		
40 Newtown Rd	Change of Occupancy/Renovations	Clinic		
6 Cathedral St	Deck	Patio Deck		
		This Week:		\$5,912,000.00

**Government/Institutional**

<b>Location</b>	<b>Permit Type</b>	<b>Structure Type</b>		
		This Week:		\$0.00

**Industrial**

<b>Location</b>	<b>Permit Type</b>	<b>Structure Type</b>		
		This Week:		\$0.00

**Demolition**

<b>Location</b>	<b>Permit Type</b>	<b>Structure Type</b>		
14 Lake View Ave	Demolition	Single Detached Dwelling		
		This Week:		\$10,000.00
		<b>This Week's Total:</b>		<b>\$6,083,500.00</b>

**REPAIR PERMITS ISSUED:**

**\$0.00**

**NO REJECTIONS**

<b>YEAR TO DATE COMPARISONS</b>			
<b>February 3, 2020</b>			
<b>TYPE</b>	<b>2019</b>	<b>2020</b>	<b>% Variance (+/-)</b>
Residential	\$1,563,880.00	\$1,154,820.90	-26
Commercial	\$3,093,941.00	\$6,768,952.00	119
Government/Institutional	\$0.00	\$0.00	0
Industrial	\$0.00	\$0.00	0
Repairs	\$98,750.00	\$0.00	-100
<b>TOTAL</b>	<b>\$4,756,571.00</b>	<b>\$7,923,772.90</b>	<b>67</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 29, 2020**

### **Payroll**

<b>Public Works</b>	<b>\$ 646,845.35</b>
<b>Bi-Weekly Administration</b>	<b>\$ 827,690.47</b>
<b>Bi-Weekly Management</b>	<b>\$ 970,164.68</b>
<b>Bi-Weekly Fire Department</b>	<b>\$ 833,984.32</b>
<b>Bi-Weekly Casual</b>	<b>\$ 46,777.39</b>
<b>Accounts Payable</b>	<b>\$ 2,904,970.32</b>

**Total: \$ 6,230,432.53**

# **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
TORBAY MURB HOLDINGS	COURT OF APPEAL REFUND	1,000.00
CHRISTOPHER WILTON	COURT OF APPEAL REFUND	60.00
ARAM & IWONA OURFALIAN	COURT OF APPEAL REFUND	60.00
COLIN MAYO & NICOLE DOWDEN	COURT OF APPEAL REFUND	60.00
DUNCAN BARNES	COURT OF APPEAL REFUND	60.00
JOANNE BARNES	COURT OF APPEAL REFUND	60.00
NEWFOUNDLAND & LABRADOR COLLEGE OF VETERINARIANS	MEMBERSHIP RENEWAL	1,134.00
CANCELLED	CANCELLED	0.00
ALLISON GEORGE	OVERPAYMENT IN RENT	1,242.00
RECEIVER GENERAL FOR CANADA	PARKING AGREEMENT BGIS	1,335.81
NEWFOUNDLAND EXCHEQUER ACCOUNT	HEARING FEE	20.00
CITY OF ST. JOHN'S	REPLENISH PETTY CASH	300.00
LEXISNEXIS CANADA INC.	PUBLICATION	92.22
WHITES POOL & SPAS LTD o/a Clearwater Pools	POOL SUPPLIES	356.16
UTC FIRE & SECURITY CANADA	PROFESSIONAL SERVICES	791.36
BLUE WATER AGENCIES LTD	REPAIR PARTS	3,545.69
MARINE INSTITUTE	TRAINING COURSE	15,525.00
NL ASSOCIATION OF FIRE SERVICE	SEMINAR FEE	350.01
4IMPRINT	OFFICE SUPPLIES	1,851.82
CANADIAN STANDARDS ASSOCIATION	PUBLICATIONS	181.70
JENKINS & PUDDICOMBE SHEET METAL LTD.	REPAIR PARTS	287.50
IDEXX LABORATORIES	VETERINARY SUPPLIES	557.23
KANSTOR INC.	REPAIR PARTS	711.85
MORRISON HERSHFIELD LIMITED	PROFESSIONAL SERVICES	4,025.00
STAPLES ADVANTAGE	OFFICE SUPPLIES	3,375.69
ROCK SAFETY INDUSTRIAL LTD.	REPAIR PARTS	84.20
WHOLESALE CLUB	SUPPLIES FOR RECREATION PROGRAM	114.41
CITY OF ST. JOHN'S	REPLENISH PETTY CASH	133.68
RECEIVER GENERAL FOR CANADA HEALTH CANADA	NATIONAL DOSIMETRY SERVICES	91.70
ROEBOTHAN MCKAY MARSHALL	LEGAL CLAIM	402.50
REGULAR POWER CLARKE BENNETT LAW OFFICE	REFUND OVERPAYMENT OF TAX CERTIFICATION	150.00
GEORGE TILLEY - THE NATURALS GROUP OF ROTARY	HONORARIUM	50.00
SNT SOLUTIONS	PROFESSIONAL SERVICES	12,368.25
PHILROBBEN JANITORIAL LIMITED	CLEANING SERVICES	28,944.63
JENTRONICS LIMITED	REPAIR PARTS	646.15
D & S VACUUM TRUCK SERVICES LTD.	PROFESSIONAL SERVICES	1,782.50
CANADA POST CORPORATION	POSTAGE SERVICES	195.42
JENNIFER TIPPLE	TRAVEL ADVANCE	1,706.79
COFFEY, DEREK	EMPLOYMENT RELATED EXPENSES	908.29
CHRISTOPHER DAVIS	TRAVEL REIMBURSEMENT	372.89
NORTH ATLANTIC PETROLEUM	PETROLEUM PRODUCTS	37,002.53
PARTS FOR TRUCKS INC.	REPAIR PARTS	14,087.59
TURNER DRAKE & PARTNERS LIMITED	COURT OF APPEAL REFUND	900.00
INSTITUTE OF MUNICIPAL ASSESSORS	WEBINAR FEES	146.25
NEWFOUNDLAND EXCHEQUER ACCOUNT	PAYROLL TAX	193,775.51

NAME	DESCRIPTION	AMOUNT
BRANDT TRACTOR LTD	REPAIR PARTS	9,304.30
CABOT BUSINESS FORMS AND PROMOTIONS	BUSINESS FORMS	16,834.56
GENTARA REAL ESTATE LP	LEASE OF OFFICE SPACE	18,661.05
CIBC MELLON GLOBAL SECURITIES	EMPLOYEE DEDUCTIONS	5,424.24
PUBLIC SERVICE CREDIT UNION	PAYROLL DEDUCTIONS	7,616.49
IGGY'S CLEANING SERVICES LTD.	CLEANING SERVICES	10,902.00
NEWFOUNDLAND POWER	ELECTRICAL SERVICES	25,065.51
NEWFOUNDLAND POWER	ELECTRICAL SERVICES	14,293.84
ROGERS COMMUNICATIONS CANADA INC.	DATA & USAGE CHARGES	248.77
ROGERS COMMUNICATIONS CANADA INC.	DATA & USAGE CHARGES	713.00
BISHOP, LINDA	EMPLOYMENT RELATED EXPENSES	69.00
AFONSO GROUP LIMITED	SEWER INSPECTIONS	1,207.50
ATLANTIC OFFSHORE MEDICAL SERV	MEDICAL SERVICES	5,856.03
ATLANTIC PURIFICATION SYSTEM LTD	WATER PURIFICATION SUPPLIES	3,163.01
RDM INDUSTRIAL LTD.	INDUSTRIAL SUPPLIES	121.04
HERCULES SLR INC.	REPAIR PARTS	1,116.28
BATTLEFIELD EQUIPMENT RENTALS	RENTAL OF EQUIPMENT	3,084.07
DONALD C PECKHAM	COMMISSIONER - ASSESSMENT REVIEW COURT	150.00
GRAND CONCOURSE AUTHORITY	MAINTENANCE CONTRACTS	26,124.26
SMS EQUIPMENT	REPAIR PARTS	1,134.03
HAROLD SNOW & SONS	HARDWARE SUPPLIES	271.98
CABOT PEST CONTROL	PEST CONTROL	308.20
ROCKWATER PROFESSIONAL PRODUCT	CHEMICALS	2,518.68
PRINT & SIGN SHOP	SIGNAGE	119.60
BURSEY MANUFACTURING INC	PROFESSIONAL SERVICES	1,092.50
TB CLIFT LTD	REPAIR PARTS	238.75
WESTERN HYDRAULIC 2000 LTD	REPAIR PARTS	4,151.50
THE OUTFITTERS	RECREATION SUPPLIES	1,148.56
ATLANTIC TRAILER & EQUIPMENT	REPAIR PARTS	208.28
AIR LIQUIDE CANADA INC.	CHEMICALS AND WELDING PRODUCTS	29,463.16
HISCOCK'S SPRING SERVICE	HARDWARE SUPPLIES	6,095.41
THOMSON REUTERS CANADA	PUBLICATIONS	3,442.76
CANADA CLEAN GLASS	CLEANING OF WINDOWS	1,322.50
NORTH ATLANTIC SUPPLIES INC.	REPAIR PARTS	2,049.88
KENT	BUILDING SUPPLIES	613.12
CLARKE'S TRUCKING & EXCAVATING	PROGRESS PAYMENT	49,025.16
SCARLET EAST COAST SECURITY LTD	TRAFFIC CONTROL	6,067.62
BUREAU VERITAS CANADA (2019) INC	WATER PURIFICATION SUPPLIES	390.77
JAMES G CRAWFORD LTD.	PLUMBING SUPPLIES	264.13
ENVIROSYSTEMS INC.	PROFESSIONAL SERVICES	38,718.20
FASTENAL CANADA	REPAIR PARTS	353.52
CURTIS DAWE	PROFESSIONAL SERVICES	3,103.56
ORTHOTIC AIDS LIMITED	PROTECTIVE CLOTHING	1,293.75
CRAWFORD & COMPANY CANADA INC	ADJUSTING FEES	1,243.00
CABOT READY MIX LIMITED	CONCRETE	1,369.65

NAME	DESCRIPTION	AMOUNT
DICKS & COMPANY LIMITED	OFFICE SUPPLIES	762.33
WAJAX POWER SYSTEMS	REPAIR PARTS	5,341.42
EAST COAST HYDRAULICS	REPAIR PARTS	261.42
REEFER REPAIR SERVICES (2015) LIMITED	REPAIR PARTS	3,880.96
THYSENKRUPP ELEVATOR	ELEVATOR MAINTENANCE	1,086.76
CAHILL TECHNICAL SERVICES	PROFESSIONAL SERVICES	1,829.39
EMERGENCY REPAIR LIMITED	AUTO PARTS AND LABOUR	14,102.06
OMB PARTS & INDUSTRIAL INC.	REPAIR PARTS	12,620.35
CDW CANADA INC.	REPAIR PARTS	2,746.18
ABSTRACT & AUXILIARY SERVICES	TITLE SEARCH	230.00
GAZE SEED 2015 INCORPORATED	GARDENING SUPPLIES	69.79
PROVINCIAL FENCE PRODUCTS	FENCING MATERIALS	6,219.20
WOLSELEY CANADA INC.	REPAIR PARTS	6.48
HARVEY & COMPANY LIMITED	REPAIR PARTS	6,507.81
A HARVEY & CO. LTD.	ROAD SALT	880.85
HARVEY'S OIL LTD.	PETROLEUM PRODUCTS	6,048.04
HEATING PRODUCT 1978 LTD.	PROFESSIONAL SERVICES	9,662.88
BRENNTAG CANADA INC	CHLORINE	37,893.66
HICKMAN MOTORS LIMITED	REPAIR PARTS	319.86
HISCOCK RENTALS & SALES INC.	HARDWARE SUPPLIES	2,378.89
HOLDEN'S TRANSPORT LTD.	RENTAL OF EQUIPMENT	6,894.25
TTI SALES & SERVICES INC.,	REPAIR PARTS	50.69
SOURCE ATLANTIC INDUSTRIAL DISTRIBUTION	REPAIR PARTS	692.76
SCOTIA RECYCLING (NL) LIMITED	TIP FLOOR FEES	44,073.62
PATTISON OUTDOOR ADVERTISING	SIGNAGE	2,300.00
IMPRINT SPECIALTY PROMOTIONS LTD	PROMOTIONAL ITEMS	566.21
CLEAN AIR SOLUTIONS	PROFESSIONAL SERVICES	1,173.00
VIVID COMMUNICATIONS INC.	PROFESSIONAL SERVICES	2,604.75
JOHNSON CONTROLS LTD.	REPAIR PARTS	7,138.05
TRANE CANADA CO.	PROFESSIONAL SERVICES	1,072.02
BOSCH REXROTH CANADA CORP.	REPAIR PARTS	953.07
KAVANAGH & ASSOCIATES	PROFESSIONAL SERVICES	65,446.79
WORK AUTHORITY	CLOTHING ALLOWANCE	98.90
SAFETY FIRST-SEC LTD.	PROFESSIONAL SERVICES	29,057.38
ADVOCATE PRINTING & PUBLISHING	CITY GUIDES	16,604.48
XYLEM WATER SOLUTIONS CANADA	REPAIR PARTS	262.20
KING PROCESS TECHNOLOGY	PROFESSIONAL SERVICES	931.59
THE CARPET FACTORY SUPERSTORE	PROFESSIONAL SERVICES	8,983.23
CANADIAN AV INC.,	BACKLINE EQUIPMENT	237.48
MARK'S WORK WEARHOUSE	PROTECTIVE CLOTHING	508.79
ALYSSA'S PROPERTY SERVICES PRO INC.	PROFESSIONAL SERVICES	27,218.00
JJ MACKAY CANADA LTD.	PARKING METER KEYS	10,082.63
CUTTING EDGE EXCAVATION INC.,	SNOW CLEARING SERVICES	8,763.51
CAP-IT	REPAIR PARTS	229.98
INDUSTRIAL SCIENTIFIC CANADA ULC	SUBSCRIPTION RENEWAL	595.26

NAME	DESCRIPTION	AMOUNT
DR. LISA KIELEY	MEDICAL EXAMINATION FEE	60.00
WAJAX INDUSTRIAL COMPONENTS	REPAIR PARTS	6.70
NU-WAY EQUIPMENT RENTALS	RENTAL OF EQUIPMENT	1,943.50
NL KUBOTA LIMITED	REPAIR PARTS	1,460.46
TOROMONT CAT	AUTO PARTS	764.18
NORTH ATLANTIC PETROLEUM	PETROLEUM PRODUCTS	8,832.51
PBA INDUSTRIAL SUPPLIES LTD.	INDUSTRIAL SUPPLIES	210.89
GCR TIRE CENTRE	TIRES	2,817.18
THE HUB	BUSINESS CARDS	2,390.85
K & D PRATT LTD.	REPAIR PARTS AND CHEMICALS	8,137.40
NAPA ST. JOHN'S 371	AUTO PARTS	4,112.21
ROYAL FREIGHTLINER LTD	REPAIR PARTS	1,278.46
S & S SUPPLY LTD. CROSSTOWN RENTALS	REPAIR PARTS	36,868.71
SAUNDERS EQUIPMENT LIMITED	REPAIR PARTS	28,018.85
SANSOM EQUIPMENT LTD.	REPAIR PARTS	4,695.48
CHANDLER	REPAIR PARTS	2,242.50
SUPERIOR OFFICE INTERIORS LTD.	OFFICE SUPPLIES	3,684.60
TRACTION DIV OF UAP	REPAIR PARTS	1,972.48
TULK'S GLASS & KEY SHOP LTD.	PROFESSIONAL SERVICES	797.49
WATERWORKS SUPPLIES DIV OF EMCO LTD	REPAIR PARTS	26,904.72
WEIRS CONSTRUCTION LTD.	STONE/ROAD GRAVEL	6,194.51
GLENN BARNES, MRAIC	PROFESSIONAL SERVICES	3,741.24
BELL MOBILITY INC. RADIO DIVISION	MAINTENANCE CHARGES & REPAIRS	2,187.30
WAYNE COADY	FIREWORKS	16,500.00
GOSS GILROY INC	PROFESSIONAL SERVICES	14,996.53
KROWN PROPERTY INVESTMENTS	PROFESSIONAL SERVICES	372.36
GFL ENVIRONMENTAL INC.	PROFESSIONAL SERVICES	561.78
NADINE TREMBLAY	PROFESSIONAL SERVICES	1,771.86
HAYWOOD, TANYA	EMPLOYMENT RELATED EXPENSES	74.93
GODDEN, NATALIE	EMPLOYMENT RELATED EXPENSES	24.77
RENOUF, ANTHONY	WELLNESS FITNESS MEMBERSHIP	500.00
HARRIS, BRYANT	MILEAGE	225.31
WILLIAMSON, HELEN	MILEAGE	129.56
LEONARD, MATTHEW	TUITION	452.50
COURAGE, SCOTT	MILEAGE	28.26
CRAIG MARSHALL	TUITION	382.50
KRISTA LONGMAN	TUITION	127.50
VICTORIA ETCHEGARY	EMPLOYMENT RELATED EXPENSES	269.46
DRAPER PERRY	VEHICLE BUSINESS INSURANCE	178.00
ROSHNI ANTONY	EMPLOYMENT RELATED EXPENSES	95.00
TONYA KNOPP	EMPLOYMENT RELATED EXPENSES	2,710.00
DOUGLAS PAWSON	EMPLOYMENT RELATED EXPENSES	39.48
HI-VIS TRAFFIC CONTROL INC.	PROFESSIONAL SERVICES	2,083.81
CWB NATIONAL LEASING	PROFESSIONAL SERVICES	1,100.71
VALLEN	REPAIR PARTS	86.48



NAME	DESCRIPTION	AMOUNT
AVALON ANALYTICS	PROFESSIONAL SERVICES	731.65
FLEETMIND SOLUTIONS LTD.	PROFESSIONAL SERVICES	2,401.20
IGNITE COLLABORATION SERVICES GROUP INC.	PROFESSIONAL SERVICES	1,380.00
PAYBYPHONE TECHNOLOGIES INC.	PARKING METERS	978.70
INTERNATIONAL NAME PLATE SUPPLIES LTD.	DECAL	19.58
KIT CARE CORP	REPAIR PARTS	2,818.65
KEMIRA WATER SOLUTIONS CANADA INC	CHEMICALS	71,582.21
PERRY MATTHEWS TOWING INC.	SNOW CLEARING SERVICES	2,587.50
WFC PROPERTY SERVICES LTD	PROFESSIONAL SERVICES	19,270.76
C&E GROUP	PROFESSIONAL SERVICES	1,909.01
PMH INSIGHTS INC.	PROFESSIONAL SERVICES	33,904.50
DERKS FORMALS LTD	CLOTHING ALLOWANCE	22,122.14
GERALD O'DRISCOLL	SNOW CLEARING SERVICES	9,613.03
IRVING OIL MARKETING GP	GASOLINE & DIESEL PURCHASES	3,833.23
ANGELA BLANCHARD	MILEAGE	88.39
MAGGIE BURTON	TRAVEL REIMBURSEMENT	1,534.56
CHRISTOPHER DAVIS	TRAVEL ADVANCE	1,077.11
HARRIS GOVERN	SOFTWARE MAINTENANCE	172,168.34
NEWFOUNDLAND POWER	ELECTRICAL SERVICES	150,167.43
MODERN PAVING LTD.	PROGRESS PAYMENT	32,498.02
PLATINUM CONSTRUCTION CO LTD	PROGRESS PAYMENT	4,552.70
PYRAMID CONSTRUCTION LIMITED	PROGRESS PAYMENT	1,142,956.14
PENNECON TECHNICAL SERVICES LTD	PROGRESS PAYMENT	48,545.93
<b>TOTAL: \$</b>		<b><u>2,904,970.32</u></b>

# BID APPROVAL NOTE

Bid #	N/A		
Bid Name	N/A		
Department	Public Works	Division	Fleet
Budget Code	0000-17601		
Source of Funding	<input type="radio"/> Operating <input checked="" type="radio"/> Capital <input type="radio"/> Multiyear Capital		
Purpose	Purchase and delivery of 1 new High Capacity Snow Blower for snow removal from the January 2020 snow blizzard.		
Results	<input type="radio"/> As attached <input checked="" type="radio"/> As noted below		
	Vendor Name		Bid Amount
	J. A. Larue		\$375,000.00 + HST
Expected Value	<input checked="" type="radio"/> As above <input type="radio"/> Value shown is an estimate only for a      year period. The City does not guarantee to buy any specific quantities or dollar value.		
Contract Duration	N/A		
Bid Exception	<input type="radio"/> None <input checked="" type="radio"/> Contract Award Without Open Call <input type="radio"/> Professional Services		
Recommendation	City was in State of Emergency - snow blower required to remove snow from city streets to ensure the safety of residents.		
Supply Chain Buyer	Sherry Kieley		
Supply Chain Manager	<i>Rich Squires</i>	Date	<i>Jan. 29/20</i>
Deputy City Manager*	<i>hwm</i>	Date	<i>JAN 29/2020</i>

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

# ST. JOHN'S

TO: Government of Newfoundland and Labrador, Public  
Procurement Agency

Report to Chief Procurement Officer, Public Procurement Agency  
(Pursuant to Section 32 of *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:**

Purchase, and delivery, of 1 new High Capacity Snow Blower for snow removal from the January, 2020 snow blizzard.

**Contractor, Supplier or Lessor:**

Name: Larue

Address: 3003, Watt avenue Quebec, G1X 3W2

Country: CA

Contract Price  
(exclusive of HST): \$ 375,000.00

Contract # or PO #: Date of Award: 01/19/2020

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

6(a)(iv) Emergency/Urgency

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

City was in state of emergency - snow blower required to remove snow from city streets to ensure the safety of residents.

Prepared by: Blair McDonald

Date: 01/27/2020

Head of Public Body:  
(DCM - Finance & Admin)



Date: 2020/01/27