

**AGENDA
REGULAR MEETING**

**Monday, March 2, 2020
4:30 p.m.**

ST. JOHN'S

MEMORANDUM

February 28, 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, March 2, 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

March 2, 2020

4:30 p.m.

4th Floor City Hall

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 - 6.1 217 Brookfield Road - Rural Residential Infill/Rural (RRI/R) Zone - Ward 5

Application
A change of Non-Conforming Use application has been submitted by Executive Taxi Services Ltd. requesting to operate a Commercial Garage at 217 Brookfield Road.

Description
The proposed business will operate Monday - Saturday 7 a.m.- 7 p.m. and will employ two employees.

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14. ADJOURNMENT

Proclamation

Dietitians of Canada NUTRITION MONTH

More than food: How you eat is important too!

MARCH 2020

WHEREAS The goal of Nutrition Month is to encourage all Canadians to eat well;

AND WHEREAS Dietitians are a trusted source of credible nutrition information and are launching a campaign to help consumers make healthier food choices and engage in healthy behaviours, like eating with other people;

AND WHEREAS Canadians are interested in healthy eating and want information to help them achieve this goal - dietitians offer nutrition resources on the Dietitians of Canada website – www.unlockfood.ca

NOW, THEREFORE, I, Mayor Danny Breen of the City of St. John's, NL, DO HEREBY PROCLAIM the month of March 2020, **NUTRITION MONTH** in our city.

Signed this 2nd day of March, 2020.



X _____
Danny Breen, Mayor

ST. JOHN'S

Proclamation

National Lymphedema Awareness Day March 6, 2020

WHEREAS: Lymphedema is a chronic and debilitating disease, characterized by an accumulation of lymphatic fluid that causes swelling of the arms, legs or other areas of the body, and patients with lymphedema may struggle with pain and swelling and may experience financial and psychological strains due to the difficulties of managing their disease. While there are cases of primary lymphedema that are inherited, most cases are secondary that developed as a result of trauma, infection, surgery, radiation therapy or removal of lymph nodes. The removal of lymph nodes and radiation therapy are typical in cancer treatment, leaving some cancer survivors predisposed to lymphedema. Research about lymphedema has continued to grow, ensuring the best practices are available for patient care. Lymphedema affects many people in the Province of Newfoundland and Labrador; and

WHEREAS: the Lymphedema Association of Newfoundland and Labrador is a registered charity, dedicated to ensuring all lymphedema patients have access to information, support and treatment; and

WHEREAS: March 6 of each year is internationally recognized as Lymphedema Awareness Day to raise awareness about this disease and the treatment options available; and

WHEREAS: Raising awareness of lymphedema and its treatment options results in people learning that there is treatment for this incurable disease, and better health and quality of life can result from such awareness.

THEREFORE: I, Mayor Danny Breen, do hereby proclaim March 6, 2020, as **National Lymphedema Awareness Day** in the City of St. John's.

Signed at City Hall, St. John's, NL on this 2nd day of March, 2020.

Danny Breen, Mayor

ST. JOHN'S

Minutes of Regular Meeting - City Council

Council Chamber, 4th Floor, City Hall

February 24, 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 Wally Collins

Regrets:

- Councillor Ian Froude

Staff:

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

Land Acknowledgement

The following statement was read into the record:

“We respectfully acknowledge the Province of Newfoundland & Labrador, of which the City of St. John’s is the capital City, as the ancestral homelands of the Beothuk. Today, these lands are home to a diverse population of indigenous and other peoples. We would also like to acknowledge with respect the diverse

histories and cultures of the Mi'kmaq, Innu, Inuit, and Southern Inuit of this Province.”

1. **CALL TO ORDER**
2. **PROCLAMATIONS/PRESENTATIONS**
3. **APPROVAL OF THE AGENDA**

- 3.1 **Adoption of Agenda**

SJMC-R-2020-02-24/73

Moved By Councillor Jamieson

Seconded By Councillor Hanlon

That the Agenda be adopted as presented.

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

MOTION CARRIED (10 to 0)

4. **ADOPTION OF THE MINUTES**

- 4.1 **Adoption of Regular Minutes - February 17, 2020**

SJMC-R-2020-02-24/74

Moved By Councillor Collins

Seconded By Councillor Stapleton

That the minutes of February 17, 2020 be adopted as presented.

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

MOTION CARRIED (10 to 0)

5. **BUSINESS ARISING FROM THE MINUTES**

- 5.1 **Permit Fee Amendments to Residential Parking Area By-Law**

Councillor Hickman brought forward a motion to amend the St. John's Residential Parking Area By-Law to address outdated provisions relating to fees for residential parking permits.

SJMC-R-2020-02-24/75**Moved By** Councillor Hickman**Seconded By** Councillor Hanlon

That Council adopt the attached Residential Parking Area (Amendment No. 1-, 2020) By-Law so as to remove the outdated fees and substitute a general fee provision instead.

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

MOTION CARRIED (10 to 0)**6. NOTICES PUBLISHED****6.1 83 Duckworth St. - Commercial Central Mixed (CCM) Zone - Ward 2**Application

A Discretionary Use application has been submitted by Brewdock Bar & Eatery for a Lounge and Eating Establishment with an outdoor Lounge and Eating Establishment at 83 Duckworth Street.

Description

The hours of operation for the indoor area will be noon to midnight daily (12 p.m. to 12 a.m.) and noon (12 p.m.) to 11 p.m. for the outdoor area. As well, speakers and lighting will be situated in the Outdoor Area.

19 Submissions Received

Councillor Jamieson moved a motion that the application submitted by Brewdock Bar & Eatery for a Lounge and Eating Establishment with an outdoor Lounge and Eating Establishment at 83 Duckworth Street be referred to a public meeting. Following discussion Councillor Jamieson withdrew this motion in favor of the following motion.

SJMC-R-2020-02-24/76**Moved By** Councillor Jamieson**Seconded By** Councillor Burton

That this application be deferred to allow for the Ward Councillor to meet with residents and the proponent.

For (7): Deputy Mayor O'Leary, Councillor Burton, Councillor Lane, Councillor Hickman, Councillor Stapleton, Councillor Jamieson, and Councillor Collins

Against (3): Mayor Breen, Councillor Hanlon, and Councillor Korab

MOTION CARRIED (7 to 3)

6.2 201-203 Blackmarsh Rd. - Commercial Neighbourhood (CN) Zone - Ward 3

Application

A Discretionary Use application has been submitted by Big R II Restaurant for a Lounge at 201-203 Blackmarsh Road.

Description

The proposed Lounge will have a floor area of 30m² and will be maintained within the existing building. Hours of operation will be 12 p.m. – 12 a.m. daily.

2 Submissions Received

SJMC-R-2020-02-24/77

Moved By Councillor Korab

Seconded By Deputy Mayor O'Leary

That Council approve the application submitted by Big R II Restaurant for a Lounge at 201-203 Blackmarsh Road subject to all applicable City requirements.

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

MOTION CARRIED (10 to 0)

6.3 109 Winslow St. - Residential Low Density (R1) Zone - Ward 3

Application

A Discretionary Use application has been submitted for a Home Occupation for Yana Wellness at 109 Winslow Street.

Description

The business is a holistic healing program for mental health and addictions using such practices as Emotional Freedom Technique (EFT) Tapping, Reiki, Cognitive Based Therapy and Dialectical Based Therapy. Clients will be seen from 12 - 4 p.m. daily with 1 client per session and 15-

30 minutes between sessions. The applicant will be the sole employee.
On-site parking is not provided.

8 Submissions Received

SJMC-R-2020-02-24/78

Moved By Councillor Korab

Seconded By Councillor Hanlon

That Council defer the application subject to applicant providing additional information.

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

MOTION CARRIED (10 to 0)

6.4 91 Shoal Bay Rd. - Rural Residential Infill/Rural (RR/R) Zone - Ward 4

Application

A Discretionary Use application has been submitted by P & R Holdings Incorporated requesting permission to construct a building at the rear of 91 Shoal Bay Road for Heavy Equipment Storage.

Description

The proposed building will be 223m² and will store paving equipment such as dump trucks, loaders, pavers etc.

3 Submissions Received

SJMC-R-2020-02-24/79

Moved By Councillor Collins

Seconded By Councillor Hickman

That Council approve the application submitted by P & R Holdings Incorporated requesting permission to construct a building at the rear of 91 Shoal Bay Road for Heavy Equipment Storage subject to all applicable City requirements.

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

MOTION CARRIED (10 to 0)

7. COMMITTEE REPORTS**7.1 Committee of the Whole Report - February 12, 2020****1. Approval of a Professional Development Allowance for Members of Council****SJMC-R-2020-02-24/80****Moved By** Councillor Lane**Seconded By** Councillor Hanlon

That Council approve a professional development allowance of \$1,000 per Councillor per year and an associated policy be developed to guide the fund and provide clarity on usage.

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

MOTION CARRIED (10 to 0)**2. Riverhead Capital Reserve Fund Expense - Procurement of Replacement Deep Well Bar Screen****SJMC-R-2020-02-24/81****Moved By** Councillor Lane**Seconded By** Councillor Hanlon

That as the deep well bar screen is essential for reliable and continuous operation of the Riverhead Wastewater Treatment Facility, funding be made available through the Capital Reserve Fund for purchase of this equipment. The total estimated cost to supply and deliver a new deep well bar screen is \$233,000.00 USD (Taxes Extra).

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

MOTION CARRIED (10 to 0)**3. Windsor Lake Water Treatment Plant Capital Reserve Fund - Replacement of High Zone Pumping Station Emergency Diesel Generator**

SJMC-R-2020-02-24/82**Moved By** Councillor Lane**Seconded By** Councillor Stapleton

That as the High Zone Pumping Station emergency diesel generator is an essential piece of equipment which is necessary to provide redundancy of power availability for the continuous supply of treated water to the Airport Heights service area, funding be made available through the Capital Reserve Fund to support the purchase and installation of this equipment. The total estimated cost to replace this equipment, including engineering design and installation, is \$500,000.00 + HST.

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

MOTION CARRIED (10 to 0)**4. Water Street Heated Sidewalks (Snow Melt System) Study****SJMC-R-2020-02-24/83****Moved By** Councillor Hickman**Seconded By** Councillor Hanlon

That Council not install heated sidewalks in Water Street given the additional capital and operating costs, the required changes to other snow clearing on the adjacent street, and the uncertainty of success.

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

MOTION CARRIED (10 to 0)**5. Affordable Housing Catalyst Grant Allocations 2020****SJMC-R-2020-02-24/84****Moved By** Deputy Mayor O'Leary**Seconded By** Councillor Jamieson

That Council accept the recommended 2020 Housing Catalyst Grant allocations as presented.

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

MOTION CARRIED (10 to 0)

6. Text Amendment to Enable Heritage Use as a Discretionary Use in the Institutional (INST) and Institutional Downtown (INST-D) Zones - REZ1900014 - 42 Bannerman Street

SJMC-R-2020-02-24/85

Moved By Councillor Burton

Seconded By Councillor Hickman

That Council consider the application for a text amendment to the Development Regulations to enable Heritage Use as a Discretionary Use. Further, that the Text Amendment and Discretionary Use be advertised for public review and comment, following which time, the application will be referred to a regular meeting of Council for consideration of adoption.

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

MOTION CARRIED (10 to 0)

7. Text Amendment to allow a Residential Accessory Dwelling Unit within a Floatplane Hanger in the Rural Zone - REZ1900017 - 360 Paddy's Pond Road

SJMC-R-2020-02-24/86

Moved By Councillor Burton

Seconded By Councillor Collins

That Council refuse the application for a text amendment to allow a Residential Accessory Dwelling Unit within a Floatplane Hanger in the Rural Zone at 360 Paddy's Pond Road. The proposal does not meet the intent of the Crown Land Grant requirements, as well, the City does not allow Floatplane Hangers to be used for residential occupancy and the Lot does not have frontage on a Public Street.

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

MOTION CARRIED (10 to 0)

7.2 Special Events Advisory Committee Report - February 19, 2020

1. Maroni - Film Shoot - March 2, 2020

SJMC-R-2020-02-24/87

Moved By Councillor Jamieson

Seconded By Councillor Korab

That Council approve the required road closure of Sea Rose Avenue for the Maroni Film Shoot on March 2, 2020 subject to the conditions set out by the Special Events Advisory Committee.

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

MOTION CARRIED (10 to 0)

2. Churchill Park Music Festival - September 4 - 6, 2020

Mighty Quinton Concerts is proposing to hold an outdoor music concert at Churchill Park. Council has previously approved (CD#R2019-08/05/20) the following dates be held for the 2-day concert event: Friday/Saturday August 21/22 and 28/29, 2020

SJMC-R-2020-02-24/88

Moved By Councillor Jamieson

Seconded By Councillor Hanlon

That further to CD#R2019-08/05/20, Council approve Mighty Quinton Concerts additional requests subject to the conditions set out by the Special Events Advisory Committee:

Additional Request #1

Approval for a hold to be placed on the following dates:
Friday/Saturday/Sunday September 4 to 6, 2020

It is important to note that of the 3 September dates requested, only 2 will be utilized for the event (either Friday/Saturday or Saturday/Sunday). Once given approval Mr. Quinton will look to secure acts and determine the exact 2020 date.

Additional Request #2

Mighty Quinton Concerts is requesting approval to hold a 2-day concert event on 2 of the weekend dates noted above. This would result in 4 days of music over 2 weekends. Previous approval was provided for a 2-day, one weekend concert event.

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

MOTION CARRIED (10 to 0)

7.3 Development Committee Report - February 18, 2020

1. Crown Land Grant for Extension of Private Property - 144 Donovan's Road - CRW2000001

SJMC-R-2020-02-24/89

Moved By Councillor Burton

Seconded By Councillor Collins

That Council approve the Crown Land Grant at 144 Donovan's Road, the purpose of which is extension of private property.

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

MOTION CARRIED (10 to 0)

2. Crown Land License for Boathouse and Wharf - Barrow's Road - CRW2000003

SJMC-R-2020-02-24/90

Moved By Councillor Burton

Seconded By Councillor Jamieson

That Council approve the Crown Land License on Barrow's Road to occupy a Boathouse and Wharf.

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

MOTION CARRIED (10 to 0)

3. Crown Land License for Newfoundland Power Easement - Trans-Canada Highway - CRW2000005

SJMC-R-2020-02-24/91

Moved By Councillor Burton

Seconded By Deputy Mayor O'Leary

That Council approve the Crown Land License on the Trans-Canada Highway, the purpose of which is an easement.

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

MOTION CARRIED (10 to 0)

8. DEVELOPMENT PERMITS LIST (FOR INFORMATION ONLY)

8.1 Development Permits List for the week of February 13-19, 2020

9. BUILDING PERMITS LIST

9.1 Building Permits List for the period February 13-19, 2020

SJMC-R-2020-02-24/92

Moved By Councillor Korab

Seconded By Councillor Hickman

That the Building Permits List for the period February 13 - 19, 2020 be approved as presented.

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

MOTION CARRIED (10 to 0)

10. REQUISITIONS, PAYROLLS AND ACCOUNTS

10.1 Weekly Payment Vouchers for the Week Ending February 19, 2020**SJMC-R-2020-02-24/93****Moved By** Deputy Mayor O'Leary**Seconded By** Councillor Jamieson

That Council approve the Weekly Payment Vouchers for the week ending February 19, 2020 in the amount of \$8,904,252.57.

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

MOTION CARRIED (10 to 0)**11. TENDERS/RFPS****11.1 Request for Proposals (RFP) 2020012 - Engineering Design, Consulting and Field Inspection Services****SJMC-R-2020-02-24/94****Moved By** Councillor Lane**Seconded By** Councillor Stapleton

That Council award this RFP to Tract Consulting Inc. in the amount of \$215,000.00 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 Hanlon, Councillor Stapleton, Councillor Jamieson, Councillor Korab, and Councillor Collins

MOTION CARRIED (10 to 0)**11.2 Council Approval Request - Snow Blowback Operations - Clovelly Trails - E-POLL****SJMC-R-2020-02-24/95****Moved By** Councillor Lane**Seconded By** Councillor Stapleton

That Council award this contract to Weir's Construction, the lowest bidder meeting specifications, in the amount of \$138,203.00 as per the Public Procurement Act.

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

MOTION CARRIED (10 to 0)

11.3 Council Approval Request - Snow Blowback Operations - Wedgewood Park - E-POLL

SJMC-R-2020-02-24/96

Moved By Councillor Lane

Seconded By Councillor Stapleton

That Council award this contract to Parsons Paving, the lowest bidder meeting specifications, in the amount of \$167,160.00 as per the Public Procurement Act.

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

MOTION CARRIED (10 to 0)

11.4 Bid Approval Note - Street Widening and Snow Blowback Operations - East Meadows - E-POLL

SJMC-R-2020-02-24/97

Moved By Councillor Lane

Seconded By Councillor Stapleton

That Council award this contract to Weir's Construction, the lowest bidder meeting specifications, in the amount of \$114,000.00 as per the Public Procurement Act.

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

MOTION CARRIED (10 to 0)

11.5 Bid Approval Note - Street Widening and Snow Blowback Operations - Kensington Estates - E-POLL

SJMC-R-2020-02-24/98**Moved By** Councillor Lane**Seconded By** Councillor Stapleton

That Council award this contract to Weir's Construction, the lowest bidder meeting specifications, in the amount of \$84,000.00 as per the Public Procurement Act.

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

MOTION CARRIED (10 to 0)**11.6 Bid Approval Note - Snow Blowback Operations for Airport Heights****SJMC-R-2020-02-24/99****Moved By** Councillor Lane**Seconded By** Councillor Stapleton

That Council award this contract to Parsons Paving, the lowest bidder meeting specifications, in the amount of \$326,000.00 as per the Public Procurement Act.

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

MOTION CARRIED (10 to 0)**12. NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS****13. OTHER BUSINESS****13.1 Shea Heights Community Centre Board of Directors – New Board Appointments****SJMC-R-2020-02-24/100****Moved By** Councillor Collins**Seconded By** Deputy Mayor O'Leary

That Council approve the following appointments to the Shea Heights Board of Directors:

1. **Jessica Wilkins, Angela Kavanagh, and Madison Snelgrove** be appointed to the Shea Heights Community Centre Board of Directors to fill vacancies within the “at large” category of the Board structure.
2. **Ron Ellsworth** be appointed to the Shea Heights Community Centre Board of Directors to fill the vacancy within the “resource member” category of the Board structure.

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

MOTION CARRIED (10 to 0)

13.2 725 Southlands Boulevard (Donegal Run) - REZ1800020

SJMC-R-2020-02-24/101

Moved By Councillor Burton

Seconded By Councillor Collins

That Council adopt St. John's Development Regulations Amendment Number 705, 2020, which allows the proposed land use change from Single Unit Dwellings to Townhouses and Semi-Detached Dwellings on Donegal Run in the Galway neighbourhood by amending the Appendix Maps of the PMD-1 Zone. Further, that the adopted amendment be referred to the Department of Municipal Affairs and Environment with a request for Provincial Registration in accordance with the *Urban and Rural Planning Act*.

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

MOTION CARRIED (10 to 0)

13.3 Permit for Roof Top Sign

SJMC-R-2020-02-24/102

Moved By Councillor Burton

Seconded By Councillor Collins

That Council approve the installation of the new roof top sign to replace an existing roof top sign at Civic number 419 Main Road (Keith's Diner).

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

MOTION CARRIED (10 to 0)

14. ADJOURNMENT

There being no further business, the meeting adjourned at 5:38 pm.

MAYOR

CITY CLERK

DECISION/DIRECTION NOTE

Title: 75 Airport Heights Drive MPA1800006

Date Prepared: February 25, 2020

Report To: His Worship the Mayor and Members of Council

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

Ward: 1

Decision/Direction Required:

Following the Public Hearing, Council may proceed with the next steps in the amendment process for St. John's Municipal Plan Amendment Number 153, 2020, and St. John's Development Regulations Amendment Number 700, 2020.

Discussion – Background and Current Status:

The City received an application to rezone 75 Airport Heights Drive from the Commercial Local (CL) Zone to the Commercial Neighbourhood (CN) Zone for the purpose of an Eating Establishment and Lounge (pub and eatery). An amendment to the St. John's Municipal Plan would be required to support the proposed rezoning, as the property is designated Residential Low Density and would need to be redesignated to Commercial General.

At the Regular Meeting of Council on December 2, 2019, Council adopted the resolutions for St. John's Municipal Plan Amendment Number 153, 2020, and St. John's Development Regulations Amendment Number 700, 2020. Council appointed Ms. Marie Ryan as the Commissioner to conduct a Public Hearing to consider the proposed amendments. The Public Hearing was held at St. John's City Hall on January 16, 2020.

Commissioner Ryan has now submitted her report on the proposed amendments. She recommends approval of the amendments. A copy of the Commissioner's report is attached for Council's consideration.

In conjunction with the above amendments, the City also advertised the Discretionary Use of an Eating Establishment and Lounge at 75 Airport Heights Drive [Parcel ID#46595 & 145223] with a total floor area of 83.3 m² and hours of operation of 11:00 a.m.–12:00 midnight on weekdays and 11:00 a.m.– 1:00 a.m. on weekends. On-site parking is available, but the proposed development would require parking relief of 7 parking spaces to be approved by Council. There were no traffic or parking concerns from staff regarding the requested parking relief.

Commissioner Ryan further recommends that Council exercise its discretion to not allow the pub use. As the proposed Lounge will introduce noise disruptions in a neighbourhood that is

ST. JOHN'S

predominantly residential, staff agree with the Commissioner's recommendation. If the Eating Establishment is approved by Council, the applicant could apply for a liquor license associated with a restaurant. Note, the amendment resolutions have been updated to generalize reference to commercial uses and to remove specific reference to the Eating Establishment and Lounge.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring property owners and residents.
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:
Map amendments to the St. John's Municipal Plan and Development Regulations are required.
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:
Parking relief for seven spaces is considered

Recommendation:

THAT Council approve the attached resolutions for St. John's Municipal Plan Amendment Number 153, 2020 and St. John's Development Regulations Amendment Number 700, 2020, as amended.

THAT Council approve the Discretionary Use of 75 Airport Heights Drive [Parcel ID#46595 & 145223] as an Eating Establishment in the Commercial Neighbourhood (CN) Zone.

THAT Council reject the Discretionary Use of 75 Airport Heights Drive [Parcel ID#46595 & 145223] as a Lounge in the Commercial Neighbourhood (CN) Zone.

THAT Council approve parking relief for 7 spaces for the proposed use of 75 Airport Heights Drive, as per Section 9.1.2(1) of the Development Regulations.

Prepared by: Ann-Marie Cashin, MCIP

Approved by: Ken O'Brien, MCIP

Report Approval Details

Document Title:	75 Airport Heights Drive, MPA1800006.docx
Attachments:	- 75 Airport Heights Drive - Attachments.pdf - Commissioner's Report 75 Airport Hgts Drive - February 17 2020.pdf
Final Approval Date:	Feb 27, 2020

This report and all of its attachments were approved and signed as outlined below:

Ken O'Brien - Feb 27, 2020 - 10:23 AM

Jason Sinyard - Feb 27, 2020 - 11:21 AM



SUBJECT PROPERTY



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

**RESOLUTION
ST. JOHN'S MUNICIPAL PLAN
AMENDMENT NUMBER 153, 2020**

WHEREAS the City of St. John's wishes to allow commercial uses at 75 Airport Heights Drive.

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

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

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

IN WITNESS THEREOF the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this ____ day of _____, 2020.

Mayor

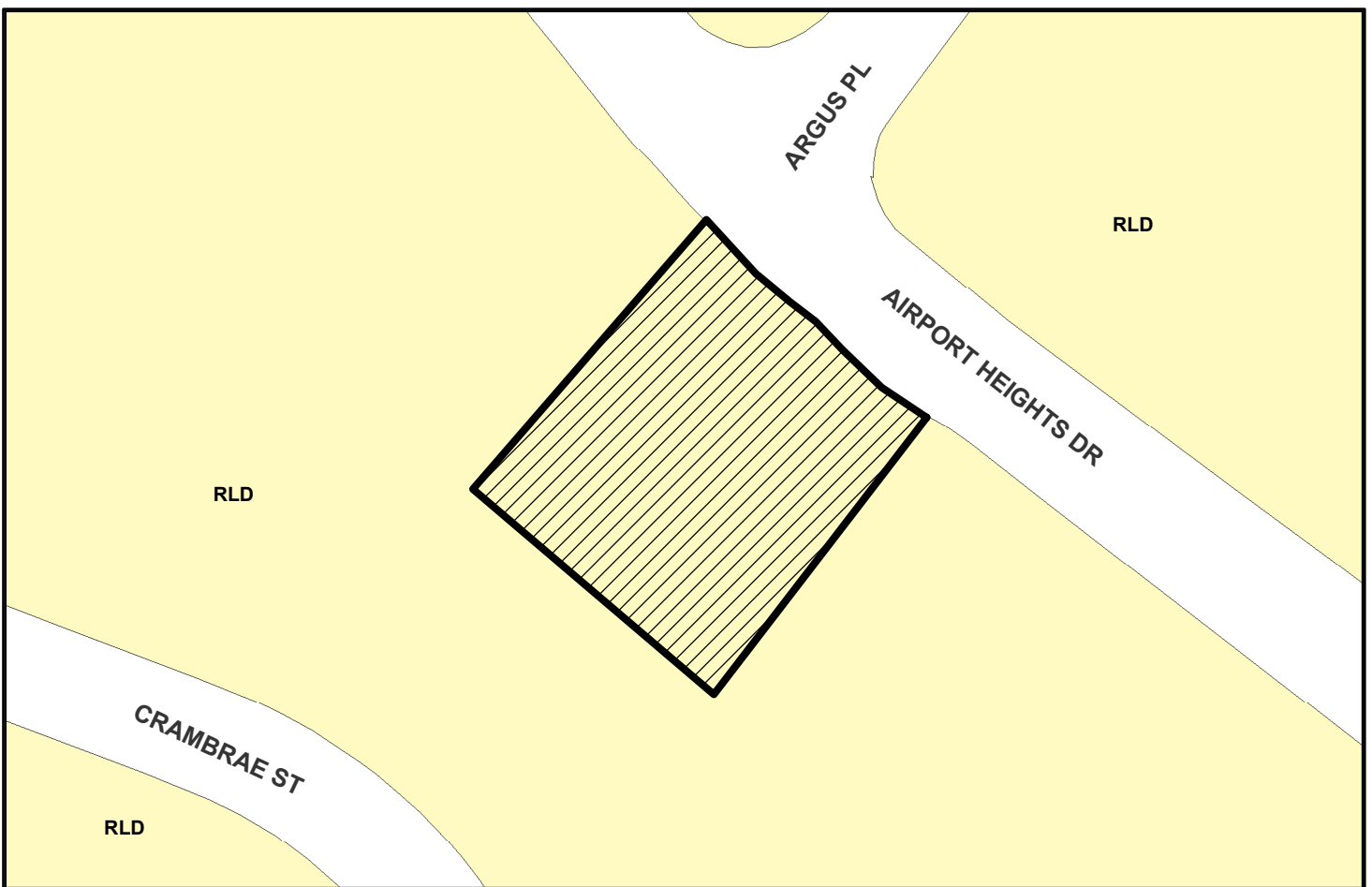
MCIP

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

City Clerk

Council Adoption

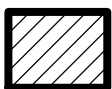
Provincial Registration



**CITY OF ST. JOHN'S
MUNICIPAL PLAN
Amendment No. 153, 2020
[Map III-1A]**

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

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



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

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

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 700, 2020**

WHEREAS the City of St. John's wishes to allow commercial uses at 75 Airport Heights Drive.

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

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

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

IN WITNESS THEREOF the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this ____ day of _____, 2020.

Mayor

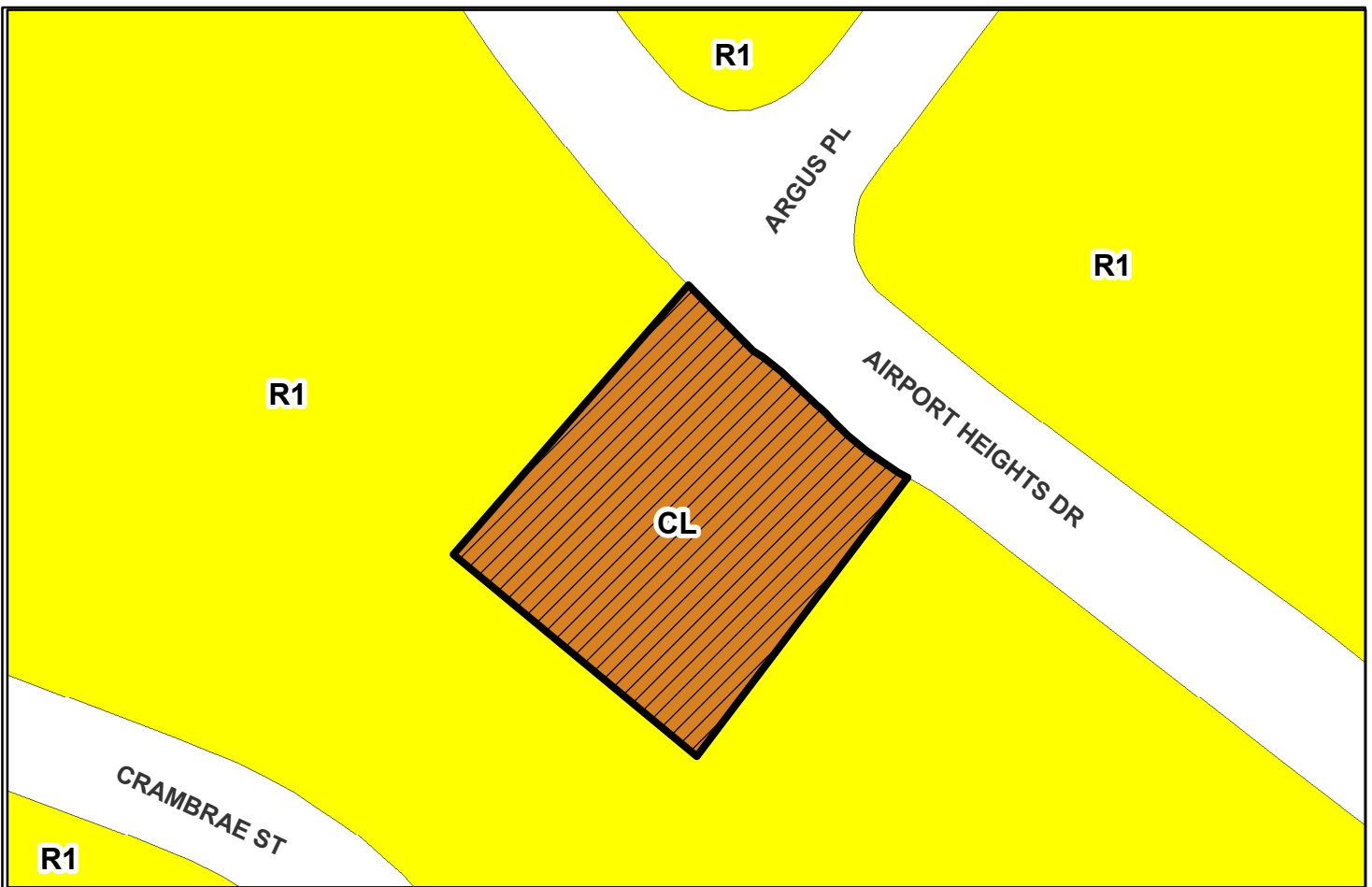
MCIP

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

City Clerk

Council Adoption

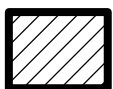
Provincial Registration



**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 700, 2020
[Map Z-1A]**

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

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



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

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

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

**COMMISSIONER'S REPORT ON THE
ST. JOHN'S MUNICIPAL PLAN
AMENDMENT No.153, 2020**

and

**ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT No. 700, 2020**

Prepared by:

**Marie E. Ryan
Commissioner**

February 17, 2020

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1.0 INTRODUCTION

At the Regular Meeting of the St. John's Municipal Council ("Council") held on December 2, 2019, I was appointed as the Commissioner to conduct a public hearing and prepare a report with recommendations with respect to proposed amendments to both the St. John's Municipal Plan (*Amendment Number 153, 2020*) and the St. John's Development Regulations (*Amendment Number 700, 2020*). The intent of these amendments is as follows:

St. John's Municipal Plan (*Amendment Number 153, 2020*)

Redesignate land at 75 Airport Heights Drive [Parcel ID#46595 & 145223] from the Residential Low Density (RLD) Land Use District to the Commercial General (CG) Land Use District

St. John's Development Regulations (*Amendment Number 700, 2020*)

Rezone land at 75 Airport Heights Drive [Parcel ID#46595 & 145223] from the Commercial Local (CL) Zone to the Commercial Neighbourhood (CN) Zone

This redesignation and rezoning of 75 Airport Heights Drive is in response to an application submitted by DRMM Enterprises to allow for a Lounge and Eating Establishment use, specifically a pub and eatery.

It is important to state that the St. John's Municipal Plan must conform to the St. John's Urban Region Regional Plan (SJURRP), which was adopted by the Province in 1976. This Plan applies to all land in the St. John's Urban Region, which is essentially the Northeast Avalon Peninsula. The SJURRP is the Province's principal document for determining land use and development in the Urban Region. It distinguishes between urban and rural areas, and provides protection for the Urban Region's agricultural area, resource areas and designated scenic roads. It is the framework within which municipal plans are prepared by municipalities on the Northeast Avalon.¹

My appointment as Commissioner was made by Council under the authority of Section 19 of the *Urban and Rural Planning Act, 2000*, with the accompanying duties established in Section 21(2) and 22(1) which note that the Commissioner is to "[...] hear objections and representations orally or in writing [...]" and, subsequently, to submit a written report on the public hearing including recommendations arising from the hearing.

This public hearing was scheduled for 7 p.m. on Thursday, January 16, 2020 at St. John's City Hall. Prior to this date, and as required by legislation, the hearing was advertised in the December 14 and 21, 2019 and January 4 and 11, 2020 editions of The Telegram. Additionally,

¹ City of St. John's. St. John's Municipal Plan (June 2007). Section I -1.4 Relation to Other Levels of Planning. Pg. 1-4.

the amendments were publicized on the City of St. John's website (<http://www.stjohns.ca/public-notice/public-hearing-75-airport-heights-drive>). Notices also were mailed out in mid-December, as required, to all property owners within a minimum radius of 150 metres of the subject properties. This notice provided a site plan and advised of the date, time, location and purpose of the upcoming public hearing.

The public hearing was convened on Thursday, January 16, 2020 at 7 p.m. in the Foran/Greene Room of St. John's City Hall. There were 15 interested persons in attendance, including some representatives of the applicant and a few city residents. Assistance at the meeting was provided to Your Commissioner by the following City staff: Ann-Marie Cashin, MCIP - Planner III, Urban Design & Heritage, Planning, Engineering and Regulatory Services.

Prior to this hearing, 12 written submissions were received. These submissions are referenced in this Report under the section "Written Submissions Received in Advance of the Hearing" (see section 3.0) and the full text of each submission is found in Appendix "A".

No formal/taped transcript of the public hearing was made, and the notes made by Your Commissioner constitute the record of the hearing. All those requesting the opportunity to speak were accorded that right.

1.1 The issue

The issue for Your Commissioner and the topic for the hearing was whether or not the following two amendments should be approved. In general, the intent of the amendments is:

- **St. John's Municipal Plan (*Amendment Number 153, 2020*)** – the intent of which is to redesignate land at 75 Airport Heights Drive [Parcel ID#46595 & 145223] from the Residential Low Density (RLD) Land Use District to the Commercial General (CG) Land Use District
- **St. John's Development Regulations (*Amendment Number 700, 2020*)** – the intent of which is to rezone land at 75 Airport Heights Drive [Parcel ID#46595 & 145223] from the Commercial Local (CL) Zone to the Commercial Neighbourhood (CN) Zone

2.0 BACKGROUND

2.1 The application

The process leading to the hearing on the proposed amendments was triggered by an application from DRMM Enterprises to rezone land at 75 Airport Heights Drive to allow for both a Lounge and Eating Establishment Use. The existing building at 75 Airport Heights Drive was built as a Daycare Centre and, at the request of the same applicant, was rezoned in June 2018 to the

Commercial Local (CL) Zone to accommodate commercial uses such as an office, take-out or hair salon. Of note, during the public consultation for this initial rezoning in June 2018, there were concerns raised by residents regarding the change to a commercial zone. It was felt that a commercial zone would increase traffic and create a precedent for more requests for commercial uses.

The properties surrounding 75 Airport Heights Drive are zoned Residential Low Density (R1). Additionally, a majority of the properties are residential dwellings apart from two vacant lots adjacent to the property on the western side.

The same applicant, who applied for the 2018 rezoning, is now asking to rezone the land to Commercial Neighbourhood (CN) for a pub and eatery.

2.2 The review processes

The following provides an overview of the relevant correspondence and activity related to the processing of the application from DRMM.

July 17, 2019 – Correspondence from Ann-Marie Cashin, MCIP- Planner III, Urban Design and Heritage, Planning, Engineering and Regulatory Services, to the Committee of the Whole

This correspondence to the Committee of the Whole outlined the application for a pub and eatery at 75 Airport Heights Drive. In addition, the correspondence detailed the required zoning changes, as well as planning and other considerations relative to this proposal.

Planning and zoning considerations

The subject property is currently zoned Commercial Local (CL) which does not allow a Lounge or Eating Establishment use. The applicant has requested to rezone the property to Commercial Neighbourhood (CN) in which a Lounge and Eating Establishment are discretionary uses. This Zone also allows a wider array of permitted and discretionary commercial uses than does the Commercial Local (CL) Zone

The property is designated Residential Low Density (RLD) under the City of St. John's Municipal Plan, which applies to those areas characterized by a predominance of single detached dwellings. The current Commercial Local (CL) Zone is permitted under this District however, a rezoning to the Commercial Neighbourhood (CN) Zone would require a Municipal Plan amendment to redesignate to the Commercial General (CG) District.

It was stated that once the property is rezoned, other Commercial Neighborhood uses may be permitted.

Overall considerations and/or implications for the City

Finally, in terms of key considerations and/or implications for the City, the following were identified:

- *Partners or Other Stakeholders:* Neighboring residents and property owners
- *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
- *Legal or Policy Implications:* An amendment to the St. John’s Municipal Plan and Development Regulations is required
- *Engagement and Communications Considerations:* Advertisement of the proposed amendment

There were no budget/financial, privacy, human resource, procurement or information technology implications.

There were no development or engineering concerns with the proposed amendment. The use would require 17 parking spaces and the applicants had proposed 10, seeking parking relief for seven spaces, because the property is within walking distance to the adjacent residential neighborhood. Further, it was identified that there is on-street parking on the opposite side of the street from 40 Airport Heights Drive to Canso Place.

Recommendations

It was recommended that Council consider the amendments to the St. John’s Municipal Plan and Development Regulations at 75 Airport Heights Drive to rezone land from the Commercial Local (CL) Zone to Commercial Neighbourhood (CN) Zone and that the application be advertised for public review and comment. Following the public consultation, the application would be referred to a regular meeting of Council for consideration of adoption.

August 20, 2019 – Correspondence from Ann-Marie Cashin, MCIP- Planner III, Urban Design and Heritage, Planning, Engineering and Regulatory Services, to the City of St. John’s Mayor and Council

This correspondence once again outlined the background to the application, the necessary amendments to enable rezoning to facilitate the application, relevant implications (e.g., considerations around engagement and communications) and the recently undertaken public notification process (above).

Additional information was provided about the application, including:

Proposed hours of operation: 11a.m. to midnight on weekdays; 11a.m. to 1a.m. on weekends. The intent is to operate a family friendly restaurant during the evening, with children allowed

until 9p.m. (As a liquor license cannot be issued until the development approval stage, the Newfoundland and Labrador Liquor Corporation (NLC) may impose additional conditions.)

Noise considerations: the applicant noted that bands would not be permitted, and musicians would be limited to acoustic solos on weekends only.

Adjacency to residential properties: The applicants have proposed a 1.8m fence surrounding the subject property.

It was stated that, following the advertisement of the application for public review and comment, the City received a mixed reaction (support and concerns) from the residents respecting the proposed restaurant and lounge. Objections for the development included concerns regarding increased number of cars parked on the street, increased noise, a decrease in property values, increased vandalism and litter/rodents.

Further, it was noted that other concerns raised are addressed through provincial and federal legislation – drinking and driving and video lottery terminals (VLTs). Similarly, the City would not regulate the entertainment, although the property would be subject to the City’s Noise By-Law.

In conclusion, the recommendation was that Council adopt-in-principle the resolutions for the amendments: St. John’s Municipal Plan Amendment 153, 2020 and St. John’s Development Regulations Amendment 700, 2020. A map amendment to the Municipal Plan is also required to re-designate the property from the Residential Low Density (RLD) District to the Commercial General (CG) District. As well, this would rezone 75 Airport Heights Drive from the Commercial Local (CL) Zone to the Commercial Neighbourhood (CN) Zone, to allow consideration of a Lounge and Eating Establishment.

It was further explained that, 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 amendments 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.

City of St. John’s Council Meeting – September 3, 2019

In consideration of the submissions from area residents related to the application for 75 Airport Heights Drive, Council deferred a decision on the rezoning to allow for a public meeting.

Public Meeting – September 26, 2019

About 70 people attended a public meeting held to discuss the application for 75 Airport Heights Drive. In advance of this meeting, there were over 70 submissions, with just over half being in support. The few people who did provide reasons for their support noted this would be a good addition to the neighbourhood, as a social opportunity and/or a gathering place, it could provide job opportunities for those in the area, and would not add appreciably to the traffic in the area. Almost all of those who were opposed provided reason for their position, similar in nature to those described previously. These included increased traffic in an area which already has a high volume and, in particular, in the context of the local school and students' safety, exacerbation of parking issues in the neighbourhood, the impact it will have on the quality of life of the immediate adjacent neighbours with, for example, increased noise, patrons coming and going later into the night, and the potential for drunken behavior/drunk driving, and impacts on property values.

There was a similar polarization of opinions expressed at the public meeting. While many expressed interest in having a gathering place, those opposed did not see a pub and lounge as the response to this need.

Subsequent to the meeting, the applicant provided additional information re how they would mitigate some of the concerns raised:

- Parking:* Given that this development is being put forth as a walk-to establishment for the residents of Airport Heights, it was felt that there is sufficient parking on-site for the staff and the few that will actually drive. Also, there is on-street parking along Airport Heights Drive that can accommodate extra parking in the event of unforeseen parking constraints from special events. These parking spaces do not impede any residents in the area.

- Property Values:* they consulted with a number of real estate agents and the consensus was that property values would not be affected from a small neighborhood pub. Granted the preferences of some buyers may shift such that some may not wish to purchase next to an eating establishment, and some may seek to buy property near an eating establishment.

- Garbage and Rodents:* They will be using an enclosed steel garbage bin supplied by GFL, stored on the north corner behind a wooden gate, and it will be emptied on a weekly basis by GFL.

- Noise:* They do not anticipate any activities inside the pub to create any noise that will be heard outside the exterior walls. But as an extra precaution, they will install noise-reducing Gyproc on the rear exterior wall. It should be noted this is not a

night club and, at best, will have background music only, with the odd evening having a solo act.

- *Smoking*: they will designate a smoke area to the north corner towards the vacant lot to eliminate any disruption to the neighbors. There will be a cigarette disposal bin placed at this location and will be emptied on a daily basis.

- *VLT*: they have not had any discussions on VLTs in this pub. They stated they are willing to discuss any concerns, but noted they are focused on the rezoning right now and the eatery is their main concern for a revenue generator.

October 16, 2019 – Correspondence from Ann-Marie Cashin, MCIP- Planner III, Urban Design and Heritage, Planning, Engineering and Regulatory Services, to the City of St. John’s Mayor and Council

This correspondence once again outlined the background to the application, the necessary amendments to enable rezoning to facilitate the application, relevant implications (e.g., considerations around engagement and communications), the applicant’s proposed operating hours and related activities, and the provincial and federal regulatory roles (as opposed to the City’s) on issues such as drinking and driving. One additional implication noted was the consideration of parking relief of seven spaces.

The correspondence reviewed the mixed reactions from those who provided submissions in advance of and/or who attended the September 26, 2019 Public Meeting and overviewed concerns therein (previously outlined).

New information included the applicant’s response to the concerns (overviewed previously) which was attached to this correspondence. As well, staff reported that one message from the Public Meeting was the need and desire from residents to have a gathering space within the Airport Heights neighbourhood; however, some suggested that a restaurant, café or library would be more appropriate than a lounge.

Given the neighbourhood interest for a gathering place, the Commercial Neighbourhood (CN) Zone was stated to be appropriate for the 75 Airport Heights Drive property, as it allows many uses which would be considered amenable to the neighbourhood. It was recommended that the Mayor and Council adopt-in-principle the Municipal Plan amendment and the rezoning to Commercial Neighbourhood (CN) at 75 Airport Heights Drive. It was highlighted that, as an Eating Establishment and Lounge are discretionary uses within this Zone, the uses would be advertised with the public hearing notice, should this amendment proceed.

If adopted in-principle, the amendments were to be sent to the Department of Municipal Affairs and Environment with a request for provincial release, following which the amendments would be referred back to Council for consideration of adoption and moving on to a public hearing chaired by an appointed Commissioner.

October 22, 2019 – Correspondence from Ann-Marie Cashin, MCIP- Planner III, Urban Design and Heritage, Planning, Engineering and Regulatory Services, to Kim Blanchard, MCIP, Department of Municipal Affairs and Environment

This correspondence provides an overview of the application process for 75 Airport Heights Drive and subsequent analysis of the application by the City of St. John's, as well as the related amendments to move the application forward. It requested a Provincial review and release for Municipal Plan Amendment Number 153, 2020 and St. John's Development Regulations Amendment Number 700, 2020.

November 22, 2019 – Correspondence from Kim Blanchard, Senior Planner, Local Governance and Land Use Planning Division, Department of Municipal Affairs and Environment, to Ann-Marie Cashin, Planner III, Planning, Engineering and Regulatory Services

This correspondence detailed that the Minister had reviewed and released the following amendments related to 75 Airport Height Drive to accommodate a Lounge and Eating Establishment: Municipal Plan Amendment 153 and Development Regulations Amendment 700, 2019.

This correspondence further noted that Council could now consider the documents for adoption and to schedule a public hearing.

November 26, 2019 – Correspondence from Ann-Marie Cashin, MCIP- Planner III, Urban Design and Heritage, Planning, Engineering and Regulatory Services, to the City of St. John's Mayor and Council

This correspondence once again outlined the background to the application, the necessary amendments to enable rezoning to facilitate the application, relevant implications (e.g., considerations around engagement and communications), the mixed reviews from residents in the Airport Heights neighbourhood to the application under consideration, (arising from submissions and the September 26, 2019 Public Meeting), and efforts the applicant said would be made to address some of the concerns.

Further, this correspondence informed the Mayor and Council that Provincial release had been issued for the St. John's Municipal Plan Amendment Number 153, 2020 and St. John's Development Regulations Amendment Number 700, 2020. As such, it was recommended that Council could proceed with the next steps in the process to adopt the resolutions for the

municipal amendments, appoint Your Commissioner, and proceed with the public hearing. It also was recommended that Council advertise the Lounge and Eating Establishment as a Discretionary Use on the public hearing notices.

3.0 Written submissions received in advance of the hearing

Twelve written submissions (emails) were received in advance of the hearing on the evening of January 16, 2020, all of which were opposed. Given there is much duplication in relation to the types of concerns, the following provides a synopsis of some of the main issues. As previously referenced, the full text of each submission is found in Appendix “A”.

- The location will have a direct impact on those immediately adjacent to the subject property, in particular those located directly behind (e.g., noise, smoking, smells, decreased property values.
- There is insufficient parking for the proposed use. This will directly impact those on adjoining streets, particularly Argus Place, which will likely contend with the overflow parking. This issue will be exacerbated in the winter, both for the on-site spaces which are being proposed and for surrounding streets which will be impacted by snow cover.
- Traffic in the area is already impacted by the school and will increase with the opening of the seniors’ residence. The proposed pub and eatery will further exacerbate the traffic in the neighbourhood and could result in more drinking and driving.
- If VLTs are on-site, the location could become a hang-out - day and night.
- Real estate/property values will drop in the area with the opening of a pub.
- This could worsen the rodent problem in the area, especially without adequate trash controls.
- The area in question is family-oriented and friendly. The use is incompatible with this environment.

4.0 The Hearing

Your Commissioner explained the intent of the hearing to those in attendance and spoke to the process to be undertaken during the course of same, i.e. presentation of the application by City staff and presentation by/questions from any in attendance who desired to express their support

or objections/concerns regarding the rezoning under consideration. Further, Your Commissioner reminded those in attendance at the hearing that the intent of the proceedings was to discuss the rezoning and not to comment on the merits or lack thereof of the specifics of the proposed development.

Your Commissioner explained to those in attendance what was within her purview to consider and requested that they be respectful in their comments during the hearing.

4.1 Overview of the Application

Ms. Ann-Marie Cashin, MCIP- Planner III, Urban Design and Heritage, Planning, Engineering and Regulatory Services presented the proposed amendments to the St. John's Municipal Plan and St. John's Development Regulations.

Ms. Cashin explained that the purpose of the public hearing was to consider a rezoning application for land at 73- 75 Airport Heights Drive from the Commercial Local (CL) Zone to the Commercial Neighbourhood (CN) Zone to allow for a Lounge and Eating Establishment, which are discretionary uses in the zone. The Commercial Neighbourhood (CN) Zone allows for more commercial uses than the existing Zone. Further, she noted that an amendment to the St. John's Municipal Plan also is required from the Residential Low Density (RLD) to the Commercial Neighbourhood (CN) District.

She provided the background to the application, noting that the existing structure had been built to accommodate a Daycare Centre. The current applicant requested a rezoning to the Commercial Local (CL) Zone in June 2018 and is now asking for the rezoning to Commercial Neighborhood (CN) to accommodate a pub and eatery. If the property is rezoned, the owners could apply for any use within that zone.

Ms. Cashin overviewed the applicant's proposed business hours and focus, as well as what they have intended to mitigate concerns that have been raised. She referenced that the applicant is seeking parking relief.

She finished by noting to those in attendance that following the hearing, Your Commissioner would prepare a report with recommendations for consideration by Council, who can accept or reject the recommendations. A decision on the Discretionary Use also will be made at that time.

Your Commissioner explained that 12 submissions had been received from city residents in the area of Airport Heights and in relation to the proposed rezoning. She provided a summary of the comments, as presented in section 3.0.

4.2 Presentation on behalf of the Applicant

Mr. David Brazil presented on behalf of the applicant. He stated that the impetus for the application and the concept of an eatery and pub were raised by some area residents, as an opportunity to provide a place for community and social engagement. The applicant sees this proposal as beneficial for the neighbourhood – re-using a vacant commercial building which could have many uses. They feel that providing a pub and eatery will benefit residents and workers and provide a family-friendly gathering place.

He acknowledged that the proposed use is a shift from the previous use, and there might be some apprehension in this regard. However, he referenced the multiple regulatory processes (provincial, municipal, health and safety) to which they would have to adhere should the development proceed.

He said they wanted to address the legitimate concerns – and felt that they had listened and hoped they had addressed these concerns. For example, he highlighted that there would be acoustic music, and this should offset noise concerns; a secure waste management company will be responsible for securing and disposing of waste; the back of the property would be secured, with a privacy fence erected, and only owners and operators would be able to access this area; and if they become aware of someone parked illegally, they would make a call to the City.

In conclusion, D. Brazil stated that, at the end of the day, their intent is to ensure the pub and eatery benefits the local area, while having minimal negative impact. He assured those in attendance that they would address any concerns within their purview.

4.3 Presentations by those in attendance

4.3.1 Concerns with the rezoning/the proposed pub and eatery

The following comments were provided by area residents who had concerns with the rezoning and/or pub and eatery

- This resident indicated they were not concerned about the pub, but rather the fact the City would allow this use with a 40% deficiency in parking. They noted that this would result in patrons parking on and blocking adjacent streets.
- This resident was concerned that the applicant is proposing a pub in the middle of residential properties and near a school with students walking to and from their houses. They referenced the increase in traffic and parking in the past when the building was used for a constituency office. They felt that just soundproofing the back of the building would not be sufficient, and that the use would negatively impact property values (noting that there are already houses in the area that

are not selling), increase the potential for drinking and driving and could result in VLTs in the area – which they felt would negatively impact its social fabric.

- This resident said that that, given people cannot smoke within 15 ft of an entrance, they will move closer to adjacent properties, and this is a legitimate concern.

- This resident stated they live directly behind the property. They reiterated a number of safety concerns related to the proximity of this proposed pub and eatery to the school and those walking to/from the school; the lack of parking for the use; and how the parking spots on the street are not available after midnight once the parking ban comes into effect. This resident also stressed that we are not living in a walking society – especially in the winter, safe walking is impossible. This resident felt that the City needs to have a serious look at the exemption to the parking and proximity to school. They felt that the proposed 1.8m fence will not provide the needed degree of privacy or sound-proofing due to the grading and how it will need to be constructed.

- This resident stated they overlook the property. They do not feel a bar is an appropriate use in the middle of the subdivision. They will hear the noise from the bar every night from the back of their house, if the windows are open.

Several questions were raised by those in attendance who were not in support of the rezoning or pub and eatery:

How does the Noise By-Law apply?

Response from City Staff: The Noise By-Law is applicable between 11 p.m. to 7 a.m. in residential areas. The By-Law provides a list of what is not permitted.

Response from D. Brazil: In terms of noise and disruptions, he stated that residents are more protected with a business entity. As the owner of the establishment, you can have problematic patrons removed and banned. Further, there are a number of regulatory controls.

How will snow clearing be addressed?

Response from D. Brazil: If it is too much on the lot, it can be trucked away. He said they are trying to acquire the adjacent vacant lot.

How many customers would be expected and/or how many are needed for the operation to be viable?

Response from D. Brazil: They would expect 35 to 45 patrons during normal operations. However, he further explained that, as per a business plan, it is not the number of clients;

rather, it is the volume of what is sold so even 8 to 15 patrons is profitable for a small pub. The plan is to promote the pub as a local service.

They are aware of the parking concerns. They plan to mitigate the parking as much as possible, and they are investigating every avenue. He again mentioned the potential of purchasing the adjacent property for parking.

How will the 1.8m fence be placed on the property?

Response from D. Brazil: He noted that the fence will be built to the property line.

Response from City staff: The grade impacts the height of the fence.

4.3.2 No concerns with the rezoning/proposed pub and eatery

The following comments were provided by area residents who had no concerns with the rezoning and/or pub and eatery:

- This resident has been in the neighbourhood for many years. They felt that a deficit in the area is lack of amenities to a large degree and, so, they endorse the use. They highlighted that currently, the building is vacant, and the pub and eatery offers potential, in particular as it is within walking distance.
- This resident noted that driving down Airport Heights Drive in the morning and when the school lets out for the afternoon, there are cars parked on both sides of the road. They felt that, if residents are concerned they will have a parking issue on their street, there should be parking restrictions implemented and/or a parking permit system. They noted that selling alcohol should not be an issue – e.g., a local convenience store sells alcohol. This resident further stated that the Municipal Plan talks about livability for an area. They think the proponent is trying to encourage people to walk and that this type of development is not unique, referencing that some of the issues being raised in relation to 75 Airport Heights Drive also were raised for a microbrewery which has since opened in the downtown. This resident supported the use.
- This resident said that they do not understand what the concern is about people hanging around outside the building. They do not think this would be an issue – as it will be a respectable establishment.
- This resident also said that there is nothing in Airport Heights for socializing, and so the pub is an excellent idea. They felt that the concerns they are hearing are arising from the City and poor planning. They fully support the idea.

5.0 CONSIDERATIONS

In reaching a conclusion on the merits of the proposed amendments, Your Commissioner considered the following information.

5.1 Consistency with the St. John's Municipal Plan

5.1.1 *Urban Form*

As stated in Section III-1 "Urban Form" of the St. John's Municipal Plan:

1.2.4 Mixed Use: The City shall encourage the mixture of land uses in all areas.

5.1.2 *Residential Land Uses*

The St. John's Municipal Plan speaks to residential land uses in Section III-2 'Residential':

[...] Residential Districts are areas that will be developed primarily for residential purposes. Within these Districts the functioning of the evolving residential environment will be protected from other residential or non-residential land use that may be determined to be incompatible. That being said, it is implicit in the Vision for the City of St. John's and in the foregoing objectives and policies pertaining to Urban Form that the City will encourage mixed land use and higher density development where it is opportune. Provisions are included to allow the development of neighbourhood-supportive commercial uses like convenience stores, day care centres, and parking areas.

III-2.2.1 Maintain and Improve Neighbourhood Character and Quality

The City views the neighbourhood as the basis for comprehensive planning of the residential environment. [...] Through public initiatives and appropriate development, the City shall encourage and guide the development of such areas so as to conserve and improve their individual quality.

III-2.2.5 Maintain and Improve Housing Quality and Variety

The City, through this Plan and appropriate zoning regulations, shall work toward:

1. protecting residential neighbourhoods from undesirable impacts of traffic and incompatible or non-residential uses [...]

5.1.3 *Commercial Land Uses*

The St. John's Municipal Plan speaks to commercial land uses in Section III-3 'Commercial':

[...] The role of the City is to ensure an adequate level of commercial services throughout St. John's by facilitating appropriate development in new areas, maintaining the viability of older areas, and minimizing the impact of commercial development on residential neighbourhoods and municipal services. [...]

The objective in relation to commercial land uses is found in Section III-3.1 'Objective':

To ensure an adequate supply of suitable land to accommodate a range of commercial activity throughout the City to meet the needs of residents and to offer opportunities for work and employment.

A number of general policies expand on this objective:

III-3.2 General Policies

Retail uses in Commercial areas directly serve residential areas [...]. It is, therefore, necessary and desirable to place commercial facilities close to developed residential neighbourhoods. [...]

III-3.2.2 Development Impacts

The City shall ensure adequate control of commercial developments to limit any detrimental effects that may result from such developments.

In terms of commercial land use district policies, it is detailed under section III-3.3 that:

Retail and personal service facilities are provided at levels pertaining to the area of the city that they serve. In establishing satisfactory service levels, this Plan recognizes and accommodates commercial development in the following Districts:

Commercial Neighbourhood

Retail and personal services for residential areas provided as convenience stores or in other uses and forms compatible with residential environments located in or near such areas. [...]

5.1.4 Redesignation of the subject property

The subject property at 75 Airport Heights Drive is located within the Residential Low Density (RLD) District. As of June 2018, this property was rezoned to Commercial Local (CL), which is permitted under this District.

To accommodate a pub and eatery on the subject property, a zoning change is required to Commercial Neighbourhood (CN). Rezoning to Commercial Neighbourhood (CN) would require a redesignation from the Residential Low Density (RLD) District, which does not allow this Zone, to the Commercial General (CG) District, which does allow this Zone.

5.2 The St. John's Development Regulations

5.2.1 Proposed zoning

Under the St. John's Development Regulations, the subject property at 75 Airport Heights Drive is currently zoned Commercial Local (CL). This Zone has a limited number of permitted and discretionary commercial uses, as respectively detailed in Sections 10.16.1 and 10.16.2 of the St. John's Development Regulations. This includes, for example, permitted commercial uses - a convenience store, library and office, and discretionary commercial uses – recycling depot and take-out.

To accommodate a pub and eatery on the subject property, it is proposed that subject property be rezoned to Commercial Neighbourhood (CN). This Zone has an expanded number of permitted and discretionary commercial uses as per Sections 10.17.1 and 10.17.2 of the St. John's Development Regulations respectively, including the commercial uses proposed by the applicant. This includes, for example, permitted commercial uses – a bank, retail store, vet clinic, dry-cleaners and laundromat; conditional commercial uses - car wash, eating establishment, lounge, take-out and service station.

Discretionary Use

As per Section 2 “Definitions” of the St. John's Development Regulations, a Discretionary Use is defined as follows:

Discretionary Use, as described in Section 5.8 of these Regulations, means a Use which may be permitted by Council to be established subject to special conditions or controls.

Section 5.8 of the St. John's Development Regulations sets out that:

Discretionary Uses may only be considered for approval where they are set out as Discretionary Uses in Section 10, subject to the requirements of these Regulations [...].

As stated above, Section 10.17.2 presents the Discretionary Uses in the Commercial Neighbourhood (CN) Zone including: 10.17.2.(e) Eating Establishment and 10.17.2(f) Lounge. Both of these uses are subject to Section 7.0 – Special Developments of the St. John's Development Regulations, which speaks to the discretionary powers of Council where these uses are proposed within 150m of a Residential Zone:

7.21 Lounges and Eating Establishments

[...]

(3) An application for a Lounge shall be processed as a Discretionary Use where a Lounge is proposed to be located within 150 metres of a Church, a School or a Residential Zone or an Apartment Zone.

[...]

(5) An application for an outdoor eating area associated with an Eating Establishment shall be a Discretionary Use where the Eating Establishment is located within 150 metres of a Residential Zone, an Apartment Zone, a Church or a School.

5.2.2 Zoning considerations

5.2.2.1 Parking and traffic

Traffic

The issue of increased traffic was raised in relation to this proposed rezoning and the subject property at 75 Airport Heights Road. The City's Traffic and Engineering Division has no concerns with the potential for increased traffic.

Parking

Off-street parking requirements are detailed in Section 9 of the St. John's Development Regulations. As per Section 9.1.1 General Parking Requirements, the requirement in relation to a restaurant or tavern is one parking space per 5m² of seating area (Section 9, pg. 5).

The proposed development requires 17 parking spaces; the applicant has indicated that there are ten spaces on the property. They are seeking parking relief of seven spaces. Their rationale is that the property is within walking distance to the adjacent residential neighbourhood, and there is on-street parking on the opposite side of Airport Heights Drive from 40 Airport Heights Drive to Canso Place. There were no concerns raised by the City's Traffic and Engineering Division with respect to the reduction of off-street parking spaces.

5.2.2.2 Non-residential developments adjacent to dwellings in a residential area

Several sections of the St. John's Development Regulations speak to mitigating potential impacts arising from a non-residential development adjacent to dwellings in a residential area.

7.4 Commercial Development Adjacent [to] Residential Areas

Where a commercial development adjoins a residential area:

[...]

(b) landscaping of the commercial properties shall Screen outdoor parking, shipping, and storage areas directly visible from adjacent Dwellings;

(c) snow piling areas shall be provided away from common Fences with residential properties and away from Streets;

(d) Parking Lots and motor vehicle circulation areas for Commercial Uses shall be situated to minimize the impact on adjoining residential properties.

8.5.1 Landscaped Area and Screens

A 3m landscaped area or a Screen at least 1.8m in height shall be provided where a Commercial, Industrial or Public Use adjoins a Residential Use.

6.0 CONCLUSION

In reaching a conclusion on the merits of the proposed Amendments, Your Commissioner considered the following:

6.1 Consistency with the St. John's Municipal Plan

Overall vision and approach

The vision for the city, as provided in the St. John's Municipal Plan, includes a focus on ensuring its residents have employment opportunities and access to supporting services. In addition, specific Municipal Plan policies speak to having a mixture of land uses in all areas.

Commercial Land Uses

The City has a role in ensuring appropriate and adequate commercial land use by facilitating appropriate development in new areas and minimizing the impact of commercial development on residential neighbourhoods and municipal services. Redesignation of the subject property from Residential Low Density (RLD) Land Use District to the Commercial General (CG) Land Use District provides for a wider range of commercial uses and allows for a mix of land uses in the area.

6.1.1 Compatibility of zones and mitigation of impacts

The Municipal Plan identifies a role for the City in ensuring that impacts associated with particular zones are compatible with policies adopted under the Plan. The primary issues of concern raised by those who attended the public meeting and/or public hearing, as well as those who provided written submission for one or both of these public processes were fairly consistent and, in summary, primarily related to:

Traffic

The issue of increased traffic was raised in relation to this proposed rezoning and uses for 75 Airport Heights Road. While there likely will be a few more cars in the area at specific times of day – e.g., lunch, supper and evening, given the proposed use and maximum number of patrons

that could be accommodated at one time, an increase of traffic would not appear to be likely. As previously noted, increased traffic was not considered a concern by the City for the proposed uses.

Parking

As previously explained, the applicant is seeking parking relief of seven spaces, as they feel people in proximity will walk, and there is on-street parking on the opposite side of Airport Heights Drive from 40 Airport Heights Drive to Canso Place.

Reduction of the number of parking spaces for the proposed use was a significant concern for many of those who sent emails, made a submission and/or attended the public meeting and/or public hearing. For example, at the time of the public meeting, which took place at Roncalli Elementary School, and which was very well attended by residents in the neighbourhood, the parking lot was full. Despite the proximity to the residences in the neighbourhood and the time of year (September and pre-snow/inclement weather), it appeared that most people had driven to the meeting. (Your Commissioner facilitated this meeting.)

It is recognized that there is off-street parking in the area which could accommodate overflow from the proposed uses. Your Commissioner respectfully points out that some of this parking is a distance away from the subject property, some of this parking would be reduced in light of a significant snowfall and/or over time during several snowfalls, and the off-street parking ban would conflict with the proposed hours of operation of the pub and eatery until 1a.m. on the weekends.

Residents of Argus Place also participated in the consultations for this proposed rezoning. They spoke from experience that their cul-de-sac has experienced parking overflow from the property at 75 Airport Heights Drive when it was used temporarily as office space for political parties during an election. As described by residents of the cul-de-sac, each time the building has been used since the closing of the daycare (e.g., election headquarters), the egress to Argus Place has been untenable. They reported that users of that building habitually used Argus Place as supplemental parking, because it is the closest available parking, once the few spaces on the subject property are occupied. The vehicles park at the entrance to the street resulting in a situation where the residents cannot safely enter or exit.

Should the City proceed with the rezoning and, depending on the ultimate use of this building/property, the concerns regarding parking on local residential streets will need to be monitored and addressed.

Garbage and rodents

It was noted that rodents have been problematic in the past (in particular due to the construction in the area – the school and the seniors’ complex) and that, with an increase in use, there is a potential for additional trash which can increase the rodent problem.

The applicant notes they will use an enclosed steel garbage bin, which will be emptied weekly by GFL.

As the proposed use does not require any major construction/redevelopment of the property, it is unlikely that the use will appreciably add to any existing rodent issue in the neighbourhood.

Noise/late night hours of operation

Concerns were raised about the increase in noise emanating from the use and the associated late-night hours - primarily from the pub aspect – e.g., indoor and outdoor music/speakers.

The applicant has stated that they will install noise-reducing gyprock in the exterior and the focus will be on solo acts/background music.

The St. John’s Noise By-Law is relevant to the issue of noise concerns. As detailed in this By-Law:

[...]

2. In this By-Law

[...]

(c) ‘Point of Reception’ means any exterior point on the property of a person where sound, originating from another property, is received;

[...]

3. No person shall emit or cause or permit the emission of sound resulting from an act listed herein, and which sound is clearly audible at a Point of Reception:

(1) The operation of any electronic device or group of connected electronic devices incorporating one or more loudspeakers or other electro-mechanical transducers, and intended for the production, reproduction or amplification of sound.

[...]

(4) Loading, unloading, delivering, packing, unpacking or otherwise handling any containers, products, materials, or refuse, whatsoever, unless necessary for the maintenance of essential services or the moving of private household effects between 11:00 p.m. and 7:00 a.m. daily in, or within 100 metres of, a Residential Zone.

[...]

(7) The operation of solid waste bulk lift or refuse compacting equipment between 11:00 p.m. and 7:00 a.m. daily in, or within 100 metres of, a Residential Zone.

It is important to reiterate that, while the property would be subject to the Noise By-Law, the City cannot regulate the entertainment on the property – i.e., in the event that there was a band vs a solo act.

The current application is proposing extended evening hours - 11 a.m. to midnight on weekdays; 11 a.m. to 1 a.m. on weekends. The intent is to operate a family friendly restaurant during the evening, with children allowed until 9 p.m.

Liquor license and VLTs

The issue of the liquor license and drinking and driving were raised. Also, a number of concerns were highlighted regarding the increased patronage of the pub/eatery, if there were VLTs on-site.

Concerns were also raised about issues which are addressed through provincial and federal legislation: liquor licenses are the purview of the Newfoundland and Labrador Liquor Corporation (NLC) and cannot be issued until the development stage. The NLC also would regulate if VLTs would be permitted.

Overall impacts on quality of life

As can be seen herein, there were a number of issues raised regarding the proposed pub use for 75 Airport Height Drive which relate to potential disruptions in the neighbourhood and/or negative impacts on the quality of life of the neighbourhood, in particular for those living most proximal to the development.

Your Commissioner respectfully asks that Council consider the following:

There are residences on Cambrae Street which are directly behind 75 Airport Heights Drive. A number of residents spoke to the impact the proposed pub use will have on their capacity for continued peaceful and quiet enjoyment of their properties. While the applicant is proposing that there will be some sound-proofing and only low-impact interior music (e.g., solo acts), one has to consider the situation in which these and other proximal neighbours now find themselves.

They live in a residential area. This is not an area where one would expect to be subjected to the increased noise and disruption from, for example, music, patrons, smoking outside, as well as noise from vehicles every night until 11 p.m. and later on the weekends. While there will be a privacy fence, this does not detract from the loss of privacy and loss of peaceful enjoyment that adjacent property owners will experience.

Some of these residents have lived in the same address for years. The previous longer-term use of the property was a day-care, which had regular day-time weekday work hours. There was no disruption to the peaceful enjoyment of their property late into the night.

As another example, it is always difficult to predict the impact of a development on property values. However, one has to ask who would purchase a residence in a suburban neighbourhood (not in an entertainment district), knowing they would be adjacent to a pub, which could challenge the peaceful enjoyment of their properties.

While the issue of a liquor license and the presence of VLTs are not under the purview of Council, the discretionary use of pub/lounge is. If Council accepts the proposed use, then there will be significant impacts on those living closest to the property.

It is important to state that there were many submissions and comments received which were in favor of the proposed use. There is an expressed interest in having a place/space in the neighbourhood where people can gather socially. However, there is an issue of fairness and balance in relation to this application which cannot be overstated.

The use of this building as a restaurant provides a space for the community to socialize and gather. The pub does as well, but it brings with it a myriad of concerns for the proposed location, not the least of which is the impact it will have on adjacent properties.

Even if the location was a convenience store or other commercial establishment as allowed under the Commercial Neighbourhood Zone, the impacts would be diminished.

7.0 RECOMMENDATIONS

Based on the foregoing considerations, Your Commissioner recommends the following:

Acceptance of the St. John's Municipal Plan *Amendment Number 153, 2020*

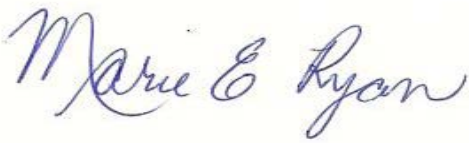
Redesignate land at 75 Airport Heights Drive [Parcel ID#46595 & 145223] from the Residential Low Density (RLD) Land Use District to the Commercial General (CG) Land Use District

Acceptance of the St. John's Development Regulations (*Amendment Number 700, 2020*)

Rezone land at 75 Airport Heights Drive [Parcel ID#46595 & 145223] from the Commercial Local (CL) Zone to the Commercial Neighbourhood (CN) Zone

Further, Your Commissioner **recommends** that the City exercise its discretion to **not** allow the pub use as requested by the applicant for the numerous reasons articulated herein.

RESPECTFULLY SUBMITTED THIS 17TH DAY OF FEBRUARY 2020



Marie. E Ryan,
Commissioner

APPENDIX “A” – Written Submissions

Elaine Henley

From: [REDACTED]
Sent: Tuesday, January 14, 2020 10:31 AM
To: CityClerk
Subject: 73-75 Airport Heights Drive Rezoning Application

To Whom It May Concern,

I have previously written in to express my concerns regarding the rezoning application for the above noted property. I am unsure as to whether or not the previous emails are sufficient or if new correspondence is required.

I have many concerns with the rezoning of this property. As mentioned previously both by email and at the public meeting there are many people who are not in favor of this application. The location directly affects numerous people (my family and I live at [REDACTED] which shares a back yard with this location) all of which are opposed to this application. There are issues relating to parking, safety for pedestrians, noise, rodents, smell from kitchen equipment, etc. which have all previously been presented. Those in favor of the application do not live in areas that are directly affected. They are people who live far enough away that they can choose whether or not this establishment will have an impact on their lives. Those of of who border the property don't have this choice. There are families with young children directly located adjacent to and behind the building and having this type of establishment so close will definitely have a negative impact.

Another concern is if this application is approved and the pub fails the building will have a commercial zoning attached to it and can now operate numerous types of business some of which may not be appropriate for a residential area.

This area of Airport Heights is almost 100% residential and is not ideal for a commercial establishment of this type.

[REDACTED]
[REDACTED]
St. John's, NL
[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Sunday, January 12, 2020 2:18 PM
To: CityClerk
Subject: 73-75 Airport Heights Drive - Public Hearing

We are writing in opposition of the proposal to rezone 73-75 Airport Heights Drive for the purpose of allowing the property to be used as an Eating Establishment/Lounge.

According to information provided by the city regarding this proposal, there is a 40% deficit in the parking spaces REQUIRED BY THE CITY at this location for this purpose. With no parking allowed on the same side of Airport Heights Drive, the opposite side of the road, and more likely the quiet cul-de-sac, Argus Place which is directly opposite the property, will become a target for patrons to use for parking. We would like the city to address what they intend to do to avoid problems for winter snow clearing (including regular plow road clearing) for both Argus Place and Airport Heights Drive. Argus Place narrows to a very basic two lane road with no sidewalk in winter even without people parking on it. With parked cars, there will be nowhere for residents to put their snow for their own property snow clearing, and little room for safe negotiation, especially of the blind corner on this street. The snow that will be left by the plow which will have to go round parked cars, will be a safety hazard and nuisance for residents.

75 Airport Heights Drive has no adjoining land to place built-up snow that will need to be removed from parking spaces. The 10 spaces it will have, will become less when the snow arrives – this being the very time that residents will not walk to use the facility (if they ever do). The proposed opening hours of the bar overlap the the winter parking ban, creating an additional conflict. While the city might believe that this is an issue for traffic enforcement, the reality is that the nearby residents will be the ones punished for this.

The city simply saying that there is no issue with parking is not good enough – you only need to look at what they allowed at 70 Airport Heights Drive, where they expropriated land, leaving the resident with not enough parking for vehicles, and absolutely nowhere to put built up snow. This, for a cycle lane that had a shelf life of no more than a couple of years. The lack of thought in situations that can't be reversed, is inexcusable. So, before allowing this proposal to go ahead, lets hear how the city intends to deal with this situation.

Thus far, the City of St. John's has disregarded the issues raised by residents at the previous public hearing for this project, which far outweighed the supporters of this proposal. The City cannot forever ignore regulations, to the detriment of residents, simply to suit their desire for additional revenue (taxes). While some residents of Airport Heights have expressed their support for a bar in the area, there seems to be no justification for it. There are other similar establishments close by (Clancy's at the Comfort Hotel, The Rock Bar & Grill going in close to the Holiday Inn Express and Amelia Lounge at the Best Western Hotel), all of which I'm sure would

welcome the business of our community. Regardless of which end of Airport Heights you live, one of these establishments is within reasonable walking distance, and safe pedestrian crossings are at several points along the busy Portugal Cove Road. They also have adequate parking at these facilities.

We also support those on adjoining properties, who will be disrupted by late night noise, smoking (including weed) and smells from cooking. This severely affects quality of life for those living in adjoining properties. And these problems won't be for once a year festivals. It will be constant.



St. John's

Elaine Henley

From: [REDACTED]
Sent: Thursday, December 19, 2019 1:22 PM
To: CityClerk
Cc: Ken O'Brien; Ann-Marie Cashin; Jason Sinyard; Govern PDE Multi Media Mail
Subject: RE: 73-75 Airport Heights Drive public hearing - file no. MPA1800006

Sorry, the last sentence should have read "please confirm that you have received this e-mail and that only item #4 will be included in the submission to Council."

[REDACTED]

[REDACTED]

Sent from [Mail](#) for Windows 10

From: [REDACTED]
Sent: December 19, 2019 1:19 PM
To: [CityClerk](#)
Cc: [Ken O'Brien](#); [Ann-Marie Cashin](#); [Jason Sinyard](#); [Govern PDE Multi Media Mail](#)
Subject: RE: 73-75 Airport Heights Drive public hearing - file no. MPA1800006

Ms. Henley:

Further to my e-mail to Mr. O'Brien dated 18-Dec-2019, you can include the comment about soundproofing (item #4) for the entire building but please do not include the other items in the submission to Council, since they are an expression of opinion and not fact. I would prefer to raise these other concerns directly with the proponent [REDACTED] at the public meeting.

Please confirm that you have received and this e-mail.

[REDACTED]

[REDACTED]

Sent from [Mail](#) for Windows 10

From: [REDACTED]
Sent: December 19, 2019 12:21 PM
To: [CityClerk](#)
Cc: [Ken O'Brien](#); [Ann-Marie Cashin](#); [Jason Sinyard](#); [Govern PDE Multi Media Mail](#)
Subject: Re: 73-75 Airport Heights Drive public hearing - file no. MPA1800006

Ms. Henley:

I assumed that all correspondence would be used to review the application. Is there anything in my correspondence that you would consider problematic?

Sent from my iPhone

On Dec 19, 2019, at 11:41 AM, CityClerk <cityclerk@stjohns.ca> wrote:

Good Morning [REDACTED]

For clarity, do you want this included in the submissions that will be presented to Council?

Elaine Henley

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

From: [REDACTED]
Sent: Wednesday, December 18, 2019 11:40 AM
To: Ken O'Brien <kobrien@stjohns.ca>
Cc: Ann-Marie Cashin <acashin@stjohns.ca>; Jason Sinyard <jsinyard@stjohns.ca>; CityClerk <cityclerk@stjohns.ca>; Govern PDE Multi Media Mail <govpdemm@stjohns.ca>
Subject: RE: 73-75 Airport Heights Drive public hearing - file no. MPA1800006

Ken:

Thanks for clarifying the purpose of the second public meeting. With reference to the changes proposed by the applicant:

[REDACTED]

4. They intend to install soundproofing on the rear of the building only, but noise can travel from the front and sides as well, so the same measures should be taken for the entire building. For clarification purposes, would this operation be subject to the City's noise by-laws?

[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Monday, January 13, 2020 9:13 PM
To: CityClerk
Subject: 73-75 Airport Heights Drive

Hi, I am forwarding my statement regarding 73-75 Airport Heights Drive.

[REDACTED]

[REDACTED]

While we agree an eating establishment would do well in airport heights, we do not agree with it being in our backyard. We purchased our home as it was in a quiet neighborhood with little commotion to disturb our dogs that enjoy the freedom of our backyard. This business plans to include an outdoor area which means our dogs will become upset and bark every time they are outside. The noise and commotion of people directly behind our fence will dramatically affect the privacy and enjoyment of our backyard. We will not be able to open the windows in our house due to noise and cigarette smoke. We are also concerned about the increased rat activity a food establishment will cause, as airport heights already has an ongoing rat problem. Another concern is the risk of trash, bottles, or cigarette butts being thrown over our fence. We also worry the business will affect the resell of our house, because no one wants a bar in their backyard. A bar does not belong in a quiet, family neighborhood. We are STRONGLY opposed to this proposal.

Elaine Henley

From: [REDACTED]
Sent: Thursday, December 19, 2019 9:46 AM
To: CityClerk
Subject: Rezoning 73-75 Airport Heights drive

Dear City Council,

I am writing this email to oppose the above mentioned property from being rezoned to allow for a "lounge/ eating establishment " I think that a better description should be a bar/pub.

I am opposed to the rezoning of this property because of numerous reasons which I would like to point out!

I am in close proximity to the proposed bar, I feel that if this property was rezoned to allow a bar to open I would face a financial loss in the property value of my family home. [At the very least it would be extremely difficult to sell if I wanted to move.](#)

I also feel that my right as a resident of St. John's to experience peaceful enjoyment of my property will be disrupted by bar patrons who will be outside this facility in the late hours talking, laughing , smoking all of which will disturb my family's ability to enjoy our property, [or allow our children to sleep without being disturbed by music or loud voices,](#) especially in the summer when we need to open our windows to cool our home. [The applicant acknowledged during the last public hearing held on this matter that he would have no control over bar patrons outside the business.](#)

[The proposal does not mention anything about a commercial kitchen which inevitably will require venting and fans that will definitely disturb all the adjacent property's. The roof line of the existing structure would place any venting and fans directly onto the backyards of the neighboring property's](#)

The property does not have adequate parking (7 spots which includes and under sized handicap parking spot) ! The proposal suggest that an exception be given to the parking requirement for the bar. I suggest that this will cause great risk to our children and drivers in Airport Heights ! There are only two crosswalks on Airports Heights drive neither of which are located anywhere near this prior residential property! I can imagine persons parking across the street and dodging across the road! Parking on Turnberry and Airport Heights road suffers all ready from a music school operating out of a home on Airport Heights Drive. It is inconceivable that more parking would be allotted on residential streets that are choked with snow in the winter and barely allow for cars to pass at times once people park on the roads! We have not yet experienced the parking and traffic issues when the opening of the new senior center happens. You cannot possibly add more traffic and vehicles to this area.

The applicant states that he has the community support based on a social [media](#) post on Facebook. This can hardly count as any type of official support! This proposal on the other hand has divided the community and at times caused very disrespectful conversations generated by people not living in this area.

Currently there are numerous restaurants/bars in our area with another being built at the entrance to the airport off Portugal Cove road. This is obviously a more suitable location and placing another business of this type right in the middle of a residential area is a slap in the face to the neighboring households. You need to ask yourself this question, would you place this business in your own backyard? This is not the proverbial "not in my backyard" argument this truly is in our backyards. You only have to look at the aerial picture provided in the proposal.

There has been resistance to this proposal from the residents since it was proposed, Council has ignored and has pushed it further and further along taking no consideration for its impact on the residents in the immediate area. It appears that this was a forgone conclusion by the actions of this council and It seems that who the applicant is may be playing a role in its decisions.

This property should never have been rezoned and should not be rezoned again at the detriment of the nearby residents.



Sent from my iPhone

Elaine Henley

From: [REDACTED]
Sent: Saturday, December 14, 2019 5:56 PM
To: CityClerk
Subject: 73-75 Airport Heights Drive - Public Hearing

I would not like a restaurant/lounge/bar next to my home.
Therefore I cannot wish it on someone else. I also think it is too close to a grammar school. So I am
unable to support this application.

Kindest regards,

[REDACTED]

Sent from my iPad

Elaine Henley

From: Planning
Sent: Tuesday, January 7, 2020 10:53 AM
To: CityClerk
Subject: FW: 73-75 Airport Heights Drive - Public Hearing

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: Sunday, January 5, 2020 5:46 PM
To: Planning <planning@stjohns.ca>
Subject: 73-75 Airport Heights Drive - Public Hearing

We have some concerns with the sound bylaws with a pub? We live [REDACTED] and do not want loud music or drunk people outside our house late at nights. Our main concerns are the rules on sound, parking, hours open? As we moved to a subdivision not to be next to a bar. Restaurant with normal hours wouldn't be a bit deal but pub/lounge makes me nervous as that implies drunk people and loud music at times ? And issues with parking ?

Thanks
[REDACTED]

Sent from my iPhone

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

From: [REDACTED]
Sent: Tuesday, January 14, 2020 12:17 PM
To: CityClerk
Subject: 73-75 Airport Heights Drive

[REDACTED]
St.Johns NL

We are writing to inform the council that we are totally against a proposal to redone this property for a number of reasons

*First and foremost this is a residential area with a K-6 school 150 meters from the proposed lounge...not safe for the children in this area

*No adequate parking for this establishment....our community mailbox is on the cul de sac opposite so we probably won't have access to that as parking is already limited. We counted 7 parking spaces on the property.

*Owner publicly stated that patrons will not have access to the back of the building so that means patrons will be smoking in the front of building...not exactly street friendly for the children of this neighbourhood

*Traffic in this area has reached maximum. There are 450 students attending school at Ron Calli. Two new buildings for Lane Retirement Homes ...184 suites. This area has enough traffic.

*Real estate value will drop in this area. We are paying over 6000. a year property taxes to live in a residential area...not commercial

*This property has been turned down twice before...a business school...and an estestics business...so why is a lounge\restaurant being considered

*I was raised next to a pub in center city. It was a nightmare. Men would urinate on our property. My Dads driveway was always blocked when he came home after a long day at work and the noise was outrageous. Airport Heights is a family oriented neighbourhood. If people in this neighbourhood want a lounge\restaurant they can travel a very short distant to the airport...lots of new establishments there to accommodate their needs

Sincerely
[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Tuesday, January 14, 2020 12:14 AM
To: CityClerk
Subject: 75 Airport Heights Drive rezoning objection

I am writing to express my objections to the rezoning application for 73-75 Airport Heights Drive for an Eating Establishment and Lounge.

The existence of quiet low density residential streets in close proximity to an Elementary School and outdoor recreation facilities make this area a very desirable neighborhood for Families and Seniors.

The new Seniors complex 500M from this establishment is going to add a further 200 residents to the area along with Staff and Family. The facility is going to create a drastic increase in traffic along an already congested road during school hours.

The Roncalli Elementary School is located just 400M from this property and has 440 students in addition to the staff. A large number of these students are within the 1.6 km bus exclusion radius. Previously raised concerns regarding the traffic in the area led to protests from which Council had previously discussed and voted to put traffic calming measures in place for the safety of the children.

As with all these such establishments around the city there are patrons outside smoking. This will be right along the sidewalk not 150M from the posted start of the school zone on Airport Heights Drive.

The approval also includes an exemption to the parking requirements based on the patrons parking along the roadway along airport heights drive right up to the entrance to the school. The approval of a Lounge with intentional on street parking next to a school will create some serious safety concerns in this area. Further to that, in the winter months during snow clearing operations you will have patrons of this establishment parking their vehicles on the road. After a few drinks the decision to leave their vehicle and find alternate transportation is further complicated by the dilemma having their vehicles ticketed and towed. Effectively by approving on street parking in this area for a lounge which is open past the hours for the snow clearing parking ban effectively is encouraging people to drink and drive.

In the City's decision note there is a statement that states "While we appreciate the concern regarding public safety, drinking and driving is regulated by provincial and federal legislation". This is a very irresponsible approach for the elected representatives of the residents of this City.

Further concerns regarding the issuance of a Liquor Licence and use of VLTs are also being passed off as a Provincial Responsibility. Other Jurisdictions in the country have legislation preventing the issuance of Liquor and VLT license in the area of Elementary schools. Some of the examples found include exclusion zones from 1.5 to 3.2 km.

These issues have to be taken into consideration by Council as they will only exist if the City approves this application.

One of the proponents already has other similar establishments which both have VLTs and people lined up in the morning waiting to get in.

Some of the documents collected include 44 detailed emails sent to the City opposing this, a petition currently signed by 75 residents of Airport Heights, minutes of the public meeting showing 11 speaking against and 7 speaking for the proposal, Decision note details from the City of St. John's passing off safety concerns for the Students , Residents and Seniors in the area as a Provincial issue.

Based on this and the other issues previously raised the only responsible decision for the elected members of council is to put the safety and wishes of the residents of this City first and foremost and reject the application.

Sincerely

A black rectangular redaction box covering the signature of the sender.

Elaine Henley

From: [REDACTED]
Sent: Sunday, January 5, 2020 9:25 AM
To: CityClerk
Subject: 73-75 Airport Heights Drive - Public Hearing

I think a bar is a bad Idea we have enough trouble with people speeding at Airport Heights Drive, now if you involve alcohol at 1 o'clock in the morning is not going to be good, There are peoples homes 10 feet away from that building

Sent from my iPhone

Elaine Henley

From: [REDACTED]
Sent: Saturday, January 4, 2020 10:14 AM
To: CityClerk
Subject: Pub/Eatery in Airport Heights Concerns

Hi,

I am writing to voice my concerns over rezoning this property to allow a pub/eatery in Airport Heights. I believe it wouldn't be good for the area. There is a school nearby and I am afraid of intoxicated drivers increasing in the area. Airport heights has a lot of children in this neighborhood which is very family oriented. Also, Where are people going to park? The parking lot is small and we do not need more people parking on street as it will increase congestion. Not to mention the people living close to this proposed establishment having to deal with an increase of noise well into late hours. It isn't the right area for this just like I would not want to see a nightclub opened in the area.

Thank you,
[REDACTED]

Elaine Henley

From: [REDACTED]
Sent: Wednesday, December 18, 2019 6:48 PM
To: CityClerk
Subject: Rezoning of 73-75 Airport Heights Drive

My name is [REDACTED] and I live at [REDACTED], the cul-de-sac directly across from the property in question, 73-75 Airport Heights Drive.

My position has not changed on this amendment since the last opportunity to provide comments in August of 2019. I disagree with both the amendment to the Municipal Plan and to the opening of an eating establishment and lounge at that location.

1. Right now, the developer is promising all kinds of concessions for his business however if for whatever reason, this business does not work out, the city plan amendment will allow many other businesses to open in that location which are in conflict with a residential neighborhood. This is a big risk.
2. Parking in that location is minimal for an eating establishment/lounge. The parking on-site is barely enough for the staff let alone customers. Argus Place will be used for overflow parking and in the winter particularly, our street is not high priority for snow clearing as it is only a cul-de-sac. As the winter goes on, our street, while a very wide street normally, becomes little more than one lane making it impossible to park on the street.
3. There is a school just up the road and increased traffic is a concern.
4. The noise level from a lounge being open until midnight and 1 am on weekends is unacceptable for a residential neighborhood with people needing to get up early for work and school.
5. The space between the back of the building and the street is minimal causing enormous issues for the people living in direct line of sight to the building. Past uses of the building (ex. election headquarters) has proven it is not sound proof and noises carry a long way.
6. Given that you cannot smoke inside the building, the outside will be used for smoking and those toxins will be carried into the neighborhood homes.
7. If VLT's are installed like many other restaurants/lounges, this will become a hangout both day and night which is also not good for the neighborhood.
8. Houses in the immediate vicinity of this establishment will take a big hit from the market and become very difficult to sell.

I am not available to attend the public meeting on Jan 16 but I wish to have my comments become a matter of record connected to this application for re-zoning and the opening of an eating establishment/lounge.

thanks,

[REDACTED]

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 March 2, 2020**.

Ref #	Property Location/ Zone Designation And Ward	Application Details	Submissions Received	Planning and Development Division Notes
1	217 Brookfield Road Rural Residential Infill/Rural (RRI/R) Zone Ward 5	Application A change of Non-Conforming Use application has been submitted by Executive Taxi Services Ltd. requesting to operate a Commercial Garage at 217 Brookfield Road. Description The proposed business will operate Monday - Saturday 7 a.m.- 7 p.m. and will employ two employees.	no Submission Received	It is recommended to approve the application subject to all applicable City requirements. Approval is subject to repair of asphalt lot to by-law safety standards. In addition, erection of 2m high screen fence along west boundary abutting 223 Brookfield Road.
2	75 Airport Heights Drive Commercial Local (CL) Zone Ward 1	Please see Decision Note titled "75 Airport Heights Drive" included in the Agenda for March 2, 2020	Submissions included with Decision Note	See Decision Note titled "75 Airport Heights Drive.

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

ST. JOHN'S

Report of Committee of the Whole - City Council (Part I)

Council Chambers, 4th Floor, City Hall

February 26, 2020, 9:00 a.m.

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

Regrets: Councillor Debbie Hanlon

Staff: Kevin Breen, City Manager
Tanya Haywood, Deputy City Manager of Community Services
Jason Sinyard, Deputy City Manager of Planning, Engineering & Regulatory Services
Cheryl Mullett, City Solicitor
Susan Bonnell, Manager - Communications & Office Services
Elaine Henley, City Clerk
Ken O'Brien, Chief Municipal Planner
Maureen Harvey, Legislative Assistant

Others Brian Head, Manager of Parks and Open Space

2020 Community Capital Grants Program

Moved By Councillor Korab
Seconded By Deputy Mayor O'Leary

That Council approve the 2020 Community Capital Grants Program in the amount of \$297,100 as attached and waive permit/development fees in the amount of \$14,059.75.

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

MOTION CARRIED (10 to 0)

2020 Community Grants Program

Moved By Councillor Korab
Seconded By Councillor Jamieson

Council approve the 2020 Grant Allocations for Community, Sport, Special Events and Festivals, Artists and Artist Organizations as attached and in the following amounts:

Community Groups	\$723,100
Sports Groups	\$177,500
Artists & Art Organizations	\$267,500
Special Events and Festivals	\$93,250
Total	\$1,261,800

For (6): Mayor Breen, Deputy Mayor O'Leary, Councillor Stapleton, Councillor Jamieson, Councillor Korab, and Councillor Froude

MOTION CARRIED (6 to 0)

Mayor

DECISION/DIRECTION NOTE

Title: Capital Grant Allocation 2020

Date Prepared: February 24, 2020

Report To: His Worship the Mayor and Members of Council

Councillor and Role: Councillor Jamie Korab, Council Lead Community Services

Ward: N/A

Decision/Direction Required: Seeking Council approval on recommended 2020 Capital Grant allocation

Discussion – Background and Current Status:

The City of St. John's Capital Grant Program makes available limited financial resources to non-profit groups and organizations whose programming supports the City's Strategic Directions.

The Capital grant applications were reviewed by an internal grants committee. Key considerations included:

- The association's current financial status.
- The program's alignment with the City's strategic directions
- Impact on the overall community.

Organizations reviewed for funding are identified in the attached chart.

After implementing the attached recommendations the following is the net budgetary impact:

Grant Type	Recommended	Permit Fees Waived
Capital	\$297,100	\$14,059

Key Considerations/Implications:

1. Budget/Financial Implications

All monies are approved under the 2020 Capital Grant Allocation budget program.

2. Partners or Other Stakeholders

Various Community organizations.

3. Alignment with Strategic Directions/Adopted Plans

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The recommendations provided are in line with being fiscally responsible while continuing to support a culture of cooperation recognizing the City does not work in isolation when providing services such as community-based programs and services.

Most of these groups and organizations also offer programs and services year round or during the shoulder season thereby supporting the City of St. John's as a year round, livable and active City.

4. Legal or Policy Implications

N/A

5. Engagement and Communications Considerations

Community Services staff will work with Marketing and Communications on the media release.

6. Human Resource Implications

N/A

7. Procurement Implications

N/A

8. Information Technology Implications

N/A

9. Other Implications

N/A

Recommendation:

Council approve the 2020 Capital Grant as attached.

Prepared by/Signature:

Jennifer Langmead, Supervisor – Tourism & Events, Economic Development, Culture & Partnerships

Approved by/Date/Signature:

Tanya Haywood, Deputy City Manager, Community Services

Derek Coffey, Deputy City Manager, Finance and Administration

Attachments: 2020 Capital Grant Chart

2020 Capital Grants

Group	Project	Request	Funding Recommendation	Permit & Development Fees (waived)
Beagle Paws	Renovation of recently mortgaged residential property (131 Cochrane Pond Road) to a fully functional Beagle Shelter	\$ 50,500.00	\$ 50,500.00	\$ 1,191.60
Eastern Edge Art Gallery	Community Accessibility Project - making their building more accessible	\$ 50,000.00	\$ 42,000.00	\$ 1,533.60
Goulds Arena Association	Installation of Low-E ceilings to improve efficiency. Door replacement in the mechanical room. Installation of a gas detection system	\$ 35,030.00	\$ 35,000.00	\$ 630.54
Goulds Recreation Association	Installation of batting cages at the Eric Williams Softball Field	\$ 5,709.75	\$ 5,700.00	N/A
O'Brien Farm Foundation	Funds to support the construction of a 3000 sq ft. learning centre, renovation of 3 outbuildings	\$ 100,000.00	\$ 100,000.00	\$ 9,540.00
The Quidi Vidi/Rennies River Development Foundation	Funds to be used to repair 30 year old roof and chimney of the Fluvarium	\$ 50,600.00	\$ 50,600.00	\$ 908.64
St. John's Women's Centre	Funds to be used to renovate the kitchen/dining room area of the Women's Centre.	\$ 13,379.00	\$ 13,300.00	\$ 255.41
Total Recommended	\$	297,100.00		
Total Permit/Development Fees	\$	14,059.79		

DECISION/DIRECTION NOTE

Title: Grant Allocations 2020

Date Prepared: February 24, 2020

Report To: His Worship the Mayor and Members of Council

Councillor and Role: Councillor Jamie Korab, Council Lead Community Services

Ward: N/A

Decision/Direction Required: Seeking Council approval on recommended 2020 Grant allocations

Discussion – Background and Current Status:

The City of St. John's grants and subsidies program makes available limited financial and other resources to non-profit groups, organizations and individuals whose programming supports the City's Strategic Directions.

Applications were received under the following categories;

- Community Groups and Organizations
- Special Events and Festivals,
- Sport Groups and Organizations
- Youth Travel Sport and Non Sport
- Artist and Arts Organizations

The grants to Individual Artists were reviewed by a jury of their peers. Key considerations taken into account by the jury included;

- Support to artist development of the individual artist
- Contribute to the growth and sustainability of the St. John's arts community
- Impact on the overall community.

The grants to Community, Art Organizations, Sport, and Special Events and Festivals were reviewed by an internal grants committee. Key considerations included:

- The association's current financial status.
- The program's alignment with the City's strategic directions
- Impact on the overall community.

In order to apply consistent principals across all applicants and to accommodate new requests, some groups have seen a reduction in funding while 34 new applications are being recommend for funding. These are identified in the attached chart.

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After implementing the attached recommendations the following is the net budgetary impact:

Grant Type	Recommended
Community Groups	\$723,100
Sport Groups	\$177,950
Artists and Art Organizations	\$267,500
Special Events and Festivals	\$93,250
Total	\$1,261,800

Key Considerations/Implications:

1. Budget/Financial Implications

All monies are approved under the 2020 Grant Allocation budget program.

2. Partners or Other Stakeholders

Various Community, Sport and Art groups, organizations and individuals.

3. Alignment with Strategic Directions/Adopted Plans

The recommendations provided are in line with being fiscally responsible while continuing to support a culture of cooperation recognizing the City does not work in isolation when providing services such as sport, festivals and events, community and art based programs and services.

Most of these groups and organizations also offer programs and services year round or during the shoulder season thereby supporting the City of St. John's as a year round, livable and active City.

4. Legal or Policy Implications

N/A

5. Engagement and Communications Considerations

Community Services staff will work with Marketing and Communications on the media release.

6. Human Resource Implications

N/A

7. Procurement Implications

N/A

8. Information Technology Implications

N/A

9. Other Implications

N/A

Recommendation:

Council approve the 2020 Grant Allocations for Community, Sport, Special Events and Festivals, Artists and Artist Organizations as attached.

Prepared by/Signature:

Jennifer Langmead, Supervisor – Tourism & Events, Economic Development, Culture & Partnerships

Approved by/Date/Signature:

Tanya Haywood, Deputy City Manager, Community Services

Derek Coffey, Deputy City Manager, Finance and Administration

Attachments:

2020 Grant Charts

2020 Community Grants

Organization	2020 Recommended
Autism Society *NEW*	5,000
Beagle Paws	3,300
Big Brothers Big Sisters	5,000
Blackhead Chapel Restoration Committee	1,000
Boys and Girls Club (MP,BC)	75,000
Bridges to Hope	11,500
Buckmaster's Circle CC	24,600
Canadian Mental Health Association	5,000
Choices For Youth	35,000
Clean St. John's	45,000
Coalition of Persons with Disabilities	10,000
Community Sector Council	5,000
Downtown St. John's	7,000
East Coast Trail Association	30,000
Easter Seals NL	5,000
Eating Disorder Foundation of NL *NEW*	1,000
Food First NL *NEW*	5,000
Forget Me Not - Animal Rescue *NEW*	1,500
Friends of Victoria Park	19,600
Froude Avenue CC	24,600
Gould's 50+ Daffodil Club	1,000
Happy City St. John's	10,000
Home Again Outreach Project	10,000
James J O'Mara Pharmacy Museum (Apothecary Hall) *NEW*	1,000
Jimmy Pratt Outreach	3,000
Johnson GEO Centre	60,000
Kids Help Phone (NL)	4,500
Kiwanis Music Festival	3,500
Macmorran CC	24,600
NL Sexual Assault Crisis and Prevention Centre	3,000

2020 Community Grants

Organization	2020 Recommended
Non Sport Travel	3,200
North East Avalon ACAP	5,000
North East Avalon D.A.R.E. Committee	2,500
Quidi Vidi Rennies River Development	30,000
Rabbittown Community Centre	20,600
Rainbow Riders	25,000
Resource Centre for the Arts (LSPU Hall)	52,000
Seniors NL (Formally Seniors Resource Centre)	8,000
Signal Hill Tattoo	20,000
SPCA	2,500
St. John's Northwest Rotary Music Festival	5,000
St. John's Public Libraries	15,000
St. John's Women's Centre *NEW*	5,000
The Duke of Edinburgh's Award NL	5,000
The Pottle Centre	7,000
Thrive CYN	30,000
Turnings *NEW*	5,000
Vera Perlin	10,000
Virginia Park Community Association	24,600
Women in Science and Engineering *NEW*	3,000
YWCA	5,000
	723,100

2020 Special Events and Festivals Grants

Organization	2020 Recommended
Association communautaire francophone de Saint-Jean	1,000
Feile Seamus Creagh *NEW*	500
First Light (SJNFC)	2,500
Friends of Pippy Park *NEW*	1,000
Huffin Puffin Marathon	2,000
International Student Resource Centre - MUN *NEW*	500
International Choral Festival for Boys and Men *NEW*	4,000
Lawnya Vawnya Inc.	7,500
Mummers Festival	4,500
Newfoundland & Labrador Folks Arts Society	16,500
Newfoundland Dance Presenters Inc. (Neighbourhood Dance Works)	9,000
Newfoundland Horticultural Society	250
Nickel Independent Film Festival	6,000
Out of Earshot Festival	1,500
Shakespeare by the Sea Festival	5,000
Sound Arts Initiative, Inc.	3,500
St. John's International Women's Film Festival Inc.	10,000
St. John's Pride Inc.	1,500
St. John's Short Play Festival	1,750
St. John's Storytelling Festival Inc.	1,750
Tely 10	5,000
Tombolo Multicultural Festival	1,000
Tuckamore Festival Inc.	6,000
Women's Work Festival	1,000
	93,250

2020 Sport Grants

Organization	2020 Recommended
Avalon Minor Football	3,000
Avalon Minor Hockey	12,500
Cricket NL	2,000
Cygnus Gymnastics	15,000
Goulds Minor Hockey	9,700
Prince of Wales Skating Club	15,000
Special Olympics	5,500
Sport Travel Allocation	15,000
St. John's Amateur Baseball	10,000
St. John's Legends Swim Club	4,500
St. John's Minor Baseball	23,500
St. John's Minor Hockey	16,500
St. John's Rowing Club	4,250
St. John's Soccer Club	10,000
St. John's Soccer Club	22,000
Swilers Rugby Football Club *NEW*	2,000
Ultimate NL	1,500
Waterford Valley Softball	6,000
	177,950

2020 Arts Organizations

Organizations	2020 Recommended
Artistic Fraud of Newfoundland	10,000
Association of Professional Theatre of NL (APTNL)*NEW*	3,000
CALOS Youth Orchestras (formerly NSYO)	3,000
Craft Council Gallery	10,000
Dance NL	4,500
Eastern Edge Gallery	12,500
Girls Rock NL	4,500
Ignite Circus*NEW*	3,000
Kittiwake Dance Theatre	4,000
Newfoundland Independent Filmmakers Co-op (NIFCO)*NEW*	2,500
Newfoundland Symphony Orchestra	45,000
Opera on the Avalon	15,000
Persistence Theatre Company	5,000
Project Grace	2,500
RCA Theatre Company	10,000
Riddle Fence	8,000
St. Michael's Printshop	10,000
Strong Harbour Strings	2,500
Suzuki Talent Education Program (STEP)	2,000
Unpossible NL	500
Visual Artists Newfoundland and Labrador (VANL-CARFAC)	6,500
White Rooster Theatre	3,500
Wonderbolt Productions	13,000
Writers' Alliance of Newfoundland and Labrador (WANL)	10,000
Organizations Subtotal	190,500

2020 Individual Artists

NAME	2020 Recommended
Individuals (* indicates first-time recipient)	
Bala, Sharon	2,000
Barry, Frank	1,000
Bendsza, Nick	1,000
Brown, Courtney	1,500
Bryan, Kailey	1,750
Buckley, Rhonda	1,000
Bulman, Amanda*	1,750
Cass, Andrea*	1,500
Coles, Megan	1,750
Collins, Allison*	1,000
Condon, G. Patrick	1,500
Cosgrove, John*	500
Davis, Christian*	1,500
Doelle, Anahareo	1,250
Doyle, Terry	1,750
Fisher, Mallory*	1,000
Foran, Patrick	1,000
Gamberg, Kerry	1,500
Gonzalez, Jose	1,000
Goodridge, Philip	1,250
Goudie, Joshua	1,250
Greeley, Kym	1,750
Guzman Najera, Jose Santiago*	1,000
Harris, Sarah	1,800
Hartery, Latonia	1,000
Hawthorn, Ainsley	750
Hobden, Charlotte May*	1,000
Jones, Philippa	1,750
Lahey, Kate	1,000
MacGillivray, Jenina	1,250
Mattie, Kerri*	500

2020 Individual Artists

McMichael, Kelly*	1,750
Monro, Andrea*	1,000
Mudunge, Tendai*	750
Nicholls, Terry	875
Oates, Melanie	1,500
O'Brien, Melanie	1,000
Panting, Lynn	1,250
Pellerin, Mara*	1,500
Pelley, Rhonda	1,750
Pittman, Emily	1,500
Pomeroy, Shan Leigh	1,000
Richardson, Jodee	1,000
Rowe, Paul	750
Shears, Devin*	1,500
Singh, Anita	1,500
Skidmore, Jamie	1,000
Smith, Christina*	2,000
Stapleton, Berni	2,000
Stoker, Sarah Joy	2,000
Tilley, Sara	1,775
Tomova, Veselina	1,500
Vivian, Robyn*	500
Walsh, Agnes	2,000
Walsh, Mary*	1,750
Walsh, Monica	1,000
White, Mark	1,000
Wight, Christine*	1,000
Woolridge, Kevin	500
Young, Jennifer*	800
Individuals Subtotal	77,000

Artists & Arts Organizations Total Recommended	267,500
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Permits List
Council's March 2, 2020 Regular Meeting

Permits Issued: 2020/02/20 to 2020/02/26

BUILDING PERMITS ISSUED

Residential

Location	Permit Type	Structure Type
13 Hutton Rd	Renovations	Single Detached Dwelling
13 Mullock St	Renovations	Townhousing
143 Forest Rd	Renovations	Apartment Building
16 Pearson St	Renovations	Single Detached Dwelling
174 Groves Rd	Renovations	Single Detached Dwelling
18 Whiteford Pl	Change of Occupancy/Renovations	Single Detached w/ apt.
41 Kerry St	Deck	Patio Deck
44 Maurice Putt Cres	Change of Occupancy	Home Office
47 Duckworth St Unit 204	Renovations	Condominium
51 Sugar Pine Cres	Renovations	Single Detached Dwelling
7 Winter Ave	Renovations	Single Detached Dwelling

This Week: \$263,000.00

Commercial

Location	Permit Type	Structure Type
10-12 Pippy Pl	Change of Occupancy	Retail Store
151 Freshwater Rd	Renovations	Office
179-183 Duckworth St	Sign	Eating Establishment
197 Elizabeth Ave	Renovations	Eating Establishment
2 Danny Dr	Change of Occupancy/Renovations	Club
355 Main Rd	Renovations	Retail Store
430 Topsail Rd	Change of Occupancy/Renovations	Bank
430 Topsail Rd	Change of Occupancy/Renovations	Communications Use
45 Danny Dr Bldg C8	Change of Occupancy/Renovations	Office
48 Kenmount Rd	Renovations	Shopping Centre
673 Topsail Rd	Change of Occupancy/Renovations	Retail Store
79-81 New Gower St	Change of Occupancy	Tavern

This Week: \$843,032.86

Government/Institutional

Location

Permit Type

Structure Type

2-4 Hallett Cres

Sign

Office

This Week: \$5,000.00

Industrial

Location

Permit Type

Structure Type

This Week: \$0.00

Demolition

Location

Permit Type

Structure Type

This Week: \$0.00

This Week's Total: \$1,111,032.86

REPAIR PERMITS ISSUED:

\$27,000.00

NO REJECTIONS

YEAR TO DATE COMPARISONS			
March 2, 2020			
TYPE	2019	2020	% Variance (+/-)
Residential	\$2,787,652.00	\$2,829,426.90	1
Commercial	\$30,132,175.00	\$10,967,313.86	-64
Government/Institutional	\$0.00	\$5,000.00	0
Industrial	\$0.00	\$0.00	0
Repairs	\$140,250.00	\$63,500.00	-55
TOTAL	\$33,060,077.00	\$13,865,240.76	-58
Housing Units (1 & 2 Family Dwelling)	2	3	

Respectfully Submitted,

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

MEMORANDUM

Weekly Payment Vouchers For The Week Ending February 26, 2020

Payroll

Public Works	\$ 677,143.01
Bi-Weekly Casual	\$ 43,967.00
Accounts Payable	\$ 3,185,691.34

Total: \$ 3,906,801.35

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
C & C MANUFACTURING LLC	REPAIR PARTS	1,253.53
EVOQUA WATER TECHNOLOGIES LLC	REPAIR PARTS	1,335.08
SWANA	MEMBERSHIP RENEWAL	253.93
INTERNATIONAL ASSOCIATION OF ELECTRICAL INSPECTORS (IAEI)	MEMBERSHIP RENEWAL	471.20
ARMA INTERNATIONAL	MEMBERSHIP RENEWAL	229.06
F O B ENTERPRISES LTD.	PERFORMANCE FEE	575.00
HARTY'S INDUSTRIES	STEEL FLAT BAR	633.55
CANADA POST	RENEWAL OF POST OFFICE BOX	355.35
CANADIAN MUSEUMS ASSOCIATION (CMA)	MEMBERSHIP RENEWAL	450.00
CAROLINE CLARKE	HONORARIUM	557.00
JIFFY CABS	TRANSPORTATION SERVICES	41.75
ALBERT C SPURRELL PICTURE FRAMING	HERITAGE AWARDS	380.00
CANADIAN BROADCASTING CORP.	RENTAL OF TOWER SPACE	21,528.00
CHARLES R. BELL LTD.	APPLIANCES	842.95
EASTERN FARMERS CO-OP SOCIETY	DUCK FOOD	277.46
ATLANTIC METAL COATINGS LTD	SANDBLASTING SERVICES	362.25
FAIRVIEW INVESTMENTS LTD	REFUND OVERPAYMENT OF TAXES	2,614.60
INDUSTRY CANADA ALS FINANCIAL CENTRE	RADIO RENEWAL LICENCE FEE	739.90
WHITES POOL & SPAS LTD o/a Clearwater Pools	POOL SUPPLIES	576.48
TIM HORTON'S STORE - HARVEY RD	REFRESHMENTS	1,092.50
NEVLAB OXYGEN LIMITED	REPAIR PARTS	24.66
ARROW CONSTRUCTION PRODUCTS	REPAIR PARTS	179.57
CITY WIDE TAXI	TRANSPORTATION SERVICES	14.00
CANADIAN PLAYGROUND SAFETY INSTITUTE	CPSI RECERTIFICATION	262.50
FRONTLINE PAINTBALL	RECREATIONAL SUPPLIES	400.20
HYFLODRAULIC LIMITED	REPAIR PARTS	160.42
SUMMIT VETERINARY PHARMACY INC.,	MEDICAL SUPPLIES	381.80
HICKEY'S TIMBER MART	BUILDING SUPPLIES	487.80
STAPLES ADVANTAGE	OFFICE SUPPLIES	434.36
KONICA MINOLTA BUSINESS SOLUTIONS CANADA LTD	LEASING OF PHOTOCOPIER	12.50
ROCK SAFETY INDUSTRIAL LTD.	REPAIR PARTS	4,767.06
WHOLESALE CLUB	SUPPLIES FOR RECREATION PROGRAM	200.37
PRAXAIR PRODUCTS INC.	CARBON DIOXIDE	1,666.34
STATE CHEMICAL LTD.	CHEMICALS	1,107.45
AGROPUR COOPERATIVE	REFUND OVERPAYMENT OF TAXES	6,263.36
KEVIN MASSEY	REFUND MOBILE VENDING PERMIT	200.00
R. EARL NORMAN & J. GARY HOLDEN	REFUND OVERPAYMENT OF TAXES	3,080.16
JOSH MUNDEN	REFUND OVERPAYMENT OF TAXES	753.75
10711 NEWFOUNDLAND INC.	REFUND OVERPAYMENT OF TAXES	1,338.45
JAMES & MARGARET FOLLETT	REFUND OVERPAYMENT OF TAXES	1,333.75
PATRICIA C. FURLONG	REFUND OVERPAYMENT OF TAXES	3,646.29
ANDRYA DUFF	HONORARIUM	557.00
JOYCE O'BRIEN	REFUND SECURITY DEPOSIT	100.00
THOMAS SLANEY	REFUND SECURITY DEPOSIT	100.00
L'ARCHE AVALON INC.	HOUSING CATALYST FUND GRANT	10,000.00

NAME	DESCRIPTION	AMOUNT
FUNDAMENTAL INC.	HOUSING CATALYST FUND GRANT	10,000.00
H & L PLUMBING LTD.	REFUND SECURITY DEPOSIT	31.68
COMPASS SENIORS SERVICES	HOUSING CATALYST FUND GRANT	10,000.00
ADAM BURRY ELECTRIC	REFUND SECURITY DEPOSIT	121.00
RHONDA FRED A	RECREATION PROGRAM REFUND	150.00
UNIVERSAL DESIGN NETWORK NL	HOUSING CATALYST FUND GRANT	5,000.00
DUKE OF DUCKWORTH STREET	REFUND OVERPAYMENT OF TAXES	187.42
BOWERING PROPERTIES INC.	REFUND OVERPAYMENT OF TAXES	8.39
JAMES WOOLRIDGE	REFUND OVERPAYMENT OF TAXES	190.69
WILLIAM & CAROL MATTHEWS	REFUND OVERPAYMENT OF TAXES	366.52
SHALIMAR RESTAURANT INC.	REFUND OVERPAYMENT OF TAXES	86.35
THE ESTATE OF DAVID BLUNDON	REFUND OVERPAYMENT OF TAXES	483.45
KIWANIS MUSIC FESTIVAL ASSOCIATION OF ST. JOHN'S	SPONSORSHIP - ROSE BOWL	2,500.00
THE TOWER CORPORATE CAMPUS	REFUND OVERPAYMENT OF TAXES	26,801.72
MIKE PENNEY	REFUND SECURITY DEPOSIT	175.00
NEWFOUNDLAND & LABRADOR VOLLEYBALL ASSOCIATION	REFUND FACILITY BOOKING DURING SOE	780.00
DR. CYRIL RICHE	MEDICAL EXAMINATION FEE	20.00
HODDER, PAMELA	REFUND SECURITY DEPOSIT	46.34
ZURICH INSURANCE CO.	LEGAL CLAIM	24,134.86
JOSHUA JAMIESON	HONORARIUM	557.00
ST. JOHN AMBULANCE NEWFOUNDLAND & LABRADOR COUNCIL	HONORARIUM	200.00
BIDGOODS PROPERTY MANAGEMENT LTD.	REFUND SECURITY DEPOSIT	378.22
JACOB CHERWICK	HONORARIUM	557.00
NOVEX INSURANCE COMPANY	LEGAL CLAIM	1,472.09
PROVINCIAL INVESTMENTS INC.	COURIER SERVICES	2,666.46
NICOLE ROUSSEAU	HONORARIUM	557.00
COUCHE-TARD INC.	REFUND OVERPAYMENT OF TAXES	882.95
EVA CROCKER	HONORARIUM	557.00
PHILROBBEN JANITORIAL LIMITED	CLEANING SERVICES	26,127.33
SHRED-IT INTERNATIONAL	PROFESSIONAL SERVICES	9.20
THE EQUIPMENT SPECIALIST INC.	REPAIR PARTS	226.27
FLYCAST PARTNERS, INC	PROFESSIONAL SERVICES	8,544.53
THE TELEGRAM	ADVERTISING	377.43
SALTWIRE, THE TELEGRAM, BOUNTY PRINT	ADVERTISING	4,177.40
IRVING OIL MARKETING GP	GASOLINE & DIESEL PURCHASES	4,437.43
PARTS FOR TRUCKS INC.	REPAIR PARTS	4,605.48
NEWFOUNDLAND POWER	ELECTRICAL SERVICES	26,562.60
TASHA ROBERTS	HONORARIUM	150.00
LAWRENCE, ELIZABETH	TRAVEL ADVANCE	2,997.50
MERCER, JASON	TRAVEL ADVANCE	3,337.46
HARRIS & ROOME SUPPLY LIMITED	ELECTRICAL SUPPLIES	649.10
MCLOUGHLAN SUPPLIES LTD.	ELECTRICAL SUPPLIES	4,533.90
SHIRLEY HOSKINS	REFUND SECURITY DEPOSIT	181.00
PARTS FOR TRUCKS INC.	REPAIR PARTS	7,267.01
CIBC MELLON GLOBAL SECURITIES	EMPLOYEE DEDUCTIONS	5,424.24

NAME	DESCRIPTION	AMOUNT
PUBLIC SERVICE CREDIT UNION	PAYROLL DEDUCTIONS	4,350.80
MERCER, JASON	EMPLOYMENT RELATED EXPENSES	1,226.55
ACKLANDS-GRAINGER	INDUSTRIAL SUPPLIES	3,284.78
AFONSO GROUP LIMITED	SEWER INSPECTIONS	322.00
ACTION CAR AND TRUCK ACCESSORIES	AUTO PARTS	1,987.14
APEX CONSTRUCTION SPECIALTIES INC.	REPAIR PARTS	207.00
ASHFORD SALES LTD.	REPAIR PARTS	137.89
ATLANTIC OFFSHORE MEDICAL SERV	MEDICAL SERVICES	7,355.48
CABOT AUTO GLASS & UPHOLSTERY	CLEANING SERVICES	316.25
ATLANTIC PURIFICATION SYSTEM LTD	WATER PURIFICATION SUPPLIES	1,150.58
AQUAM	CHEMICALS	894.85
AVALON FORD SALES LTD.	AUTO PARTS	313.29
BABB SECURITY SYSTEMS	SECURITY SERVICES	374.90
BOMI CANADA	EDUCATION COSTS	879.00
RDM INDUSTRIAL LTD.	INDUSTRIAL SUPPLIES	49.28
NEWFOUNDLAND EXCHEQUER ACCOUNT	REGISTRATION OF EASEMENT	1,039.60
HERCULES SLR INC.	REPAIR PARTS	1,127.16
BATTLEFIELD EQUIPMENT RENTALS	RENTAL OF EQUIPMENT	624.91
CABOT PEST CONTROL	PEST CONTROL	372.60
BEST DISPENSERS LTD.	SANITARY SUPPLIES	720.91
PIK-FAST EXPRESS INC.	BOTTLED WATER	14.50
ROCKWATER PROFESSIONAL PRODUCT	CHEMICALS	3,379.80
BLACK & MCDONALD LIMITED	PROFESSIONAL SERVICES	600.30
PRINT & SIGN SHOP	SIGNAGE	21.56
PROTEK INDUSTRIES LTD	PROTEK COLD PATCH BULK	5,340.60
MSC INDUSTRIAL SUPPLY ULC	REPAIR PARTS	5,608.48
OVERHEAD DOORS NFLD LTD	REPAIRS TO DOORS	14,881.75
TRACT CONSULTING INC	PROFESSIONAL SERVICES	2,739.88
BDI CANADA INC	CHEMICALS	80.80
ATLANTIC TRAILER & EQUIPMENT	REPAIR PARTS	1,873.14
STAPLES THE BUSINESS DEPOT - STAVANGER DR	STATIONERY & OFFICE SUPPLIES	1,066.49
TRIWARE TECHNOLOGIES INC.	COMPUTER EQUIPMENT	333.50
CANADA POST CORPORATION	POSTAGE SERVICES	524.04
CANADIAN CORPS COMMISSIONAIRES	SECURITY SERVICES	20,059.31
AIR LIQUIDE CANADA INC.	CHEMICALS AND WELDING PRODUCTS	1,125.19
CAPITAL READY MIX	CONCRETE	263.71
HISCOCK'S SPRING SERVICE	HARDWARE SUPPLIES	2,462.58
COASTAL ENTRANCE SOLUTIONS	REPAIR PARTS	184.00
MAC TOOLS	TOOLS	964.08
NORTH ATLANTIC SUPPLIES INC.	REPAIR PARTS	8,525.56
KENT	BUILDING SUPPLIES	1,299.56
CBCL LIMITED	PROFESSIONAL SERVICES	3,425.28
PF COLLINS CUSTOMS BROKER LTD	DUTY AND TAXES	486.43
COLONIAL GARAGE & DIST. LTD.	AUTO PARTS	4,883.00
CONSTRUCTION SIGNS LTD.	SIGNAGE	5,910.46

NAME	DESCRIPTION	AMOUNT
JAT EXCAVATING INC.	RENTAL OF EQUIPMENT	1,838.29
CRANE SUPPLY LTD.	PLUMBING SUPPLIES	1,328.83
DOMESTIC MOVING & STORAGE LTD.	PROFESSIONAL SERVICES	736.00
ENVIROSYSTEMS INC.	PROFESSIONAL SERVICES	91,364.64
FASTENAL CANADA	REPAIR PARTS	780.76
CUMMINS CANADA ULC	REPAIR PARTS	1,461.05
CREDIT RECOVERY 2003 LIMITED	CREDIT COLLECTIONS	46.00
CRAWFORD & COMPANY CANADA INC	ADJUSTING FEES	616.00
DICKS & COMPANY LIMITED	OFFICE SUPPLIES	1,456.95
MIC MAC FIRE & SAFETY SOURCE	SAFETY SUPPLIES	691.38
EAST COAST HYDRAULICS	REPAIR PARTS	1,547.09
REEFER REPAIR SERVICES (2015) LIMITED	REPAIR PARTS	2,601.52
DOMINION RECYCLING LTD.	PIPE	943.00
THYSSENKRUPP ELEVATOR	ELEVATOR MAINTENANCE	1,943.51
CAHILL TECHNICAL SERVICES	PROFESSIONAL SERVICES	3,000.11
CANADIAN TIRE CORP.-HEBRON WAY	MISCELLANEOUS SUPPLIES	804.15
CANADIAN TIRE CORP.-MERCHANT DR.	MISCELLANEOUS SUPPLIES	117.23
CANADIAN TIRE CORP.-KELSEY DR.	MISCELLANEOUS SUPPLIES	220.83
WINNIE GLAVINE	INSTRUCTOR FEE	600.00
ELECTRIC MOTOR & PUMP DIV.	REPAIR PARTS	1,457.75
ELECTRONIC CENTER LIMITED	ELECTRONIC SUPPLIES	342.36
EMCO SUPPLY	REPAIR PARTS	1,976.04
ENVIROMED ANALYTICAL INC.	REPAIR PARTS AND LABOUR	1,578.95
STOKES INTERNATIONAL	CITATION CORDS	373.62
HOME DEPOT OF CANADA INC.	BUILDING SUPPLIES	934.82
DOMINION STORE 935	MISCELLANEOUS SUPPLIES	230.74
FASTSIGNS	SIGNAGE	817.71
CONTROL PRO DISTRIBUTOR INC.	REPAIR PARTS	227.31
OMB PARTS & INDUSTRIAL INC.	REPAIR PARTS	47.91
FRESHWATER AUTO CENTRE LTD.	AUTO PARTS/MAINTENANCE	4,381.01
BRUCE SUTHERLAND ASSOCIATES LTD	PROFESSIONAL SERVICES	392.29
PRINCESS AUTO	MISCELLANEOUS ITEMS	227.31
IMPACT SIGNS AND GRAPHICS	SIGNAGE	402.50
STELLAR INDUSTRIAL SALES LTD.	INDUSTRIAL SUPPLIES	18.40
ENTERPRISE RENT-A-CAR	RENTAL OF VEHICLES	1,322.50
BOOMIT	PROFESSIONAL SERVICES	483.00
PROVINCIAL FENCE PRODUCTS	FENCING MATERIALS	338.91
WOLSELEY CANADA INC.	REPAIR PARTS	12,011.92
EASTERN PROPANE	PROPANE	161.00
HARVEY & COMPANY LIMITED	REPAIR PARTS	5,233.18
A HARVEY & CO. LTD.	ROAD SALT	787,220.75
HARVEY'S OIL LTD.	PETROLEUM PRODUCTS	752.93
HVAC SPECIALITIES INC.	CHEMICALS	708.40
BRENNTAG CANADA INC	CHLORINE	19,609.39
GRAYMONT (NB) INC.,	HYDRATED LIME	22,856.35

NAME	DESCRIPTION	AMOUNT
HICKMAN MOTORS LIMITED	REPAIR PARTS	117.51
HI-TECH SCALES LTD.	PROFESSIONAL SERVICES	1,253.50
HOLDEN'S TRANSPORT LTD.	RENTAL OF EQUIPMENT	3,254.50
HONDA ONE	REPAIR PARTS	45.94
SOURCE ATLANTIC INDUSTRIAL DISTRIBUTION	REPAIR PARTS	1,063.51
CAR GUYS APPEARANCE CENTER INC.	AUTO CLEANING	183.94
RESCUE 7 INC.,	RECREATIONAL SUPPLIES	281.75
PENNECON TECHNICAL SERVICES LTD	PROFESSIONAL SERVICES	1,804.12
SCOTIA RECYCLING (NL) LIMITED	TIP FLOOR FEES	142,091.66
IBM CANADA LTD.	COMPUTER EQUIPMENT	13,669.65
HICKMAN DODGE JEEP CHRYSLER	AUTO PARTS	236,384.43
UMBRELLA SECURITY	ALARM MONITORING	1,377.77
PINNACLE ENGINEERING (2018) LIMITED	PROFESSIONAL SERVICES	8,074.45
CHRIS SQUIRES ENTERPRISES INC.,	PROFESSIONAL SERVICES	9,199.60
CDMV	VETERINARY SUPPLIES	877.01
YMCA OF NEWFOUNDLAND AND LABRADOR	WELLNESS FITNESS MEMBERSHIP	500.00
BOSCH REXROTH CANADA CORP.	REPAIR PARTS	310.50
WORK AUTHORITY	CLOTHING ALLOWANCE	193.20
SAFETY FIRST-SFC LTD.	PROFESSIONAL SERVICES	27,223.88
ADVOCATE PRINTING & PUBLISHING	SIGNAGE	201.88
KERR CONTROLS LTD.	INDUSTRIAL SUPPLIES	410.99
VOHL INC.,	REPAIR PARTS	975.68
THE CARPET FACTORY SUPERSTORE	PROFESSIONAL SERVICES	2,143.99
CARMICHAEL ENGINEERING LTD.	PROFESSIONAL SERVICES	2,181.55
J.A. LARUE	REPAIR PARTS	16,438.24
MARTIN'S FIRE SAFETY LTD.	SAFETY SUPPLIES	89.70
MIKAN SCIENTIFIC INC.	REPAIR PARTS	1,049.10
SUMMIT PLUMBING & HEATING LTD.	PROFESSIONAL SERVICES	55.78
SHORELINE LUBRICANTS & INDUSTRIAL SUPPLY	CHEMICALS	365.70
DR. LISA KIELEY	MEDICAL EXAMINATION FEE	20.00
WAJAX INDUSTRIAL COMPONENTS	REPAIR PARTS	335.94
NU-WAY EQUIPMENT RENTALS	RENTAL OF EQUIPMENT	1,569.75
NEWFOUNDLAND DISTRIBUTORS LTD.	INDUSTRIAL SUPPLIES	218.78
NEWFOUNDLAND BROADCASTING CO.	ADVERTISING	5,284.25
NL KUBOTA LIMITED	REPAIR PARTS	1,333.20
TOROMONT CAT	AUTO PARTS	38,924.79
NORTH ATLANTIC PETROLEUM	PETROLEUM PRODUCTS	32,817.03
PBA INDUSTRIAL SUPPLIES LTD.	INDUSTRIAL SUPPLIES	897.65
GCR TIRE CENTRE	TIRES	2,260.58
K & D PRATT LTD.	REPAIR PARTS AND CHEMICALS	3,445.25
RIDEOUT TOOL & MACHINE INC.	TOOLS	1,681.62
THE ROYAL GARAGE LIMITED	AUTO PARTS	1,310.08
ROYAL FREIGHTLINER LTD	REPAIR PARTS	9,999.41
S & S SUPPLY LTD. CROSSTOWN RENTALS	REPAIR PARTS	18,209.15
ST. JOHN'S BOARD OF TRADE	THE EXPO AND AGM	1,725.00

NAME	DESCRIPTION	AMOUNT
BIG ERICS INC	SANITARY SUPPLIES	374.19
SAUNDERS EQUIPMENT LIMITED	REPAIR PARTS	27,609.98
SANSOM EQUIPMENT LTD.	REPAIR PARTS	4,219.57
SMITH STOCKLEY LTD.	PLUMBING SUPPLIES	38.20
CHANDLER	PROTECTIVE CLOTHING	508.88
SPEEDY AUTOMOTIVE LTD.	AUTOMOTIVE SUPPLIES	677.93
SPORTSCRAFT 1990 LTD.	SPORTING EQUIPMENT	370.30
SUPERIOR OFFICE INTERIORS LTD.	OFFICE SUPPLIES	2,431.10
TELELINK-THE CALL CENTRE INC.	MESSAGE MANAGER	13,587.74
URBAN CONTRACTING JJ WALSH LTD	PROPERTY REPAIRS	17,940.00
WEIRS CONSTRUCTION LTD.	STONE/ROAD GRAVEL	12,626.89
SIEMENS CANADA LIMITED	MOTOR/REPAIRS	690.00
CANADIAN HOUSING & RENEWAL ASSOCIATION	MEMBERSHIP RENEWAL	870.10
PADDLE CANADA	MEMBERSHIP RENEWAL	344.97
THE GATHERING PLACE	SUPPORTIVE REFERRAL CLAIM	522.50
BELL MOBILITY INC. RADIO DIVISION	MAINTENANCE CHARGES & REPAIRS	1,713.50
STAPLES THE BUSINESS DEPOT - KELSEY DR	OFFICE SUPPLIES	278.71
QUALITY NDE LTD.	PROFESSIONAL SERVICES	119.03
THRIVE	SUPPORTIVE REFERRAL CLAIM	2,017.80
GFL ENVIRONMENTAL INC.	PROFESSIONAL SERVICES	17,127.64
SPORTS TURF ASSOCIATION OF CANADA	MEMBERSHIP RENEWAL	356.50
NOSEWORTHY, TINA	CLOTHING ALLOWANCE	96.27
O'BRIEN, KEN	EMPLOYMENT RELATED EXPENSES	90.00
MURPHY, SHANE	EMPLOYMENT RELATED EXPENSES	100.00
WENDI YOUNG	WELLNESS FITNESS MEMBERSHIP	500.00
WINSOR, SCOTT	VEHICLE BUSINESS INSURANCE	336.00
MCCRATE, RICHARD	WELLNESS FITNESS MEMBERSHIP	500.00
BROWNE, CHRIS	VEHICLE BUSINESS INSURANCE	381.95
ROBYN DOBBIN	EMPLOYMENT RELATED EXPENSES	51.06
CHRISTA NORMAN	TRAVEL REIMBURSEMENT	2,285.98
VANESSA PENNELL MERCER	MILEAGE	74.92
SIMONE LILLY	TRAVEL REIMBURSEMENT	2,157.93
CISCO SYSTEMS CAPITAL CANADA CO.	SOFTWARE RENEWAL	9,004.05
VALLEN	REPAIR PARTS	1,134.74
DF BARNES FABRICATION LTD.	PROFESSIONAL SERVICES	2,008.21
PROCUREMENT ADVISORY OFFICE INCORPORATED	PROFESSIONAL SERVICES	230.00
IGNITE COLLABORATION SERVICES GROUP INC.	PROFESSIONAL SERVICES	1,380.00
PARSONS PAVING LTD.	SNOW CLEARING SERVICES	11,879.50
PAYBYPHONE TECHNOLOGIES INC.	PARKING METERS	545.74
INTERNATIONAL NAME PLATE SUPPLIES LTD.	SIGNAGE	120.52
PERRY MATTHEWS TOWING INC.	SNOW CLEARING SERVICES	4,600.00
WFC PROPERTY SERVICES LTD	PROFESSIONAL SERVICES	9,769.25
HOLDER TRACTORS INC	PURCHASE OF TRACTOR	171,288.58
D'COSTA MARKETING LIMITED	CLOTHING ALLOWANCE	69.00
BRANDT TRACTOR LTD	REPAIR PARTS	20,083.03

NAME	DESCRIPTION	AMOUNT
FRESHII	REFRESHMENTS	265.05
GERALD O'DRISCOLL	SNOW CLEARING SERVICES	1,667.50
TRACTION DIV OF UAP	REPAIR PARTS	9,869.64
WATERWORKS SUPPLIES DIV OF EMCO LTD	REPAIR PARTS	5,672.59
RBC INVESTOR & TREASURY SERVICES	CUSTODY FEES	730.25
DEIDRE REES	WELLNESS FITNESS MEMBERSHIP	500.00
JMJ HOLDINGS LTD	PROGRESS PAYMENTS	120,587.54
PROVINCIAL FENCE PRODUCTS	PROGRESS PAYMENTS	15,214.50
PRECISION EXCAVATION LTD.	PROGRESS PAYMENTS	194,838.76
WEIRS CONSTRUCTION LTD.	PROGRESS PAYMENTS	344,288.28
PYRAMID CONSTRUCTION LIMITED	PROGRESS PAYMENTS	207,539.20
TOTAL: \$		<u>3,185,691.34</u>

BID APPROVAL NOTE

Bid #	N/A		
Bid Name	Street Widening / Snow Blowback Operations - Southlands "A"		
Department	Public Works	Division	Roads & Traffic
Budget Code	3231-52100		
Source of Funding	<input checked="" type="radio"/> Operating <input type="radio"/> Capital <input type="radio"/> Multiyear Capital		
Purpose	To blow back snow in residential subdivisions, making way for future snow storage.		
Results	<input type="radio"/> As attached <input checked="" type="radio"/> As noted below		
	Vendor Name		Bid Amount
	Fairview Investments		\$120,000.00
	Weir's Construction		\$144,860.66
	Farrell's Excavating Ltd.		\$187,478.00
Expected Value	<input checked="" type="radio"/> As above <input type="radio"/> Value shown is an estimate only for a year period. The City does not guarantee to buy any specific quantities or dollar value.		
Contract Duration	February 25 - April 30, 2020		
Bid Exception	<input type="radio"/> None <input checked="" type="radio"/> Contract Award Without Open Call <input type="radio"/> Professional Services		
Recommendation	It is recommended to award this contract to the lowest bidder, Fairview Investments, as per the Public Procurement Act (HST Not included).		
Supply Chain Buyer	Sherri Higgins		
Supply Chain Manager	<i>Rich Squires</i>	Date	February 25, 2020
Deputy City Manager*	<i>[Signature]</i>	Date	<i>Feb 25 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 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:

Street Widening / Snow Blowback Operations - Southlands "A"

Contractor, Supplier or Lessor:

Name: Fairview Investments

Address: 360 Topsail Rd, St. John's, NL

Country: Canada

Contract Price
(exclusive of HST): \$ 120,000.00

Contract # or PO #: Date of Award: 02/25/2020

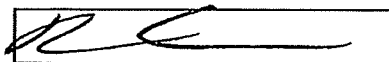
Relevant Exception Clause (select only one):

6(a)(iv) Emergency/Urgency

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

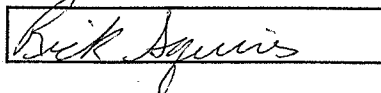
There are limited contractors nearby who have the necessary equipment, and time is of the essence, so a tender period is not possible. Requests for quotes were sent to five contractors and three quotes were obtained. The lowest quote was accepted.

Prepared by:




Date: 2020/02/25

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



Date: 2020/02/25

BID APPROVAL NOTE

Bid #	2019268		
Bid Name	Supply and Delivery of One (1) Tandem Split Body Recycling Truck		
Department	Public Works	Division	Fleet
Budget Code	PWP-2019-938 Fleet Capital Replacement		
Source of Funding	<input type="radio"/> Operating <input checked="" type="radio"/> Capital <input type="radio"/> Multiyear Capital		
Purpose	This open call was required as part of the regular fleet replacement plan.		
Results	<input type="radio"/> As attached <input checked="" type="radio"/> As noted below		
	Vendor Name	Bid Amount	
	Saunders Equipment	\$392,400.00	
Expected Value	<input checked="" type="radio"/> As above <input type="radio"/> Value shown is an estimate only for a year period. The City does not guarantee to buy any specific quantities or dollar value.		
Contract Duration	Delivery by December 30, 2020		
Bid Exception	<input checked="" type="radio"/> None <input type="radio"/> Contract Award Without Open Call <input type="radio"/> Professional Services		
Recommendation	It is recommended to award this open call to the lowest, and only, bidder meeting specification, Saunders Equipment, as per the Public Procurement Act, for the amount of \$392,400.00 + HST. The City reserves the right to order an additional 1 unit within 6 months of award, at the same tendered price.		
Supply Chain Buyer	Sherry Kieley		
Supply Chain Manager		Date	2020/02/25
Deputy City Manager*		Date	

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

ST. JOHN'S

BID APPROVAL NOTE

Bid #	2019271		
Bid Name	Light Duty Vehicles		
Department	Public Works	Division	Fleet
Budget Code	PWP-2019-938		
Source of Funding	<input type="radio"/> Operating <input checked="" type="radio"/> Capital <input type="radio"/> Multiyear Capital		
Purpose	This open call was required as part of the regular fleet replacement plan.		
Results	<input checked="" type="radio"/> As attached <input type="radio"/> As noted below		
	Vendor Name		Bid Amount
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	Delivered within 6 months of award, no later than October 30, 2020		
Bid Exception	<input checked="" type="radio"/> None <input type="radio"/> Contract Award Without Open Call <input type="radio"/> Professional Services		
Recommendation	This open call is awarded by section; it is recommended to award this open call to the lowest qualified bidders meeting specifications, as per the Public Procurement Act.		
Supply Chain Buyer	Sherry Kieley		
Supply Chain Manager		Date	
Deputy City Manager*		Date	


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

ST. JOHN'S

2019271 - Light Duty Vehicles

	Cabot Ford Lincoln Sales Limited	Terra Nova Motors	Hickman Chrysler Dodge Jeep	Hickman Motors Limited
Section 1 - HD Pickup Truck, Regular Cab	<u>\$154,393.92</u>	\$163,341.52	\$171,901.48	\$168,520.00
Section 3 - Compact Pickup Truck	\$68,613.56	\$63,521.02	<u>\$61,448.84</u>	\$65,898.00
Section 4 - Low Roof Passenger Van with Cargo Divider	\$79,917.02	<u>\$78,883.56</u>	Disqualified	Did not submit
Section 5 - Low Roof Compact Van with Cargo Divider	\$62,636.56	Did not submit	<u>\$59,661.84</u>	Did not submit

BID APPROVAL NOTE

Bid #	2020003		
Bid Name	Heavy Equipment Rental - Robin Hood Bay		
Department	Public Works	Division	Waste & Recycling
Budget Code	4331-52628		
Source of Funding	<input checked="" type="radio"/> Operating <input type="radio"/> Capital <input type="radio"/> Multiyear Capital		
Purpose	To provide a Standing Offer Agreement for the rental of construction equipment for use at Robin Hood Bay. This standing offer is not a guarantee of work but a pricing guide pending availability of each vehicle. The City will have a contract with each vendor.		
Results	<input checked="" type="radio"/> As attached <input type="radio"/> As noted below		
	Vendor Name	Bid Amount	
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	Two years, with option to renew for 1 additional 1 year period		
Bid Exception	<input checked="" type="radio"/> None <input type="radio"/> Contract Award Without Open Call <input type="radio"/> Professional Services		
Recommendation	It is recommended to award open call 2020003 to all compliant vendors. Right of first refusal is given to the vendor with the lowest price. Subsequent vendors are contacted in order of ranking until the request can be fulfilled.		
Supply Chain Buyer	Sherry Kieley		
Supply Chain Manager		Date	2020 02 26
Deputy City Manager*		Date	

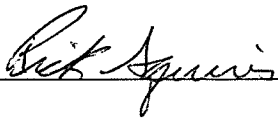
*Only required for a bid exception (contract award without open call or professional services).

ST. JOHN'S

2020003 - Heavy Equipment Rental - Robin Hood Bay Waste Management Facility

		Hubert Murphy (2009) Limited				Clarke's Trucking and Excavating Limited				JAT excavating inc			
		Submission 1				Submission 1				Submission 1			
Line Item	Description	Rate - Hour	Rate - Day	Rate - Week	Rate - Month	Rate - Hour	Rate - Day	Rate - Week	Rate - Month	Rate - Hour	Rate - Day	Rate - Week	Rate - Month
1	TRACK EXCAVATOR (operator included) with a minimum operating weight of 18000 kg (20 tons) a minimum of 90 kW (120 hp) and to include Heavy Duty 1 – 1/2 yd. Bucket	\$ 149.0000	\$ 1,192.0000	\$ 5,800.0000	\$ 23,000.0000	Disqualified				\$ 114.9500	\$ 890.0000	\$ 4,400.0000	\$ 17,000.0000
2	TRACK EXCAVATOR (operator included) with a minimum operating weight of 18000 kg (20 tons) a minimum of 90 kW (120 hp) and to include a Hydraulic Breaker of 5000 ft. lbs. impact Class 3 or greater and to include Heavy Duty 1 – 1/2 yd. bucket	\$ 249.0000	\$ 1,992.0000	\$ 9,800.0000	\$ 38,000.0000					\$ 190.0000	\$ 1,450.0000	\$ 8,500.0000	\$ 34,000.0000
3	TRACK EXCAVATOR (operator included) with a minimum operating weight of 18000 kg (20 tons) a minimum of 90 kW (120 hp) and to include Heavy Duty 1 – 1/2 yd. Bucket and/or equivalent ditching bucket	\$ 149.0000	\$ 1,192.0000	\$ 5,800.0000	\$ 23,000.0000					\$ 114.9500	\$ 890.0000	\$ 4,400.0000	\$ 17,000.0000
4	BULLDOZER (Cat D7 JD 950 or equivalent) operator included with waste management equipment (U-blade extended shielding and guarding) in the 112 kW / 18000 kg (150 hp / 20 ton) size range.												
5	BULLDOZER (Cat D8 JD 1050 or equivalent) operator included with waste management equipment (U-blade extended shielding and guarding) in the 230 kW / 39000 kg (310 hp / 43 ton) size range.												
6	BULLDOZER (Cat D8 JD 1050 or equivalent) operator included with a ripper attachment if required in the 230 kW / 39000 kg (310 hp / 43 ton) size range.												
7	ARTICULATED DUMP TRUCK(s) (JD 250D Cat 725 or equivalent) operator included all-wheel drive in the fourteen (14) cubic yard capacity 230 kW / 23600 kg (310 hp / 26 ton) size range.	\$ 149.0000	\$ 1,192.0000	\$ 5,800.0000	\$ 23,000.0000								
8	ARTICULATED DUMP TRUCK(s) (JD 300D Cat 730 or equivalent) operator included all-wheel drive in the seventeen (17) cubic yard capacity 240 kW / 28000 kg (325 hp / 30 ton) size range												
9	ARTICULATED LOADER(s) (Cat 950H JD 644J or equivalent) operator included in the 145 kW / 18000 kg (190 hp / 20 ton) size range equipped with matching rock bucket (near 3.75 cubic yard) with teeth												
10	ARTICULATED LOADER(s) (Cat 966H JD 744J or equivalent) operator included in the 195 kW / 23000 kg (265 hp / 25 ton) size range equipped with matching rock bucket (near 4.5 cubic yard) with teeth.												
11	DUMP TRUCK(s) [Tandem] operator included with a box capacity of 10 cubic metres (13 cubic yards) and a gross vehicle cargo weight capacity to exceed 11000 kg (12 tons). Note: Dump Trucks operating at Robin Hood Bay are required to be licenced per Provincial Regulations. Order of Calling for tie bid determined by coin toss 02.26.2020	\$80.00 1st	\$ 640.0000	\$ 3,200.0000	\$ 12,500.0000					\$80.00 2nd	\$ 560.0000	\$ 2,670.0000	\$ 9,600.0000
12	WATER TRUCK (operator included) for dust suppression on gravel roadways as needed. Minimum 12000 L capacity.												
13	VACUUM TRUCK (operator included) for cleaning of drains lift stations catch basins manholes. Minimum 8000 L capacity.												

BID APPROVAL NOTE

Bid #	2020005		
Bid Name	Supply and Delivery of Oils & Lubricants		
Department	Finance	Division	Supply Chain
Budget Code	Charged to various user department operating budgets as required		
Source of Funding	<input checked="" type="radio"/> Operating <input type="radio"/> Capital <input type="radio"/> Multiyear Capital		
Purpose	This open call is to provide oils and lubricants to various user departments within the City. These items will be stocked in the City's central stores to ensure accessibility on an as and when required basis.		
Results	<input checked="" type="radio"/> As attached <input type="radio"/> As noted below		
	Vendor Name	Bid Amount	
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	2 years, with option to renew for 1 additional 1 year period		
Bid Exception	<input checked="" type="radio"/> None <input type="radio"/> Contract Award Without Open Call <input type="radio"/> Professional Services		
Recommendation	This open call contains two sections; the first awarded in total, the second awarded by item. All bids are attached and the lowest qualified bids are underlined. It is recommended to award this open call to the lowest qualified bidders meeting specification for the supply of oils and lubricants, as per the Public Procurement Act.		
Supply Chain Buyer	Sherry Kieley		
Supply Chain Manager		Date	Feb 27/20
Deputy City Manager*		Date	

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

ST. JOHN'S

2020005 - Supply and Delivery of Oils and Lubricants

	Harvey & Company Ltd	Shoreline Lubricants and Industrial Supply	Parts for Trucks	Harvey's Oil Limited	OMB Parts & Industrial Ltd.	Nemco Lubricants & Chemicals	Bluewater Newfoundland Ltd.
Section 1 - Oils - Awarded in Total		<u>Submission 1</u>	<u>Submission 1</u>	<u>Submission 1</u>	<u>Submission 1</u>	<u>Submission 1</u>	<u>Submission 1</u>
Items 1-23	Did not submit	\$94,610.93	\$ 113,467.25	\$ 83,098.30	\$ 125,886.98	\$ 130,242.85	\$ 111,967.32

	Harvey & Company Ltd	Shoreline Lubricants and Industrial Supply	Parts for Trucks	Harvey's Oil Limited	OMB Parts & Industrial Ltd.	Nemco Lubricants & Chemicals	Bluewater Newfoundland Ltd.
Section 2 - Other Greases/Fluids - Awarded Line by Line	-	<u>Submission 1</u>	<u>Submission 1</u>	<u>Submission 1</u>	<u>Submission 1</u>	<u>Submission 1</u>	<u>Submission 1</u>
	-	\$342.42	-	\$ 20,264.00	\$ 15,875.94	-	-

Vendor Award Totals	
Harvey's Oil Limited	\$103,362.30
Shoreline Lubricants and Industrial Supply	\$342.42
OMB Parts & Industrial Ltd.	\$15,875.94
Annual Total (HST Excluded)	\$119,580.66
Contract Total (3 Years, HST Excluded)	\$358,741.98

2020005 - Supply and Delivery of Oils and Lubricants - Quote Form - Pricing Table (Appendix C) - OILS - Awarded in Total

						Harvey & Company Ltd	Shoreline Lubricants and Industrial Supply			Parts for Trucks		Harvey's Oil Limited		OMB Parts & Industrial Ltd.		Nemco Lubricants & Chemicals		Bluewater Newfoundland Ltd.	
Line Item	Item Number	Item Description	U Of M	Container Size	Annual Usage	Did not submit		Submission 1		Submission 1		Submission 1		Submission 1		Submission 1		Submission 1	
								Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	106385	OIL MOTOR 10W 1L SAE CAT TDTO	EA	1 Litre	278			\$ 0.0000	\$0.00	\$ 68.0000	\$18,904.00	\$ 4.3500	\$1,209.30	\$ 73.4800	\$20,427.44	\$ 5.3300	\$1,481.74	\$ 69.0800	\$19,204.24
2	96784	OIL HYDRAULIC DURATRAN 4L FORD T/J.DEER JDM J20D J20C	EA	4 Litre	133			\$ 0.0000	\$0.00	\$ 18.5000	\$2,460.50	\$ 14.3600	\$1,909.88	\$ 16.9300	\$2,251.69	\$ 18.1500	\$2,413.95	\$ 15.5400	\$2,066.82
3	1160	OIL HYDRAULIC DURATRAN 20L 94 J/D LDER 644 JDM J20L	EA	20 Litre	63			\$ 76.2500	\$4,803.75	\$ 89.0000	\$5,607.00	\$ 69.6000	\$4,384.80	\$ 65.3900	\$4,119.57	\$ 86.0600	\$5,421.78	\$ 72.3000	\$4,554.90
4	1295	OIL GEAR (SYNTHETIC) 75W90 20L #511019 API GL5 MT-1	EA	20 Litre	1			\$ 153.9500	\$153.95	\$ 159.0000	\$159.00	\$ 126.0000	\$126.00	\$ 155.8900	\$155.89	\$ 146.0600	\$146.06	\$ 176.9500	\$176.95
5	1360	OIL MOTOR 5W20 (1L) API GF-5	EA	1 Litre	132			\$ 3.5100	\$463.32	\$ 3.6000	\$475.20	\$ 3.2600	\$430.32	\$ 3.5700	\$471.24	\$ 4.8000	\$633.60	\$ 3.8400	\$506.88
6	1361	OIL MOTOR 5W30 (1L) API GF-4	EA	1 Litre	149			\$ 3.5100	\$522.99	\$ 3.6000	\$536.40	\$ 3.2600	\$485.74	\$ 3.5700	\$531.93	\$ 4.8400	\$721.16	\$ 3.8400	\$572.16
7	1869	OIL HYDRAULIC 30W SAE 20 LITRE	EA	20 Litre	7			\$ 66.4600	\$465.22	\$ 71.0000	\$497.00	\$ 65.2000	\$456.40	\$ 90.4200	\$632.94	\$ 75.9400	\$531.58	\$ 89.3400	\$625.38
8	2170	OILENGINE SAE 15W40 API CK-4 4L DIESEL	EA	4 Litre	1168			\$ 16.2500	\$18,980.00	\$ 14.2500	\$16,644.00	\$ 13.2400	\$15,464.32	\$ 19.5200	\$22,799.36	\$ 18.1100	\$21,152.48	\$ 13.9500	\$16,293.60
9	3069	OIL MOTOR 0W40 100% SYNTHETIC 4L API CF	EA	4 Litre	47			\$ 0.0000	\$0.00	\$ 39.0000	\$1,833.00	\$ 25.2000	\$1,184.40	\$ 29.2000	\$1,372.40	\$ 28.6500	\$1,346.55	\$ 38.4100	\$1,805.27
10	3434	OIL MOTOR 2 CYCLE 1L API-TC	EA	1 Litre	87			\$ 5.4600	\$475.02	\$ 7.5000	\$652.50	\$ 5.4900	\$477.63	\$ 4.7900	\$416.73	\$ 6.9200	\$602.04	\$ 6.1700	\$536.79
11	3467	OIL MOTOR 10W30 1L API SF-CC CAT DEO	EA	1 Litre	120			\$ 4.4600	\$535.20	\$ 3.8000	\$456.00	\$ 3.3900	\$406.80	\$ 20.1500	\$2,418.00	\$ 5.5500	\$666.00	\$ 13.9500	\$1,674.00
12	3517	OIL HYD 32 TO52 CEL SAE ANTI-FOAMWEAR TOXICANTRUST	EA	20 Litre	549			\$ 42.9000	\$23,552.10	\$ 46.5000	\$25,528.50	\$ 45.1700	\$24,798.33	\$ 51.0200	\$28,009.98	\$ 71.1300	\$39,050.37	\$ 45.8000	\$25,144.20
13	3653	OIL 1L MOTOR SAE 10W30 DIESEL CJ4 FORD CAT TO-2	EA	1 Litre	231			\$ 4.4600	\$1,030.26	\$ 3.7500	\$866.25	\$ 3.6500	\$843.15	\$ 20.1500	\$4,654.65	\$ 5.5500	\$1,282.05	\$ 13.9500	\$3,222.45
14	52878	OIL GEAR 75W90 60L API GL-5 MT-1 SYNTHETIC	EA	60 Litre	13			\$ 586.3400	\$7,622.42	\$ 680.0000	\$8,840.00	\$ 345.6000	\$4,492.80	\$ 513.9700	\$6,681.61	\$ 720.1800	\$9,362.34	\$ 464.2800	\$6,035.64
15	78212	OIL SAE 30W DIESEL ENGINE OIL 1 LITRE	EA	1 Litre	36			\$ 4.0800	\$146.88	\$ 4.0500	\$145.80	\$ 4.0000	\$144.00	\$ 4.9800	\$179.28	\$ 5.3700	\$193.32	\$ 5.0400	\$181.44
16	93187	OIL MOTOR SAE 10W40 SF-CC 1L	EA	1 Litre	57			\$ 0.0000	\$0.00	\$ 4.3000	\$245.10	\$ 3.4300	\$195.51	\$ 4.0200	\$229.14	\$ 5.0600	\$288.42	\$ 15.3800	\$876.66
17	95406	OIL MOTOR SAE 15W40 API CK-4 DIESEL 1L	EA	1 Litre	615			\$ 3.9600	\$2,435.40	\$ 4.5000	\$2,767.50	\$ 3.6500	\$2,244.75	\$ 4.0700	\$2,503.05	\$ 5.2600	\$3,234.90	\$ 3.8600	\$2,373.90
18	98897	OIL MOTOR SAE 10W API GL-3 TRANS/DRIVE 20L PAIL	EA	20 Litre	94			\$ 76.1000	\$7,153.40	\$ 69.0000	\$6,486.00	\$ 67.8000	\$6,373.20	\$ 73.4800	\$6,907.12	\$ 89.3600	\$8,399.84	\$ 69.0800	\$6,493.52
19	S00038	OIL MOTOR 4L 10W30 DIESEL CJ-4 PLUS SM SL SJ	EA	4 Litre	107			\$ 17.8000	\$1,904.60	\$ 15.4500	\$1,653.15	\$ 13.1200	\$1,403.84	\$ 20.1500	\$2,156.05	\$ 97.1200	\$10,391.84	\$ 13.9500	\$1,492.65
20	3558	FLUID TRANSMISSION AUTOMATIC (1L) DEXTRON III OR EQUAL MERCON ALL C4	EA	1 Litre	1563			\$ 5.6800	\$8,877.84	\$ 4.0500	\$6,330.15	\$ 3.7100	\$5,798.73	\$ 3.5900	\$5,611.17	\$ 4.8500	\$7,580.55	\$ 4.2500	\$6,642.75
21	83923	GREASE GENERAL PURPOSE EP2 400G NLGI	EA	400 g	668			\$ 3.5400	\$2,364.72	\$ 3.6500	\$2,438.20	\$ 2.8800	\$1,923.84	\$ 3.0600	\$2,044.08	\$ 4.0100	\$2,678.68	\$ 3.2400	\$2,164.32
22	48868	GREASE CHASSIS 55KG	EA	55 KG	6			\$ 447.3100	\$2,683.86	\$ 469.0000	\$2,814.00	\$ 331.5600	\$1,989.36	\$ 360.8100	\$2,164.86	\$ 485.0000	\$2,910.00	\$ 437.8000	\$2,626.80
23	S03603	OIL MOTOR 10W30 4L API SF-CC FOR USE IN ALL GAS ENGINES CAT DEO	EA	4 Litre	480			\$ 21.7500	\$10,440.00	\$ 14.8500	\$7,128.00	\$ 13.2400	\$6,355.20	\$ 19.0600	\$9,148.80	\$ 20.3200	\$9,753.60	\$ 13.9500	\$6,696.00
Subtotal:									\$94,610.93		\$ 113,467.25		\$ 83,098.30		\$ 125,886.98		\$ 130,242.85		\$ 111,967.32
HST									\$14,191.64		\$ 17,020.09		\$ 12,464.75		\$ 18,883.05		\$ 19,536.43		\$ 16,795.10
Contract Amount:									\$108,802.57		\$130,487.34		\$95,563.05		\$144,770.03		\$149,779.28		\$128,762.42

2020005 - Supply and Delivery of Oils and Lubricants - Quote Form - Pricing Table (Appendix C) - OTHER GREASES/FLUIDS - Awarded Line by Line

						Harvey & Company Ltd	Shoreline Lubricants and Industrial Supply			Parts for Trucks		Harvey's Oil Limited		OMB Parts & Industrial Ltd.		Nemco Lubricants & Chemicals		Bluewater Newfoundland Ltd.	
Line Item	Item Number	Item Description	U Of M	Container Size	Annual Usage	Submission 1		Submission 1		Submission 1		Submission 1		Submission 1		Submission 1		Submission 1	
						Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	S00594	GREASE 54 KG EP '0' AUTO GREASE SYSTEMS	EA	54 KG	11			\$ 126.8400	\$1,395.24	\$ 500.0000	\$5,500.00	\$ 477.9000	\$5,256.90	\$ 377.5900	\$4,153.49	\$ 443.1500	\$4,874.65	\$ 431.7500	\$4,749.25
2	1584	FLUID TRANSYND (ALLISON #27101-CTCS) 4L	EA	4 Litre	223	\$ 62.4500	\$13,926.35					\$ 44.0000	\$9,812.00	\$ 35.0500	\$7,816.15	\$ 30.0800	\$6,707.84	\$ 36.2500	\$8,083.75
3	S00017	FLUID WATER GLYCOL POWER FLOW 46 09 LABRIE 20L	DR	20 Litre	136							\$ 149.0000	\$20,264.00			\$ 55.5000	\$7,548.00	\$ 1,107.6100	\$150,634.96
4	S03323	OIL HYDRAULIC AW22	EA	20 Litre	6			\$ 57.0700	\$342.42	\$ 64.0000	\$384.00	\$ 70.6000	\$423.60	\$ 66.5800	\$399.48	\$ 72.9400	\$437.64	\$ 60.9400	\$365.64
5	S02850	OIL HYDRAULIC MOBIL EAL 224H VEGETABLE BASE 2017 LABRIE	EA	20 Litre	30			\$ 164.8700	\$4,946.10					\$ 130.2100	\$3,906.30			\$ 154.1600	\$4,624.80
						-		\$342.42		-		\$20,264.00		\$15,875.94		-		-	

Notes:

- Line 1Shoreline Lubricants and Industrial Supply - Disqualified (container size not considered a slight deviation, we asked for 54 kg, proponent offered 17 kg
- Line 2OMB Parts bid \$35.05 for 4.73 L container, price per 4L \$29.64, lowest bid per container size
- Line 3Nemco Lubricants & Chemicals - Disqualified - product offered does not meet specification

BID APPROVAL NOTE

Bid #	N/A		
Bid Name	Street Widening / Snow Blowback Operations - Kenmount Terrace		
Department	Public Works	Division	Roads & Traffic
Budget Code	3231-52100		
Source of Funding	<input checked="" type="radio"/> Operating <input type="radio"/> Capital <input type="radio"/> Multiyear Capital		
Purpose	To blow back snow in residential subdivisions, making way for future snow storage.		
Results	<input type="radio"/> As attached <input checked="" type="radio"/> As noted below		
	Vendor Name		Bid Amount
	Weir's Construction		\$199,225.59
	Fairview Investments		\$219,000.00
	Farrells Excavating		\$343,000.93
	Pyramid Construction		\$384,560.00
Expected Value	<input checked="" type="radio"/> As above <input type="radio"/> Value shown is an estimate only for a year period. The City does not guarantee to buy any specific quantities or dollar value.		
Contract Duration	March 3, 2020 - March 31, 2020		
Bid Exception	<input type="radio"/> None <input checked="" type="radio"/> Contract Award Without Open Call <input type="radio"/> Professional Services		
Recommendation	It is recommended to award this contract to the lowest bidder, Weir's Construction, as per the Public Procurement Act.		
Supply Chain Buyer			
Supply Chain Manager	<i>Bick Squires</i>	Date	2020/03/02
Deputy City Manager*	<i>W. Winze</i>	Date	2020/03/02

*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 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:

Street Widening / Snow Blowback Operations - Kenmount Terrace

Contractor, Supplier or Lessor:

Name: Weirs Construction Ltd.

Address: 195 C.B.S. Bypass Road, St. John's, NL

Country: Canada

Contract Price
(exclusive of HST): \$ 199,225.59

Contract # or PO #:

Date of Award: 03/02/2020

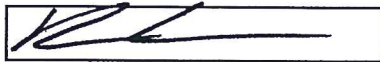
Relevant Exception Clause (select only one):

6(a)(iv) Emergency/Urgency

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


There are limited contractors nearby who have the necessary equipment, and time is of the essence. Requests for quotes were sent to five contractors and five quotes were obtained. The lowest quote was accepted.

Prepared by:



Date: 2020.03.02

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



Date: