

# ST. JOHN'S

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## Regular Meeting - City Council Agenda

August 31, 2020

3:00 p.m.

4th Floor City Hall

Pages

1. CALL TO ORDER

2. PROCLAMATIONS/PRESENTATIONS

3. APPROVAL OF THE AGENDA

3.1 Adoption of Agenda

4. ADOPTION OF THE MINUTES

4.1 Adoption of Minutes - August 17, 2020

5

5. BUSINESS ARISING FROM THE MINUTES

6. NOTICES PUBLISHED

6.1 3 St. Michael's Avenue - Residential Low Density (R1) Zone - Ward 2

18

A Discretionary Use has been submitted to operate a Home Occupation in a portion of the dwelling at 3 St. Michael's Avenue. The proposed business will offer a Floral Design Studio.

The proposed studio will have a floor area of 38.2m<sup>2</sup>. The studio will operate Tuesday to Saturday 10 a.m.- 4 p.m. Delivery services will be provided, with an occasional pick up onsite. The property owner is the sole employee and may add an additional two employees in the future. On-site parking is provided.

1 submission received

6.2 60 O’Leary Avenue - Commercial Industrial (CI) Zone - Ward 4 22

A Discretionary Use has been submitted by Cirque’letics School of Circus Arts for a Commercial School to teach acrobatic-based skills at 60 O’Leary Avenue.

The proposal will have a floor area of 228m<sup>2</sup>. The business will operate 5 - 9:30 p.m. Monday to Friday for lessons. Lessons will be one hour in length and have a maximum of 8-10 children. The facility will also host parties 1 - 5 p.m. Saturdays & Sundays. Party sessions will be two hours in length with a maximum of 20 children. The business will employ up to three people. On-site parking is provided.

1 submission received

6.3 129 Hamilton Avenue - Residential High Density (R3) Zone - Ward 2 25

A Discretionary Use has been submitted to operate a Pet Grooming Salon as a Home Occupation in a portion of the dwelling at 129 Hamilton Avenue.

The proposed Pet Grooming Salon will have a floor area of 4.73m<sup>2</sup> and will operate Tuesday to Saturday, 9 a.m.- 5 p.m. Services will be by appointment only. There will be a maximum of 3 appointments per day, and no overlap of appointments will occur. On-site parking is provided.

No submissions received

6.4 125 Water Street - Commercial Central Mixed (CCM) Zone - Ward 2 26

A Discretionary Use has been submitted by Terre Restaurant to use an existing outdoor area as an Outdoor Eating Area and Lounge at the rear of the Alt Hotel at 125 Water Street.

The existing area is 462.5m<sup>2</sup>. The hours for the Outdoor area Café will be 7:30 a.m. – 3 p.m., and the Lounge serving hours will be 11a.m. – 9 p.m., seven days a week. Outdoor speakers are proposed.

2 submissions received

1. Related item: Decision note re Approval of Discretionary Use and Parking Relief for Outdoor Eating and Lounge Area - 125 Water Street - DEV200115 31

**Ratification of E-poll conducted August 25, 2020**

## **7. COMMITTEE REPORTS**

### **7.1 Development Committee Report**

- |    |   |    |
|----|---|----|
| 1. | Variance Request on Lot Area - 174 Pearltown Road - SUB2000029                                    | 37 |
| 2. | Variance Request on the Side Yard Flanking Road Requirement - 70 Diamond Marsh Drive - INT2000079 | 42 |
| 3. | Request to Establish the Building Line - 6 McLea Place - SUB2000025                               | 47 |
| 4. | Request to Establish the Building Line - 4 McLea Place - SUB2000025                               | 52 |
| 5. | Crown Land Amendment to Existing Leases - 215 Northern Pond Road - CRW2000012 & CRW2000013        | 57 |

### **7.2 Committee of the Whole Report - August 19, 2020**

- |    |   |    |
|----|---|----|
| 1. | FCM Community Energy Financing Program Design Application | 66 |
| 2. | Membership for Arts and Culture Advisory Committee        | 71 |
| 3. | 11 Tiffany Lane, REZ2000001                               | 74 |
| 4. | Mobile Vending Review Committee                           | 83 |
| 5. | Donegal Place Traffic Calming                             | 85 |

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

- |     |   |    |
|-----|---|----|
| 8.1 | Development Permits List For the Period of August 13, 2020 To August 26, 2020 | 88 |
|-----|---|----|

## **9. BUILDING PERMITS LIST**

- |     |  |    |
|-----|--|----|
| 9.1 | Building Permits List for the Period of August 13 to August 26, 2020 | 89 |
|-----|--|----|

## **10. REQUISITIONS, PAYROLLS AND ACCOUNTS**

- |      |   |    |
|------|---|----|
| 10.1 | Weekly Payment Vouchers for the Week Ending August 19, 2020 | 96 |
| 10.2 | Weekly Payment Vouchers for the Week Ending August 26, 2020 | 97 |

<b>11.</b>	<b>TENDERS/RFPS</b>	
11.1	2020082 - Supply and Delivery of International Parts	98
11.2	2020135 - Supply and Delivery of Hydraulic Hoses and Fittings	106
11.3	2020127 - Large Diameter Watermain and Fittings	108
11.4	2020125 - RHB Landfill Final Cover Phase One	111
11.5	2020136 - Standing Offer to supply anthracite and sand media	114
<b>12.</b>	<b>NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS</b>	
<b>13.</b>	<b>OTHER BUSINESS</b>	
13.1	Request for authorization to issue \$138 Million in Sinking Fund Bonds	116
<b>14.</b>	<b>ADJOURNMENT</b>	

# **ST. JOHN'S**

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

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

**August 17, 2020, 3:00 p.m.**

**Present:** Mayor Danny Breen  
Deputy Mayor Sheilagh O'Leary  
Councillor Maggie Burton  
Councillor Sandy Hickman  
Councillor Debbie Hanlon  
Councillor Deanne Stapleton  
Councillor Jamie Korab  
Councillor Ian Froude  
Councillor Wally Collins

**Regrets:** Councillor Dave Lane

**Staff:** Kevin Breen, City Manager  
Derek Coffey, Deputy City Manager of Finance & Administration  
Tanya Haywood, Deputy City Manager of Community Services  
Jason Sinyard, Deputy City Manager of Planning, Engineering & Regulatory Services  
Cheryl Mullett, City Solicitor  
Elaine Henley, City Clerk  
Ken O'Brien, Chief Municipal Planner  
Shanna Fitzgerald, Legislative Assistant  
Susan Bonnell, Manager - Communications & Office Services  
Brian Head, Manager - Parks & Open Spaces

### **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-2020-08-17/390**

**Moved By** Councillor Hanlon

**Seconded By** Councillor Burton

That the Agenda be adopted as presented.

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

**MOTION CARRIED (9 to 0)**

4. **ADOPTION OF THE MINUTES**

4.1 **Adoption of Minutes - August 4, 2020**

**SJMC-R-2020-08-17/391**

**Moved By** Councillor Collins

**Seconded By** Councillor Stapleton

That the minutes of the Regular meeting held on August 4, 2020 be adopted as presented.

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

**MOTION CARRIED (9 to 0)**

5. **BUSINESS ARISING FROM THE MINUTES**

### 5.1 **By-Election**

Mayor Danny Breen announced that the by-election for the vacant Ward 2 Council seat will take place on Tuesday, October 20, 2020.

A by-election is required following the resignation of Ward 2 Councillor Hope Jamieson, who has recently taken a new position with a national housing organization. Under the Municipal Elections Act, a by-election must be held within three months of the vacancy occurring.

The timeline for the upcoming Ward 2 by-election is below:

- Nominations open Tuesday, September 15
- Nominations close Tuesday, September 22
- Election Period begins Friday, October 2
- Election day Tuesday, October 20

Further information regarding the Ward 2 voter's list, and the Vote-By-Mail process will be released soon.

## 6. **NOTICES PUBLISHED**

### 6.1 **60 O'Leary Avenue - Commercial Industrial (C1) Zone - Ward 4**

A Discretionary Use has been submitted by InShape Fitness Ltd. for a Fitness Facility at 60 O'Leary Avenue.

The proposed Facility will be a 24-hour, card access gym. The business will have a floor area of 431m<sup>2</sup> and allow a maximum of 30 persons in the building at a time.

2 submissions received.

Councillor Froude requested that the traffic concerns raised in the submissions be considered by staff.

**SJMC-R-2020-08-17/392**

**Moved By** Councillor Froude

**Seconded By** Councillor Korab

That Council approve the application submitted by InShape Fitness Ltd. for a Fitness Facility at 60 O'Leary Avenue, subject to meeting all applicable regulatory requirements.

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

**MOTION CARRIED (9 to 0)**

**6.2 133 Old Bay Bulls Road - Residential Low Density (R1) Zone - Ward 5**

A Discretionary Use has been submitted to operate a Home Occupation in a portion of the dwelling at 133 Old Bay Bulls. The proposed business will offer Doggy Daycare services.

The proposal will have a floor area of 44.77m<sup>2</sup>. The Doggy Daycare will operate Monday – Friday 8 a.m. – 6 p.m. The business will care for a maximum 10-12 dogs. The dogs will be contained to the dwelling, no outdoor space will be provided. The property owner is the sole employee. On-site parking is provided.

11 submissions received.

**SJMC-R-2020-08-17/393**

**Moved By** Deputy Mayor O'Leary

**Seconded By** Councillor Hickman

That Council reject the application to open a Doggy Daycare at 133 Old Bay Bulls Road subject to Section 7.8 (J) as the proposed activities associated with the Home Occupation would cause an increase in noise and inconvenience to occupants of nearby residences.

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

Against (3): Councillor Burton, Councillor Hanlon, and Councillor Collins

**MOTION CARRIED (6 to 3)**

**7. COMMITTEE REPORTS**

**7.1 Development Committee Report**

**1. Request for Building Line Setback for Single Detached Dwelling - 10 Carriage Lane - DEV2000090**

**SJMC-R-2020-08-17/394**

**Moved By** Councillor Burton

**Seconded By** Deputy Mayor O'Leary

That Council approve a 6.08 metre Building Line Setback at 10 Carriage Lane to accommodate the construction of a Dwelling.

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

**MOTION CARRIED (9 to 0)**

**2. Request for Accessory Building in the Flood Plain Buffer - 9 Valleyview Road - INT2000065**

**SJMC-R-2020-08-17/395**

**Moved By** Councillor Burton

**Seconded By** Councillor Hanlon

That Council approve the proposed Accessory Building at 9 Valleyview Road in accordance with St. John's Development Regulations Section 11.2.4 (2) and the applicable Accessory Building regulations under Section 8.3.6.

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

**MOTION CARRIED (9 to 0)**

**3. Establish Parking Requirement for proposed Fitness Facility - 60 O'Leary Avenue - DEV20000103**

**SJMC-R-2020-08-17/396**

**Moved By** Councillor Burton

**Seconded By** Councillor Froude

That Council set the parking requirement for the proposed Fitness Facility at 30 parking spaces at 60 O'Leary Avenue.

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

**MOTION CARRIED (9 to 0)**

**4. Variance Request for Lot Frontage - 13 Viguer's Road**

**SJMC-R-2020-08-17/397**

**Moved By** Councillor Burton

**Seconded By** Councillor Collins

That Council approve a variance of 5% for Lot Frontage for development of a new Lot at 13 Viguer's Road.

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

**MOTION CARRIED (9 to 0)**

**5. Establish Building Line Setback - 29 Beaver Brook Drive - INT2000076**

**SJMC-R-2020-08-17/398**

**Moved By** Councillor Burton

**Seconded By** Councillor Collins

That Council approve the 6.0 metre Building Line setback for 29 Beaver Brook Drive.

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

**MOTION CARRIED (9 to 0)**

**7.2 Committee of the Whole Report - August 5, 2020**

1. **5 and 7 Little Street - MPA2000003**

**SJMC-R-2020-08-17/399**

**Moved By** Councillor Burton

**Seconded By** Councillor Froude

That Council consider amendments to the St. John's Municipal Plan and Development Regulations to rezone land from the Residential Medium Density (R2) Zone to the Apartment Low Density (A1) Zone at 5 and 7 Little Street, and approve the attached draft Terms of Reference for a Land Use Assessment Report to consider a Personal Care Home at this location.

Further, upon submission of a satisfactory Land Use Assessment Report, that Council refer the application to a digital Public Meeting chaired by an independent facilitator for public input and feedback.

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

**MOTION CARRIED (9 to 0)**

2. **6 Lambe's Lane - MPA2000005**

Councillor Burton requested that accessible parking is added to the requirements in the LUAR.

**SJMC-R-2020-08-17/400**

**Moved By** Councillor Burton

**Seconded By** Deputy Mayor O'Leary

That Council consider amendments to the St. John's Municipal Plan and Development Regulations to rezone land from the Institutional (INST) Zone to the Apartment High Density (A3) Zone at 6 Lambe's Lane to allow a 200-unit student apartment development, and approve the attached draft terms of reference for a Land Use Assessment Report to consider Apartment Buildings at this location.

Further, upon receiving a satisfactory Land Use Assessment Report, that Council refer the application to a digital Public Meeting chaired by an independent facilitator for public input and feedback.

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

**MOTION CARRIED (9 to 0)**

**7.3 Audit and Accountability Standing Committee Report - August 6, 2020**

**1. 2019 Audited Financial Statements**

**SJMC-R-2020-08-17/401**

**Moved By** Councillor Stapleton

**Seconded By** Councillor Burton

That Council approve the 2019 audited financial statements.

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

**MOTION CARRIED (9 to 0)**

**2. Compliance Review of Permit to Operate a Class 4 Water Distribution System**

**SJMC-R-2020-08-17/402**

**Moved By** Councillor Stapleton

**Seconded By** Councillor Hanlon

That Council approve the Compliance Review of Permit to Operate a Class 4 Water Distribution System report and the associated action plans put forth by management.

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

**MOTION CARRIED (9 to 0)**

**7.4 Special Events Regulatory Committee Report**

**1. On the Road with Shanneyganock and Friends Concert Tour**

**Ratification of E-poll conducted August 6, 2020**

**SJMC-R-2020-08-17/403**

**Moved By** Councillor Korab

**Seconded By** Deputy Mayor O'Leary

That Council approve the On the Road with Shanneyganock and Friends Concert Tour.

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

**MOTION CARRIED (9 to 0)**

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

**8.1 Development Permits List for the Period of July 30, 2020 to August 12, 2020**

**9. BUILDING PERMITS LIST**

**9.1 Building Permits List for the Period of July 30 to August 12, 2020**

**SJMC-R-2020-08-17/404**

**Moved By** Councillor Stapleton

**Seconded By** Councillor Hanlon

That Council approve the Building Permits List for the period of July 30 to August 12, 2020.

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

**MOTION CARRIED (9 to 0)**

**10. REQUISITIONS, PAYROLLS AND ACCOUNTS**

**10.1 Weekly Payment Vouchers for the Week Ending August 5, 2020**

**SJMC-R-2020-08-17/405**

**Moved By** Deputy Mayor O'Leary

**Seconded By** Councillor Korab

That Council approve the Weekly Payment Vouchers for the week ending August 5, 2020 in the amount of \$4,848,005.24.

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

**MOTION CARRIED (9 to 0)**

**10.2 Weekly Payment Vouchers for the Week Ending August 12, 2020**

**SJMC-R-2020-08-17/406**

**Moved By** Councillor Collins

**Seconded By** Councillor Hickman

That Council approve the Weekly Payment Vouchers for the week ending August 12, 2020 in the amount of \$6,756,575.83.

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

**MOTION CARRIED (9 to 0)**

**11. TENDERS/RFPS**

**11.1 2020112 - Supply and Delivery for Lease, 1 new, not previously used, rubber-tired articulating Loader**

**SJMC-R-2020-08-17/407**

**Moved By** Councillor Froude

**Seconded By** Councillor Burton

That Council award to the bidder with the highest points, Toromont CAT, for the amount \$13,163.23 per month.

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

**MOTION CARRIED (9 to 0)**

**11.2 RFP #2020054 – Mobile Wireless Devices and Data Services**

**SJMC-R-2020-08-17/408**

**Moved By** Councillor Froude

**Seconded By** Councillor Korab

That Council award contract #2020054 for Mobile Wireless Devices and Data Services to Bell Mobility at an approximate cost of \$120,000 per year for an estimated cost of \$720,000.

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

**MOTION CARRIED (9 to 0)**

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

**13. OTHER BUSINESS**

**13.1 74 Circular Road - Designated Heritage Building - Exterior Renovations - REN2000328**

**Ratification of E-poll conducted August 7, 2020**

**SJMC-R-2020-08-17/409**

**Moved By** Councillor Burton

**Seconded By** Deputy Mayor O'Leary

That Council approve exterior renovations at 74 Circular Road, a designated Heritage Building, as proposed.

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

**MOTION CARRIED (9 to 0)**

**13.2 Section 9 - Off-Street Parking Requirements for Commercial and Mixed-Use Buildings with Five (5) or More Occupancies - Text Amendment**

**SJMC-R-2020-08-17/410**

**Moved By** Councillor Burton

**Seconded By** Councillor Froude

That Council adopt St. John's Development Regulations Amendment Number 708, 2020, which will amend the off-street parking requirement for existing Commercial and Mixed-Use Buildings with five (5) or more occupancies.

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

**MOTION CARRIED (9 to 0)**

**13.3 Go-Round**

Deputy Mayor O'Leary

- Spencer Street residents have concerns about vulnerable residents, crime and residential issues. Staff are working to address property issues and complaints that have come forward. Deputy Mayor O'Leary requested that Healthy Communities staff review.

- Backyard fireworks - The Fire Chief will request an update to the 2012 jurisdictional report regarding backyard fireworks.

Councillor Hanlon

- Ward 2 will be under Councillor Hanlon's responsibility until the by-election on October 20, 2020.

14. **ADJOURNMENT**

There being no further business, the meeting adjourned at 4:06 pm.

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MAYOR

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CITY CLERK

## NOTICES PUBLISHED

Applications which have been advertised in accordance with the requirements of Section 5.5 of the St. John's Development Regulations and which are to be considered for approval by Council at the **Regular Meeting of Council on August 31, 2020.**

Property Location/ Zone Designation And Ward	Application Details	Submissions Received	Planning and Development Division Notes
<b>3 St. Michael's Avenue</b> Residential Low Density (R1) Zone Ward 2	<p><b>Application</b> A Discretionary Use has been submitted to operate a Home Occupation in a portion of the dwelling at 3 St. Michael's Avenue. The proposed business will offer a Floral Design Studio.</p> <p><b>Description</b> The proposed studio will have a floor area of 38.2m<sup>2</sup>. The studio will operate Tuesday to Saturday 10 a.m.- 4p.m. Delivery services will be provided, with an occasional pick up onsite. The property owner is the sole employee and may add an additional two employees in the future. On-site parking is provided.</p>	1 Submissions Received (attached)	It is recommended to approve the application subject to meeting all applicable requirements

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.

## Shanna Fitzgerald

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**From:** Ken O'Brien  
**Sent:** Monday, August 10, 2020 4:11 PM  
**To:** [REDACTED]  
**Cc:** Mayor; Sheilagh O'Leary; Ian Froude; Maggie Burton; Dave Lane; Sandy Hickman; Debbie Hanlon; Maureen Harvey; Shanna Fitzgerald; Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Lindsay Lyghtle Brushett; Planning; CityClerk; Garrett Donaher  
**Subject:** Re: Off-Street Parking Requirements / 6 Lambe's Lane application

Thanks for your email, [REDACTED]. I was copied it by the City Clerk's Office.

There are two things under consideration here and they are not related.

The amendment for off-street parking regulations is want to deal with applications in older buildings that have 5 or more occupancies. With older buildings, we often do not have records on how the original parking calculations were made and thus have to assume that the parking on the property is sufficient. Therefore, so long as the building is not being enlarged or the property made smaller, we can proceed with the application without having to make new parking calculations.

In the case of the 6 Lambe's Lane application, the applicants want to develop the property without any off-street parking. It is early days for the application, so this will be evaluated by staff as well as considering public input, including from the University, when the time comes. It is not related to the off-street parking amendment above.

Please note that, for decades, applicants have been able to ask for parking relief under the St. John's Development Regulations. This is done where an applicant feels that the City's parking requirements are too high. The applicant must justify to Council why a lower parking standard is acceptable. In recent years, some of the newly built personal care homes have asked for parking relief based on their experience building similar care homes in other municipalities. In many cases, Council has granted them parking relief.

If the 6 Lambe's Lane application proceeds, this will be the first time that an applicant has asked to be relieved of all off-street parking for such an application. Council will consider their request, public input, and any staff recommendations in making a decision on parking relief.

Regards,

Ken O'Brien

Ken O'Brien, MCIP  
Chief Municipal Planner  
City of St. John's, NL, Canada  
Email kobrien@stjohns.ca

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**From:** CityClerk <cityclerk@stjohns.ca>  
**Sent:** Monday, August 10, 2020 2:28 PM  
**To:** [REDACTED]; Planning; CityClerk  
**Cc:** Mayor; Sheilagh O'Leary; Ian Froude; Maggie Burton; Dave Lane; Sandy Hickman; Debbie Hanlon; Maureen Harvey; Shanna Fitzgerald; Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken

O'Brien; Lindsay Lyghtle Brushett

**Subject:** RE: (EXT) Off-Street Parking Requirements

Good Afternoon [REDACTED]

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

*Elaine Henley*

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

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**From:** [REDACTED]

**Sent:** Monday, August 10, 2020 1:08 PM

**To:** Planning <planning@stjohns.ca>; CityClerk <cityclerk@stjohns.ca>

**Cc:** Mayor <mayor@stjohns.ca>; Sheilagh O'Leary <soleary@stjohns.ca>; Ian Froude <ifroude@stjohns.ca>; Maggie Burton <mburton@stjohns.ca>; Dave Lane <dlane@stjohns.ca>; Sandy Hickman <shickman@stjohns.ca>; Debbie Hanlon <dhanlon@stjohns.ca>

**Subject:** (EXT) Off-Street Parking Requirements

I just noticed the request for amendment to off street parking requirements and the August 11th deadline for submission for reaction.

While I have no information on these changes or the proposals for 3 St. Michaels Avenue, and 60 O'Leary Avenue, I have serious concerns regarding the timing of this request, what the amendment may entail, and whether it would impact the construction proposal for Lamb's Lane.

I wish to strongly disagree with any change to current off-street parking requirements that would allow a private contractor to construct 200 apartment units without any parking provided in the University area, which suffered from severe parking problems pre-Covid shutdown.


With the current Macpherson complex vacant until 2021, the former Battery complex also vacant, and university courses being held on line, I would also question the need for such a massive complex, as well as liability and responsibility for such a dense concentration of students without oversight.

I have difficulty understanding how this can be even considered under current City regulations, and changing the regulations for this purpose is unacceptable in so many ways. A formal response on this will be forthcoming.

If this current application only applies to older, mixed-use buildings, as stated below, I would assume it would **not** impact the Lambs Lane development. If this is not the case, I would respectfully request that these applications be considered exemptions rather than regulation changes.

Description

The City of St. John's is considering a text amendment to the St. John's Development Regulations to update Section 9 – Off-Street Parking Requirements for buildings with five (5) or more occupancies, to assist with parking calculations of older, mixed-use buildings



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

### **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 August 31, 2020.**

Property Location/ Zone Designation And Ward	Application Details	Submissions Received	Planning and Development Division Notes
<b>60 O'Leary Avenue</b> Commercial Industrial (CI) Zone Ward 4	<p><b>Application</b> A Discretionary Use has been submitted by Cirque'letics School of Circus Arts for a Commercial School to teach acrobatic-based skills at 60 O'Leary Avenue.</p> <p><b>Description</b> The proposal will have a floor area of 228m<sup>2</sup>. The business will operate 5-9:30 p.m. Monday to Friday for lessons. Lessons will be one hour in length and have a maximum of 8-10 children. The facility will also host parties 1-5 p.m. Saturdays &amp; Sundays. Party sessions will be two hours in length with a maximum of 20 children. The business will employ up to three people. On-site parking is provided</p>	1 Submissions Received (attached)	It is recommended to approve the application subject to meeting all applicable requirements

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.

## Elaine Henley

---

**From:** Planning  
**Sent:** Monday, August 10, 2020 9:55 AM  
**To:** CityClerk  
**Subject:** FW: (EXT) Discretionary Uses of 60 O'Leary Avenue

---

**From:** [REDACTED]  
**Sent:** Friday, August 7, 2020 2:17 PM  
**To:** Planning <planning@stjohns.ca>  
**Subject:** (EXT) Discretionary Uses of 60 O'Leary Avenue

Sirs,

I am writing to express my views on the future use of all or parts of the currently vacant property at 60 O'Leary Avenue. Whereas I see upside to the buildings occupation for tax revenue, business profit and consumer spending, it must be noted that there has been a significant increase in vehicle traffic on O'Leary Avenue in the last year and I expect this to continue as more consumer businesses locate to the street.

Traffic brings consumers and no one should argue with the potential for increased foot traffic at their establishment. However, the area was originally designed as an industrial park, as is evidenced every week day with the amount of tractor trailers delivering to O'Leary. In many cases these rigs must back into loading docks, as was the case without traffic back in the 1970s, and this includes using the driveway of a business across from the intended delivery address as a space to reverse the vehicle.

The street experienced a heavier rise in traffic, beginning with it's use as a short cut to Prince Philip Drive rather than the alternative Kenmount Road/Crosbie Road.

Access to Team Gushue Highway has lead to a big increase in traffic on Pippy Place and that has lead to much longer waits for drivers turning left or right from O'Leary Avenue onto Pippy Place. The recently placed traffic island on the lower part of the street, where it intersects Thorburn Road, has required drivers turning left onto Thorburn to wait through more than one traffic light cycle and, realistically, the traffic turning right onto Thorburn has much the same wait. There are no turning lanes on the avenue, save the ends, and that can lead to traffic slow downs when a vehicle turning left onto Peet Street (for example) creeps too close to the curb on O'Leary.

It is my belief that it is time to assess the traffic conditions on O'Leary Avenue with a goal of modernizing the traffic control mechanisms, vis a vis, traffic lights at O'Leary and Pippy, creating a centre lane for turning and addressing the traffic egress from the Avalon Mall at Dollarama.

There is no doubt in my mind or those proprietors I speak with about the negative effect improperly controlled traffic can have on a consumer when frustratingly long waits affect the decision to avoid a business.

Sincerely,

[REDACTED]

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

### **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 August 31, 2020.**

Property Location/ Zone Designation And Ward	Application Details	Submissions Received	Planning and Development Division Notes
<b>129 Hamilton Avenue</b> Residential High Density (R3) Zone Ward 2	<b>Application</b> A Discretionary Use has been submitted to operate a Pet Grooming Salon as a Home Occupation in a portion of the dwelling at 129 Hamilton Avenue.  <b>Description</b> The proposed Pet Grooming Salon will have a floor area of 4.73m <sup>2</sup> and will operate Tuesday to Saturday, 9 a.m.-5 p.m. Services will be by appointment only. There will be a maximum of 3 appointments per day, and no overlap of appointments will occur. On-site parking is provided.	0 Submissions Received	It is recommended to approve the application subject to meeting all applicable requirements

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.

## 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 August 31, 2020**.

Property Location/ Zone Designation And Ward	Application Details	Submissions Received	Planning and Development Division Notes
<b>125 Water Street</b> Commercial Central Mixed (CCM) Zone Ward 2	<p><b>Application</b> A Discretionary Use has been submitted by Terre Restaurant to use an existing outdoor area as an Outdoor Eating Area and Lounge at the rear of the Alt Hotel at 125 Water Street.</p> <p><b>Description</b> The existing area is 462.5m<sup>2</sup>. The hours for the Outdoor area Café will be 7:30 a.m. – 3 p.m., and the Lounge serving hours will be 11a.m. – 9 p.m., seven days a week. Outdoor speakers are proposed.</p>	2 Submissions Received (attached)	<p>It is recommended to approve the application subject to meeting all applicable requirements. No outdoor speakers will be permitted.</p> <p>*Approved via e-poll on August 25, 2020</p> <p>See related item regarding 125 Water Street</p>

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.

## Elaine Henley

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**From:** [REDACTED]  
**Sent:** Thursday, August 13, 2020 5:44 PM  
**To:** Mayor; Sheilagh O'Leary; CityClerk  
**Cc:** [REDACTED]  
**Subject:** (EXT) 125 Water St., Outdoor Eating Area

[REDACTED] have no problem with the Discretionary Use Application for an Outdoor Eating area for use by Terre Restaurant, Alt Hotel.

We DO NOT, however, agree with the "Proposed" Outdoor Speakers.

1. Outdoor Speakers would cause serious Noise Pollution for approximately 15 1/2 hours per day 7 days a week to our Home. It would be the Acoustic equivalent of Water Boarding torture for us neighbours.
2. This neighbourhood includes busy Port Activity at the Harvey Marine Base and Piers as well as the sound of sea birds. Why not just enjoy the Ambient noise of the neighbourhood rather than fight it with "Musak", whose playlist will most certainly not please everyone forced to hear it.
3. Background music forces Restaurant patrons to speak louder, thus creating a Health and Safety risk in the resulting increased droplet number and force, and thus an increased risk of Covid -19 viral spread. In these Covid times we are already avoiding Restaurants that play "Background" Music loud enough that we have to raise our voices to be heard. To us, it seems very irresponsible of restaurant operators.

We Beg You - PLEASE - NO OUTDOOR SPEAKERS AT 125 Water St.

Very Sincerely,  
[REDACTED]

## Karen Chafe

---

**From:** CityClerk  
**Sent:** Friday, August 7, 2020 9:23 AM  
**To:** [REDACTED]  
**Cc:** Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken O'Brien; Lindsay Lyghtle Brushett; Planning  
**Subject:** RE: (EXT) Fwd: Application - 125 Water Street

Good Morning [REDACTED]

We thank you for your feedback and advise that your comments have been forwarded to Planning, Engineering and Regulatory Services.

Further, your submission indicating support will be presented to Council, along with all others, prior to a final decision being reached on this application.

*Elaine Henley*

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

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**From:** [REDACTED]  
**Sent:** Thursday, August 6, 2020 8:24 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** (EXT) Fwd: Application - 125 Water Street

Dear City Clerk

My view is as follows: notwithstanding that I understand you are obligated to follow existing regulations and procedures, I really do believe you should be positively EXPEDITING such requests at this time.

Requiring this applicant to wait until late August for a response seems unfair and overly bureaucratic at this time (mid-pandemic). Can you please take steps to speed up this process given our exceptional circumstances?

And yes I support this application!

Sincerely,  
[REDACTED]  
[REDACTED]

Sent from my iPhone

Begin forwarded message:

From: "St. John's e-Updates" <[eupdates@STJOHNS.CA](mailto:eupdates@STJOHNS.CA)>  
Date: August 6, 2020 at 11:04:10 AM NDT  
To: "[PUBLCNOTICE@LISTSERV.STJOHNS.CA](mailto:PUBLCNOTICE@LISTSERV.STJOHNS.CA)" <[PUBLCNOTICE@LISTSERV.STJOHNS.CA](mailto:PUBLCNOTICE@LISTSERV.STJOHNS.CA)>  
Subject: Application - 125 Water Street  
Reply-To: "St. John's e-Updates No-Reply" <[no-reply@stjohns.ca](mailto:no-reply@stjohns.ca)>

=====  
Public Notice

Tue, 2020/08/18 - 9:30am

Application - 125 Water Street

**Application**

A Discretionary Use Application has been submitted by Terre Restaurant to use an existing outdoor area as an Outdoor Eating Area and Lounge at the rear of the Alt Hotel at 125 Water Street.

**Description**

The existing area is 462.5m<sup>2</sup>. The hours for the Outdoor area Café will be 7:30 a.m.–3 p.m., and the Lounge serving hours will be 11 a.m.–9 p.m., seven days a week. Outdoor speakers are proposed.

**Comment By**

9:30 a.m. August 18, 2020

**Comments**

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

Comments received become a matter of public record and are included in the Council agenda for the date a decision on the application will be made. Any identifying information (including your name) will be removed prior to your comment being released publicly. If you are writing on behalf of a group, organization, business, etc. and wish to remain anonymous, you must indicate as such with your submission.

Collection of personal information is authorized under the Access to Information and Protection of Privacy Act, 2015 and is needed to consider your comments on this application. Questions about the collection and use of your information may be directed to the City Clerk at 709-576-8202 or [cityclerk@stjohns.ca](mailto:cityclerk@stjohns.ca)

**Council Decision Date**

August 31, 2020

**Additional Information**

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

[Location Map](#)

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# DECISION/DIRECTION NOTE

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**Title:** Approval of Discretionary Use and Parking Relief for Outdoor Eating and Lounge Area  
125 Water Street  
DEV200115

**Date Prepared:** August 25, 2020

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 2

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**Decision/Direction Required:** To approve the Discretionary Use application and request for parking relief for an Outdoor Eating Area and Lounge for Terre Restaurant, located in the Alt Hotel at 125 Water Street.

**Discussion – Background and Current Status:**

An application was submitted for an outdoor Eating Area and Lounge at 125 Water Street. This is a Discretionary Use as it is located within 150m of a Residential Zone, Apartment Zone, Church, or a School. The proposed area is approximately 462.5 m<sup>2</sup> and will be located on the existing patio at the rear of the property. Hours of operation for the Outdoor area Café will be 7:30 a.m.–3 p.m., and the Lounge serving hours will be 11 a.m.–9 p.m., seven days a week. Outdoor speakers are proposed.

The proposed Use was advertised subject to Section 5.5 of the Development Regulations and public submissions were received, and concern was raised regarding the proposed outdoor speakers.

As this is considered to be an extension to the existing floor area, parking relief for 3 parking spaces are requested. The applicant has provided the following justification for parking relief: “Terre and the Alt hotel have 81 parking spaces that are currently being used around 10-20 percent in peak months. For the hotel, a lot of visitors are from away and usually do not rent a car until they need one to go around the Island. By that time they have already made other plans or return the rental or just check out from our hotel. For the restaurant, we have a lot of local support, of whom many take taxis, walk, and use public transit when needed”.

**Key Considerations/Implications:**

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

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3. Alignment with Strategic Directions/Adopted Plans: *St. John's Strategic Plan 2019-2029 - A Sustainable City* – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications: St. John's Development Regulations Section 5.5, Section 7.21(5), Section 9.1.1 and Section 9.1.2 (1).
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Discretionary Use advertised subject to Section 5.5.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

**Recommendation:**

That Council approve the Discretionary Use application for the an Outdoor Eating Area and Lounge at 125 Water Street subject to meeting all applicable regulatory requirements. The use of outdoor speakers will not be permitted.

That Council approve parking relief for 3 parking spaces at 125 Water Street for the Outdoor Eating and Lounge Area.

**Prepared by:**

Andrea Roberts, P. Tech, Senior Development Officer  
Planning, Engineering & Regulatory Services

**Approved by:**

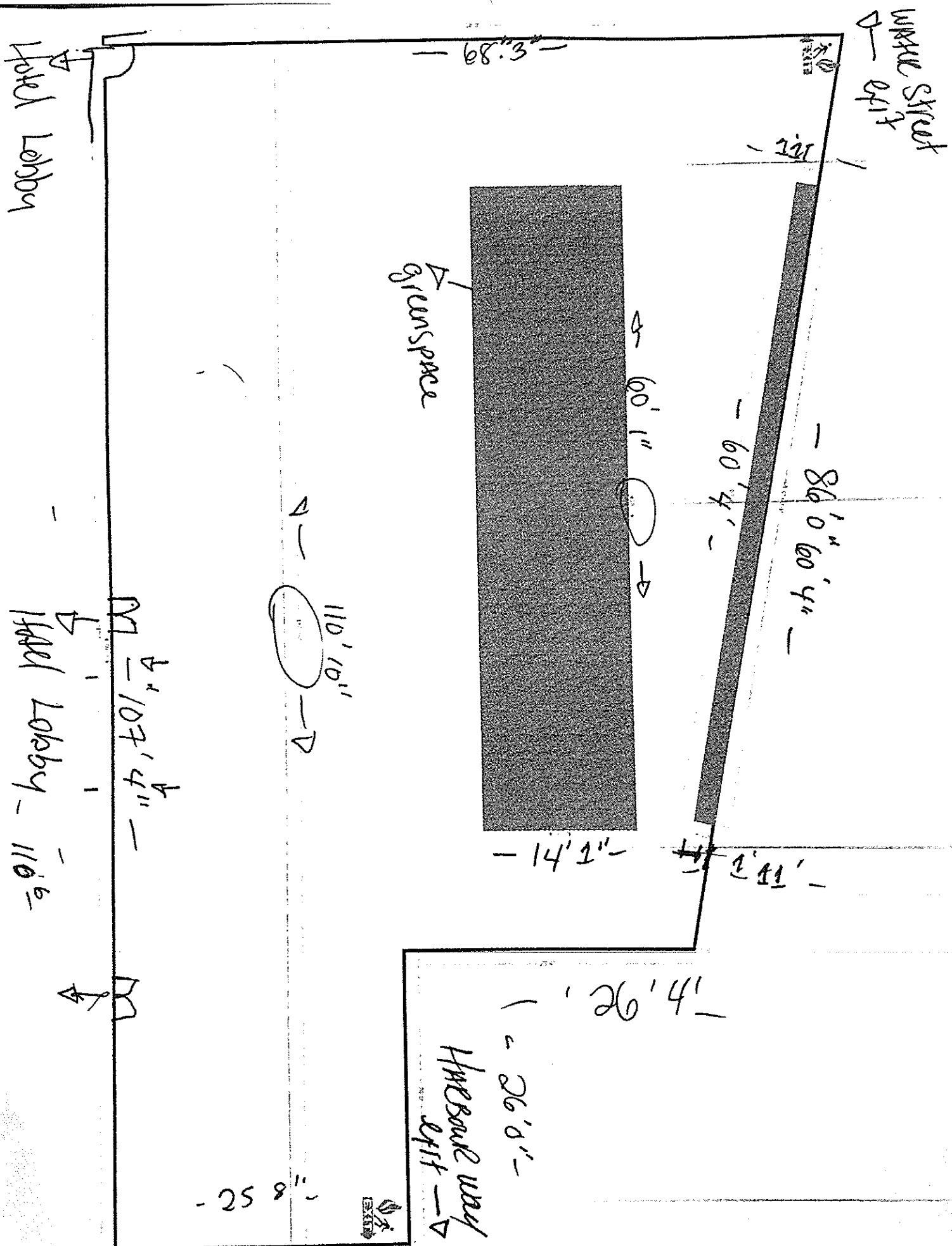
Jason Sinyard, P. Eng., MBA, Deputy City Manager  
Planning, Engineering & Regulatory Services

**Report Approval Details**

Document Title:	Development Committee Discretionary Use and Parking Relief for Outdoor Eating and Lounge Area.docx
Attachments:	- Site Plan.pdf - Aerial Map.pdf
Final Approval Date:	Aug 26, 2020

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

**Jason Sinyard - Aug 26, 2020 - 3:39 PM**





**SUBJECT PROPERTY**



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

W:\Engwork\Planw\applications 2020\dev2000115-125 water street.mxd

Result of E-Poll – August 25, 2020

**125 Water Street**

Ward 2

Discretionary Use application and request for parking relief for an Outdoor Eating Area and Lounge for Terre Restaurant, located in the Alt Hotel at 125 Water Street

Councillor	Agree	Disagree	Did Not Vote
Mayor Breen	X		
Deputy Mayor O'Leary	X		
Councillor Burton	X		
Councillor Lane	X		
Councillor Hickman	X		
Councillor Hanlon	X		
Councillor Stapleton			X
Councillor Korab	X		
Councillor Froude	X		
Councillor Collins	X		

# DECISION/DIRECTION NOTE

---

**Title:** Variance Request on Lot Area  
174 Pearltown Road  
SUB2000029

**Date Prepared:** August 25, 2020

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 5

---

**Decision/Direction Required:**

To seek approval for a 9% variance on Lot Area to accommodate the subdivision of property for an additional Lot 174 Pearltown Road.

**Discussion – Background and Current Status:**

An application was submitted to subdivide property at 174 Pearltown Road to create an additional Building Lot. The property is situated in the Rural Residential Infill (RRI) Zone where the minimum Lot Area is 1860m<sup>2</sup>. The proposed Lot Area for the new Lot is 1693m<sup>2</sup>, which would require a 9% variance. Section 8.4 of the Development Regulations provides that up to a 10% variance pertaining to Lot Requirements can be considered.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable
2. Partners or Other Stakeholders: Not applicable
3. Alignment with Strategic Directions/Adopted Plans: *St. John's Strategic Plan 2019-2029 - A Sustainable City* – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications: St. John's Development Regulations Section 8.4 and Section 10.41.3(1)(a).
5. Privacy Implications: Not applicable
6. Engagement and Communications Considerations: Written notice was given to abutting property owners as per Section 8.4.(3) of the St. John's Development Regulations.
7. Human Resource Implications: Not applicable

**ST. JOHN'S**

- 8. Procurement Implications: Not applicable
- 9. Information Technology Implications: Not applicable
- 10. Other Implications: Not applicable

**Recommendation:**

That Council approve the 9% variance on Lot Area at 174 Pearltown Road to accommodate the subdivision of property to create a second Lot.

**Prepared by:**

Andrea Roberts, P. Tech, Senior Development Officer  
Planning, Engineering & Regulatory Services

**Approved by:**

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

**Report Approval Details**

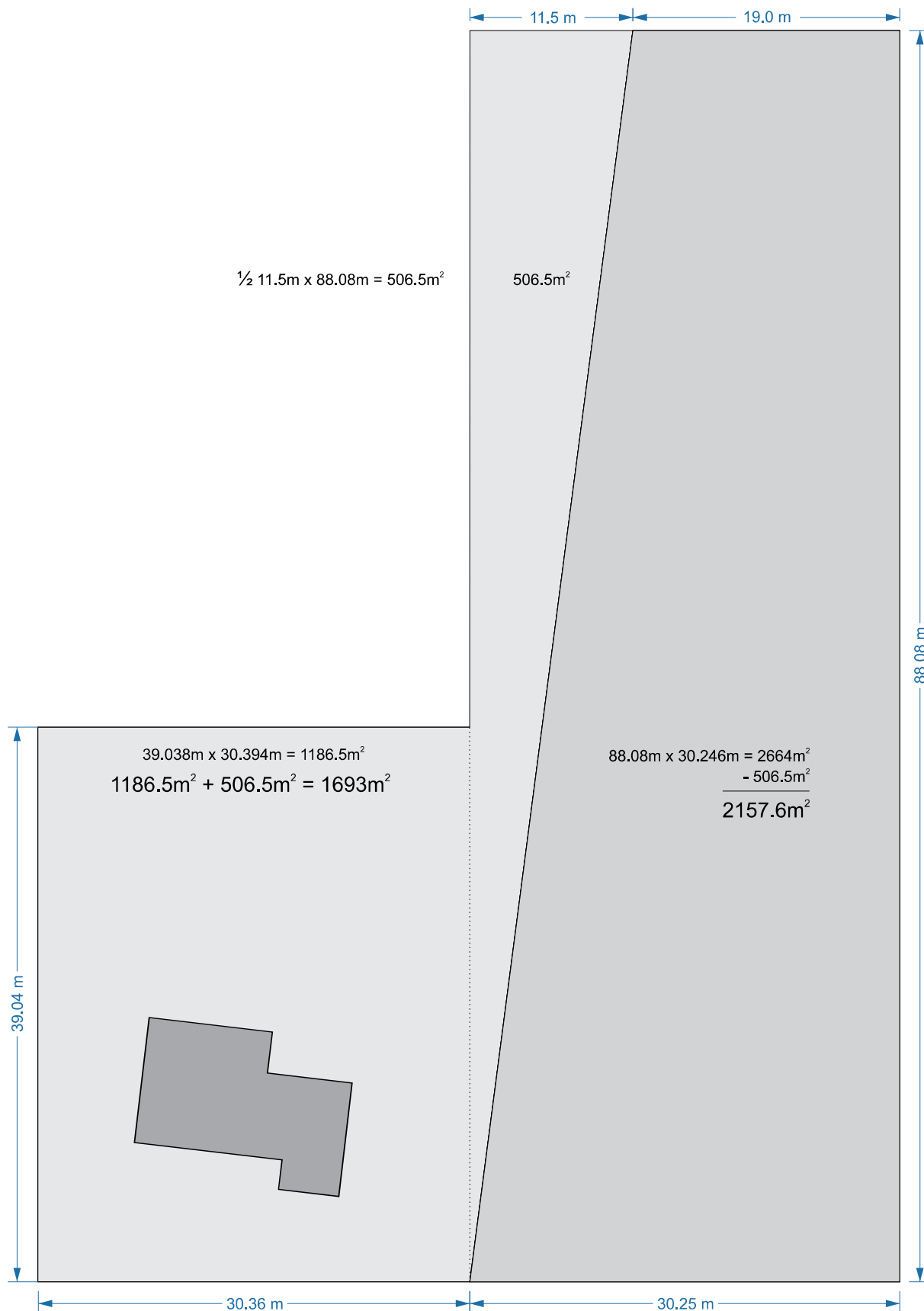
Document Title:	Development Committee - Request for Lot Area Variance - 174 Pearltown Road - SUB2000029.docx
Attachments:	- SUBDIVIDE PLAN.pdf - Aerial Map.pdf
Final Approval Date:	Aug 26, 2020

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

**Lindsay Lyghtle Brushett - Aug 26, 2020 - 2:48 PM**

**Jason Sinyard - Aug 26, 2020 - 2:52 PM**

Proposed Subdivision  
174 Pearltown Road  
St. John's, NL





**SUBJECT PROPERTY**

227

225

PEARLTOWN RD

BROOKFIELD RD

AG

177  
AG

RRI  
174

R

168

164

162

41

CITY OF ST. JOHN'S

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

W:\Engwork\Planw\applications 2020\174 pearltown road.mxd

# DECISION/DIRECTION NOTE

---

**Title:** Variance Request on the Side Yard Flanking Road Requirement  
70 Diamond Marsh Drive  
INT2000079

**Date Prepared:** August 25, 2020

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 5

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## **Decision/Direction Required:**

To seek approval for a 1.67% variance for the Side Yard on Flanking Road requirement to accommodate the construction of a new Dwelling.

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

An application was submitted to construct a new Dwelling at 70 Diamond Marsh Drive. The property is situated in the Residential Low Density (R1) Zone where the minimum Side Yard on Flanking Road is 6 metres. The proposed Side Yard on Flanking Road is 5.9 metres, which would require a 1.67% variance.

## **Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable
2. Partners or Other Stakeholders: Not applicable
3. Alignment with Strategic Directions/Adopted Plans: *St. John's Strategic Plan 2019-2029 - A Sustainable City* – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications: St. John's Development Regulations Section 8.4.
5. Privacy Implications: Not applicable
6. Engagement and Communications Considerations: Written notice was given to abutting property owners as per Section 8.4.(3) of the St. John's Development Regulations.
7. Human Resource Implications: Not applicable
8. Procurement Implications: Not applicable
9. Information Technology Implications: Not applicable

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10. Other Implications: Not applicable

**Recommendation:**

That Council approve the 1.67% variance on the Side Yard on Flanking Road requirement at 70 Diamond Marsh Drive.

**Prepared by:**

Ashley Murray, PTech – Development Officer II  
Planning, Engineering & Regulatory Services

**Approved by:**

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

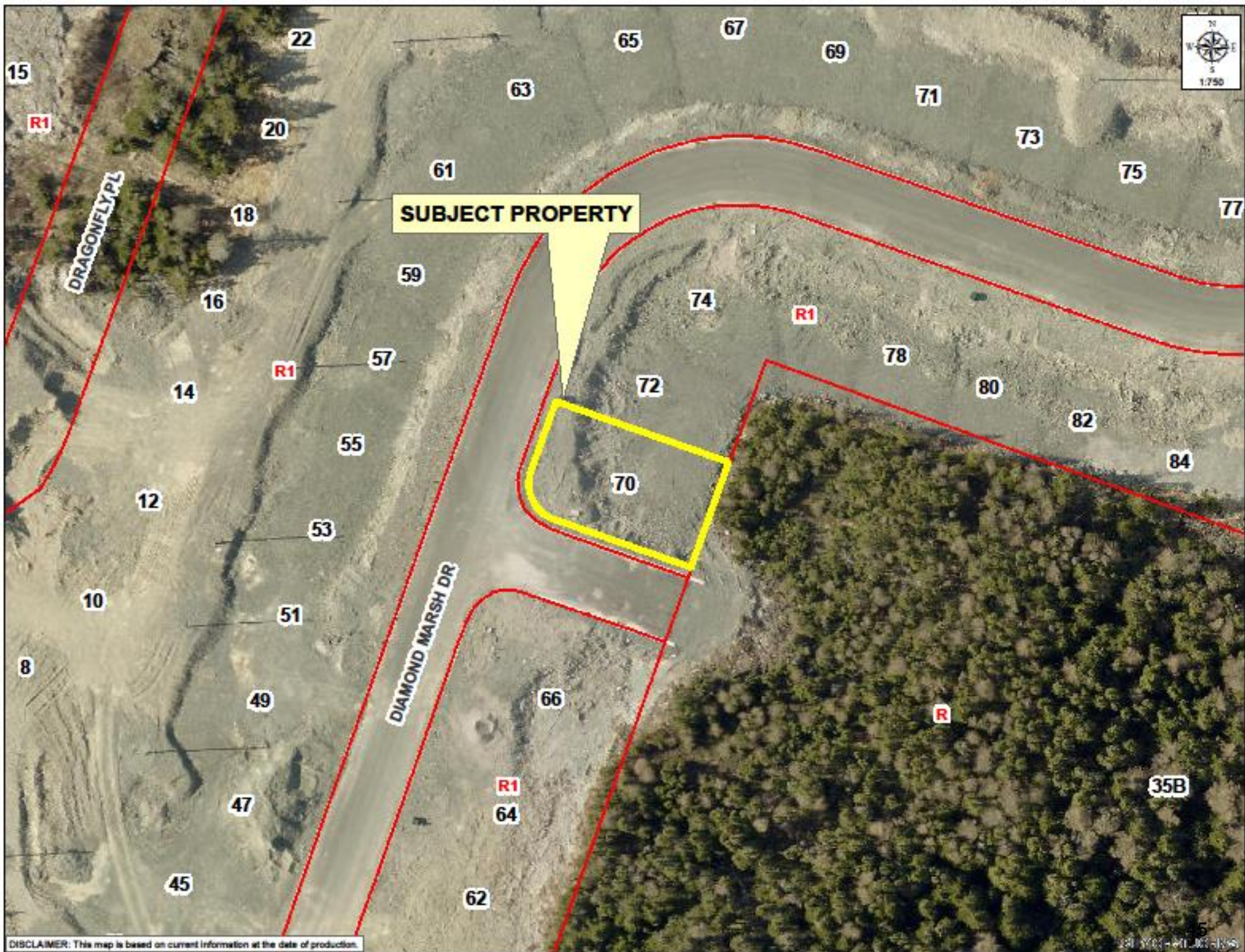
**Report Approval Details**

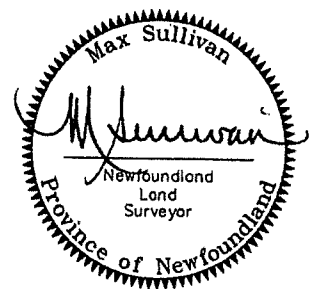
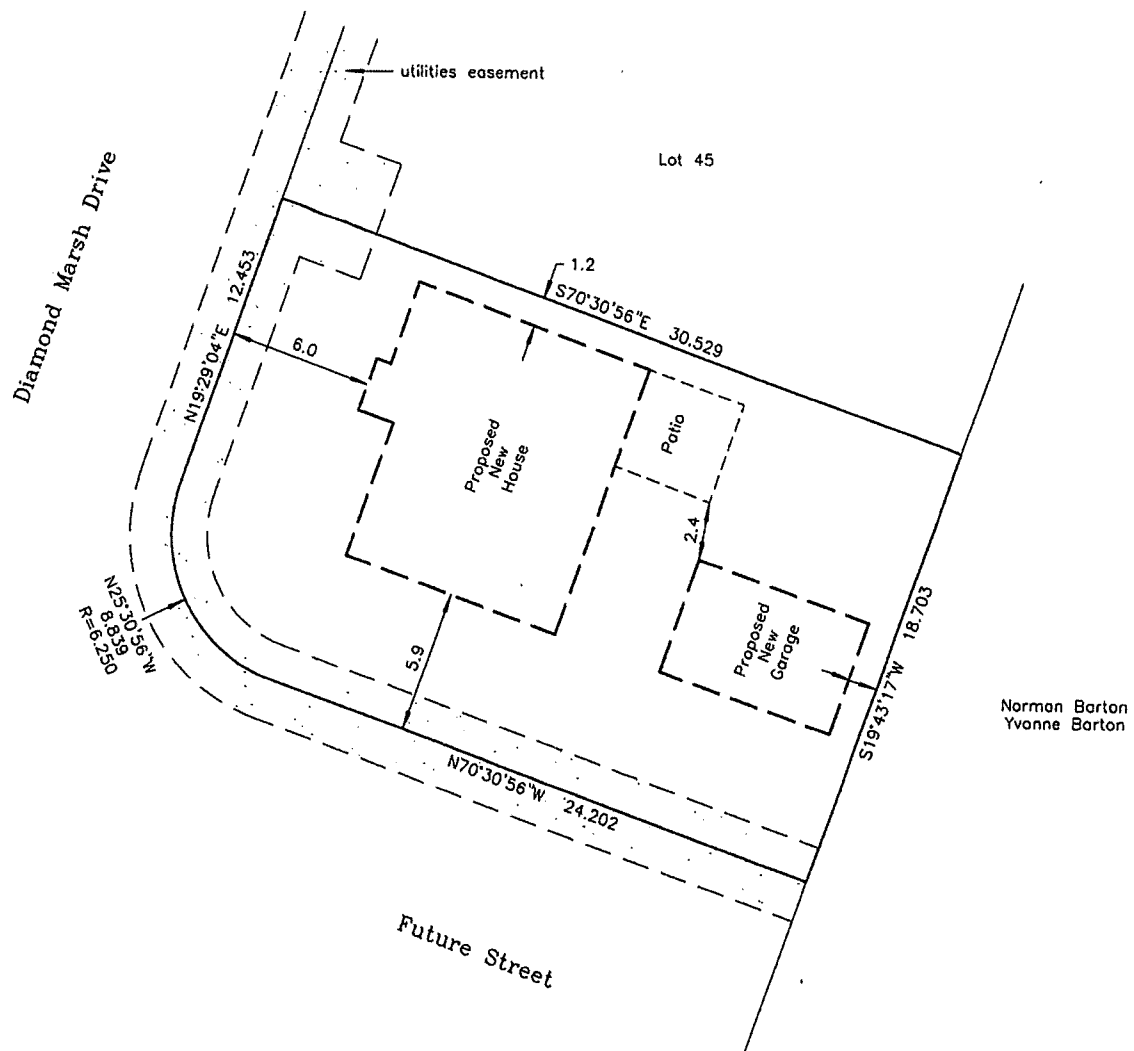
Document Title:	Development Committee - Request for Variance for Flanking Side Yard- 70 Diamond Marsh Drive - INT2000079.docx
Attachments:	- Aerial Map.pdf - House Location.pdf
Final Approval Date:	Aug 26, 2020

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

**Lindsay Lyghtle Brushett - Aug 26, 2020 - 2:30 PM**

**Jason Sinyard - Aug 26, 2020 - 2:48 PM**





2020 08 12

70 Diamond Marsh Drive, St. John's, NL  
 Lot 46 (Stage 2) Diamond Marsh Subdivision

# DECISION/DIRECTION NOTE

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**Title:** Request to Establish the Building Line  
6 McLea Place SUB2

**Date Prepared:** August 25, 2020

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 3

---

## **Decision/Direction Required:**

To seek approval to establish the Building Line at 6 McLea Place to accommodate the construction of a Dwelling.

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

An application was submitted for the construction of a new Dwelling at 6 McLea Place. The property is located in the Residential-Special (RA) Zone where the minimum Building Line for existing streets or service streets is to be established by Council. The proposed Building Line setback is requested at 8 meters.

## **Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Directions/Adopted Plans: Not applicable.
4. Legal or Policy Implications: St. John's Development Regulations Section 10.1.3(c)(ii) and Section 8.3.1.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Not applicable.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

# ST. JOHN'S

**Recommendation:**

That Council approve the 8 meter Building Line setback for 6 McLea Place.

**Prepared by:**

Ashley Murray, P. Tech, Development Officer II  
Planning, Engineering & Regulatory Services

**Approved by:**

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

**Report Approval Details**

Document Title:	Development Committee - Request to Establish Building Line - 6 McClea Place - DEV2000025.docx
Attachments:	- 6 MCLEA PLACE.pdf - 20180629 McLea Park Site Plan.pdf
Final Approval Date:	Aug 26, 2020

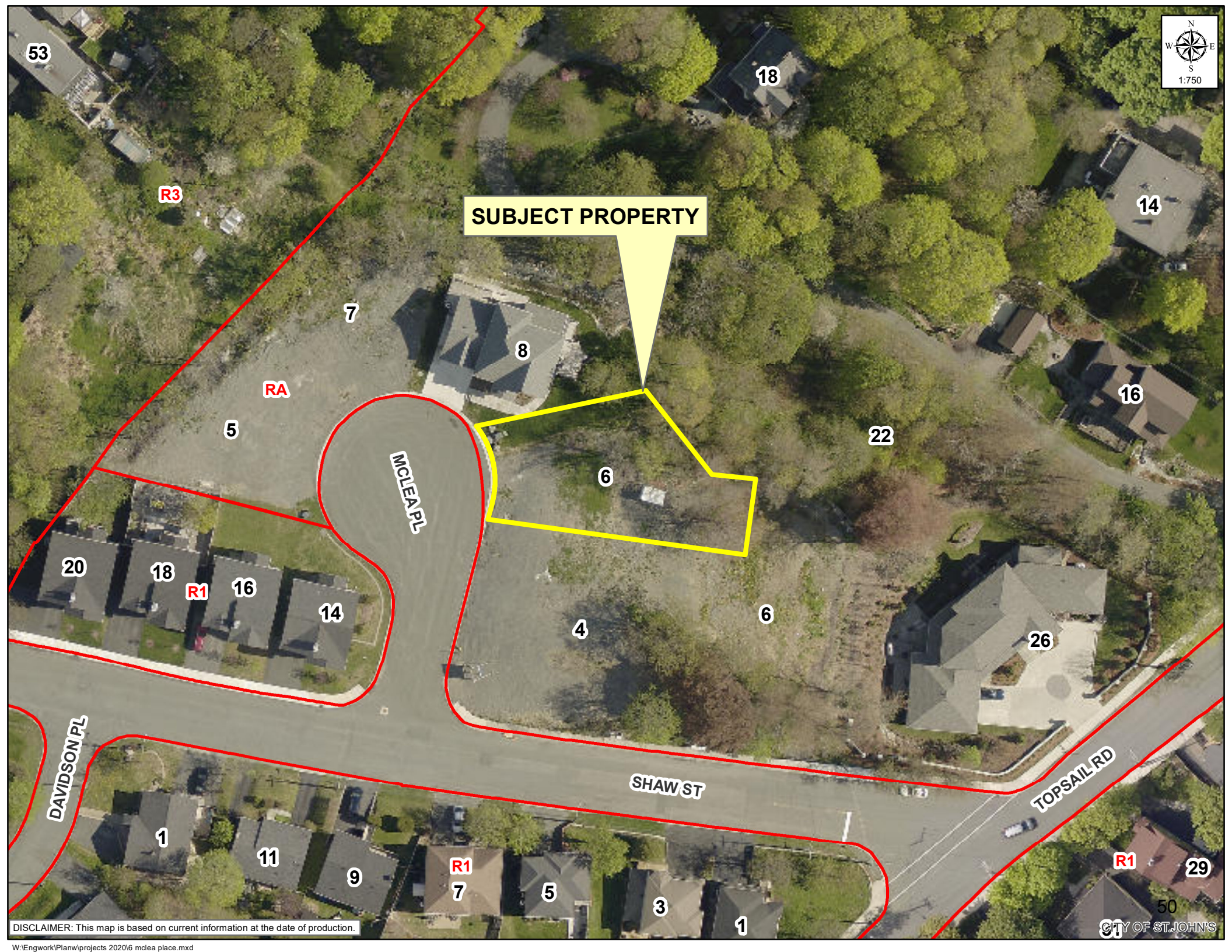
This report and all of its attachments were approved and signed as outlined below:

**Lindsay Lyghtle Brushett - Aug 26, 2020 - 2:20 PM**

**Jason Sinyard - Aug 26, 2020 - 2:50 PM**



**SUBJECT PROPERTY**



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



Site Plan

SCALE : 1:200

1  
1.01

- Notes:
- DO NOT SCALE FROM THIS DRAWING.
  - CONTRACTOR TO VERIFY DIMENSIONS ON SITE BEFORE PROCEEDING WITH THIS WORK.

RO	ISSUED FOR REVIEW	29 JUN 18
No.	Description	Date
Revisions		

Architect

Beaton Sheppard, F.R.A.I.C.

Technical Drawing

Glen ROSE, B.Tech, A.Sc.T.  
St. John's, NL  
p.726-8885  
e. glen@homeelements.ca



Project

LOTS 1A, 1B, 2 & 6  
McLea Park

Drawing Title	
SITE PLAN	
Scale	1:200
Date	29 JUN 18
Drawn by	G.R.

Drawing Number AW-1.01

RO

# DECISION/DIRECTION NOTE

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**Title:** Request to Establish the Building Line  
4 McLea Place

**Date Prepared:** August 25, 2020

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 3

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## **Decision/Direction Required:**

To seek approval to establish the Building Line at 4 McLea Place to accommodate the construction of a Dwelling.

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

An application was submitted for the construction of a new Dwelling at 4 McLea Place. The property is located in the Residential-Special (RA) Zone where the minimum Building Line for existing streets or service streets is to be established by Council. The proposed Building Line setback is requested at 7 meters.

## **Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Directions/Adopted Plans: Not applicable.
4. Legal or Policy Implications: St. John's Development Regulations Section 10.1.3(c)(ii) and Section 8.3.1.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Not applicable.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

# ST. JOHN'S

**Recommendation:**

That Council approve the 7 meter Building Line setback for 4 McLea Place.

**Prepared by:**

Ashley Murray, P. Tech, Development Officer II  
Planning, Engineering & Regulatory Services

**Approved by:**

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

**Report Approval Details**

Document Title:	Development Committee - Request to Establish Building Line - 4 McLea Place - SUB2000025.docx
Attachments:	- 4 MCLEA PLACE.pdf - 20180629 McLea Park Site Plan.pdf
Final Approval Date:	Aug 26, 2020

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

**Lindsay Lyghtle Brushett - Aug 26, 2020 - 2:24 PM**

**Jason Sinyard - Aug 26, 2020 - 2:49 PM**



**SUBJECT PROPERTY**

MCLEA PL

SHAW ST

TOPSAIL RD

DAVIDSON PL

R3

RA

R1

R1

R1

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

W:\Engwork\Planw\projects 2020\4 mclea place.mxd

CITY OF ST. JOHN'S



Site Plan

SCALE : 1:200

1  
1.01

Notes:

1. DO NOT SCALE FROM THIS DRAWING.
2. CONTRACTOR TO VERIFY DIMENSIONS ON SITE BEFORE PROCEEDING WITH THIS WORK.

RO	ISSUED FOR REVIEW	29 JUN 18
No.	Description	Date
Revisions		

Architect

Beaton Sheppard, F.R.A.I.C.

Technical Drawing

Glen ROSE, B.Tech, A.Sc.T.  
St. John's, NL  
p.726-8885  
e. glen@homeelements.ca

Client



Project

LOTS 1A, 1B, 2 & 6  
McLea Park

Drawing Title

SITE PLAN

Scale 1:200

Date 29 JUN 18

Drawn by G.R.

Drawing Number AW-1.01

RO

# DECISION/DIRECTION NOTE

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**Title:** Crown Land Amendment to Existing Leases  
215 Northern Pond Road  
CRW2000012 & CRW2000013

**Date Prepared:** August 25, 2020

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 5

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**Decision/Direction Required:**

To seek approval for two Crown Land Lease amendments to add vegetable and fruit production at 215 Northern Pond Road.

**Discussion – Background and Current Status:**

The Provincial Department of Fisheries and Land Resources has referred two applications to the City requesting that 22.5 hectares and 7 hectares of existing Crown Land Lease area be amended to allow for the Agriculture Use of vegetable and fruit production, along with the existing sod production.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Directions/Adopted Plans: *St. John's Strategic Plan 2019-2029 - A Sustainable City* – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications: St. John's Development Regulations Section 10.34.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Not applicable.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.

**ST. JOHN'S**

10. Other Implications: Not applicable.

**Recommendation:**

That Council approve the two Crown Land Lease amendments to add vegetable and fruit production at 215 Northern Pond Road..

**Prepared by:**

Ashley Murray, P. Tech, Development Officer II  
Planning, Engineering & Regulatory Services

**Approved by:**

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

### Report Approval Details

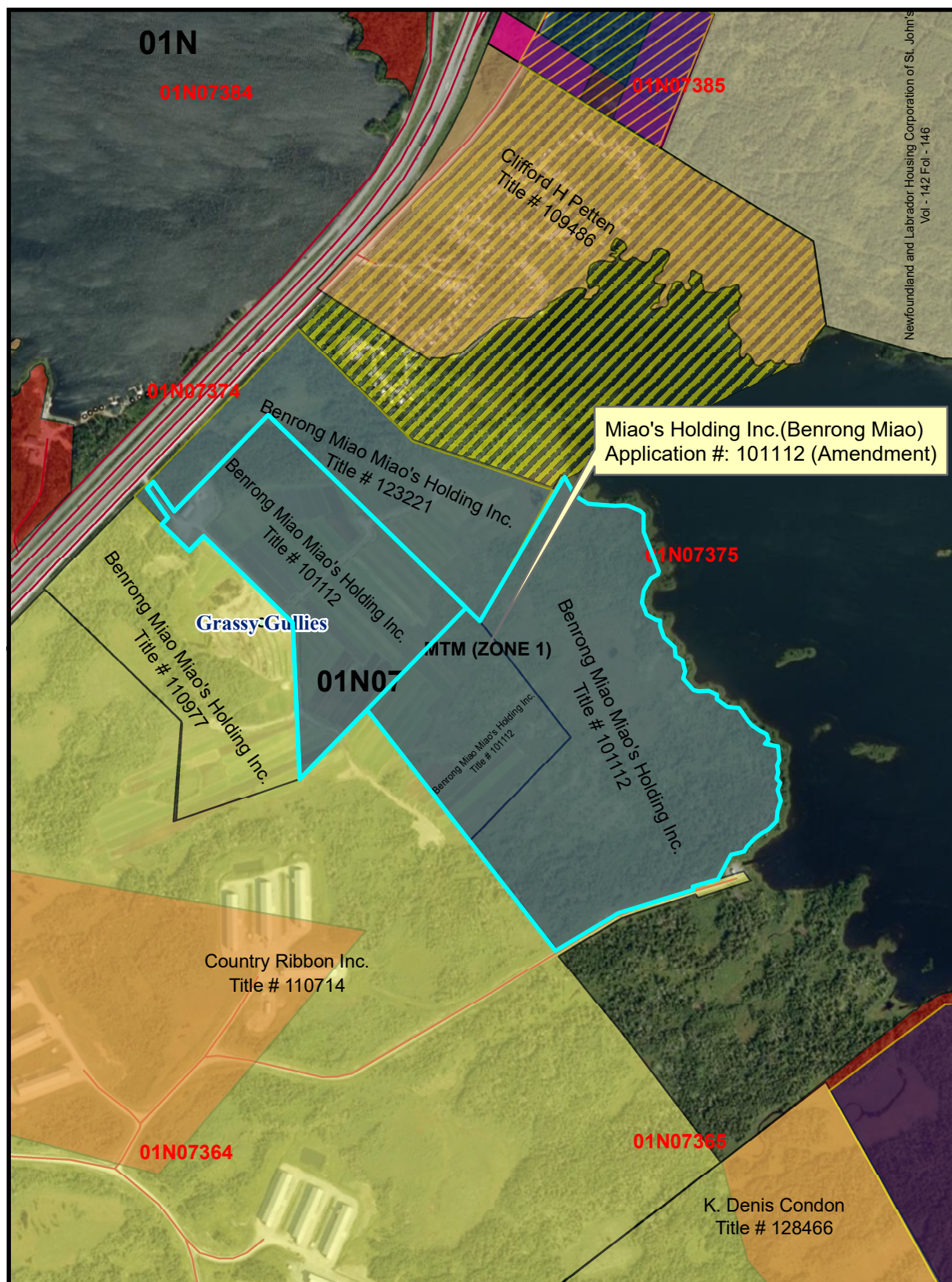
Document Title:	Development Committee - Crown Land Amendment to Lease - 215 Northern Pond Road - CRW2000012 and CRW2000013.docx
Attachments:	- CRW2000012 215 Northern Pond Rd Map.pdf - CRW2000013 215 Northern Pond Road Map.pdf
Final Approval Date:	Aug 27, 2020

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

**Lindsay Lyghtle Brushett - Aug 26, 2020 - 4:10 PM**

**Jason Sinyard - Aug 27, 2020 - 10:30 AM**

# Government of Newfoundland & Labrador Department of Fisheries & Land Resources



## NOTE TO USERS

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

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

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

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

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

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

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

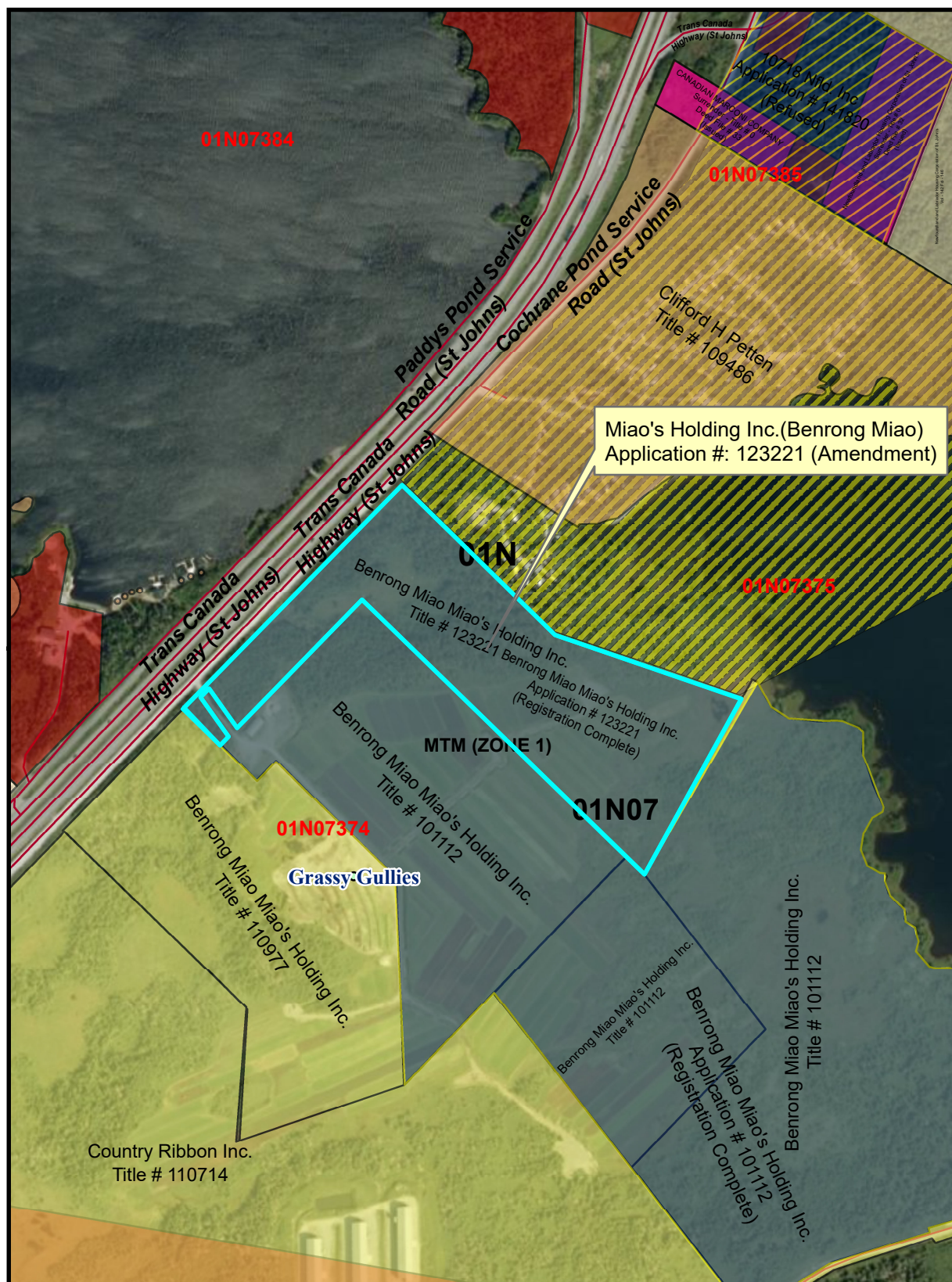


## Crown Lands Administration Division

0 130 260 520 780 1,040 Meters

Scale 1:10,000  
Compiled on July 24, 2019

# Government of Newfoundland & Labrador Department of Fisheries & Land Resources



## NOTE TO USERS

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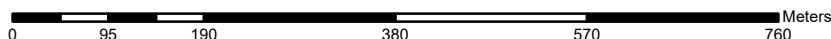
Some titles may not be plotted due to Crown Lands volumes missing from the Crown Lands registry or not plotted due to insufficient survey information.

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

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



## Crown Lands Administration Division



Scale 1:7,500  
Compiled on July 24, 2019

# **ST. JOHN'S**

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

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

**August 19, 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 Jamie Korab  
Councillor Ian Froude

**Regrets:** Councillor Wally Collins  
Councillor Debbie Hanlon

**Staff:** Kevin Breen, City Manager  
Derek Coffey, Deputy City Manager of Finance & Administration  
Tanya Haywood, Deputy City Manager of Community Services  
Jason Sinyard, Deputy City Manager of Planning, Engineering & Regulatory Services  
Cheryl Mullett, City Solicitor  
Susan Bonnell, Manager - Communications & Office Services  
Elaine Henley, City Clerk  
Ken O'Brien, Chief Municipal Planner  
Maureen Harvey, Legislative Assistant  
Brian Head, Manager of Parks & Open Space  
David Crowe, Manager of Roads  
Garrett Donaher, Manager of Transportation Engineering  
Edmundo Fausto, Sustainability Coordinator

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**Public Works & Sustainability - Councillor Ian Froude**

**FCM Community Energy Financing Program Design Application**

**Recommendation**

**Moved By** Councillor Froude

**Seconded By** Councillor Lane

That Council support the application to GMF's Community Energy Financing Program Design initiative and further;

That Council provide up to \$5,000 from the approved \$100,000 Sustainability momentum initiatives funds to the CEF Program Design application to enable the partnership to access up to \$80,000 in matching funds from FCM.

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

**MOTION CARRIED (7 to 0)**

**Tourism and Culture - Councillor Debbie Hanlon**

**Membership for Arts and Culture Advisory Committee**

In the absence of Councillor Hanlon, Councillor Burton presented the recommendation:

**Recommendation**

**Moved By** Councillor Burton

**Seconded By** Councillor Lane

That Council appoint the following members as per the selection review process already undertaken:

- One vacancy representing a Theatre organization; Nicole Rousseau (RCA Theatre Company)
- One vacancy representing a Public Member (Community); Tim Matson (Best Kind Productions)

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

**MOTION CARRIED (7 to 0)**

**Planning & Development - Councillor Maggie Burton**

**11 Tiffany Lane, REZ2000001**

**Recommendation**

**Moved By** Councillor Burton

**Seconded By** Councillor Froude

That Council consider amendments to the St. John's Development Regulations to add Personal Care Home to the Apartment High Density (A3) Zone, and to rezone land at 11 Tiffany Lane from the Residential Medium Density (R2) Zone to the Apartment High Density (A3) Zone, and approve the attached draft terms of reference for a land-use assessment report (LUAR).

Further, upon submission of the LUAR, that Council refer the application to a digital Public Meeting chaired by an independent facilitator for public input and feedback.

For (8): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Lane, Councillor Hickman, Councillor Stapleton, Councillor Korab, and Councillor Froude

**MOTION CARRIED (8 to 0)**

**13.2 Mobile Vending Review Committee**

**Recommendation**

**Moved By** Councillor Burton

**Seconded By** Councillor Lane

That Council approve the formation of an interim Mobile Vending Review Committee and to appoint Jeff LeDrew, owner of Jumping Bean as the traditional sector representative and Todd Hickey, owner of Ziggys as representation of the Mobile Vending Association.

For (8): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Lane, Councillor Hickman, Councillor Stapleton, Councillor Korab, and Councillor Froude

**MOTION CARRIED (8 to 0)**

**Transportation and Regulatory Services - Councillor Sandy Hickman**

**Donegal Place Traffic Calming**

**Recommendation**

**Moved By** Councillor Hickman

**Seconded By** Councillor Korab

That Council maintain status quo and not allocate special funding for the requested curb extension on Larkhall Street at Donegal Place.

For (4): Mayor Breen, Councillor Hickman, Councillor Stapleton, and Councillor Korab

Against (4): Deputy Mayor O'Leary, Councillor Burton, Councillor Lane, and Councillor Froude

**MOTION LOST (4 to 4)**

As the motion was lost, the matter will be placed on the Regular Meeting Agenda of August 31, 2020 for further discussion.

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Mayor

# DECISION/DIRECTION NOTE

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**Title:** FCM Community Energy Financing Program Design Application

**Date Prepared:** August 11, 2020

**Report To:** Committee of the Whole

**Councilor and Role:** Ian Froude, Environment & Sustainability Experts Panel

**Ward:** Ward 4

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## **Decision/Direction Required:**

That Council supports the collaborative approach presented to be the lead municipality applying for funds to FCM's to develop a study that will Design a Community Efficiency Financing program.

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

The City of St. John's strives to be sustainable today and for future generations. This is a vision expressed in the City of St. John's Strategic Plan. Through various commitments, the City of St. John's Council has re-enforced its ongoing commitment to act and reduce the greenhouse gas emissions, while preparing the City to deal with the challenges and capitalize on opportunities that climate change is presenting. This includes:

- Joining the Federation of Canadian Municipalities Partners for Climate Protection program
- Declared a Climate Emergency on November 4, 2019
- The Mayor of the City of St. John's joined the Global Covenant of Mayors for Climate and Energy on December 18, 2019
- Development and ongoing implementation of a Planning Framework to scope the transition towards a more sustainable low-carbon resilient St. John's.

The City of St. John's 2018 Energy Use and Greenhouse Gas (GHG) Inventory estimated that up to 15% of the GHG emissions from the community come from the residential sector. Meanwhile, energy-economic data shows that the median energy expenditure in St. John's is \$2,404 per year, and 34% of the households in St. John's have a high home energy cost burden (i.e. > 6% of after-tax income spent on home energy). A recent cross-Canada study placed St. John's at the top of this metric across all Canadian Urban Sustainability Practitioners (CUSP) and Big City Mayors Caucus (BCMC) members. With residents concerned about electricity costs, a struggling provincial economy, and COVID-19 economic impacts, the amount of people facing higher energy cost burden may increase without interventions.

# ST. JOHN'S

The Community Efficiency Financing (CEF) initiative by the Federation of Canadian Municipalities (FCM) Green Municipal Fund (GMF) supports municipalities and partner organizations to design, implement, and/or scale financing programs for home energy upgrades. This is achieved through a mix of low-interest loans, loan guarantees, grants, and capacity building. This is all with an effort to encourage a bottom-up approach to local program design and delivery to residents.

The CEF program currently is composed of a two-step process:

- 1) Program Design: up to \$175,000 (GMF funds 80% of eligible costs)
- 2) Capital for Program Implementation: up to \$10M (GMF loans 80% of eligible costs and provides a grant of up to 50% of the loaned GMF funds.)

Council is being presented with the opportunity to partner with NetZero, the Newfoundland and Labrador Environmental Industry Association (NEIA), and Newfoundland Power, with support from the Provincial Government of Newfoundland and Labrador, to apply to the CEF initiative to fund a study that would look to scope the design of a program to deliver energy efficiency financing in Newfoundland (Step 1). Two modes of implementation may be studied 1) on-bill financing 2) direct financing through financial institutions.

This GMF opportunity would fund a study of up to \$175,000 (GMF funds 80% of eligible costs) to assess how this program could be structured and delivered effectively in Newfoundland's municipalities. The leadership and support from municipalities and their partners is key for Newfoundland partnerships to be able to access this funding, as provincial governments, and provincial corporations (e.g., NLHydro) are not eligible.

If funding is awarded, the City of St. John's would participate in the design study as the lead municipal partner, and other municipalities across NL will be invited to the partnership and/or consulted in the study. St. John's staff would engage in the program development process by supporting the application development, participating in the steering committee and workshops, and supporting the project team with information gathering to ensure that the program details are aligned to the needs of the residents of St. John's.

This Program Design study is an essential first step to enable the partners to test and develop a clear and beneficial program that can then be proposed to GMF for capital support as soon as January 2021 (when the capital program [Step 2] applications will open). At this time GMF could capitalize a program with up to \$10M (GMF funds 80% of eligible costs and provides a grant of up to 50%) for the program to be delivered to residents. Discussions about the scale of the capital program, needed matching funds, and other implementation considerations would be had as part of the development of a Step 2 proposal. This will take place throughout the implementation of the study in Step 1. An ask may be brought forward once the program is designed and the intention to submit a proposal for Step 2 is confirmed by partner organizations.

The ability to empower residents by making financing available for energy efficiency and other enabling retrofits (such as heat pump installations, building envelope improvements, other energy efficiency retrofits) in a more holistic way than what is currently available, would give

residents in St. John's the opportunity to improve their own financial well-being, reduce household stress, lower greenhouse gas emissions and increase resilience. Furthermore, this type of financing has the potential to unlock additional private capital for building retrofits, resulting in energy and emissions reductions, more resilient buildings, economic development, and job creation.

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

1. Budget/Financial Implications: up to \$5,000 from the approved \$100,000 Sustainability Momentum initiatives funds to support the application and enable the partnership to obtain a grant of up to \$80,000.
2. Partners or Other Stakeholders:
  - NetZeroNL is a not-for-profit organization that aims to further clean growth initiatives in Newfoundland and Labrador. The organization develops, facilitates, and delivers activities that contribute to the advancement of the climate change mitigation, energy efficiency, waste management, and carbon offset priorities in the province, its regions, and its municipalities.
  - Supported by the Newfoundland and Labrador Environmental Industry Association (NEIA), NetZeroNL builds customized project teams to scope, manage, and support its individual activities.
  - Other confirmed partners for this project include Newfoundland Power, Provincial Government of Newfoundland and Labrador. Other municipalities in NL will be invited to participate in the study.
3. Alignment with Strategic Directions/Adopted Plans:
  - A Sustainable City
  - A Connected City
  - An Effective City
  - Declaration of Climate Emergency
  - Global Covenant of Mayors for Climate and Energy
4. Legal or Policy Implications: N/A
5. Privacy Implications: N/A
6. Engagement and Communications Considerations: N/A
7. Human Resource Implications: The Sustainability Coordinator will engage with the partners in the proposal and provide the support from the City of St. John's to the implementation of the study.
8. Procurement Implications: N/A
9. Information Technology Implications: N/A
10. Other Implications: N/A

### **Recommendation/s:**

That Council support the application to GMF's Community Energy Financing Program Design initiative and further;

That Council provide up to \$5,000 from the approved \$100,000 Sustainability momentum initiatives funds to the CEF Program Design application to enable the partnership to access up to \$80,000 in matching funds from FCM.

**Prepared by: Edmundo Fausto, Sustainability Coordinator**

**Report Approval Details**

Document Title:	FCM Community Energy Financing Program Design Application.docx
Attachments:	
Final Approval Date:	Aug 12, 2020

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

**Brian Head - Aug 12, 2020 - 11:59 AM**

**Lynnann Winsor - Aug 12, 2020 - 12:11 PM**

**Report Approval Details**

Document Title:	FCM Community Energy Financing Program Design Application.docx
Attachments:	
Final Approval Date:	Aug 12, 2020

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

**Brian Head - Aug 12, 2020 - 1:14 PM**

**Lynnann Winsor - Aug 12, 2020 - 1:32 PM**

# DECISION/DIRECTION NOTE

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**Title:** Membership for Arts and Culture Advisory Committee

**Date Prepared:** August 5, 2020

**Report To:** Committee of the Whole

**Councillor and Role:** Councillor Debbie Hanlon, Tourism, Culture & Immigration

**Ward:** N/A

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## Decision/Direction Required:

Council's approval is required to appoint two new members to the Arts and Culture Advisory Committee to fill two vacancies. A total of three applications were received in response to the City's call for nominations. The selection review process identified that of the three applications received, the following two meet the eligibility criteria for appointment:

- One vacancy representing a Theatre organization;
  - Nicole Rousseau (RCA Theatre Company)
- One vacancy representing a Public Member (Community);
  - Tim Matson (Best Kind Productions)

## Discussion – Background and Current Status:

### Key Considerations/Implications:

1. Budget/Financial Implications: n/a
2. Partners or Other Stakeholders: n/a
3. Alignment with Strategic Directions/Adopted Plans:
  - a) A Connected City: A city where people feel connected, have a sense of belonging, and are actively engaged in community life.
  - b) An Effective City: A city that performs effectively and delivers results.
4. Legal or Policy Implications: n/a
5. Privacy Implications: n/a
6. Engagement and Communications Considerations:

# ST. JOHN'S

a) Call for new members was advertised and promoted by Communications Division

7. Human Resource Implications: n/a

8. Procurement Implications: n/a

9. Information Technology Implications: n/a

10. Other Implications: n/a

**Recommendation:**

That Council appoint the following members as per the selection review process already undertaken:

- One vacancy representing a Theatre organization;  
Nicole Rousseau (RCA Theatre Company)
- One vacancy representing a Public Member (Community);  
Tim Matson (Best Kind Productions)

**Prepared by: Shanna Fitzgerald – Legislative Assistant**

**Approved by: Elaine Henley – City Clerk**

**Report Approval Details**

Document Title:	Membership for Arts and Culture Advisory Committee.docx
Attachments:	
Final Approval Date:	Aug 6, 2020

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

**Karen Chafe - Aug 6, 2020 - 12:55 PM**

**Elaine Henley - Aug 6, 2020 - 1:53 PM**

# DECISION/DIRECTION NOTE

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**Title:** 11 Tiffany Lane, REZ2000001

**Date Prepared:** August 11, 2020

**Report To:** Committee of the Whole

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

**Ward:** Ward 4

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## **Decision/Direction Required:**

To consider a rezoning application for land at 11 Tiffany Lane from the Residential Medium Density (R2) Zone to the Apartment High Density (A3) Zone to allow two 6-storey assisted living facilities (Personal Care Homes). An amendment to the St. John's Municipal Plan is not required.

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

The City has received an application from 77345 Newfoundland and Labrador Ltd./KMK Capital Inc. for two 6-storey assisted-living facilities at 11 Tiffany Lane. In the St. John's Development Regulations, an assisted-living facility is classed as a Personal Care Home. The property is zoned Residential Medium Density (R2), in which Personal Care Home is not permitted. The applicant has asked for a rezoning to the Apartment High Density (A3) Zone to accommodate the height and density of the proposed buildings.

The proposed development will contain a total of 237 units and two (2) levels of underground parking. The level of care to be provided has not been determined yet. The attached site plan proposes buildings of 6 storeys, however the applicant has asked for the A3 Zone to allow increased density, increased floor-area ratio (FAR), and the possibility of building heights to a maximum of 10 storeys. Should this application proceed, the public will be informed that the zone allows a maximum building height of 10 storeys.

The subject property is undeveloped, with mature trees and lawns, has a total area of 14,513 square metres and has frontage along Portugal Cove Road/New Cove Road, Baird's Lane and Tiffany Lane. The main entrance will be off Tiffany Lane, with an access off New Cove Road to the parking garage. The property was subdivided from the Bryn Mawr property at 154 New Cove Road and was much of its lawns and gardens. That house, a designated Heritage Building, remains standing empty in the R2 Zone. The surrounding properties are in the Apartment Medium Density (A2) Zone, in the Institutional (INST) Zone across Tiffany Lane, and in the Residential Low Density (R1) Zone across Portugal Cove Road/New Cove Road.

The proposed zone and use would complement the neighbourhood. As per Section 2.2.2 of the Municipal Plan, the City shall promote more intensive use of existing services through infill, rehabilitation, and redevelopment projects. Further, Section 2.2.5(2) states the City shall

# ST. JOHN'S

enhance neighbourhoods by encouraging the development/redevelopment of quality housing, capitalizing on any opportunities to diversify same. This agrees with the housing objectives in the draft Envision Municipal Plan, which encourage a range of housing to create diverse neighbourhoods for all ages, income groups and family types. Personal Care Homes in appropriate areas make neighbourhoods more age-friendly and allow senior citizens the ability to “age in place”.

Personal Care Home is not a listed use in the A3 Zone and therefore a text amendment is required to add it. Personal Care Home is already in the Apartment Low Density (A1) and Apartment Medium Density (A2) Zones, so the proposed amendment is consistent with them.

The property is designated Residential High Density under the St. John's Municipal Plan and therefore a Plan amendment is not required. As per Section 2.3.3 of the Municipal Plan, the Residential High Density District shall permit zones providing for medium density residential uses. Subject to a land-use assessment report (LUAR), the City may permit zones to allow high density residential uses. Further, an LUAR is required for developments exceeding four (4) storeys. Draft LUAR terms of reference are provided for the Committee's review.

More information, including a detailed servicing plan and floor plans, is required before staff can complete our development and engineering review and calculate the required parking. This information will be provided by the applicants in the LUAR.

Should the application proceed, following completion of an LUAR, the application will be presented to the public for review and comment.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring residents and property owners; senior citizens who may be interested in this type of development.
3. Alignment with Strategic Directions/Adopted Plans:  
*St. John's Strategic Plan 2019-2029 - A Sustainable City* – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications: Text and map amendments to the St. John's Development Regulations are required.
5. Privacy Implications: No applicable.
6. Engagement and Communications Considerations: Required public consultation will take place following completion of the LUAR.
7. Human Resource Implications: Not applicable.

8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

**Recommendation:**

That Council consider amendments to the St. John's Development Regulations to add Personal Care Home to the Apartment High Density (A3) Zone, and to rezone land at 11 Tiffany Lane from the Residential Medium Density (R2) Zone to the Apartment High Density (A3) Zone, and approve the attached draft terms of reference for a land-use assessment report (LUAR).

Further, upon submission of the LUAR, that Council refer the application to a digital Public Meeting chaired by an independent facilitator for public input and feedback.

**Prepared by: Ann-Marie Cashin, MCIP, Planner III – Urban Design & Heritage**

**Approved by: Ken O'Brien, MCIP, Chief Municipal Planner**

**Report Approval Details**

Document Title:	11 Tiffany Lane, REZ2000001.docx
Attachments:	- 11 Tiffany Lane - COTW Attachment.pdf
Final Approval Date:	Aug 13, 2020

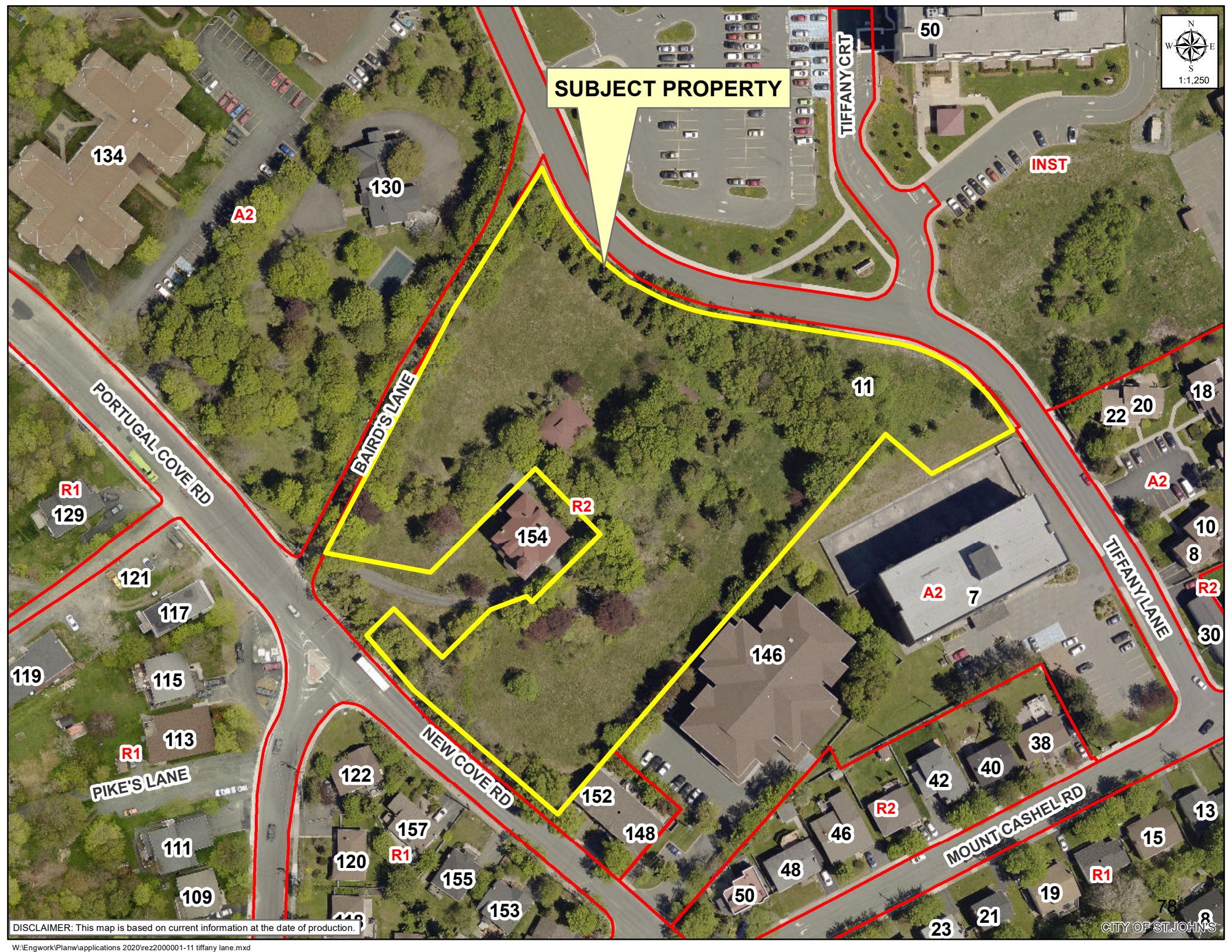
This report and all of its attachments were approved and signed as outlined below:

**Ken O'Brien - Aug 12, 2020 - 4:03 PM**

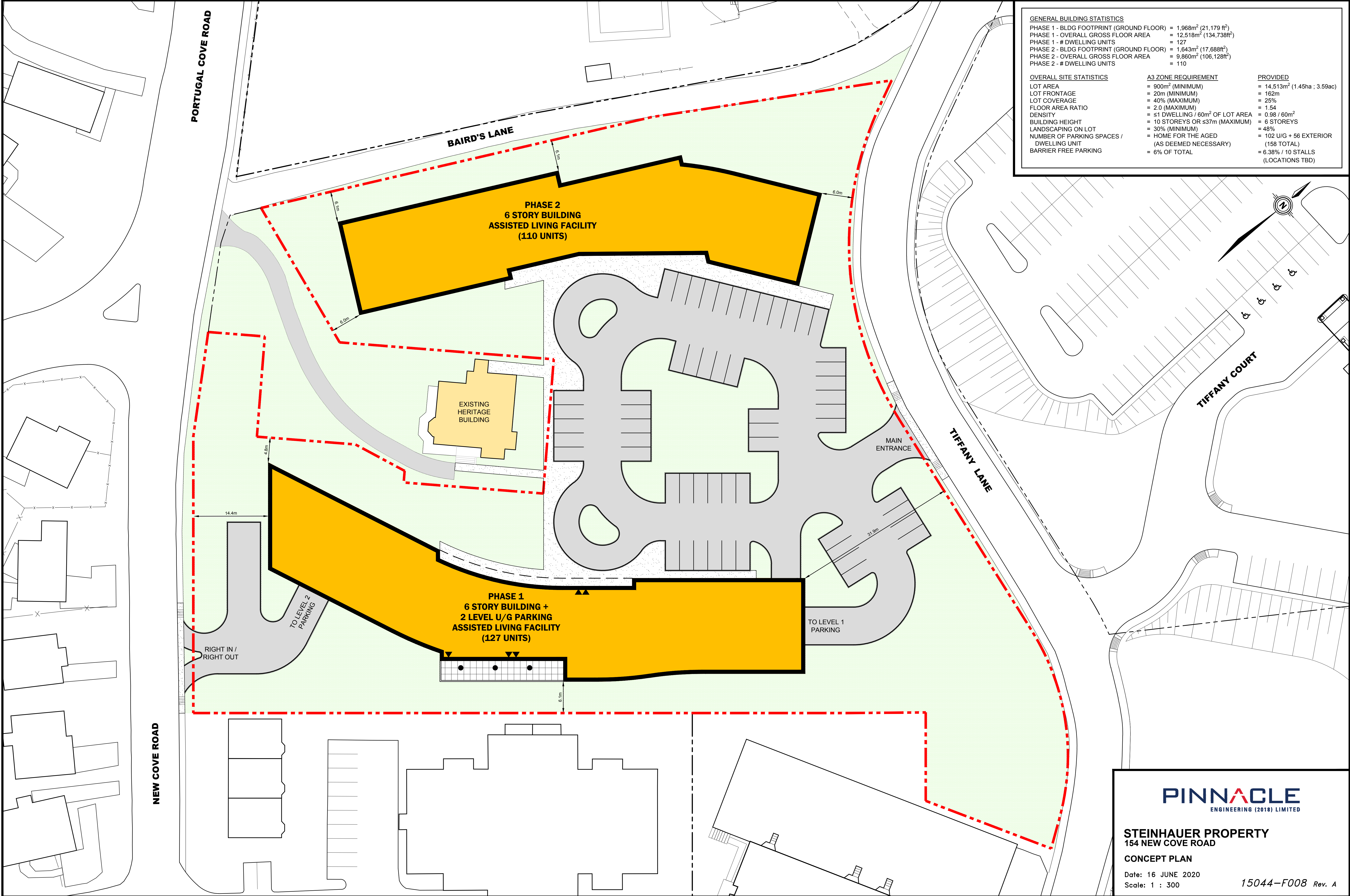
**Jason Sinyard - Aug 13, 2020 - 10:03 AM**



**SUBJECT PROPERTY**



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



**TERMS OF REFERENCE  
LAND USE ASSESSMENT REPORT (LUAR)  
APPLICATION FOR A PERSONAL CARE HOME AT  
11 TIFFANY LANE  
PROPONENT: 77345 NEWFOUNDLAND AND LABRADOR LTD./  
KMK CAPITAL INC.**

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

**A. Building Use.**

- Identify the size of the proposed building by:
  - Gross Floor Area, and
  - Floor Area Ratio (FAR).
- Identify all proposed uses/occupancies within the building by their respective floor area.
  - Confirm in writing if the applicant plans on subdividing the lot or if they intend on selling any of the units.
  - Provide floor plans including total area for the suites or wards under a separate document (due to privacy concerns, floor plans will not be made public).

**B. Elevation & Building Materials**

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

**C. Building Height & Location**

- Identify graphically the exact location with a dimensioned civil site plan:
  - Location of the proposed building in relation to neighbouring buildings;
  - Proximity of the building to property lines and identify setbacks;
  - Identify any stepbacks of higher storeys from lower storeys (if applicable);
  - Identify any encroachment over property lines (if applicable);
  - Identify the height of the building;
  - Information on the proposed construction of patios/balconies (if applicable);
  - Potential shadowing/loss of sunlight on adjacent public and private properties, including sidewalks;
  - Identify any rooftop structures; and
- Provide street scape views/renderings of the proposed building from the following locations:
  - Along the property frontage at Portugal Cove Road;
  - Along the property frontage at Tiffany Lane.

**D. Exterior Equipment and Lighting**

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

**E. Landscaping & Buffering**

- Identify with a landscaping plan, details of site landscaping (hard and soft) and the location of any outdoor gathering places.
  - Consideration should be given to tree preservation and incorporating existing trees into future site development. Indicate through a tree plan/inventory which trees will be preserved.
- Identify the location and proposed methods of screening of any electrical transformers and refuse containers to be used at the site.

**F. Snow Clearing/Snow Storage**

- Provide information on any snow clearing/snow removal operations. Onsite snow storage areas must be indicated.

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

- Identify the number and location of off-street parking spaces to be provided, including accessible parking spaces.
- Identify the number and location of bicycle parking to be provided.
- Provide a dimensioned and scaled plan of parking structure lot, including circulation details.
- Indicate if the two levels of underground parking will be linked thereby creating a connection between New Cove Road and Tiffany Lane.
- Identify the location of all access and egress points, including pedestrian access.

**H. Municipal Services**

- Provide a preliminary site servicing plan.
- Identify points of connection to the City's sanitary sewer, storm sewer and water system.
- Identify if any services are proposed to be relocated.
- Provide the sanitary rate generated by the proposed development.
- Stormwater detention is required for this development. The proposed location/method of detention must be indicated on the site plan. Stormwater generation rates must be provided.
- Identify if the building will be sprinklered or not, and location of the nearest hydrant and siamese connections.
- Indicate how garbage will be handled onsite. The location of any bins must be indicated on the site plan.

**I. Public Transit**

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

**J. Construction Timeframe**

- Indicate any phasing of the project and approximate timelines for beginning and completion of each phase or overall project.
- Indicate on a site plan any designated areas for equipment and materials during the construction period.

# DECISION/DIRECTION NOTE

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**Title:** Mobile Vending Review Committee

**Date Prepared:** August 11, 2020

**Report To:** Special Meeting of Council

**Councillor and Role:** [click on councillor/role from dropbox](#)

**Ward:** N/A

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## **Decision/Direction Required:**

Seeking approval from Council for the formation of a temporary Mobile Vending Review Committee and to appoint Jeff LeDrew, owner of Jumping Bean as the traditional sector representative and Todd Hickey, owner of Ziggys as representation of the Mobile Vending Association.

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

At its Special Meeting of May 25, 2020, Council agreed that a committee to review mobile vending in the City would be beneficial. Its mandate is to provide Council with meaningful insight to help facilitate a mixture of mobile and traditional vendors to enhance the vibrancy of our city.

Subsequent to the above meeting, the City called for Expressions of Interest from an individual in the traditional restaurant/retail sector to sit on the committee and received three applications.

Based on a review of the applicants, it is recommended that Council appoint Jeff Ledrew as the traditional sector representative.

The Mobile Vending Association has put forward Todd Hickey, owner of Ziggys to represent them.

The committee will consist of the following members:

- Councillor Maggie Burton
- Councillor Debbie Hanlon
- Jason Sinyard, Deputy City Manager of Planning, Engineering & Regulatory Services
- Randy Carew, Manager of Regulatory Services
- Andrew Woodland, Legal Counsel
- Jennifer Langmead, Supervisor of Tourism & Events
- Brian Head, Manager of Parks and Open Spaces
- Wendy Mugford, Community Services
- Jeff Legrow, Owner of Jumping Bean/Traditional Sector Rep

# ST. JOHN'S

- Todd Hickey, Owner of Ziggys/Mobile Vendors Association Rep

**Key Considerations/Implications:**

1. Budget/Financial Implications: n/a
2. Partners or Other Stakeholders:
  - Residents of the City
  - Mobile Vendors Association Ltd.
  - Restaurant/Retail Sector
3. Alignment with Strategic Directions/Adopted Plans: n/a
4. Legal or Policy Implications: n/a
5. Privacy Implications: n/a
6. Engagement and Communications Considerations: n/a
7. Human Resource Implications: n/a
8. Procurement Implications: n/a
9. Information Technology Implications: n/a
10. Other Implications: n/a

**Recommendation:**

That Council approve the formation of a temporary Mobile Vending Review Committee and to appoint Jeff LeDrew, owner of Jumping Bean as the traditional sector representative and Todd Hickey, owner of Ziggys as representation of the Mobile Vending Association.

# DECISION/DIRECTION NOTE

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**Title:** Donegal Place Traffic Calming

**Date Prepared:** August 5, 2020

**Report To:** Committee of the Whole

**Councillor and Role:** Councillor Sandy Hickman, Transportation & Regulatory Services

**Ward:** Ward 4

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## **Decision/Direction Required:**

Decision is required on whether to install a curb extension on Larkhall Street at Donegal Place.

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

Residents in the area have requested a crosswalk with curb extensions at the end of Donegal Place on Larkhall Street. Residents are concerned about vehicle speeds and children crossing the street to reach the school.

School crosswalk improvements are being designed at Larkhall Academy and Leary's Brook Junior High School as part of the Road Safety Initiatives. Staff evaluated adding a crosswalk on Larkhall Street at Donegal Place as part of this project for the nearby schools. However, a pedestrian count done on a regular school day in 2019 showed that almost all pedestrians crossed the street about 110 metres east of Donegal Place at the existing crosswalk in front of the schools. This factor was included in a technical evaluation which found that a crosswalk is not warranted at Donegal Place.

A curb extension at this location would contribute to a traffic calming effect in the area. However, Larkhall Street does not currently qualify under the Traffic Calming Policy.

The benefits of this extension are less than would be achieved by a more isolated project because the improvements planned as part of the Road Safety Initiatives will have already affected driver behaviour nearby.

## **Key Considerations/Implications:**

1. Budget/Financial Implications: A curb extension would require approximately \$20k - \$25k which currently isn't budgeted.
2. Partners or Other Stakeholders: n/a
3. Alignment with Strategic Directions/Adopted Plans: n/a

# ST. JOHN'S

4. Legal or Policy Implications: n/a
5. Privacy Implications: n/a
6. Engagement and Communications Considerations: Staff and Councillors have met with residents several times to discuss concerns in this area.
7. Human Resource Implications: n/a
8. Procurement Implications: n/a
9. Information Technology Implications: n/a
10. Other Implications: n/a

**Recommendation:**

That Council maintain status quo and not allocate special funding for the requested curb extension on Larkhall Street at Donegal Place.

**Prepared by:** Marianne Alacoque, Transportation Systems Engineer

**Approved by:** Garrett Donaher – Manager, Transportation Engineering

**Report Approval Details**

Document Title:	Donegal Place Traffic Calming.docx
Attachments:	
Final Approval Date:	Aug 10, 2020

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

**No Signature found**

**Garrett Donaher - Aug 10, 2020 - 12:26 PM**

**Scott Winsor - Aug 10, 2020 - 1:45 PM**

**Jason Sinyard - Aug 10, 2020 - 2:37 PM**

**Development Permits List**  
**For the Period of August 13, 2020 To August 26, 2020**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES		Building Lot	60 Doyle's Road	5	Approved	20-08-13
COM	Fougere Menchenton Architecture Inc	Site Upgrades	575 Kenmount Road	4	Approved	20-08-13
RES		Building lot	10 Carriage Lane	3	Approved	20-08-18
RES		Family Home Childcare for 6 children	18 Sinnott Place	5	Approved	20-08-20
RES	Plan First Development	Home Office for Administration	18 Pearson Street	1	Approved	20-08-20

<p><b>*</b></p> <p><b>Code Classification:</b></p> <p>RES - Residential      INST - Institutional</p> <p>COM - Commercial      IND - Industrial</p> <p>AG - Agriculture</p> <p>OT - Other</p>	
<p><b>**</b></p> <p>This list is issued for information purposes only. Applicants have been advised in writing of the Development Officer's decision and of their right to appeal any decision to the St. John's Local Board of Appeal.</p>	

**Lindsay Lyghtle Brushett**  
**Supervisor - Planning and Development**

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## Permits List

### Council's August 31, 2020 Regular Meeting

Permits Issued: 2020/08/13 to 2020/08/26

#### **BUILDING PERMITS ISSUED**

<b>Residential</b>		
<b>Location</b>	<b>Permit Type</b>	<b>Structure Type</b>
1 Atlantic Ave	Renovations	Semi Detached Dwelling
1 Cornwall Ave	Renovations	Single Detached Dwelling
1 Kirke Pl	Accessory Building	Accessory Building
1 Mccrae St	Accessory Building	Accessory Building
10 Bennett Ave	Site Work	Club
10 Chesley Dr	Fence	Fence
10 Durham Pl	Site Work	Swimming Pool/Hot Tub
10 Fogwill Pl	Renovations	Mobile Home
108 Empire Ave	Renovations	Single Detached Dwelling
108 New Cove Rd	Deck	Patio Deck
109 Rennie's Mill Rd	Site Work	Driveway
11 Exeter Ave	Site Work	Driveway
11 Riverglen Close	New Construction	Single Detached Dwelling
110 Springdale St	Renovations	Semi Detached Dwelling
111 Moss Heather Dr	Deck	Patio Deck
12 Fogwill Pl	Accessory Building	Accessory Building
121 Old Bay Bulls Rd	Accessory Building	Accessory Building
123 Circular Rd	Fence	Fence
123 Forest Rd	Change of Occupancy	Home Office
123 Howlett's Line	Fence	Fence
13 Baltimore St	Accessory Building	Accessory Building
13 Toby McDonald St	Accessory Building	Accessory Building
136 St. Clare Ave	Accessory Building	Accessory Building

14 Berry St	Accessory Building	Accessory Building
14 Guy St	Renovations	Single Detached Dwelling
14 Mcloughlan St	Accessory Building	Accessory Building
14 Whiteway Pl	Accessory Building	Accessory Building
142 Ladysmith Dr	Fence	Fence
154 Airport Heights Dr	Site Work	Single Detached Dwelling
16 Courtney St	Accessory Building	Accessory Building
18 Bannerman St	Renovations	Single Detached Dwelling
18 Leslie St	Renovations	Single Detached Dwelling
18 Sheffield Pl	Extension	Single Detached Dwelling
18 Sinnott Pl	Change of Occupancy	Single Detached Dwelling
19 Adventure Ave	Accessory Building	Accessory Building
20 Derby Pl	Renovations	Single Detached Dwelling
20 Lilac Cres	New Construction	Single Detached Dwelling
20 Mullock St	Renovations	Semi Detached Dwelling
204 Bay Bulls Rd	Deck	Patio Deck
21 Maurice Putt Cres	New Construction	Single Detached Dwelling
21 Myrick Pl	Fence	Fence
22 Durham Pl	Renovations	Single Detached Dwelling
22 Hawker Cres	Renovations	Single Detached Dwelling
228 Lemarchant Rd	Site Work	Semi Detached Dwelling
23 Solway Cres	Fence	Fence
24 Jennmar Cres	Deck	Patio Deck
24 Tamarack St	Deck	Patio Deck
25 Howe Pl	Renovations	Semi Detached Dwelling

25 Lundrigan's Rd	Renovations	Single Detached Dwelling
25 Meadowbrook Dr	Renovations	Mobile Home
26 Braemere St	Accessory Building	Accessory Building
26 Burry Port St	Fence	Fence
26 Great Southern Dr	Accessory Building	Accessory Building
26 Meadowbrook Dr	Change of Occupancy	Single Detached Dwelling
269 Stavanger Dr	Extension	Single Detached Dwelling
27 Maurice Putt Cres	New Construction	Single Detached Dwelling
28 Glenlonan St	Fence	Fence
29 Beaver Brook Dr	New Construction	Single Detached Dwelling
29 Russell St	Renovations	Single Detached Dwelling
3 Toby Mcdonald St	Accessory Building	Accessory Building
30 Glenlonan St	Accessory Building	Accessory Building
31 Maurice Putt Cres	New Construction	Single Detached w/ apt.
311 Pennywell Rd	New Construction	Single Detached Dwelling
312 Hamilton Ave	Site Work	Single Detached Dwelling
33 Barnes Rd	Renovations	Semi Detached Dwelling
33 Malka Dr	Renovations	Single Detached Dwelling
35 Kenai Cres	Accessory Building	Accessory Building
35 Old Bay Bulls Rd	Fence	Fence
37 Guzzwell Dr	Deck	Patio Deck
38 Barter's Hill Pl	Renovations	Single Detached Dwelling
38 Spratt Pl	Accessory Building	Accessory Building
38 Waterford Hts N	Accessory Building	Accessory Building
39 Keith Dr	Accessory Building	Accessory Building
39 Pitcher's Path	Fence	Fence
4 Birmingham St	Accessory Building	Accessory Building

4 Paddington Pl	Deck	Patio Deck
41 Grieve St	Fence	Fence
41 Grieve St	Deck	Patio Deck
43 Pine Bud Ave	Fence	Fence
44 Newtown Rd	Renovations	Single Detached Dwelling
45 Henry Larsen St	Accessory Building	Accessory Building
46 Gleneyre St	Accessory Building	Accessory Building
47 Beauford Pl	Fence	Fence
48 Julieann Pl	Renovations	Single Detached Dwelling
49 Charter Ave	Fence	Fence
49 Horlick Ave	Fence	Fence
49 Whiteway St	Accessory Building	Accessory Building
5 Frampton Ave	Fence	Fence
51 Frecker Dr	Renovations	Single Detached Dwelling
51 Frecker Dr	Deck	Patio Deck
54 Soper Cres	Deck	Patio Deck
56 Quidi Vidi Village Rd	New Construction	Single Detached Dwelling
57 Diamond Marsh Dr	New Construction	Single Detached Dwelling
57 Freshwater Rd	Renovations	Semi Detached Dwelling
574 Topsail Rd	Accessory Building	Accessory Building
58 Edmonton Pl	Renovations	Single Detached Dwelling
59 Cabot St	Change of Occupancy	Semi Detached Dwelling
6 Beaver Brook Dr	Fence	Fence
6 Maclaren Pl	Deck	Patio Deck
6 Rumboldt Pl	Deck	Patio Deck
6 Shea St	Deck	Patio Deck
61 Forbes St	Fence	Fence
61 Mayor Ave	Renovations	Single Detached Dwelling

67 Brazil St	Renovations	Semi Detached Dwelling
677 Empire Ave	Fence	Fence
68 Harrington Dr	Accessory Building	Accessory Building
68 Maurice Putt Cres	Fence	Fence
68 Rotary Dr	Accessory Building	Accessory Building
7 Amherst Hts	Fence	Fence
7 Corporal Jamie Murphy St	Renovations	Single Detached Dwelling
7 Faulkner St	Fence	Fence
7 Marshall Pl	Fence	Fence
7 Prince William Pl	Fence	Fence
7 Rose Abbey St	Renovations	Single Detached Dwelling
73 Julieann Pl	Renovations	Single Detached Dwelling
74 Circular Rd	Renovations	Apartment Building
74 Merrymeeting Rd	Renovations	Townhousing
76 Cornwall Ave	Deck	Patio Deck
76a Old Bay Bulls Rd	Accessory Building	Accessory Building
8 Robinsons Pl	Renovations	Single Detached Dwelling
8 Stenlake Cres	Renovations	Single Detached Dwelling
80 Winslow St	Fence	Fence
82 Paddy Dobbin Dr	Accessory Building	Accessory Building
9 Cherrington St	Site Work	Single Detached Dwelling
9 Riverglen Close	New Construction	Single Detached Dwelling
9 Roddickton Pl	Renovations	Single Detached Dwelling
91 Larkhall St Unit C333	Change of Occupancy/Renovations	Duplex Dwelling
92 Larkhall St	Fence	Fence
96 Paddy Dobbin Dr	Accessory Building	Accessory Building
98 Brazil St	Deck	Patio Deck
98 Maurice Putt Cres	Fence	Fence

This Week: \$3,530,461.66

### Commercial

Location	Permit Type	Structure Type
121 Kelsey Dr	Renovations	Office
140 Ridge Rd	Accessory Building	Accessory Building
202 Lemarchant Rd	Sign	Clinic
253 Duckworth St	Renovations	Eating Establishment
27 Mayor Ave	Sign	Commercial School
37 Harding Rd	Site Work	Commercial School
4 Quidi Vidi Rd	Change of Occupancy	Eating Establishment
40 Hamlyn Rd	Sign	Fence
40 Hamlyn Rd	Change of Occupancy	Retail Store
418 Logy Bay Rd	Site Work	Industrial Use
466 Topsail Rd	Change of Occupancy	Retail Store
470 Topsail Rd	Sign	Retail Store
55 Duckworth St	Change of Occupancy	Office
55 Duckworth St	Sign	Retail Store
556 Topsail Rd	Sign	Office
60 O'leary Ave	Change of Occupancy/Renovations	Warehouse
692 Torbay Rd	Deck	Patio Deck
763 Empire Ave	Extension	Other

This Week: \$349,755.00

### Government/Institutional

Location	Permit Type	Structure Type
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This Week: \$0.00

### Industrial

Location	Permit Type	Structure Type
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This Week: \$0.00

### Demolition

Location	Permit Type	Structure Type
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This Week: \$0.00

**This Week's Total: \$3,880,216.66**

**REPAIR PERMITS ISSUED:**

**\$416,508.50**

**NO REJECTIONS**

<b>YEAR TO DATE COMPARISONS</b>			
<b>August 31, 2020</b>			
<b>TYPE</b>	<b>2019</b>	<b>2020</b>	<b>% Variance (+/-)</b>
Residential	\$26,964,620.89	\$27,832,207.07	3
Commercial	\$82,881,921.97	\$123,494,313.72	49
Government/Institutional	\$1,578,850.00	\$136,500.00	-91
Industrial	\$1,737,266.07	\$3,000.00	-100
Repairs	\$1,776,773.50	\$2,090,625.88	40
<b>TOTAL</b>	<b>\$114,939,432.43</b>	<b>\$153,556,646.67</b>	<b>34</b>
Housing Units (1 & 2 Family Dwelling)	67	83	

Respectfully Submitted,

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

# MEMORANDUM

## **Weekly Payment Vouchers For The Week Ending August 19, 2020**

### **Payroll**

**Public Works** \$ 448,992.11

**Bi-Weekly Administration** \$ 861,701.95

**Bi-Weekly Management** \$ 861,802.34

**Bi-Weekly Fire Department** \$ 906,491.19

**Accounts Payable** \$ 1,605,107.18

*(A detailed breakdown available [here](#))*

**Total: \$ 4,684,094.77**

# **ST. JOHN'S**

DEPARTMENT OF FINANCE

CITY OF ST. JOHN'S PO BOX 908 ST. JOHN'S NL CANADA A1C 5M2 WWW.STJOHNS.CA

# MEMORANDUM

## **Weekly Payment Vouchers For The Week Ending August 26, 2020**

### **Payroll**

<b>Public Works</b>	<b>\$ 453,950.00</b>
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<b>Bi-Weekly Casual</b>	<b>\$ 116,897.34</b>
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<b>Accounts Payable</b>	<b>\$ 2,348,628.57</b>
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*(A detailed breakdown available [here](#))*

<b>Total:</b>	<b>\$ 2,919,475.91</b>
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# **ST. JOHN'S**

DEPARTMENT OF FINANCE

CITY OF ST. JOHN'S PO BOX 908 ST. JOHN'S NL CANADA A1C 5M2 WWW.STJOHNS.CA

# BID APPROVAL NOTE

**Bid # and Name:** 2020082 Supply and Delivery of International Parts  
**Date Prepared:** Wednesday, August 19, 2020  
**Report To:** Regular Meeting  
**Councillor and Role:** Councillor Dave Lane, Finance & Administration  
**Ward:** N/A

**Department:** Finance  
**Division:** Supply Chain  
**Quotes Obtained By:** Stephen Frew  
**Budget Code:** Items will be charged to various departmental operating budgets

**Source of Funding:** Operating

**Purpose:**

This open call is to provide International parts to Public Works. These items will be stocked in the City's stockroom to ensure accessibility on an as required basis.

**Results:** ☒ As attached ☐ As noted below

Vendor Name	Bid Amount

**Expected Value:** ☐ As above  
☒ Value shown is an estimate only for a 1 year period. The City does not guarantee to buy specific quantities or dollar value.

**Contract Duration:** 2 years + 1 year option

**Bid Exception:** None

**Recommendation:**

That Council award this open call, 2020082 – The Supply and Delivery of International Parts, to the lowest qualified bidders meeting the specifications, on an item by item basis, as per the Public Procurement Act. Items Bold and underlined on the attached spreadsheet are being recommended for award. There was a total of 342 items on this open call, but only 320 to be awarded, with no bids on 15 parts and 7 cores.

# ST. JOHN'S

**Attachments:**

### Report Approval Details

Document Title:	2020082 Supply and Delivery of International Parts.docx
Attachments:	- Council - BidAnalysis_2020082.pdf
Final Approval Date:	Aug 20, 2020

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

**Rick Squires - Aug 20, 2020 - 9:47 AM**

**Derek Coffey - Aug 20, 2020 - 9:51 AM**

**2020082 - Supply & Delivery of International Truck Parts - Quote Form - Appendix C - Pricing - International Parts**

					Parts for Trucks		Harvey & Company Ltd		Traction 506		Reefer Repair Services Ltd		Pennecon Energy Hydraulic Systems		Ccolonial Garage & Distributors Limited		OMB Parts & Industrial Ltd.		
Line Item	Item #	Item Description	UOM	Manufacture Item #	Usage	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	104463	LIGHT TAIL RIGHT INT'L OEM# 555014K	EA	555014K	5	\$ 26.0000	\$130.00			\$ 25.4500	\$127.25	\$ 0.0000	\$0.00			\$ 27.9800	\$139.90		
2	104471	CONNECTOR PLUG IN INT'L OEM# ZBJ68680 PLUG IN TAIL LIGHT	EA	ZBJ68680	7	\$ 10.5000	\$73.50	\$ 9.2500	\$64.75	\$ 9.9600	\$69.72	\$ 10.2700	\$71.89			\$ 10.9500	\$76.65		
3	104620	FAN MOTOR HEATER SWIVEL BASE INT'L	EA	19- 2512	3	\$ 35.0000	\$105.00			\$ 33.6600	\$100.98	\$ 46.9500	\$140.85						
4	105361	CYLINDER AIR TAILGATE INT'L OEM# 04124	EA	4124	1	\$ 106.0000	\$106.00					\$ 0.0000	\$0.00						
5	105510	SWITCH PRESSURE OPEN/CLOSE (3 TERM)INTL OEM# 556621C91	EA	556621C91	6					\$ 53.1600	\$318.96	\$ 81.8300	\$490.98						
6	108191	YOKE SHAFT 4-BOLT FLANGE INT'L #22479	EA	22479	7	\$ 37.5000	\$227.50			\$ 37.1500	\$260.05	\$ 56.7300	\$397.11			\$ 31.7300	\$222.11		
7	109272	BLADE WIPER 13" WINTER INT'L (NO SUBSTITUTE)	EA	1676604C1	24	\$ 5.5000	\$132.00	\$ 42.0000	\$1,008.00			\$ 0.0000	\$0.00						
8	109363	LIGHT TAIL PLUG ON BOTH SIDES INT'L 53761 NOT ACPTBLE	EA	53762	17	\$ 28.0000	\$476.00	\$ 28.0500	\$476.85	\$ 29.4700	\$500.99	\$ 31.6800	\$538.56			\$ 29.7500	\$505.75		
9	109595	LIGHT TAIL ASSY INT'L OEM# 60283R	EA	60283R	2	\$ 5.5000	\$11.00	\$ 16.8600	\$33.72	\$ 14.5000	\$8.30	\$ 9.0500	\$18.10			\$ 4.6900	\$9.38		
10	113621	BULB DASH AUTOMOTIVE #37 FOR: INT'L/VOLVO	EA	GE37	1	\$ 0.4700	\$0.47	\$ 6.8600	\$6.86	\$ 0.8900	\$0.89	\$ 0.5300	\$0.53			\$ 0.7900	\$0.79	\$ 0.3000	\$0.30
11	114314	ADAPTER EXHAUST INTL OEM# 2550162 3 1/2" 4"	EA	2550162	1	\$ 19.5000	\$19.50			\$ 28.2700	\$28.27	\$ 40.8500	\$40.85			\$ 10.9900	\$10.99		
12	115097	PLUG OIL CAP FRONT HUB INT'L OEM#1658895C1	EA	1658895C1	4			\$ 4.6500	\$18.60			\$ 0.0000	\$0.00						
13	115477	VALVE RELAY 4 PART FOR BRAKES INT'L OEM# KM28080X	EA	KM28080X	1	\$ 77.0000	\$77.00					\$ 200.0000	\$200.00						
14	115493	NTP TORQUE REAR FOR AXLE SPINDLE INT'L OEM# ZCP4494973	EA	ZCP4494973	12	\$ 54.9500	\$659.40	\$ 44.6500	\$535.80	\$ 51.7800	\$621.36	\$ 69.7200	\$836.64						
15	119396	VALVE MAXI DASH INT'L OEM# 2032342C91	EA	2032342C91	1	\$ 198.0000	\$198.00	\$ 264.9900	\$264.99	\$ 87.8700	\$87.87	\$ 197.6300	\$197.63						
16	1546	BELT FAN 02 INTL TRACKLESS 4900	EA	1819392C1	1	\$ 52.0000	\$52.00	\$ 58.3800	\$58.38	\$ 48.8800	\$48.88	\$ 46.5900	\$46.59			\$ 52.8000	\$52.80		
17	1591	FILTER TRANS ALLISON ALL INT'L SANDER/GARBAGE TRUCKS	EA	29540494	26	\$ 49.0000	\$1,274.00	\$ 87.4000	\$2,272.40	\$ 62.9600	\$1,636.96	\$ 90.9900	\$2,365.74			\$ 74.1900	\$1,928.94		
18	1661	FILTER FUEL INT'L OEM# 1822588C1 2002 INTL 4900-7400	EA	1822588C1	1	\$ 8.5000	\$8.50	\$ 55.0000	\$55.00	\$ 11.6800	\$11.68	\$ 16.0600	\$16.06			\$ 11.4800	\$11.48	\$ 12.8900	\$12.89
19	1837	LIGHT MARKER RED LED SERIES 60 02 INTL SNDR 2674 PT 10250R	EA	TRL10250R	6	\$ 7.4000	\$44.40	\$ 9.2400	\$55.44	\$ 7.6900	\$46.14	\$ 10.8900	\$65.34			\$ 6.9900	\$41.94		
20	1838	LIGHT TAIL RED LED SER 60 02 INTL 2674 PT 60256R	EA	60250R	1	\$ 74.0000	\$74.00	\$ 65.0000	\$65.00	\$ 38.1500	\$38.15	\$ 48.9500	\$48.95			\$ 32.5300	\$32.53		
21	1915	BEARING WHEEL FRONT TIMKIN 02 INTL SNDR	EA	5555	7	\$ 41.0000	\$287.00	\$ 29.6500	\$207.55	\$ 43.0500	\$301.35	\$ 41.4000	\$289.80	\$ 41.0000	\$287.00	\$ 46.3900	\$324.73	\$ 51.9900	\$363.93
22	1916	BEARING WHEEL FRONT SKF TIMKIN 02 INTL SANDERS	EA	6461A	7	\$ 66.0000	\$462.00	\$ 130.1200	\$910.84	\$ 91.8700	\$643.09	\$ 169.9900	\$1,189.93	\$ 99.4600	\$696.22	\$ 90.1000	\$630.70	\$ 106.9900	\$748.93
23	1917	BEARING RACE CUP TIMKIN # 552A FOR: 2002 INT'L SANDERS	EA	552A	7	\$ 23.0000	\$161.00	\$ 38.2400	\$267.68	\$ 25.3700	\$177.59	\$ 42.8000	\$299.60	\$ 27.5500	\$192.85	\$ 28.3900	\$198.73	\$ 31.9900	\$223.93
24	1918	BEARING RACE CUP 02 INTL SANDERS	EA	6420	7	\$ 27.0000	\$189.00	\$ 44.0000	\$308.00	\$ 45.6200	\$319.34	\$ 49.4100	\$345.87	\$ 63.9500	\$447.65	\$ 47.8200	\$334.74	\$ 56.9900	\$398.93
25	1979	LIGHT BRAKE (4" LED ROUND RED)OEM#44302R 2002 INT'L LABRIE GARBAGE TRUCK	EA	44302R	8	\$ 21.0000	\$168.00	\$ 23.9200	\$191.36	\$ 20.6500	\$165.20	\$ 28.5600	\$228.48			\$ 18.6000	\$148.80		
26	2139	STRAP JOINT UNIVERSAL-KIT INT'L INT'L SANDERS (DRIVE TRAIN) #2507286C91	EA	2507286C91	4	\$ 39.0000	\$156.00	\$ 39.9500	\$159.80	\$ 40.2800	\$161.12	\$ 66.1200	\$264.48			\$ 18.6800	\$74.72		
27	2203	LIGHT BACKUP CLEAR LED OVAL GROTE 62051	EA	62051	6	\$ 31.5000	\$189.00	\$ 5.2000	\$31.20	\$ 24.3800	\$146.28	\$ 35.0500	\$210.30			\$ 33.4400	\$200.64	\$ 33.9900	\$203.94
28	2378	SHOCK CAB REAR 03/UP INTL LABRIE 7400	EA	2509223C91	3	\$ 49.0000	\$147.00	\$ 124.3000	\$372.90	\$ 53.1500	\$159.45	\$ 38.1000	\$114.30						
29	2380	VALVE TREADLE W/O PEDAL 05/UP INTL LABRIE MIDLAND KN22150	EA	KN22150	1	\$ 145.0000	\$145.00			\$ 59.3600	\$59.36	\$ 142.8200	\$142.82						
30	2458	FILTER OIL 04 INTL POTHOLE PATCHER WIX 57744	EA	1842639C91	23	\$ 29.0000	\$667.00	\$ 50.4900	\$1,161.27	\$ 34.6900	\$797.87	\$ 59.6900	\$1,372.87	\$ 62.2200	\$1,431.06	\$ 43.3500	\$997.05	\$ 48.9900	\$1,126.77
31	2459	ADJUSTERSLACK R/S REAR ROCKWELL ONLY 03 INTL LABRIE PT R802447	EA	R802447	21	\$ 93.5000	\$1,963.50	\$ 84.8000	\$1,780.80	\$ 67.1500	\$1,410.15	\$ 150.0000	\$3,150.00						
32	2460	ADJUSTER SLACK L/S REAR 03 INTL LABRIE PT R802446	EA	R802446	22	\$ 93.5000	\$2,057.00	\$ 88.0500	\$1,937.10	\$ 67.1500	\$1,477.30	\$ 150.0000	\$3,300.00						
33	2470	NOZZLE WIPER(WASHER) 02 INTL SANDERS	EA	1696499C1	3	\$ 17.2500	\$51.75	\$ 24.8600	\$74.58	\$ 16.0900	\$48.27	\$ 0.0000	\$0.00			\$ 19.3500	\$58.05		
34	2512	FILTER FUEL 04 INTL POTHOLE PATCHER 7400	EA	1842638C91	2	\$ 11.0000	\$22.00	\$ 27.9500	\$55.90	\$ 11.8400	\$23.68	\$ 21.1900	\$42.38			\$ 15.4900	\$30.98	\$ 17.9900	\$35.98
35	2518	RELAY HEADLAMP (CAB)INT'L OEM#2026910C1 2000 INT'L	EA	2026910C1	1			\$ 13.5000	\$67.50			\$ 0.0000	\$0.00			\$ 10.2600	\$51.30		
36	2543	RING O ENG INT'L OIL/FUE LINES UNIT 413	EA	1812348C1	14			\$ 7.0000	\$98.00			\$ 0.0000	\$0.00						
37	2552	CHAMBER BRAKE REAR INT'L 7400 LONG STROKE CHAMBER	EA	2AJ3232951	55			\$ 141.3500	\$7,774.25	\$ 119.9900	\$6,599.45	\$ 216.4800	\$11,906.40						
38	2564	DRUM BRAKE FRONT INT'L 7400 BUDD 16.5 X 6	EA	ZBR3687	54	\$ 145.0000	\$7,830.00	\$ 175.0000	\$9,450.00	\$ 172.9900	\$9,341.46	\$ 147.9100	\$7,987.14						
39	2568	RELAY STARTER INT'L 530E ENG CAB FRONT SNDRS/GARBAGE	EA	3505300C1	11			\$ 20.4000	\$224.40			\$ 12.4800	\$137.28			\$ 23.8200	\$262.02	\$ 25.9900	\$285.89
40	2740	CUSHION AIR INT'L OEM# 2507408C1 LABRIE EXPERT 2000	EA	2507408C1	1			\$ 119.7900	\$119.79			\$ 0.0000	\$0.00						
41	2924	GASKET PWR STEER PMP INTL ENGINE SEE SEQ 2516	EA	591597C2	1	\$ 7.5000	\$7.50	\$ 14.0000	\$14.00	\$ 6.0500	\$6.05	\$ 6.8700	\$6.87						
42	2941	CAP RADIATOR 01/UP INTL 4900/7400 SURGE TANK	EA	2039390C1	1	\$ 11.0000	\$11.00	\$ 60.0000	\$60.00	\$ 11.7600	\$11.76	\$ 11.5700	\$11.57			\$ 6.9900	\$6.99		
43	3022	STUD WHEEL INT'L 22MMX1.5 MM BUD TYPE RIM SNDR/GAR/POTHLE	EA	2010358C1	12	\$ 12.7500	\$153.00	\$ 15.9700	\$191.64	\$ 10.3000	\$123.60	\$ 7.1000	\$85.20						
44	3043	BELT FAN 05 INTL 7400 ENG DT570 INTL 0517	EA	1842467C1	1	\$ 50.0000	\$50.00	\$ 39.9500	\$39.95	\$ 49.1500	\$49.15	\$ 42.2000	\$42.20			\$ 52.4400	\$52.44	\$ 50.9900	\$50.99
45	3068	STARTER 05-09 INTL	EA	3593808C92	1	\$ 449.0000	\$449.00	\$ 314.0000	\$314.00	\$ 409.9900	\$409.99	\$ 466.0000	\$466.00			\$ 230.3100	\$230.31	\$ 499.9900	\$499.99
46	3068CC	CORE STARTER INT'L	EA	XXX	1							\$ 0.0000	\$0.00			\$ 68.2500	\$68.25		
47	3078	ARM WIPER 05 INTL 7500 SANDER DRV/SIDE	EA	3535049C2	1	\$ 28.0000	\$28.00	\$ 60.4200	\$60.42	\$ 31.7500	\$31.75	\$ 43.0000	\$43.00			\$ 52.8400	\$52.84	\$ 44.9900	\$44.99
48	3083	ARM WIPER PASS/SIDE 05 INTL 7500 SANDER	EA	3535050C3	1	\$ 31.0000	\$31.00	\$ 60.8500	\$60.85	\$ 31.7500	\$31.75	\$ 43.0000	\$43.00			\$ 23.8500	\$23.85	\$ 32.9900	\$32.99
49	3329	BLOCK BOLSTER SUSPEN KIT 00/UP STERLING /INT'L	PR	2506180C91	1			\$ 355.7500	\$355.75	\$ 148.1500	\$148.15	\$ 407.8400	\$407.84						
50	3343	SWITCH BRAKE LIGHT 03 INTL GAR TRUCKS CAB FRONT	EA	2505670C91	5			\$ 59.5000	\$297.50			\$ 0.0000	\$0.00						
51	3353	RELAY MICRO 5 PIN SM 03/UP INTL SNDRS/ GARBAGE TRKS	EA	3519350C1	5			\$ 39.9500	\$199.75			\$ 0.0000	\$0.00			\$ 16.9900	\$84.95		
52	3358	SENSOR WHEEL ABS INT'L 7500 STRAIGHT STRAIGHT BENDIX BX801553	EA	3591875C91	3	\$ 125.0000	\$375.00	\$ 95.0000	\$285.00	\$ 52.0200	\$156.06	\$ 118.5100	\$355.53					\$ 151.9900	\$455.97
53	3359	SENSOR WHEEL ABS INT'L 2674/7400/7500 90 DEG. BX801551	EA	BX801551	1	\$ 125.0000	\$125.00	\$ 95.0000	\$95.00	\$ 52.0200	\$52.02	\$ 118.5100	\$118.51					\$ 135.9900	\$135.99
54	3401	SENSOR THROTTLE 02/UP INTL 7400/7500 ENGINE	EA	2607180C9	1			\$ 295.1000	\$295.10			\$ 0.0000	\$0.00						
55	3437	LATCH HOOD STRAP INT'L OEM# 3544924C1 2003/UP INT'L 7400-7500 CAB FRONT	EA	3544924C1	1	\$ 66.0000	\$66.00	\$ 149.2300	\$149.23	\$ 63.1500	\$63.15	\$ 59.9900	\$59.99						
56	3445	VALVEMODULATOR AIR 02/UP INTL 4900/7400	EA	BX801481	4			\$ 269.0000	\$1,076.00	\$ 299.1700	\$1,196.68	\$ 292.6500	\$1,170.60						
57	3502	HARNES WIRING TAILLIGHTS CONNECTS LEFT /RIGHT INTL	EA	1675701C91	7			\$ 123.0000	\$861.00			\$ 0.0000	\$0.00						
58	3537	FILTER FUEL INT'L OEM#1878042C91	EA	1878042C91	15	\$ 39.0000	\$585.00	\$ 59.6900	\$895.35	\$ 47.3600	\$710.40	\$ 82.7600	\$1,241.40			\$ 59.4300	\$891.45	\$ 66.9900	\$1,004.85
59	36178	BREATHER DIFFERENTIAL 1/4" NPT INT'L OEM# 91916R91	EA	91916R91	19			\$ 14.9500	\$284.05			\$ 4.8700	\$92.53						
60	3661	BREAKER CIRCUIT 30A MINI INT'L (OEM ONLY)	EA	3536182C1	7			\$ 22.9000	\$160.30			\$ 0.0000	\$0.00						
61	3662	BREAKER CIRCUIT 15A MINI INT'L (OEM ONLY)	EA	3536179C1	4			\$ 14.9000	\$59.60			\$ 0.0000	\$0.00						
62	3663	BREAKER CIRCUIT 20A MINI INT'L (OEM ONLY)	EA	3536180C1	3			\$ 14.2500	\$42.75			\$ 0.0000	\$0.00						
63	3670	PIPE EXHAUST FRONT INT'L #3582819C2	EA	3582819C2	1			\$ 308.7500	\$308.75			\$ 0.0000	\$0.00						
64	3674	VALVE BRAKE HEATED DRAIN (AIR BRAKE) INT																	

76	3928	THERMOSTAT ENG 05/UP INTL 7400 SNDERS GAR TRKS	EA	1842130C1		4			\$ 119.4000	\$477.60			\$ 0.0000	\$0.00					
77	3944	HOSE 3/4" PWR STEER 98 INTL 2000 UNIT 9835	FT	L2643655		1			\$ 314.5000	\$314.50			\$ 0.0000	\$0.00					
78	3946	BULB DASH INDIC 03/UP STERLING INTL #37 W/BASE	EA	VD02013008145		1						\$ 0.8900	\$0.89	\$ 0.0000	\$0.00		\$ 0.7900	\$0.79	
79	3952	HOSERADIATOR UPPER 05/UP INTL 7400/7500 UNIT 0521	EA	3583399C1		1	\$ 17.5000	\$17.50		\$44.1000	\$44.10			\$ 0.0000	\$0.00	\$ 18.9100	\$18.91	\$ 16.9900	\$16.99
80	3974	PAN OIL ENGINE 05/UP INTL MAXX FORCE DE-570	EA	1876974C91		4			\$ 1,125.3900	\$4,501.56				\$ 0.0000	\$0.00			\$ 869.9900	\$3,479.96
81	39800	STUD SIDE AXLE INT'L OEM# 588760C1	EA	588760C1		1		\$ 3.7600	\$3.76	\$ 9.2500	\$9.25			\$ 3.8500	\$3.85				
82	4000	SENSOR ABS SPEED FRT 02 INTS 4900 BRAKE GARBAGE TRUCKS	EA	1684327C93		1				\$ 89.5000	\$89.50	\$ 48.3200	\$48.32	\$ 112.3100	\$112.31			\$ 90.9900	\$90.99
83	4006	LINK DRAG R/S 03/UP INTL 7400/7500 UNIT 0521	EA	3558242C91		1	\$ 122.0000	\$122.00	\$ 121.8800	\$121.88	\$ 132.5000	\$132.50	\$ 225.5400	\$225.54					
84	4007	LINK DRAG L/S 03/UP INTL 7400/7500 UNIT 0521	EA	3558241C91		2	\$ 122.0000	\$244.00	\$ 121.8800	\$243.76	\$ 138.0800	\$276.16	\$ 125.6700	\$251.34					
85	4008	HOSE EGR COOLANT 05 INTL 7500 UNIT 0521 COOL/RETURN	EA	1855592C1		1			\$ 322.0000	\$322.00			\$ 0.0000	\$0.00					
86	4030	FILTER AIR CAB 09 INTL 7300 GAR TRUCK UNIT 0913	EA	LUBCAF24005		4	\$ 13.2500	\$53.00	\$ 20.1000	\$80.40	\$ 14.9800	\$59.92	\$ 30.5300	\$122.12	\$ 19.3600		\$77.44	\$ 21.9900	\$87.96
87	4031	FILTER STEERING RESERVOIR INT'L FREIGHTLINER	EA	2503221C1		4	\$ 13.0000	\$52.00	\$ 30.5200	\$122.08	\$ 15.7600	\$63.04	\$ 45.9900	\$183.96	\$ 18.3500		\$73.40	\$ 20.9900	\$83.96
88	40469	VALVE TAILGATE CYLINDER INT'L VELVAC OEM# 320102	EA	320102		3	\$ 45.0000	\$135.00					\$ 84.8900	\$254.67					
89	4091	FILTER OIL SHORT 09 INTL 7300 UNIT 0911	EA	1842543C1		2	\$ 24.7000	\$49.40	\$ 91.5200	\$183.04			\$ 68.3200	\$136.64	\$ 36.5400		\$73.08	\$ 40.9900	\$81.98
90	4095	JOINT U FRONT AXLE 09 INTL 7400 UNIT 0911	EA	A3202H99992		1	\$ 559.0000	\$559.00					\$ 681.6400	\$681.64					
91	4102	SEAL WHEEL FRONT 09 INTL 7300 UNIT 0909	EA	1697853C1		1	\$ 41.5000	\$41.50	\$ 36.0000	\$36.00	\$ 41.1500	\$41.15	\$ 4,276.0000	\$4,276.00					
92	4137	SENSOR WHEEL ABS INT'L 7300/7400 UNIT 0638 BENDIX BX801550	EA	BX801550		8	\$ 125.0000	\$1,000.00	\$ 96.2800	\$770.24	\$ 50.7800	\$406.24	\$ 118.5100	\$948.08				\$ 84.9900	\$679.92
93	4141	STARTER09 INTL 7500 6 X 4 DELCO 8200360 UNIT 0934	EA	3682414C91		5	\$ 325.0000	\$1,625.00	\$ 522.0000	\$2,610.00	\$ 439.9900	\$2,199.95	\$ 407.6400	\$2,038.20		\$ 276.2000	\$1,381.00	\$ 419.9900	\$2,099.95
94	4141CC	CORE STARTER INT'L	EA	XXX		5	\$ 95.0000	\$475.00					\$ 165.0000	\$825.00		\$ 63.0000	\$315.00		
95	4142	STARTER 09 INTL 7300 UNIT 0911 4 X 4 DELCO 8200217	EA	3804471C91		2	\$ 376.0000	\$752.00	\$ 303.7500	\$607.50	\$ 409.9900	\$819.98	\$ 466.3200	\$932.64	\$ 308.5300		\$617.06	\$ 420.9900	\$841.98
96	4146	ALTERNATOR 09 INTL 7500 UNIT 0935 12 V FORD GL982	EA	3582072C91		7	\$ 399.0000	\$2,793.00	\$ 489.4900	\$3,426.43	\$ 256.7500	\$1,797.25	\$ 500.0000	\$3,500.00	\$ 333.7400		\$2,336.18	\$ 799.9900	\$5,599.93
97	4147	BELT FAN 09 INTL 7300 4 X 4 2146 MM UNIT 0941	EA	1879849C1		1			\$ 47.2500	\$47.25			\$ 0.0000	\$0.00					
98	4148	BELT FAN V-RIBBED 09 INTL 7500 2080 MM	EA	1847751C1		3			\$ 48.0500	\$144.15	\$ 35.1500	\$105.45	\$ 0.0000	\$0.00					
99	47175	CAP FILLER INT'L STRAINER BREATHER HYD TANK	EA	TFA005715		1	\$ 18.2000	\$18.20			\$ 14.6500	\$14.65	\$ 0.0000	\$0.00					
100	47423	CHAMBER BRAKE REAR INT'L 0532	EA	ZAJ3232951		1			\$ 141.3500	\$141.35	\$ 119.9900	\$119.99	\$ 216.0000	\$216.00					
101	55954	VALVE QUICK RELEASE INT'L OEM# 065212	EA	065212		11	\$ 43.0000	\$473.00	\$ 33.0000	\$363.00	\$ 7.2900	\$80.19	\$ 40.7800	\$448.58					
102	68015	FILTER HYDRAULIC BOMB/VOLVO TRANS INT'L DONALDSON P551551	EA	HF6056		3	\$ 6.0000	\$18.00	\$ 14.3900	\$43.17	\$ 6.3400	\$19.02	\$ 9.7700	\$29.31	\$ 11.8500		\$35.55	\$ 7.4500	\$22.35
103	74500	LIGHT CLEARANCE RED LED INT'L OEM# 735055	EA	735055		28	\$ 1.5900	\$44.52	\$ 2.4000	\$67.20	\$ 1.4800	\$41.44	\$ 8.7000	\$243.60				\$50.12	\$ 7.9900
104	85381	BEARING OUTER REAR INT'L 580	EA	580		7	\$ 24.0000	\$168.00	\$ 35.4900	\$248.43	\$ 27.4900	\$192.43	\$ 32.1000	\$224.91	\$ 21.9200	\$153.44	\$ 32.1300	\$ 37.9900	\$265.93
105	85399	BEARING INNER REAR INT'L OEM 594A	EA	594A		10	\$ 25.0000	\$250.00	\$ 41.5000	\$415.00	\$ 37.4800	\$374.80	\$ 37.1600	\$371.60	\$ 37.2100	\$ 22.7300	\$372.10	\$ 43.9900	\$439.90
106	88815	CLAMP EXHAUST STEP-UP 4" INT'L OEM# 583978C91	EA	583978C91		30	\$ 12.2000	\$366.00	\$ 8.7500	\$262.50			\$ 11.7900	\$353.70			\$ 10.8800	\$326.40	
107	89664	CAP GASKET FRONT WHEEL ASSY INT'L OEM# 1657081C91	EA	1657081C91		48	\$ 52.0000	\$2,496.00	\$ 17.9000	\$859.20			\$ 44.6800	\$2,144.64					
108	89714	GASKET WHEEL CAP FRONT INT'L OEM# 38824 9C1	EA	388249C1		9	\$ 1.3000	\$11.70	\$ 9.7600	\$87.84			\$ 44.6800	\$402.12					
109	89912	PLUGWIRE HARNESS INTL OEM ZB16705062050	EA	ZB16705062050		33			\$ 1.4400	\$47.52			\$ 0.0000	\$0.00		\$ 1.2900		\$42.57	
110	93625	GASKET SIDE AXLE PAPER ONLY INT'L OEM# 3566160C1	EA	3566160C1		64			\$ 8.9500	\$572.80			\$ 0.0000	\$0.00					
111	94474	CAMSHAFT BUSHING KIT FRONT CSK1014	EA	CSK1014		1	\$ 37.0000	\$37.00					\$ 53.9900	\$53.99					
112	94557	BEARINGCARRIER INTL 12 FREIGHTLINER ZXC2101211X	EA	ZXC2101211X		14	\$ 50.0000	\$700.00	\$ 51.6500	\$723.10			\$ 75.4000	\$1,055.60		\$ 49.5000	\$693.00		
113	94821	CLAMP EXHAUST LAP 4"INT'L OEM 583969C91	EA	583969C91		4	\$ 9.2500	\$37.00	\$ 9.9400	\$39.76			\$ 12.0200	\$48.08					
114	95471	CAP RADIATOR 14LB INT'L OEM# 387970C1	EA	387970C1		3			\$ 60.4000	\$181.20			\$ 0.0000	\$0.00			\$ 4.4900	\$13.47	
115	95992	FILTER HYDRAULIC INT'L/STER BT287-10	EA	FR86710		16	\$ 11.2500	\$180.00	\$ 17.1500	\$274.40			\$ 28.3700	\$453.92	\$ 19.4100	\$310.56	\$ 16.5400	\$264.64	\$ 17.9900
116	96479	ELBOW EXHAUST INT'L OEM# 2421143	EA	2421143		1	\$ 73.0000	\$73.00					\$ 0.0000	\$0.00					
117	97295	CHAMBER BRAKE FRONT INT'L OEM# KN36200	EA	KN36200		5	\$ 31.0000	\$155.00	\$ 29.9900	\$149.95			\$ 42.2700	\$211.35					
118	98244	CLAMP EXHAUST STEP UP 3 1/2" #583977C91 INTERNATIONAL	EA	583977C91		1	\$ 10.2000	\$10.20	\$ 214.9200	\$214.92			\$ 11.1700	\$11.17	\$ 10.5200		\$10.52		
119	98400	LENS TAIL LIGHT INT'L OEM# 122B91302	EA	122B91302		1	\$ 10.3000	\$10.30	\$ 12.2200	\$12.22			\$ 0.0000	\$0.00			\$ 9.9900	\$9.99	
120	99069	SEAL/OIL WHEEL FRONT INT'L/WHITE/VOLVO 1 PIECE ONLY	EA	794408C91		8	\$ 55.0000	\$440.00	\$ 49.9700	\$399.76	\$ 42.3500	\$338.80	\$ 62.9900	\$503.92		\$ 35.5300	\$284.24	\$ 48.9900	\$391.92
121	500004	BELT FAN V-RIBBED 09 INT'L 7400 2495 MM	EA	1847748C1		2	\$ 77.5000	\$155.00	\$ 77.1000	\$154.20	\$ 86.7200	\$173.44	\$ 75.5700	\$151.14		\$ 78.8600	\$157.72		
122	500009	ALTERNATOR 12V PAD MOUNTED 130 AMP 09 INT'L 7400	EA	3558752C91		4	\$ 595.0000	\$2,380.00	\$ 49.9700	\$199.88	\$ 439.6000	\$1,758.40	\$ 227.4800	\$909.92		\$ 149.0000	\$596.00		
123	500009CC	CORE ALTERNATOR 12V PAD MOUNTED 130 AMP 09 INT'L 7400	EA	XXX		4	\$ 0.0000	\$0.00					\$ 0.0000	\$0.00		\$ 28.3500	\$113.40		
124	500010	STARTER 12V LEECE NEVILLE 09 INT'L 7400	EA	3672731C91		1			\$ 358.0900	\$358.09			\$ 0.0000	\$0.00		\$ 296.7300	\$296.73		
125	500039	HOSE RADIATOR LOWER 07/UP INT'L 7400-7500	EA	3558668C2		2			\$ 63.4000	\$126.80	\$ 31.6900	\$63.38	\$ 39.9900	\$79.98		\$ 24.4100	\$48.82		
126	500043	FILTER FUEL STRAINER ENG 09 INT'L	EA	1873910C91		1	\$ 12.0000	\$12.00	\$ 72.0000	\$72.00	\$ 47.3600	\$47.36	\$ 57.0000	\$57.00	\$ 17.0600		\$17.06	\$ 19.9900	\$19.99
127	500047	HORN AIR 09 INT'L 7400	EA	37911742C2		9			\$ 89.8200	\$808.38			\$ 0.0000	\$0.00					
128	500084	FILTER AIR PRIMARY 10 INT'L 4900	EA	3532801C1		12	\$ 40.0000	\$480.00	\$ 96.0000	\$1,152.00	\$ 47.1100	\$565.32	\$ 0.0000	\$0.00		\$ 57.4300	\$689.16	\$ 64.9900	\$779.88
129	500135	VALVE MODULATOR ABS FRONT L/R 04/10 INT'L 7400	EA	BX801479		1	\$ 315.0000	\$315.00	\$ 318.0800	\$318.08	\$ 318.2000	\$318.20	\$ 300.0000	\$300.00					
130	500215	CAP RADIATOR EXPANSION TANK (PRESSURIZED) 09 INT'L	EA	3589278C3		1	\$ 4.6500	\$4.65	\$ 40.4000	\$40.40	\$ 7.7300	\$7.73	\$ 9.9900	\$9.99					
131	500216	CAP WINDSHIELD WASH THREADED TYPE 09 INT'L 7400	EA	2508669C1		2			\$ 24.8500	\$49.70	\$ 21.3300	\$42.66	\$ 0.0000	\$0.00					
132	500217	MOUNT MIRROR LOWER RIGHT 10 INT'L 7400	EA	2597075C91		1	\$ 308.0000	\$308.00	\$ 91.8700	\$91.87	\$ 21.3300	\$21.33	\$ 50.8800	\$50.88	\$ 33.5400		\$33.54		
133	500218	MOUNT MIRROR LOWER LEFT 10 INT'L 7400	EA	2597071C91		1	\$ 308.0000	\$308.00	\$ 93.7600	\$93.76	\$ 21.3300	\$21.33	\$ 50.8800	\$50.88	\$ 33.5400		\$33.54		
134	500238	HARNESS ELEC/CLEARANCE/MRKR LIGHTS 07/UP INT'L 7400	EA	3570620C91		2			\$ 98.5300	\$197.06			\$ 0.0000	\$0.00					
135	500240	MODULE AIR EVERFLOW 10 INT'L 7400	EA	3549458C91		1	\$ 720.0000	\$720.00	\$ 691.0600	\$691.06			\$ 800.0000	\$800.00					
136	500255	BRACKET MIRROR UPPER RIGHT 10 INT'L 7400	EA	2505326C3		1	\$ 213.0000	\$213.00	\$ 337.4600	\$337.46	\$ 410.0000	\$410.00	\$ 0.0000	\$0.00					
137	500256	BRACKET MIRROR UPPER LEFT 10 INT'L 7400	EA	2506298C4		1	\$ 399.0000	\$399.00	\$ 471.7500	\$471.75	\$ 410.0000	\$410.00	\$ 0.0000	\$0.00					
138	500257	BRACE MIRROR KIT 10 INT'L 7400	EA	2595028C91		1			\$ 59.5500	\$59.55			\$ 0.0000	\$0.00					
139	500258	MIRROR HEAD 10 INT'L 7400	EA	2506233C92		1	\$ 370.0000	\$370.00	\$ 936.8000	\$936.80	\$ 356.6300	\$356.63	\$ 350.0000	\$350.00					
140	500259	MIRROR HEATED FLAT 10-17 INT'L 7400	EA	2505818C2		1	\$ 68.0000	\$68.00	\$ 137.3900	\$137.39	\$ 62.1500	\$62.15	\$ 64.0000	\$64.00					
141	500260	MIRROR CONVEX HEATED 10-17 INT'L	EA	25															

156	500339	PUMP WATER KIT DT-570 05 INT'L 7500	EA	1842665C93	2	\$ 127.0000	\$254.00	\$ 215.1000	\$430.20	<del>\$ 93.1500</del>	<del>\$186.30</del>	\$ 180.0000	\$360.00							
157	500349	TANK SURGE DEAFERATION R/S INT'L OEM 2591802C1	EA	2591802C1	1	\$ 311.0000	\$311.00	\$ 460.0000	\$460.00	<del>\$ 242.1000</del>	<del>\$242.10</del>	\$ 0.0000	\$0.00							
158	500350	RELAY MICRO 4 PIN INT'L 7400/7500 3600330C1	EA	3600330C1	2			<del>\$ 13.5000</del>	<del>\$27.00</del>			\$ 0.0000	\$0.00							
159	500389	SENSOR THROTTLE POSITION TRACKLESS 02 INT'L 2674 CUMMINS ENG	EA	2587164C92	2	\$ 213.0000	\$426.00	\$ 337.3600	\$674.72			<del>\$ 170.0000</del>	<del>\$340.00</del>				\$ 428.9900	\$857.98		
160	500393	HOSE BRAKE FLEXIBLE 09 INT'L 7400	EA	3570659C1	3			<del>\$ 23.9000</del>	<del>\$71.70</del>			\$ 0.0000	\$0.00							
161	500402	VALVE HORN SYNCRONIZING 09/UP INT'L 7400 GARBAGE TRUCK	EA	3542905C1	2	<del>\$ 132.0000</del>	<del>\$264.00</del>	\$ 170.2500	\$340.50			\$ 0.0000	\$0.00							
162	500404	VALVE BRAKE RELAY 09 INT'L 7500	EA	3570617C91	4	\$ 172.0000	\$688.00	<del>\$ 132.8800</del>	<del>\$531.52</del>	\$ 176.1600	\$704.64	\$ 159.9900	\$639.96							
163	500405	HOSE EGR COOLER TUBE 09 INT'L 7400	EA	1873940C3	9			<del>\$ 16.5400</del>	<del>\$148.86</del>			\$ 0.0000	\$0.00							
164	500435	CAP W/WASH AND SURGE TANK KIT (SNAP TYPE) 09/UP INT'L 7300	EA	2507479C91	3	\$ 12.0000	\$36.00	\$ 76.4100	\$229.23	\$ 11.4500	\$34.35	<del>\$ 10.7800</del>	<del>\$32.34</del>							
165	500460	CLUTCH FAN 09 INT'L 7400 OEM HOR99A4700	EA	HOR99A4700	1	\$ 1,395.0000	\$1,395.00	<del>\$ 1,240.0000</del>	<del>\$1,240.00</del>	\$ 1,511.1200	\$1,511.12	\$ 1,500.0000	\$1,500.00							
167	500471	SWITCH POWER MIRROR 09 INT'L 7500 OEM 2505204C1	EA	2505204C1	2			<del>\$ 85.2000</del>	<del>\$170.40</del>			\$ 0.0000	\$0.00				\$ 99.0600	\$198.12		
168	500504	COMPRESSOR AIR 09 INT'L 7400 OEM 3620517C91	EA	3620517C91	1	<del>\$ 805.0000</del>	<del>\$805.00</del>	\$ 3,300.0000	\$3,300.00	\$ 815.0000	\$815.00	\$ 0.0000	\$0.00							
169	500504CC	CORE COMPRESSOR INT'L	EA	XXX	1	<del>\$ 760.0000</del>	<del>\$760.00</del>			\$ 877.6000	\$877.60	\$ 0.0000	\$0.00							
170	500540	GOVERNOR AIR INT'L 7300 74007500/FREIGHTLINER W/AD-9 BX277486	EA	BX277486	20	\$ 99.5000	\$1,990.00	<del>\$ 79.1000</del>	<del>\$1,582.00</del>	\$ 98.1500	\$1,963.00	\$ 90.2900	\$1,805.80							
171	500552	MOTOR WIPER 05 INT'L 7400/7500 259408691	EA	259408691	3			\$ 204.2300	\$612.69	<del>\$ 146.1500</del>	<del>\$438.45</del>	\$ 225.3100	\$675.93							
172	500560	VALVE SECTION HYD 09 INT'L 7500 GRE-20LS-10-K4	EA	GRE-20LS-10-K4	1							\$ 0.0000	\$0.00	<del>\$ 324.3000</del>		<del>\$324.30</del>				
173	500606	PUMP FUEL LOW PRESSURE LIFT 09 INT'L 7400 1876108C92	EA	1876108C92	4			<del>\$ 274.7700</del>	<del>\$1,099.08</del>			\$ 0.0000	\$0.00							
174	500606CC	CORE PUMP FUEL INT'L	EA	XXX	4			<del>\$ 82.8000</del>	<del>\$331.20</del>			\$ 0.0000	\$0.00							
175	500670	FILTER HYDRAULIC SUCTION (IN TANK) 06 UP INT'L/LAROCHELLE	EA	SUS-P-102-N3ZF-260-125-0	2							\$ 0.0000	\$0.00	<del>\$ 50.1500</del>		<del>\$100.30</del>				
176	500671	CAP HYDRAULIC C/W FLANGE SMBB-80-S-040-0-C-0	EA	SMBB-80-S-040-0-C-0	1							\$ 0.0000	\$0.00	<del>\$ 10.8300</del>		<del>\$10.83</del>				
179	500729	SOLENOID AIR HORN 09/UP INT'L OEM 2506713C91	EA	2506713C91	1			<del>\$ 77.8900</del>	<del>\$77.89</del>			\$ 0.0000	\$0.00							
180	500740	SWITCH MULTIFUNCTION INDICATOR/WIPER 09/UP INT'L 7400	EA	3587009C92	1	\$ 75.0000	\$75.00	\$ 186.9800	\$186.98	\$ 81.0200	\$81.02	<del>\$ 72.0500</del>	<del>\$72.05</del>							
181	500792	FILTER AIR PRIMARY 13 INT'L 7300 POTHOLE PATCHER	EA	2602212C1	1	<del>\$ 75.0000</del>	<del>\$75.00</del>	\$ 116.0000	\$116.00	\$ 96.6600	\$96.66	\$ 201.1200	\$201.12				\$ 114.7200	\$114.72		
182	500793	FILTER AIR SECONDARY 13 INT'L 7300 POTHOLE PATCHER	EA	2602211C1	1	<del>\$ 35.0000</del>	<del>\$35.00</del>	\$ 61.0800	\$61.08			\$ 0.0000	\$0.00				\$ 52.5300	\$52.53	\$ 59.9900	\$59.99
183	500794	FILTER OIL 13 INT'L 7300 POTHOLE PATCHER	EA	1884508C1	1	<del>\$ 31.0000</del>	<del>\$31.00</del>	\$ 89.7800	\$89.78	\$ 37.9700	\$37.97	\$ 103.2500	\$103.25				\$ 45.6600	\$45.66	\$ 51.9900	\$51.99
184	500799	MOTOR HEATER BLOWER CAB 09/UP INT'L 4300/7400	EA	3674285C1	2	\$ 105.0000	\$210.00	\$ 280.0000	\$560.00	<del>\$ 99.9900</del>	<del>\$199.98</del>	\$ 100.7700	\$201.54				\$ 181.4900	\$362.98		
185	500808	FILTER HYD 13 INT'L 7300 POTHOLE PATCHER CSG-100-A10A	EA	P165878	1	\$ 45.0000	\$45.00	\$ 87.6600	\$87.66	\$ 56.7200	\$56.72	\$ 93.7800	\$93.78	<del>\$ 43.7500</del>		<del>\$43.75</del>	\$ 69.4500	\$69.45	\$ 76.9900	\$76.99
186	500810	BEARING HUB FAN CLUTCH 05/UP INT'L 7500 SANDER	EA	6209-2RSR	1							\$ 0.0000	\$0.00	<del>\$ 6.8700</del>		<del>\$6.87</del>				
187	500821	GASKET VALVE COVER 09 INT'L 7500 1850500C92	EA	1850500C92	5			<del>\$ 681.4700</del>	<del>\$3,407.35</del>			\$ 0.0000	\$0.00							
188	500829	SWITCH MASTER BATTERY 10 INT'L 7400 3554631C91	EA	3554631C91	1			\$ 99.2500	\$99.25	<del>\$ 31.3500</del>	<del>\$31.35</del>	\$ 0.0000	\$0.00							
189	500835	MODULE CONTROL HEATER DASH 10 INT'L 7400	EA	3545543C5	1			<del>\$ 711.9900</del>	<del>\$711.99</del>			\$ 0.0000	\$0.00							
190	500835CC	CORE MODULE	EA	XXX	1			<del>\$ 103.5000</del>	<del>\$103.50</del>			\$ 0.0000	\$0.00							
191	500836	PISTAL INJECTION PRESSURE REGULATOR-IPR -10 INT'L 7400 2501107C1	EA	2501107C1	7	<del>\$ 14.5000</del>	<del>\$101.50</del>	\$ 55.7200	\$390.04			\$ 0.0000	\$0.00				\$ 19.9900	\$139.93	\$ 26.9900	\$188.93
192	500885	KIT EGR COOLER (HOT SIDE) 07/UP INT'L 7400/7500 7090595C91	EA	7090595C91	9	\$ 1,095.0000	\$9,855.00	\$ 2,782.5900	\$25,043.31			<del>\$ 1,119.4400</del>	<del>\$10,074.96</del>					\$ 1,941.9900	\$17,477.91	
194	500907	VALVE BRAKE GT QUICK EXHAUST 09/UP INT'L 7400 3548736C1	EA	3548736C1	10			<del>\$ 38.4000</del>	<del>\$384.00</del>			\$ 0.0000	\$0.00							
195	500933	ADJUSTER SLACK R/S ROCKWELL 09/UP INT'L 7400 R802487	EA	R802487	6	\$ 92.0000	\$552.00	\$ 88.2500	\$529.50	<del>\$ 67.1000</del>	<del>\$402.60</del>	\$ 150.0000	\$900.00							
196	500934	ADJUSTER SLACK L/S ROCKWELL 09/UP INT'L 7400 R802486	EA	R802486	6	\$ 90.0000	\$540.00	\$ 88.2500	\$529.50	<del>\$ 67.1000</del>	<del>\$402.60</del>	\$ 150.0000	\$900.00							
197	500939	FITTING FUEL VOSS QUICK CONNECT 07/UP INT'L 7400/7500 3533425C3	EA	3533425C3	4			<del>\$43.7200</del>	<del>\$174.88</del>			\$ 0.0000	\$0.00							
198	500943	TUBING PLASTIC 3/8" DIESEL FUEL INT'L 3551172C1	FT	3551172C1	1			<del>\$ 147.0000</del>	<del>\$147.00</del>			\$ 0.0000	\$0.00							
199	500959	SEAL PINION KIT W/NUT INPUT 09 INT'L 7500	EA	ETN131008K	1	\$ 71.0000	\$71.00	<del>\$ 70.6600</del>	<del>\$70.66</del>	\$ 75.1800	\$75.18	\$ 90.0000	\$90.00							
200	500960	SEAL PINION KIT OUTPUT 09 INT'L 7500	EA	ETN0210737	1	\$ 40.0000	\$40.00	\$ 48.2500	\$48.25	\$ 42.5000	\$42.50	<del>\$ 33.8400</del>	<del>\$33.84</del>							
201	500971	CAMSHAFT BRAKE FRONT R/S 09/UP INT'L 7400	EA	221027514	1	\$ 53.0000	\$53.00	\$ 68.8500	\$68.85	<del>\$ 39.3200</del>	<del>\$39.32</del>	\$ 56.7100	\$56.71							
202	500972	CAMSHAFT BRAKE FRONT L/S 09/UP INT'L 7400	EA	2210A7515	1	\$ 53.0000	\$53.00	\$ 68.8500	\$68.85	<del>\$ 39.3200</del>	<del>\$39.32</del>	\$ 56.7100	\$56.71							
203	500974	SWITCH IGNITION C/W DOOR LOCK SET CODE Z250 3547893C92 NO SUBSTITUTES	EA	3547893C92 - NO SUBSTITUTES	5			<del>\$ 312.7200</del>	<del>\$1,563.60</del>			\$ 0.0000	\$0.00							
204	500975	SWITCH IGNITION 05/UP INT'L	EA	3545580C1	4			<del>\$ 109.0300</del>	<del>\$436.12</del>			\$ 0.0000	\$0.00							
205	500977	HOSE COOLER EGR LOWER 09/UP INT'L 7400 OEM 1878395C1	EA	1878395C1	3			<del>\$ 17.1000</del>	<del>\$51.30</del>			\$ 0.0000	\$0.00							
206	500978	O'RING COOLER EGR TUBE LOWER 09/UP INT'L 7400 1844447C1	EA	1844447C1	5			<del>\$ 22.0000</del>	<del>\$110.00</del>			\$ 0.0000	\$0.00							
207	500979	COVER POWER DIVIDER 5 BOLT INT'L SANDER OEM 1670299C1	EA	1670299C1	1	<del>\$ 18.5000</del>	<del>\$18.50</del>	\$ 52.0000	\$52.00			\$ 0.0000	\$0.00							
208	501000	HUB WHEEL REAR 09 INT'L 7400 GARBAGE TRUCK OEM 2589468C91	EA	2589468C91	1	<del>\$ 299.0000</del>	<del>\$299.00</del>	\$ 321.2200	\$321.22	\$ 348.1500	\$348.15	\$ 0.0000	\$0.00							
209	501003	RING EXCITER REAR ABS 09 INT'L 7400 GARBAGE TRUCK OEM 3585986C1	EA	3585986C1	1	\$ 16.5000	\$16.50	<del>\$ 16.0000</del>	<del>\$16.00</del>	\$ 17.2500	\$17.25	\$ 0.0000	\$0.00							
210	501026	SENSOR PRESSURE OIL FUEL SYS 09/UP INT'L 7300/7400/7500 OEM 1839415C91	EA	1839415C91	3	\$ 98.0000	\$294.00	\$ 206.3100	\$618.93	\$ 83.1500	\$249.45	<del>\$ 75.7500</del>	<del>\$227.25</del>	\$ 119.9700			\$359.91	\$ 149.9900	\$449.97	
211	501055	DUCT AIR CLEANER/FILTER HOUSING 10 INT'L 7400 GARBAGE TRUCK OEM 3609903C1	EA	3609903C1	1			<del>\$ 199.7000</del>	<del>\$199.70</del>			\$ 0.0000	\$0.00							
212	501062	TENSIONER BELT DRIVE 09/UP INT'L 7400 OEM 1873217C2 W/BOLT 6420308001	EA	1873217C2 / 6420308001	6	<del>\$ 96.0000</del>	<del>\$576.00</del>	\$ 214.9000	\$1,289.40	\$ 96.1500	\$576.90	\$ 0.0000	\$0.00				\$ 110.5600	\$663.36	\$ 117.9900	\$707.94
213	501087	TANK SURGE OVERFLOW RADIATOR L/S 05/UP INT'L 4300/7400 OEM 2591790C2	EA	2591790C2	1			\$ 405.0000	\$405.00	<del>\$ 261.1300</del>	<del>\$261.13</del>	\$ 0.0000	\$0.00							
214	501088	SENDER FUEL GAUGE 10 LABRIOEOM 3864392C91	EA	3864392C91	1	\$ 144.0000	\$144.00	\$ 352.5200	\$352.52			<del>\$ 130.0000</del>	<del>\$130.00</del>							
215	501096	BREAKER CIRCUIT 10A 12V MINI INT'L OEM ONLY 3536178C1	EA	3536178C1	1			<del>\$ 13.7600</del>	<del>\$13.76</del>			\$ 0.0000	\$0.00							
216	501097	SENSOR ICP ASSEMBLY 09/UP INT'L 7400/7500 OEM 1875784C93	EA	1875784C93	2			<del>\$ 397.6300</del>	<del>\$795.26</del>			\$ 0.0000	\$0.00					\$ 446.9900	\$893.98	
217	501098	TANK WINDSHIELD WASHER/PUMP ASSBLY 09/UP INT'L 7400 OEM 3561152C98	EA	3978567C93	1			<del>\$ 123.0500</del>	<del>\$123.05</del>			\$ 0.0000	\$0.00							
218	501115	CLAMP RADIATOR PIPE LOWER CUSHIONED RUBBER 09/UP INT'L 7400	EA	1677372C1	4			<del>\$ 3.7500</del>	<del>\$15.00</del>			\$ 0.0000	\$0.00							
219	501211	GASKET ATD 09 INT'L 7400 GARBAGE TRUCK	EA	2593986C1	1	<del>\$ 16.9000</del>	<del>\$16.90</del>	\$ 29.7500	\$29.75			\$ 0.0000	\$0.00				\$ 17.1700	\$17.17		
220	501212	GASKET ATD 09 INT'L 7400 GARBAGE TRUCK	EA	2593986C1	1	\$ 19.0000	\$19.00	\$ 29.5000	\$29.50			\$ 0.0000	\$0.00				<del>\$ 18.7100</del>	<del>\$18.71</del>		
221	501226	SENSOR COOLANT LOW LEVEL INT'L 7500 OEM ONLY SANDER/GARBAGE TRUCK	EA	2587324C1	5	\$ 194.0000	\$970.00	\$ 38.1600	\$190.80	\$ 36.1500	\$180.75	<del>\$ 30.0000</del>	<del>\$150.00</del>				\$ 127.25	\$ 42.9900	\$214.95	
222	501228	BUTTON HORN PAD 05/UP INT'L 7400 GARBAGE TRUCK	EA	3616382C1	2	\$ 92.0000	\$184.00	\$ 172.0000	\$344.00	\$ 67.7700	\$135.54	\$ 75.0000	\$150.00					<del>\$ 11.9900</del>	<del>\$23.98</del>	



314	502803	KIT IPR VALVE AND PIGTAIL 2012 INT'L	EA	1889325C95	1			<b>\$ 493.2500</b>	<b>\$493.25</b>			\$ 0.0000	\$0.00					
315	502866	FILTER AIR ENGINE 17 INT'L	EA	3532799C1	8	<b>\$ 37.5000</b>	<b>\$300.00</b>	\$ 95.2500	\$762.00	\$ 47.1100	\$376.88	\$ 0.0000	\$0.00			\$ 57.5800	\$460.64	
316	502905	GASKET INTAKE DUCT (USE SEQ# 502932)	EA	1875808C1	1	\$ 604.0000	\$604.00	<b>\$ 20.8200</b>	<b>\$20.82</b>			\$ 0.0000	\$0.00					
317	502906	GASKET INTAKE DUCT 4 HOLE INT'L	EA	1845023C1	1			<b>\$ 28.0800</b>	<b>\$28.08</b>			\$ 0.0000	\$0.00					
318	502932	GASKET EGR TUBE INT'L 1875808C1	EA	1875808C1	4			<b>\$ 20.8200</b>	<b>\$83.28</b>			\$ 0.0000	\$0.00					
319	502940	HEAD MIRROR L/S BLACK 17 INT'L	EA	2506231C92	1	\$ 285.0000	\$285.00	\$ 816.8300	\$816.83	\$ 265.9900	\$265.99	<b>\$ 250.0000</b>	<b>\$250.00</b>					
320	502941	HEAD MIRROR R/S BLACK 17 INT'L	EA	2506232C92	1	\$ 269.0000	\$269.00	\$ 725.0500	\$725.05	\$ 265.9900	\$265.99	<b>\$ 250.0000</b>	<b>\$250.00</b>					
321	502942	BRACKET MIRROR L/S 17 INT'L	EA	2506299C3	1	<b>\$ 312.0000</b>	<b>\$312.00</b>	\$ 361.9600	\$361.96	\$ 315.2800	\$315.28	\$ 650.0000	\$650.00					
322	502943	BRACKET MIRROR R/S 17 INT'L	EA	2505324C3	1			\$ 565.5900	\$565.59	<b>\$ 315.2800</b>	<b>\$315.28</b>	\$ 587.1800	\$587.18					
323	502944	COVER MIRROR L/S BLACK 17 INT'L	EA	2505289C1	1	\$ 86.0000	\$86.00	\$ 107.2100	\$107.21	<b>\$ 85.2400</b>	<b>\$85.24</b>	\$ 175.0000	\$175.00					
324	502945	COVER MIRROR R/S BLACK 17 INT'L	EA	2505294C1	1	\$ 86.0000	\$86.00	\$ 106.8100	\$106.81	<b>\$ 85.2400</b>	<b>\$85.24</b>	\$ 175.0000	\$175.00					
325	502946	BEZEL MIRROR L/S 17 INT'L	EA	2505310C1	1			<b>\$ 206.2100</b>	<b>\$206.21</b>			\$ 0.0000	\$0.00					
326	502947	BEZEL MIRROR R/S 17 INT'L	EA	2505311C1	1			<b>\$ 207.2900</b>	<b>\$207.29</b>			\$ 0.0000	\$0.00					
327	502948	PLATE MIRROR MOUNT UPPER 17 INT'L	EA	2592423C91	1			<b>\$ 72.7000</b>	<b>\$72.70</b>			\$ 0.0000	\$0.00					
328	502950	CONTROL MIRROR ACTUATOR LOWER L/R 17 INT'L	EA	2592422C1	1	<b>\$ 172.0000</b>	<b>\$172.00</b>	\$ 213.8000	\$213.80			\$ 0.0000	\$0.00					
329	502951	LIGHT MIRROR L/S 17 INT'L	EA	2505306C92	1			<b>\$ 65.7100</b>	<b>\$65.71</b>			\$ 0.0000	\$0.00					
330	502952	LIGHT MIRROR R/S 17 INT'L	EA	2505307C92	1			<b>\$ 65.7100</b>	<b>\$65.71</b>			\$ 0.0000	\$0.00					
331	502953	COVER LOWER MIRROR MOUNT 17 INT'L	EA	3621142C3	1			<b>\$ 94.6500</b>	<b>\$94.65</b>			\$ 0.0000	\$0.00					
332	503038	SENSOR PRESSURE MAP/FUEL INT'L	EA	1846481C92	3	<b>\$ 55.0000</b>	<b>\$165.00</b>	\$ 103.0700	\$309.21	\$ 60.5300	\$181.59	\$ 58.5600	\$175.68			\$ 85.0000	\$255.00	
333	503067	GASKET DPF BODY INT'L	EA	2594129C1	4	<b>\$ 21.5000</b>	<b>\$86.00</b>	\$ 26.4800	\$105.92	\$ 22.0000	\$88.00	\$ 0.0000	\$0.00					
334	503192	TANK FUEL INT'L (17 LABRIE)	EA	6113606C93	1			<b>\$ 2,167.6900</b>	<b>\$2,167.69</b>			\$ 0.0000	\$0.00					
335	503196	BELT FAN (17 LABRIE)	EA	4078259C1	4			<b>\$ 46.9000</b>	<b>\$187.60</b>			\$ 0.0000	\$0.00					
336	503249	VALVE BRAKE TRACTION RELAY ATR-6 (17 INT'L)	EA	K070962	1	\$ 392.0000	\$392.00	<b>\$ 205.2300</b>	<b>\$205.23</b>	\$ 424.7900	\$424.79	\$ 394.2200	\$394.22					
337	503399	PULLEY IDLER FAN BELT INT'L	EA	36164	1	\$ 55.0000	\$55.00			\$ 52.9300	\$52.93	\$ 0.0000	\$0.00			<b>\$ 49.3400</b>	<b>\$49.34</b>	
338	503399	PULLEY IDLER FAN BELT INT'L	EA	1841930C1	1	\$ 55.0000	\$55.00	\$ 205.2300	\$205.23	\$ 52.9300	\$52.93	\$ 0.0000	\$0.00			<b>\$ 49.3400</b>	<b>\$49.34</b>	
339	503419	FAN RADIATOR COOLING (17 LABRIE)	EA	H0R996762502	1	<b>\$ 231.0000</b>	<b>\$231.00</b>	\$ 334.2500	\$334.25	\$ 267.3600	\$267.36	\$ 372.0000	\$372.00					
340	503492	HINGE DOOR 17 INT'L	EA	3549259C2	2	\$ 39.0000	\$78.00			<b>\$ 30.1500</b>	<b>\$60.30</b>	\$ 372.0000	\$744.00					
341	503568	VALVE AIR AUTO DRAIN K048495	EA	K048495	1	<b>\$ 253.0000</b>	<b>\$253.00</b>			\$ 273.5200	\$273.52	\$ 425.9300	\$425.93					
342	503681	COVER BATTERY BOX INT'L 3578370C92	EA	3578370C92	1			<b>\$ 304.0200</b>	<b>\$304.02</b>			\$ 0.0000	\$0.00					

Vendor Totals	
Harvey & Company Ltd	\$57,457.07
Traction 506	\$43,699.85
Parts for Trucks	\$35,019.88
Reefer Repair Services Ltd	\$13,433.30
OMB Parts & Industrial Ltd.	\$4,801.11
Colonial Garage & Distributors Ltd	\$4,755.80
Pennecon Energy Hydraulic System	\$866.79
Annual Total:	\$160,033.80
Contract Total (3 years):	\$480,101.40

# BID APPROVAL NOTE

**Bid # and Name:** 2020135–Supply and Delivery of Hydraulic Hoses and Fittings  
**Date Prepared:** Thursday, August 27, 2020  
**Report To:** Regular Meeting  
**Councillor and Role:** Councillor Dave Lane, Finance & Administration  
**Ward:** N/A

**Department:** Finance and Administration

**Division:** Supply Chain

**Quotes Obtained By:** Jessica Squires

**Budget Code:** Charged to various user operating budgets as required

**Source of Funding:** Operating

**Purpose:**

To provide hydraulic hoses and fittings to the Fleet Division. These items will be stocked in the City's central stores to ensure accessibility on an as required basis.

**Results:** ☐ As attached ☒ As noted below

Vendor Name	Bid Amount
PBA Industrial Supplies Ltd.	\$18,761.53
East Coast Hydraulics	\$29,699.72
85627 NEWFOUNDLAND & LABRADOR INC.	\$36,928.63
Atlantic Hose and Fitting Ltd.	\$61,952.37

**Expected Value:** ☐ As above  
☒ Value shown is an estimate only for a 1 year period. The City does not guarantee to buy specific quantities or dollar value.

**Contract Duration:** 3 years with the option to extend for 3 additional 1-year periods

**Bid Exception:** None

**Recommendation:**

That Council award open call 2020135–Supply and Delivery of Hydraulic Hoses and Fittings, to the lowest bidder meeting the specifications, PBA Industrial Supplies Ltd. for \$18,761.53 (including HST), as per the Public Procurement Act. There is a price escalation allowance which is up to a maximum of the appropriate CPI index for years 3 and beyond.

**Attachments:**

# ST. JOHN'S

### Report Approval Details

Document Title:	2020135-Supply and Delivery of Hydraulic Hoses and Fittings.docx
Attachments:	
Final Approval Date:	Aug 27, 2020

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

**Rick Squires - Aug 27, 2020 - 9:21 AM**

**Derek Coffey - Aug 27, 2020 - 9:37 AM**

# BID APPROVAL NOTE

**Bid # and Name:** 2020127 - Large Diameter Watermain and Fittings  
**Date Prepared:** Thursday, August 27, 2020  
**Report To:** Regular Meeting  
**Councillor and Role:** Councillor Ian Froude, Public Works & Sustainability  
**Ward:** N/A

**Department:** Public Works  
**Division:** Water and Wastewater  
**Quotes Obtained By:** Sherri Higgins  
**Budget Code:** Not yet assigned  
**Source of Funding:** Capital

**Purpose:**

The purpose of this open call is for materials that are required to create an inventory of pipe, fittings and accessories that would be required to complete emergency repairs to the large diameter water transmission mains. These materials would allow the timely repair of the water transmission mains in the event of a failure.

**Results:** ☒ As attached ☐ As noted below

Vendor Name	Bid Amount

**Expected Value:** ☐ As above  
☐ Value shown is an estimate only for a # year period. The City does not guarantee to buy specific quantities or dollar value.

**Contract Duration:** One-time purchase

**Bid Exception:** None

**Recommendation:**

That Council award this open call to the lowest bidders that meet specifications, Sections 1 – 5 to Emco Waters Works for a combined total of \$247,238.53 (HST Included) & Section 6 to Forterra Pressure Pipe for \$170,600.00 (HST Included) as per the Public Procurement Act.

**Attachments:** 2020127 - Bid Summary

# ST. JOHN'S

### Report Approval Details

Document Title:	2020127 - Large Diameter Watermain and Fittings .docx
Attachments:	- 2020127 - Bid Summary.pdf
Final Approval Date:	Aug 27, 2020

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

**Rick Squires - Aug 27, 2020 - 10:30 AM**

**Derek Coffey - Aug 27, 2020 - 10:50 AM**

## **2020127 - Large Diameter Watermain and Fittings**

	<b>Emco Waterworks</b>	<b>Forterra Pressure Pipe Inc.</b>	<b>Wolseley Canada Waterworks</b>	<b>Iconix Waterworks</b>	<b>Crane Supply</b>
Pricing Table Section 1 - Watermain	<b><u>\$114,134.97</u></b>	Not Submitting	\$131,825.52	\$126,117.89	\$217,631.60
Pricing Table Section 2 - Fittings - less accessoires	<b><u>\$30,628.25</u></b>	Not Submitting	\$38,238.32	\$50,148.74	\$52,439.35
Pricing Table Section 3 - Accessories	<b><u>\$10,785.72</u></b>	Not Submitting	\$12,121.92	Not Submitting	\$36,204.00
Pricing Table Section 4 - Couplings	<b><u>\$26,095.29</u></b>	Not Submitting	\$28,977.65	\$28,975.98	\$32,171.55
Pricing Table Section 5 - Closure Fittings	<b><u>\$65,594.30</u></b>	Not Submitting	Not Submitting	Not Submitting	\$88,010.80
Pricing Table Section 6 - Concrete Adapters	Not Submitting	<b><u>\$170,600.00</u></b>	Not Submitting	Not Submitting	Not Submitting

# BID APPROVAL NOTE

**Bid # and Name:** 2020125 RHB Landfill Final Cover Phase One  
**Date Prepared:** Thursday, August 27, 2020  
**Report To:** Regular Meeting  
**Councillor and Role:** Councillor Ian Froude, Public Works & Sustainability  
**Ward:** N/A

**Department:** Public Works  
**Division:** Waste and Recycling  
**Quotes Obtained By:** John Hamilton  
**Budget Code:** PWP-2020-982  
**Source of Funding:** Capital

**Purpose:**

To expand the landfill gas collection system, expand litter collection fencing and install a portion of final cover

**Results:** ☐ As attached ☒ As noted below

Vendor Name	Bid Amount
Weirs Construction Limited	\$5,595,172.17
Modern Paving Limited	\$5,794,815.50
Dexter construction company Limited	\$6,029,438.50
Bursey Excavating & Development Inc.	\$6,588,715.70
Coady Construction & Excavating Limited	\$7,563,229.15
Can-Am Platforms & Construction Ltd	\$8,690,525.68

**Expected Value:** ☒ As above  
☐ Value shown is an estimate only for a # year period. The City does not guarantee to buy specific quantities or dollar value.

**Contract Duration:** Substantial competition on or before August 31, 2021

**Bid Exception:** None

**Recommendation:**

That Council award open call 2020125 RHB Landfill Final Cover Phase One to the lowest bidder meeting specifications Weir's Construction Limited for the sum of \$5,595,172.17 (HST included) as per the Public Procurement Act.

# ST. JOHN'S

**Attachments:**

### Report Approval Details

Document Title:	2020125 - RHB Landfill Final Cover Phase One.docx
Attachments:	
Final Approval Date:	Aug 27, 2020

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

**Rick Squires - Aug 27, 2020 - 12:54 PM**

**Derek Coffey - Aug 27, 2020 - 1:08 PM**

# BID APPROVAL NOTE

**Bid # and Name:** 2020136 Standing Offer to supply anthracite and sand media  
**Date Prepared:** Wednesday, August 26, 2020  
**Report To:** Regular Meeting  
**Councillor and Role:** Councillor Ian Froude, Public Works & Sustainability  
**Ward:** N/A

**Department:** Public Works  
**Division:** Water and Wastewater  
**Quotes Obtained By:** John Hamilton  
**Budget Code:** 4123-55430  
**Source of Funding:** Operating

**Purpose:**

The anthracite and sand filter media is required to replace existing filter media in the dual media filters at the Bay Bulls Big Pond water treatment plant. The existing media has reached the end of its life. The dual media filters remove suspended material from the water so the water is clean to drink.

**Results:** ☐ As attached ☒ As noted below

Vendor Name	Bid Amount
Anthrafilter Media & Coal Ltd	\$ 123,296.22
Ornamental Concrete	\$ 143,249.75

**Expected Value:** ☐ As above  
☒ Value shown is an estimate only for a 3 year period. The City does not guarantee to buy specific quantities or dollar value.

**Contract Duration:** Two years with the option of a one year extension

**Bid Exception:** None

**Recommendation:**

That Council award open call 2020136 Standing Offer to supply and deliver anthracite and sand filter media to the lowest bidder meeting specification Anthrafilter Media & Coal Ltd. for the sum of \$ 123,296.22 (HST included) as per the Public Procurement Act.

**Attachments:**

# ST. JOHN'S

### Report Approval Details

Document Title:	2020136 - Standing Offer to supply anthracite and sand filter media.docx
Attachments:	
Final Approval Date:	Aug 27, 2020

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

**Rick Squires - Aug 27, 2020 - 12:58 PM**

**Derek Coffey - Aug 27, 2020 - 1:09 PM**

# DECISION/DIRECTION NOTE

**Title:** Request for authorization to issue \$138 Million in Sinking Fund Bonds

**Date Prepared:** August 27, 2020

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Dave Lane, Finance & Administration

**Ward:** N/A

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## Decision/Direction Required:

Approval of the attached resolution authorizing the issuance of \$138 Million in sinking fund bonds.

## Discussion – Background and Current Status:

The City of St. John's periodically issues debt in the form of Sinking Fund Bonds to finance major capital projects. The borrowed funds represent the City's share of projects funded through cost-shared programs, typically with the Provincial and Federal governments. This is a common practice for municipalities in Canada as this enables the cost of large and expensive infrastructure projects to be spread across a time frame that is more aligned with the useful life of the constructed asset.

As per Provincial legislation, approval from the Department of Municipal Affairs has been sought and granted. It is important to note, this borrowing is in no way related the current pandemic and will be in no way used to fund the City's annual operating expenditures.

The 2020 bond issue is being requested to fund expenditures that have previously occurred or committed relating to the following programs and projects.

Program	Description	Amount
2014-17 MYCW	Costs incurred under numerous projects under the Province's 2014-17 Multi-Year Capital Works program.	26,808,457
2017-2020 MYCW	Costs incurred under numerous projects under the Province's 2017-20 Multi-Year Capital Works program.	21,016,582
BBBP CP4	Costs incurred related to upgrade of Bay Bulls Big Pond water treatment facility.	13,035,750
Convention Centre Expansion	Expansion of downtown Convention Centre. Portion remaining after Provincial, and Federal contributions and the 2016 bond issue.	5,018,325
CWWF	Costs incurred under the Federal and Provincial government's jointly funded Clean Water Waste Water Fund.	4,584,580

# ST. JOHN'S

Program	Description	Amount
ICIP - Kenmount Road - Phase 2&3	City share of costs incurred under the Federal government's Investing in Canada Infrastructure Program.	2,535,564
Paul Reynolds Community Centre	Construction of Paul Reynolds Community Centre. Provincial cost shared funding received from the 2012-14 MYCW top up program.	33,628,439
PHLP/BBBP/Stimulus 2009	Construction of Bay Bulls Big Pond, and Petty Harbour Long Pond water treatment facilities as well as several projects under the 2009 Stimulus funding program. All projects were cost shared by the City, Regional Municipalities, and the Federal and Provincial Governments.	4,698,823
Primary Waste Water Treatment	Initiative started in 2002 to develop a new sewage collection and treatment facility for sewer in St. John's harbour. The project was jointly funded by the Federal and Provincial Governments, FCM, and the municipalities of St. John's, Mount Pearl, and Paradise. Total project cost was \$154.9M. The majority of the City's cost has been funded from previous debt issues.	4,098,816
PTIC	Costs incurred under the Federal government's Provincial Territorial Infrastructure Component (New Building Canada Fund).	11,211,887
Water Main Transmission Fund	Costs incurred under the City's Water Main Transmission Program. Council directive previously determined City would borrow 100% of cost incurred under this program.	11,340,000
Unallocated	To be allocated to future capital project(s) to reduce future borrowing requirements.	22,778
<b>Total to Borrow</b>		<b>138,000,000</b>

### Key Considerations/Implications:

#### 1. Budget/Financial Implications:

Debt service payments on bond issues are due semi-annually, beginning 6 months following the date of issue. In preparing Budget 2020, it was anticipated the bond issue would occur in the first half of the year, thus requiring one semi-annual payment in 2020. However, given a review of cash balances and economic conditions which existed in the first part of the year, the issuing of bonds was delayed to the second half of the year. As a result, the first debt service payment on the 2020 issue will not become due until the first half of 2021. This will save the City approximately \$2.1 million in net debt service charges for 2020. The interest rate for this issue is 2.916% with a minimum required sinking fund principal payment of 2.5%, for a total annual debt service cost \$7.5M on a gross basis, or \$4.2M net of recoveries.

2. Partners or Other Stakeholders:

Of the \$138 Million, 12.3% pertains to capital projects completed on the Regional Water system. As a result, 12.3% of the annual debt service cost of the 2020 issue will be allocated to the Regional Water operating budget to be shared amongst the participating municipalities based on usage. 3.6% of the 2020 issue pertains to the expansion of the Convention Centre and as such 3.6% of the annual debt service charges on this bond issue will be recovered from the Tourism and Marketing Levy.

3. Alignment with Strategic Directions/Adopted Plans:

Capital infrastructure is critical to many aspects of the City's strategic plan. Managing debt and financing relates to the strategic direction of "A Sustainable City" and the goal of being "financially responsible and accountable". Staff continues to monitor debt service levels to ensure they do not exceed the benchmark of 17.5%. Debt service levels must always be a consideration when evaluating and making decisions related to major capital spending.

4. Legal or Policy Implications:

5. Privacy Implications:

6. Engagement and Communications Considerations:

7. Human Resource Implications:

8. Procurement Implications:

9. Information Technology Implications:

10. Other Implications:

**Recommendation:**

That Council approve the attached resolution permitting the City to issue and sell bonds for an amount of \$138 million for the purpose of funding the capital expenditures outlined in this memo.

**Prepared by:**

Kris Connors  
Manager, Budget and Treasury

**Approved by:**

Derek Coffey  
Deputy City Manager, Finance and Administration

**Report Approval Details**

Document Title:	Authorization to issue \$138 Million in Sinking Fund Bonds.docx
Attachments:	- Resolution2020-Final.pdf
Final Approval Date:	Aug 28, 2020

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

**Derek Coffey - Aug 28, 2020 - 2:09 PM**

**WHEREAS** The St. John's Municipal Council (the "Council") is empowered under the provisions of *The City of St. John's (Loan) Act, 1978*, SNL 1978, c 9, as amended (the "said Act") to borrow upon the credit of the City of St. John's (the "City") by the issue and sale of bonds subject to the prior approval, in writing, of the minister, as defined in the said Act (the "minister");

**AND WHEREAS** by resolution passed at a meeting held on June 23, 2020 (the "Resolution") the Council deemed it advisable to issue and sell bonds in the amount of One Hundred and Thirty-Eight Million Dollars (\$138,000,000.00) under the said Act for the purpose of repayment of loans of the City drawn in support of the projects as listed in the Resolution: A. interim financing for the construction of Primary Waste Water Treatment Infrastructure; B. construction of Bay Bulls Big Pond and Petty Harbour Long Pond water treatment facilities; C. the 2009 Stimulus funding program; D. construction of the Paul Reynolds Community Centre; E. expansion of the St. John's Convention Centre; F. the City's Water Main Transmission Fund; G. 2014-17 Multi-Year Capital Works; H. Clean Water Waste Water Funding Program; I. New Building Canada Fund (PTIC); J. 2017-2020 Multi-Year Capital Works; K. Bay Bulls Big Pond Water Treatment Facility upgrades; and L. Investing in Canada Infrastructure Program (Kenmount Road, Phase 2 & 3) and to seek an approval of the minister (referred to in the Resolution as the "Minister of Municipal Affairs") to issue and sell bonds in the said amount for the said purpose;

**AND WHEREAS** the Assistant Deputy Minister of Municipal Infrastructure and Support, Government of Newfoundland and Labrador, Department of Municipal Affairs and Environment, Municipal Finance Division, as the duly authorized representative of the minister, by a letter of approval to borrow dated the 27<sup>th</sup> day of July, 2020 and bearing number COR/2020/02021-01 (the "Approval"), gave approval to the City to establish a Sinking Fund Bond in an amount not exceeding One Hundred and Thirty-Eight Million Dollars (\$138,000,000.00). The Approval provides that the proceeds of the sale of the bonds are to be used for the repayment of loans drawn in support of the projects as listed in the Approval as follows: A. interim financing for the construction of Primary Waste Water Treatment Infrastructure; B. construction of Bay Bulls Big Pond and Petty Harbour Long Pond water treatment facilities; C. the 2009 Stimulus funding program; D. construction of the Paul Reynolds Community Centre; E. expansion of the St. John's Convention Centre; F. the City's Water Main Transmission Fund; G. 2014-17 Multi-Year Capital Works; H. Clean Water Waste Water Funding Program; I. New Building Canada Fund (PTIC); J. 2017-2020 Multi-Year Capital Works; K. Bay Bulls Big Pond Water Treatment Facility upgrades; and L. Investing in Canada Infrastructure Program (Kenmount Road, Phase 2 & 3);

**AND WHEREAS** the proceeds of the sale of the bonds to be issued pursuant to this Bond Resolution are immediately required by the Council for the purpose of "the repayment of loans drawn in support of projects" listed as follows: A. interim financing for the construction of Primary Waste Water Treatment Infrastructure; B. construction of Bay Bulls Big Pond and Petty Harbour Long Pond water treatment facilities; C. the 2009 Stimulus funding program; D. construction of the Paul Reynolds Community Centre; E. expansion of the St. John's Convention Centre; F. the City's Water Main Transmission Fund; G. 2014-17

Multi-Year Capital Works; H. Clean Water Waste Water Funding Program; I. New Building Canada Fund (PTIC); J. 2017-2020 Multi-Year Capital Works; K. Bay Bulls Big Pond Water Treatment Facility upgrades; and L. Investing in Canada Infrastructure Program (Kenmount Road, Phase 2 & 3)", all as described in the Approval (the "Purpose"), in accordance with Section 3 of the said Act, and the Purpose constitutes the "repayment of those loans of the City" that the Council, pursuant to the Resolution, designated as the Purpose in respect of which the proceeds of the sale of the bonds are required to be applied;

**AND WHEREAS** the City has appointed RBC Dominion Securities Inc. as the City's Lead Fiscal Agent and National Bank Financial Inc. and CIBC World Markets Inc. as Co-Managers for the purpose of facilitating the City's issue and sale of the Bonds, as defined below, (RBC Dominion Securities Inc., National Bank Financial Inc. and CIBC World Markets Inc. are collectively referred to as the "Fiscal Agents");

**AND WHEREAS** the City's Fiscal Agents offered to assist the City in issuing and selling the Bonds, as defined below, and in registering the Bonds in the name of CDS & CO. as nominee of CDS Clearing and Depository Services Inc. ("CDS") and the Deputy City Manager, Finance and Administration of the City has entered into a written agreement dated August 27, 2020 with RBC Dominion Securities Inc., as the Lead Fiscal Agent for the issue and sale of the Bonds on the terms and conditions set out therein (the "Fiscal Agency Agreement");

**AND WHEREAS** the City deems it advisable to issue and sell bonds for the Purpose, in the aforesaid amount;

**NOW THEREFORE BE IT RESOLVED:**

**THAT** the City, under and by virtue of the authority of and pursuant to the provisions of the said Act, borrow One Hundred and Thirty-Eight Million Dollars (\$138,000,000.00) on the credit of the City by the issue and sale of sinking fund bonds in global and definitive forms for the Purpose, not exceeding in total the amount of \$138,000,000.00 (the "Bonds"). The Bonds shall initially be issued in global fully registered form as three (3) certificates, each in the principal amount of \$46,000,000.00 (in the aggregate principal amount of \$138,000,000.00) each in the name of and with provision for payment of principal and interest electronically in final and irrevocable same-day funds (the "Global Bonds");

**THAT** the Global Bonds will be payable as to principal on the 3<sup>rd</sup> day of September, 2040 in lawful money of Canada and in this connection, the City shall, subject to the provisions hereof, make or cause to be made the payment of principal to the registered holders thereof electronically in final and irrevocable same-day funds. The Bonds shall rank as obligations of the City *pari passu* with all existing bonds or debentures of the City. The Bonds shall bear interest at the rate of 2.916% per annum (from the 3<sup>rd</sup> day of September, 2020), shall be dated the 3<sup>rd</sup> day of September, 2020, and shall mature on the 3<sup>rd</sup> day of September, 2040.

**THAT** in limited circumstances (as agreed to by both the City and CDS) the Global Bonds shall be exchangeable for bonds in definitive fully registered form in minimum

denominations of \$1,000.00 upon surrender of the Global Bonds to the City Comptroller who may also hold the title of the Deputy City Manager, Finance and Administration, of the City. The definitive bonds shall aggregate the same principal amount as the principal outstanding balance of the Global Bonds as at the date of exchange, shall bear the same interest rate and maturity date, shall bear all unmatured interest obligations and shall be the same substantially in every respect to the Global Bonds. In issuing definitive bonds no change shall be made in the amount which would otherwise be payable under the Global Bonds.

**THAT** interest on the Bonds will be payable semi-annually in arrears (in semi-annual amounts of \$2,012,040.00) on 3<sup>rd</sup> day of March and the 3<sup>rd</sup> day of September in each year of the currency of the Bonds in lawful money of Canada commencing on the 3<sup>rd</sup> day of March, 2021. The first interest period shall commence on the 3<sup>rd</sup> day of September, 2020. In this connection, the City shall, subject to the provisions hereof, make or cause to be made the payment of interest to the registered holders thereof electronically in final and irrevocable same-day funds as at the close of business at least two (2) business days prior to the day such interest becomes due.

**THAT** in the event that the Global Bonds are exchanged for Bonds in definitive fully registered form, the Bonds will be payable as to the principal on or after maturity in lawful money of Canada upon presentation and surrender at the City Hall in the City of St. John's, Newfoundland and Labrador, or at any specified branch of the bank designated in the Bonds otherwise, with provision for payment of interest electronically in final and irrevocable same-day funds;

**THAT** in the event that the Global Bonds are exchanged for Bonds in definitive fully registered form, the City will appoint a registrar in respect of such definitive fully registered Bonds and any such definitive fully registered Bonds may be exchanged for fully registered Bonds of an equal aggregate principal amount bearing the same rate of interest and maturity date without charge at a specified office of the appointed registrar (the City, in respect of the Global Bonds, and, in the event that the Global Bonds are exchanged for Bonds in definitive fully registered form, such registrar as the City may from time to time appoint, being hereafter referred to as the "Registrar");

**THAT** a register will be kept by the City at the City's Office in the City of St. John's in respect of the Global Bonds and in the event that the Global Bonds are exchanged for Bonds in definitive fully registered form, a register will be kept for and on behalf of the City by the Registrar at a specified office of the Registrar. The names and addresses of the holders of fully registered Bonds without coupons and particulars of the Bonds held by them respectively, shall be entered in the register and all transfers shall be recorded in the register;

**THAT** after the initial issue and registration of the Bonds, no transfer shall be valid unless made in the said register by the Registrar and unless such transfer is noted on such bonds by the Registrar upon the request of the registered holder or the registered holder's attorney, duly appointed by an instrument in writing in form and execution satisfactory to the Registrar, or by the executors or administrators of such holder and upon compliance with the

reasonable requirements which the Registrar may prescribe and upon surrender of any such bond for cancellation;

**THAT** the said register shall be closed for periods not exceeding thirty days immediately preceding any payment date;

**THAT** no notice of any trust shall be entered in the said register or otherwise recognized, but the Bonds may be registered in the name of a trustee or trustees, and in such case, neither the City nor the Registrar (if other than the City) shall be deemed to have notice of the trust represented by such trustee or trustees or be bound to see to the execution of any trust whether expressed, implied or constructive in respect of Bonds registered in the name of a trustee or trustees;

**THAT** the registered holder for the time being of any Bond shall be entitled to the principal moneys and interest represented thereby, free from all equities or rights of set-off or counterclaim between the City and the original or any intermediate holder thereof and all persons may act accordingly, and the receipt of any such registered holder for such principal moneys and interest shall be a good discharge to the City for the same and the City shall not be affected by notice of or be bound to see to the execution of any trust or equity affecting the ownership of any Bond or the principal moneys or interest owing upon it, or save as required by statute, be bound to enquire into the title to any Bond;

**THAT** in the case of joint registered holders of fully registered Bonds, the principal moneys and interest thereon shall be deemed to be owing to them, upon joint account, and may be paid to the holder whose name first appears in the said register and who shall be treated as the absolute owner of the Bonds by the City for all purposes, and whose receipt thereof shall constitute a valid discharge to the City;

**THAT** a sinking fund (hereinafter called the “Sinking Fund”) for the redemption or retirement of the Bonds shall be established and that the Sinking Fund shall be under the control of RBC Investor Services Trust, which trust company is hereby appointed as trustee for the holders of the Bonds; that the Council shall pay into the Sinking Fund by the 3<sup>rd</sup> day of September, for each of the years of 2021 to 2040, both inclusive, an amount of \$3,450,000.00 which is the prescribed amount of two and one-half percent (2 ½ %) of the aggregate principal amount of the Bonds issued, which prescribed amount is referred to in the said Act. In addition, the Council will pay into the Sinking Fund by the 3<sup>rd</sup> day of September in each of the years of 2021 to 2040, both inclusive, an amount equivalent to the yearly interest on all Bonds retired through the operation of the Sinking Fund;

**THAT** in the event, however, that the amount in or the fair market value of the Sinking Fund, on the 3<sup>rd</sup> day of September for any of the years 2021 to 2040, both inclusive, together with any amount required to be paid into the Sinking Fund for any such year, would be in excess of the aggregate principal amount of the Bonds then outstanding, then in such event, the amount required to be paid into the Sinking Fund on the 3<sup>rd</sup> day of September for that year may be reduced by the amount of any such excess, and any such excess funds in the Sinking Fund are to be returned to the City;

**THAT** the Council may, pursuant to the said Act, provide for the application of moneys in the Sinking Fund from time to time to the reduction of the principal amount of the Bonds by the retirement of any of the Bonds either by drawing or by purchase in the market, or both and all Bonds so retired shall be cancelled and in this connection the Council empowers RBC Investor Services Trust, as trustee, to apply so much of the moneys in the Sinking Fund as it shall think proper to carry out such purposes and the Council shall take all appropriate actions to ensure that such purposes are fulfilled;

**THAT** the Council hereby empowers the trustee for the holders of the Bonds, to invest moneys in the Sinking Fund from time to time in any trustee investments authorized by the *Trustee Act*, RSNL 1990, c T-10, as amended;

**THAT** subject to the immediately preceding two provisions, the Sinking Fund shall be applied towards the payment of the Bonds on maturity;

**THAT** the Bonds shall not be redeemable by the City prior to the maturity date however, nothing herein contained shall prevent the City from purchasing the Bonds in the market;

**THAT** the principal moneys payable under the Bonds and the interest thereon are charged upon and payable out of the assets and revenue of the City;

**THAT** the Council hereby orders that the annual amount to be paid into the Sinking Fund in respect of the Bonds and the annual amount to be paid for interest in respect of the Bonds are to be paid each year in full and in this connection the Council has the power to raise, collect and receive the rates, assessments, taxes, rents, fees, duties and appropriations and other money provided for in the *City of St. John's Act*, RSNL 1990, c C-17, as amended, (the "City Act") from which receipts the council will ensure that such annual Sinking Fund contribution and annual interest will be paid, in accordance with the provisions of this Bond Resolution, the said Act and the City Act;

**THAT** the proceeds from the issue and sale of the Bonds shall be used for the Purpose;

**THAT** the Deputy City Manager, Finance and Administration entered into the Fiscal Agency Agreement for the issue and sale of the Bonds on the terms and conditions set out therein, which terms and conditions include the interest rate in respect of the Bonds and the price at which the Bonds will be sold and that the Fiscal Agency Agreement is hereby confirmed, ratified and approved;

**THAT** the Bonds shall be signed by the Mayor and the City Clerk or such person authorized by resolution of the Council pursuant to the said Act, that one or more of the Deputy City Manager, Finance and Administration and the City Clerk are hereby individually authorized to execute a BEO Acknowledgement and deliver the same to CDS and to generally do all things and to execute all other documents and papers in the name of the City in order to carry out the issue and sale of the Bonds and that the City Clerk is authorized to affix the seal of the City to any of such documents and papers;

**THAT** the City reserves the right to issue additional bonds of the same maturity, interest rate and terms and conditions.

**IN WITNESS WHEREOF** the said parties to these presents have hereunto their hands and seals subscribed and set, on the 31 of August, 2020.

**THE CORPORATE SEAL** of  
the City of St. John's has been  
hereunto affixed in the presence

**CITY OF ST. JOHN'S**

of:

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**MAYOR**

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**WITNESS**

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**CITY CLERK**

#15010320v5