

**AGENDA
REGULAR MEETING**

**April 15, 2019
4:30 p.m.**


ST. JOHN'S

MEMORANDUM

April 12, 2019

In accordance with Section 42 of the City of St. John's Act, the Regular Meeting of the St. John's Municipal Council will be held on **Monday, April 15, 2019 at 4:30 p.m.**

By Order



Elaine Henley
City Clerk

ST. JOHN'S

CITY MANAGER

AGENDA
REGULAR MEETING - CITY COUNCIL
April 15, 2019 – 4:30 p.m. – Council Chamber, 4th Floor, City Hall

1. CALL TO ORDER

2. PROCLAMATIONS/PRESENTATIONS

- a. Cheque Presentation to Sheldon Pollett on behalf of Choices for Youth
- b. Harry Rodden will be present to display his Special Olympics bowling medal
- c. National Poetry Month: Poet Laureate Mary Dalton will present

3. APPROVAL OF THE AGENDA

- Agenda of April 15, 2019

4. ADOPTION OF THE MINUTES

- Minutes of April 8, 2019

5. BUSINESS ARISING FROM THE MINUTES

- a. Decision Note dated April 10, 2019 re: Update Regarding Application for a 6-Storey Mixed-Use Building in the Churchill Square Retail Area – 43-53 Rowan St.

6. NOTICES PUBLISHED

7. COMMITTEE REPORTS

- a. Committee of the Whole Report of April 3, 2019

8. RESOLUTIONS

9. DEVELOPMENT PERMITS LIST

- Development Permits List – April 4 – 10, 2019

10. BUILDING PERMITS LIST

- Building Permits List – April 4 – 10, 2019

11. REQUISITIONS, PAYROLLS AND ACCOUNTS

- Payroll and Accounts – Week Ending April 10, 2019

12. TENDERS/RFPS

13. NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS

14. OTHER BUSINESS

- a. Decision Note dated April 10, 2019 re: 200 Military Road, the Basilica Cathedral of St. John the Baptist Cross Replacement and Roof Repairs

15. ADJOURNMENT

MINUTES

REGULAR MEETING - CITY COUNCIL

April 8, 2019 – 4:30 p.m. – Foran/Greene Room, 4th Floor, City Hall

Present	Mayor Danny Breen Deputy Mayor Sheilagh O’Leary Councillor Maggie Burton Councillor Dave Lane Councillor Sandy Hickman Councillor Debbie Hanlon Councillor Deanne Stapleton Councillor Ian Froude Councillor Wally Collins
Regrets	Councillor Debbie Hanlon Councillor Jamie Korab Councillor Hope Jamieson
Others	Kevin Breen, City Manager Tanya Haywood, Deputy City Manager, Community Services Jason Sinyard, Deputy City Manager, Planning, Engineering & Regulatory Services Elaine Henley, City Clerk Cheryl Mullett, City Solicitor Ken O’Brien Chief Municipal Planner Susan Bonnell, Manager of marketing & Communications Maureen Harvey, Legislative Assistant

Land Acknowledgement

The following statement was read by Mayor Breen

“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.”

CALL TO ORDER/ADOPTION OF AGENDA

SJMC2019-04-08/226R

Moved – Councillor Collins; Seconded – Councillor Lane

That the agenda be adopted as presented.

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

SJMC2019-04-08/227R

Moved – Councillor Stapleton; Seconded – Councillor Hickman

That the minutes of April 1, 2019, be adopted as presented.

CARRIED UNANIMOUSLY

NOTICES PUBLISHED

A change of Non-Conforming Use application has been submitted requesting permission to change the occupancy of **27 Airport Heights Drive** to an Eating Establishment. – Residential Low Density (R1) Zone (Ward 1)

The restaurant will be located on the main level and have a total floor area of 278 m² with a seating area of 55 m². Hours of operation will be 11 a.m. - 10 p.m. seven days a week. The business will employ 2-4 employees depending on demand. The restaurant will require 11 parking spaces in accordance with Section 9 of the St. John's Development Regulations and will be provided on-site. 3 submissions received

SJMC2019-04-08/228R

Moved – Councillor Stapleton; Seconded – Deputy Mayor O'Leary

That Council approve the application subject to all applicable City requirements.

CARRIED UNANIMOUSLY

A Discretionary Use application has been submitted requesting permission to occupy the ground level of **722 Water Street** as a Dwelling Unit. Commercial Central Mixed (CCM) Zone – Ward 3

The dwelling unit will be 69.7 m². 2 submissions received

SJMC2019-04-08/229R

Moved – Councillor Burton; Seconded – Deputy Mayor O'Leary

That Council approve the application subject to all applicable City requirements.

CARRIED UNANIMOUSLY

COMMITTEE REPORTS

Development Committee Report – April 2, 2019

1. **Request for Building Line Setback**
DEV 1900059
22 Craigmiller Avenue

SJMC2019-04-08/230R

Moved – Councillor Burton; Seconded – Councillor Hickman

That Council approve the 2.0 metre Building Line setback for 22 Craigmiller Avenue

CARRIED UNANIMOUSLY

2. **Crown Land License**
CRW 1900008
874 Main Road

SJMC2019-04-08/231R

Moved – Councillor Burton; Seconded – Councillor Collins

That Council approve the Crown Land License

CARRIED UNANIMOUSLY

DEVELOPMENT PERMITS LIST

Council considered, for information, the Development Permits list for the Period of March 28 – April 3, 2019

BUILDING PERMITS LIST

Council considered the above noted for the period of March 21 to March 27, 2019.

SJMC2019-04-08/232R

Moved – Councillor Stapleton; Seconded – Councillor Froude

That Council approve the above cited building permits list as presented.

CARRIED UNANIMOUSLY

REQUISITIONS, PAYROLLS AND ACCOUNTS

Council considered the requisitions, payrolls and accounts for the week ending April 3, 2019.

SJMC2019-04-08/233R

Moved – Councillor Stapleton; Seconded – Councillor Froude

That the requisitions, payrolls and accounts for the week ending April 3, 2019 in the amount of \$8,571,078.40 be approved as presented.

CARRIED UNANIMOUSLY

TENDERS

Bid Approval Note – 2019024 – Chemical Analysis Water, Waste Water, Ground Water and Leachate

SJMC2019-04-08/234R

Moved – Councillor Froude; Seconded – Councillor Burton

That this contract be awarded to the lowest bidder meeting specifications, Maxxam Analytics Inc. \$124,362.15 (HST included) as per the Public Procurement Act. The cost shown is for a three-year period.

CARRIED UNANIMOUSLY

Request for Proposals – 2019013 – Supply and Delivery of Heavy-Duty Pickups – Change of Award

SJMC2019-04-08/235R

Moved – Councillor Froude; Seconded – Deputy Mayor O’Leary

That this RFP be awarded to Hickman Chrysler in the amount of \$129,396 based on an evaluation of the proposals by the City’s evaluation team as per the Public Procurement Act.

CARRIED UNANIMOUSLY

Bid Approval Note – 2019060- Supply and Delivery of Oils & Lubricants

SJMC2019-04-08/236R

Moved – Councillor Froude; Seconded – Councillor Hickman

That the contract for the supply and delivery of oils and lubricants be awarded to multiple and the lowest bidders identified in the Bid Approval Note meeting specifications as per the Public Procurement Act.

CARRIED UNANIMOUSLY

Bid Approval Note – 2019065 – Supply and Delivery of Three (3) New, Stake Body Pickup Trucks

SJMC2019-04-08/237R

Moved – Councillor Froude; Seconded – Councillor Collins

That the contract be awarded to Hickman Chrysler Dodge Jeep in the amount of \$236,384.44, the only bidder meeting specifications as per the Public Procurement Act.

CARRIED UNANIMOUSLY

Bid Approval Note – 2019052 – Supply of Water, Sewer and Hydrant Parts

It was noted that his open call contains 17 sections, each of which are awarded individually.

SJMC2019-04-08/238R

Moved – Councillor Froude; Seconded – Councillor Lane

That the contract for the supply and delivery of water, sewer and hydrant parts be awarded to multiple and the lowest bidders identified in the Bid Approval Note meeting specifications as per the Public Procurement Act.

CARRIED UNANIMOUSLY

OTHER BUSINESS

April Economic Update

Deputy Mayor O’Leary delivered the April Economic Update.

Decision Note dated April 5, 2019 re: St. John’s Sports and Entertainment Ltd. (SJSEL) Board of Directors

SJMC2019-04-08/239R

Moved – Councillor Hickman; Seconded – Councillor Lane

That Council approve advertising for one new member of the Board and reappointing (Ms. Christine Clouston and Ms. Gaylyne Lambert) for a

second term, to the Board of Directors to St. John's Sports and Entertainment Limited.

CARRIED UNANIMOUSLY

ADJOURNMENT

There being no further business, the meeting adjourned at 5:15 p.m.

MAYOR

CITY CLERK

DECISION/DIRECTION NOTE

Title: Update Regarding Application for a 6-Storey Mixed-Use Building in the Churchill Square Retail Area (includes additional information)
REZ1800009
43-53 Rowan Street
Applicant: KMK Properties Inc.

Date Prepared: April 10, 2019

Report To: His Worship the Mayor and Members of Council

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

Ward: 4

Decision/Direction Required:

To consider a revised building design in regard to the 6-storey, mixed-use building located at 43-53 Rowan Street (Churchill Square Retail Area). Additional information has been provided regarding the design of the building as directed by Council during Committee of the Whole meeting on April 3, 2019.

Discussion – Background and Current Status:

The City received an application from KMK Properties Inc., who are an agent for Loblaw Properties Ltd., to develop a 6 storey (21.5 metre) mixed-use building at 43-53 Rowan Street (site of the in Churchill Square. The property is zoned Commercial Mixed Use (CM) and is located within the Churchill Square Retail Area. The proposed building will have ground floor commercial, while the top 5 storeys will contain 78 dwelling-unit; a mixture of one and two-bedroom rental apartments. To consider the proposal, a text amendment to the CM Zone for buildings within Churchill Square was proposed, which would amend Building Height, Floor Area Ratio and Residential Density requirements of the zone. In August 2018, Council gave direction to consider the proposed text amendment to the CM Zone and required that a Land Use Assessment Report (LUAR) be completed followed by a public meeting upon its completion.

The proposed building for the site is currently designed so that it is stepped back on Rowan Place instead of Rowan Street (Churchill Square). The initial application was made by the developer prior to any consultation with staff on the overall building design, and no changes were made during the review process. When the proposal was first presented to Council, staff proposed that the building design should be changed to follow the Envision St. John's stepback for taller buildings in relation to the street and the pedestrian realm. The new Envision Regulations, adopted-in-principle, propose that buildings be stepped back 4 metres, once a building reaches a height of 18 metres. Although this is a requirement specially for downtown, the principle of stepping a tall building back at a certain height is a common urban design requirement for taller buildings in

ST. JOHN'S

many cities. It was recommended by staff that the overall design of the building should be reversed, and the stepback switched to Rowan Street to make the building more pedestrian friendly at the sidewalk level, creating a more human scale for those accessing the commercial space from the Square. The proposed design also has the balconies extending over the sidewalk along Rowan Street, which would require the developer to acquire air rights over a public space.

Although Churchill Square has not been designated as a heritage area, it is a longstanding significant area for the neighbourhood and the City. The new building will be the most significant addition to the Square since the Terrace on the Square building. As part of the original memo to Council, it was recommended that the City's Built Heritage Experts Panel (BHEP) review the proposed building design to help inform Council's decision.

At this time, the first draft of the LUAR has been submitted for staff review and was referred to the BHEP. The proposed building design remains unchanged and the stepback still occurs on Rowan Place instead of the recommended Rowan Street. The BHEP members generally agreed with staff's recommendation to Council that the building should be stepped back on Churchill Square and not Rowan Place. However, the Panel recommended in stepping back at the two-storey line, similar in height to other buildings in the Square, which helps create a relatively continuous streetwall. The Panel also suggested that more attention be paid to the pedestrian realm and felt that the proposed materials do not reflect Churchill Square. It was recommended that more study of the original Churchill Park architecture be incorporated into the design.

Since the memo prepared for the Committee of the Whole on April 3, 2019, the developer has provided additional information on the rationale for the proposed design which steps back on Rowan Place (see attached email). The developer feels that revising the building design would compromise the look of the building, while increasing the commercial risk of the development by making the rear residential units (facing Rowan Place) less desirable to rent. The developer feels the reason this site has not been redeveloped to date is due to the challenges of designing a development with an acceptable risk level and return, and feels that anything that compromises these items, including aesthetics, marketability of units and reduction of leasable square footage will put the development at risk of not proceeding.

Two other items for Council's information in regard to the proposal include: reserved parking spaces in Churchill Square and the adjacent telecommunications building owned by Bell Aliant.

Churchill Square Parking

The proposed development requires 78 parking spaces (1 space per dwelling unit). The developer wishes to provide 120 spaces: 40 underground parking spaces and 80 spaces within the Churchill Square parking area. Staff agree with the proposed use of 80 parking spaces, while the exact model for sale/payment of these permits will need to be determined.

Bell Aliant Building

At this time, Bell Alliant (48 Allandale Road) has provided the City and the developer with reports relating to noise and air quality based on their current operations, which are regulated by the Province. Another area of concern for Bell Alliant is the location of cellular antennas on the roof of their building, if/how the new building will affect their operations, and if there are safety concerns due to the proximity of the antennas to the new building and their existing transmission pattern. Bell Alliant is looking into this and will provide additional information when available. If the rezoning is considered, an agreement between the developer and Bell Alliant should be in place regarding any concerns, including the placement of the cellular antennas, prior to development approval.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders:
Property owners, customers of the businesses in Churchill Square and neighbouring residents.
3. Alignment with Strategic Directions/Adopted Plans:
City's Strategic Plan 2015-18: Neighbourhoods Build Our City – Increase access to range/type of housing.
4. Legal or Policy Implications:
An agreement between the developer and Bell Alliant regarding any concerns and/or the placement of the cellular antennas prior to development approval. Consideration of Council for the air rights the developer is seeking to purchase subject to rezoning approval.
5. Engagement and Communications Considerations:
Public advertisement and a public meeting chaired by an independent facilitator once the LUAR is complete.
6. Human Resource Implications: Not applicable.
7. Procurement Implications: Not applicable.
8. Information Technology Implications: Not applicable.
9. Other Implications: Not applicable.

Recommendation:

Staff previously recommended that Council ask the developer to revise their proposed building design so the stepback occurs along Rowan Street, in line with urban design principles to create a human scale of development, while maintaining a street wall (building height) along the east side of the Square. This is in line with Envision St. John's and is a sound planning principle. However, given the additional information provided by the developer and the

economic constraints of this particular development, it is recommended to proceed to the public meeting with the current design once the LUAR meets Council's Terms of Reference.

Prepared by/Signature:

Lindsay Lyghtle Brushett, MCIP – Planner III

Signature: _____

Approved by/Signature:

Jason Sinyard, P.Eng., MBA

Deputy City Manager, Planning, Engineering & Regulatory Services

Signature: _____

LLB/dlm

Attachments:

Applicant Submission

Site Plan

Elevations

Lindsay Lyghtle Brushett

From: Justin Ladha <Justin.Ladha@kmkcapital.ca>
Sent: Thursday, April 11, 2019 10:07 AM
To: Lindsay Lyghtle Brushett
Cc: Jason Sinyard
Subject: Churchill Square Mixed-Use Building

Lindsay,

In summary to our meeting last Thursday, the following outlines the issues we discussed and our position on same:

Recommendation to step our building back to “maintain a consistent height throughout the Square”

While this may seem like a small issue, when reviewing the project in detail, following this recommendation would compromise the aesthetic look of the building making it less inviting to commercial patrons of the Square, and increasing the commercial risk of the development via making the rear residential units less desirable to rent. It should be noted that this property has been largely vacant for a long period of time. The reason for no redevelopment of the property has not been due to a lack of available capital, but rather the challenges with designing a development with an acceptable risk level and return. Anything that compromises these items, including aesthetics, marketability of units and reduction of leasable square footage will put the development at risk of not proceeding.

Aesthetic Look

- If the building is stepped back, the air handling equipment for the first floor retail level will have to go on the front of the building on the first level roof, thereby being one of the first things people see when approaching the building and viewing it when driving by or from around the Square. While these units can be screened, they will not be aesthetically pleasing and the retailers certainly will not want this as the building will be less inviting for their commercial patrons (and everyone in the Square). As discussed, it is not economically feasible to place the air handling units on the roof, as no further rent can be negotiated with the commercial tenants to offset the resulting increased capital cost and the reduction of residential leasable square footage. Increasing residential rents is also not an option, as that will only increase the risk profile of the project which is at the highest acceptable level.
- We also question the rationale of this request as if you walk or drive through the Square it is evident that there is very little building height consistency throughout the square. The other residential building has a flat three storey façade (no stepback), the main terrace building is set on a higher grade than adjacent buildings and differs in height, and the buildings along the same side of the Square as our proposed development differ in height due to varying floor heights and a slopping grade.
- Given the vast openness in front of our proposed building into the Square, it will not seem towering. It seems as though the stepback issue might be more pertinent when there are tall buildings on either side of a given street. This is not the case with this building, except to the rear on Rowan Street where our proposed stepback occurs.

Marketability of Rear Units

- By stepping back the proposed building, the building will be even closer to a neighboring tall building on the opposite side of Rowan Street – the Bell building. This will result in the rear facing residential units having less separation from the Bell building, making them less desirable and creating resulting increased rental risk for these units. This increases the commercial risk of the project, which is a serious issue for the developer. Furthermore, the more desirable all the residential units are in this building, the higher the probability of it being fully occupied, which will be better for all the businesses in the Square and overall vibrancy of the area.

Given the above points, we are requesting that no front stepback be required.

Bell

We will get an agreement in principle with Bell to work with them to address any issues our development may have on their cell towers. We request that the rezoning process be permitted to proceed while we get this in place and that this condition will have to be met prior to the rezoning being finalized. We are highly confident this arrangement can be made with Bell, as we have already had discussions on the matter. However, they are a large company and it can take time to get even agreements in principle signed by the required signatories. We believe that allowing progress to continue, which will mean a completed and occupied project quicker, is in the best interest of both the developer and the City.

Please let me know if you require any further information or call my cell phone if there is anything else you would like to discuss.

Thanks

Justin

Justin Ladha

*Chief Executive Officer
KMK Capital Inc.*

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Office: 709 754 2057 ext. 221

Fax: 709 738 0707

Email: justin.ladha@kmkcapital.ca

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St. John's, NL Canada A1A 5T3

www.kmkcapital.ca



SUBJECT PROPERTY

ALLANDALE PL

ELIZABETH AVE

CHURCHILL

ROWAN ST

ROWAN PL

ALLANDALE RD

MILBANKE ST EXTEN

AA

R1

CM

CM

CM

R1

R1

R1

R1

R1

O



Facing Rowan Street (Churchill Square)



Facing Rowan Place

**REPORT
COMMITTEE OF THE WHOLE**

April 3, 2019 – 9:00 a.m. – Council Chamber, 4th Floor, City Hall

Present Mayor Danny Breen
Deputy Mayor Sheilagh O’Leary
Councillor Maggie Burton (entered at 9:15 am)
Councillor Dave Lane
Councillor Sandy Hickman
Councillor Debbie Hanlon
Councillor Deanne Stapleton
Councillor Hope Jamieson
Councillor Jamie Korab
Councillor Ian Froude
Councillor Wally Collins

Regrets: Councillor Hope Jamieson

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, Planning, Engineering and
Regulatory Services
Lynnann Winsor, Deputy City Manager – Public Works
Lindsay Lyghtle-Brushett, Acting Chief Municipal Planner
Linda Bishop, Senior Legal Counsel
Elaine Henley, City Clerk
Maureen Harvey, Legislative Assistant

Other Staff Present Brian Head, Manager of Parks & Open Spaces
Garrett Donaher, Manager of Transportation
Susan Bonnell, Manager of Marketing & Communications

Delegations

Special Events Advisory Committee Report – April 1, 2019

Mr. Peter Quinton, Promoter was in attendance for discussion on the following subject:

**Churchill Park Music Festival – Friday/Saturday between August 16 & 31st –
Concert**

Recommendation

Documentation supporting this report can be found [here](#)

Moved – Councillor Korab; Seconded – Councillor Froude

It is recommended by the SEAC Committee that, from a regulatory perspective, the above noted event be approved.

CARRIED UNANIMOUSLY

Public Works & Sustainability – Councillor Ian Froude

Decision Note dated March 20, 2019 re: Commemorative Program Fee Changes

Recommendation

Moved – Councillor Froude; Seconded – Deputy Mayor O’Leary

It is recommended Council change to above-noted fee structure to read as follows:

Open Space/Trail – Economy Bench (new option)	\$750
Community Park – Bench	\$1,200
Municipal Park – Victorian Style Bench (Bannerman, Bowring Victoria Park only)	\$3,500
Coniferous Ornamental Tree – 1.2m ht.	\$350
Deciduous Ornamental Tree – 4mm caliper, 2.5m ht.	\$325

CARRIED UNANIMOUSLY

Finance & Administration

Decision Note dated March 26, 2019 re: Alcock & Brown - Reception

Recommendation

Moved – Deputy Mayor O’Leary; Seconded – Councillor Collins

It is recommended that Council approve a reception commemorating the 100th Anniversary of the first non-stop transatlantic flight from St. John’s to County Galway, Ireland by British aviators John Alcock and Arthur Brown at an approximate cost of \$8,000 for which money is allocated in the 2019 Operating Budget.

**RECOMMENDATION CARRIED WITH
COUNCILLORS BURTON AND FROUDE DISSENTING**

Decision Note dated March 27, 2019 re: Approval Limits

Recommendation

Moved – Councillor Hickman; Seconded – Councillor Froude

It is recommended Council increase the signing authority for the City Manager to \$100K and for Deputy City Managers to \$60,000.

CARRIED UNANIMOUSLY

Community Services – Councillor Jamie Korab

Decision Note dated March 20, 2019 re: Downtown St. John’s Request for Funding

Recommendation

Moved – Councillor Korab; Seconded – Councillor Hanlon

That Council approve \$33,000 expenditure from the Community Capital funding program to be used for the Downtown St. John’s Christmas Decoration Enhancement initiative.

CARRIED UNANIMOUSLY

Governance & Strategic Priorities

Decision Note dated March 27, 2019 re: Adoption of the External Review of the City’s Internal Audit Function

Recommendation

Moved – Councillor Hanlon; Seconded – Councillor Burton

It is recommended the External Review of the City’s Internal Audit Function report be adopted as presented in full and staff be directed to commence implementing the recommendations. The decision for adding an additional staff member should be referred to the 2020 budget discussions.

CARRIED UNANIMOUSLY

Planning & Development

Decision Note dated March 26, 2019 re: Application to Rezone Land to the Rural Residential Infill (RRI) Zone for a Single Detached Dwelling – REZ1900006 – 358 Grove’s Road

While the staff recommendation was that Council refuse the application to rezone 358 Groves Road from the Rural (R) Zone to the Rural Residential Infill (RRI) Zone as the property is above the 190-metre contour, the following recommendation of deferral was put forward.

Recommendation

Moved – Councillor Froude; Seconded – Councillor Stapleton

That the Decision Note dated March 26, 2019 re: Application to Rezone Land to the Rural Residential Infill (RRI) Zone for a Single Detached Dwelling – REZ1900006 – 358 Grove’s Road be deferred

CARRIED UNANIMOUSLY

Decision Note dated March 26, 2019 re: Application to Rezone Land to the Medium Density (R2) Zone – REZ1900003 – 22 Whiteway Street

Recommendation

Moved – Councillor Burton; Seconded – Councillor Froude

That Council consider a proposed rezoning at 22 Whiteway Street from Residential Low Density (R1) Zone to Residential Medium Density (R2) Zone, and that the application be advertised for public review and comment.

CARRIED UNANIMOUSLY

Decision Note dated March 25, 2019 re: Application to Rezone Land to the Planned Mixed Development 2 (PMD2) Zone for development of Phase 2 of the Galway Master Planned Community - REZ1900007, 100 Danny Drive - Applicant: 10718 NFLD Inc.

Recommendation

Moved – Councillor Collins; Seconded – Councillor Hickman

It is recommended that Council consider a proposed rezoning for the area of 100 Danny Drive, as identified on the zoning map, from the Comprehensive Development Area - Southlands (CDA Southlands) Zone to the Planned Mixed Development 2 (PMD2) Zone. It is also recommended that the application be advertised for public review and

comment. Following advertisement, the proposed amendment would be referred to a Regular Meeting of Council for consideration of adoption.

CARRIED UNANIMOUSLY

Decision Note dated March 25, 2019 re: Application to Rezone Land to the Institutional (INST) Zone for development of the francophone school site REZ1900001 - 100 Danny Drive - Applicant: 10718 NFLD Inc.

Recommendation

Moved – Councillor Burton; Seconded – Councillor Collins

It is recommended that Council consider a proposed rezoning to accommodate a francophone school for the area of 100 Danny Drive, as identified on the zoning map, from the Comprehensive Development Area - Southlands (CDA Southlands) Zone to the Institutional (INST) Zone, and that the application be advertised for public review and comment. Following advertisement, the proposed amendment would be referred to a Regular Meeting of Council for consideration of adoption.

It is also recommended that the application to rezone Phase 2 of the Galway development to a new Planned Mixed Development 2 (PMD2) Zone be considered simultaneously with this application.

CARRIED UNANIMOUSLY

Mayor Danny Breen
Chairperson

DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING, ENGINEERING AND REGULATORY SERVICES
FOR THE PERIOD OF April 4, 2019 TO April 10, 2019

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
COM	10718 NLFD Ltd	Commercial Building	2 Danny Drive	5	Approved	19-04-04
COME	Crombie REIT	Avalon Mall Redevelopment	48 Kenmount Road	4	Approved	19-04-09

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

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

Gerard Doran
 Development Supervisor
 Planning, Engineering and
 Regulatory Services

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Building Permits List

Council's April 15, 2019 Regular Meeting

Permits Issued: 2019/04/04 to 2019/04/10

Class: Commercial

16 Hamilton Ave	Sn	Tavern
86 O'leary Avenue	Nc	Mobile Home
111 George St W	Rn	Custom Workshop
20 Crosbie Place, 4th Floor	Cr	Office
13 George St	Rn	Tavern
300 Kenmount Rd	Cr	Office

This Week \$ 584,933.00

Class: Industrial

This Week \$.00

Class: Government/Institutional

This Week \$.00

Class: Residential

165 Cheeseman Dr	Nc	Accessory Building
68 Cherrington St	Nc	Accessory Building
46 Maurice Putt Cr, Lot Bw245	Nc	Single Detached Dwelling
43 Quidi Vidi Rd	Nc	Fence
20 Triton Pl, Lot C1	Nc	Condominium
22 Triton Pl, Lot C2	Nc	Condominium
24 Triton Pl, Lot C3	Nc	Condominium
26 Triton Place, Lot C4	Nc	Condominium
17 Tupper Street	Nc	Patio Deck
90 Allandale Pl, Unit 5	Co	Home Office
62 Francis St	Co	Home Occupation
42 Belvedere St	Rn	Single Detached Dwelling
54 Cabot Street	Rn	Townhousing
34 Country Grove Pl	Rn	Single Detached Dwelling
11 Exmouth St	Rn	Single Detached & Sub.Apt
29 Hamlet Street	Rn	Single Detached Dwelling
123 Hamilton Ave, Unit D	Rn	Semi-Detached Dwelling
25 Harris Rd	Rn	Single Detached & Sub.Apt
8 Mount Cashel Rd	Rn	Single Detached Dwelling
80 Portugal Cove Rd	Rn	Single Detached Dwelling
68 Cherrington Street	Sw	Single Detached & Sub.Apt
14 Neptune Rd	Sw	Single Detached & Sub.Apt

This Week \$ 832,150.00

Class: Demolition

577 Torbay Road	Dm	Single Detached Dwelling
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This Week \$ 16,400.00

This Week's Total: \$ 1,433,483.00

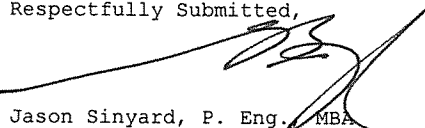
Repair Permits Issued: 2019/04/04 To 2019/04/10 \$ 18,000.00

Legend

Co	Change Of Occupancy	Sw	Site Work
Cr	Chng Of Occ/Renovtns	Ms	Mobile Sign
Ex	Extension	Sn	Sign
Nc	New Construction	Cc	Chimney Construction
Oc	Occupant Change	Dm	Demolition
Rn	Renovations		

YEAR TO DATE COMPARISONS			
April 15, 2019			
TYPE	2018	2019	% VARIANCE (+/-)
Commercial	\$44,993,721.00	\$46,753,075.00	4
Industrial	\$5,000.00	\$0.00	-100
Government/Institutional	\$2,000,000.00	\$40,000.00	-34
Residential	\$25,368,867.00	\$7,594,006.00	-70
Repairs	\$362,958.00	\$238,750.00	-34
Housing Units (1 & 2 Family Dwelling)	27	10	
TOTAL	\$72,730,546.00	\$54,625,831.00	-25

Respectfully Submitted,



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

MEMORANDUM

Weekly Payment Vouchers For The Week Ending April 10, 2019

Payroll

Public Works	\$ 381,997.53
Bi-Weekly Casual	\$ 35,268.18
Accounts Payable	\$ 1,462,844.39
Total:	\$ 1,880,110.10

ST. JOHN'S

NAME	CHEQUE #	DESCRIPTION	AMOUNT
ACOM SOLUTIONS INC.	1510	SOFTWARE RENEWAL	2,575.03
AMCS GROUP	1511	EGO PLUS STICKER TAGS	5,994.36
TARGET MARKETING & COMMUNICATIONS IN	120518	COURT OF APPEAL REFUND	200.00
JANNY VANHOUEWELINGEN	120519	COURT OF APPEAL REFUND	60.00
SCOTT & PHILIPPA WARREN	120520	COURT OF APPEAL REFUND	60.00
CHRISTOPHER PEDDIGREW & RANDELL HYNES	120521	COURT OF APPEAL REFUND	60.00
JAMES HARDING & ASHLEY CONNORS	120522	COURT OF APPEAL REFUND	60.00
EASTERN CAPITAL CORPORATION	120523	COURT OF APPEAL REFUND	60.00
PINE BUD INVESTMENTS INC.	120524	COURT OF APPEAL REFUND	60.00
BRETT LUDLOW & MEGAN TURNER	120525	COURT OF APPEAL REFUND	60.00
JO MARK ZUREL	120526	COURT OF APPEAL REFUND	120.00
FRANK STEVENS	120527	COURT OF APPEAL REFUND	60.00
JOHN & BEVERLY KING	120528	COURT OF APPEAL REFUND	60.00
ROSE BYRNE	120529	COURT OF APPEAL REFUND	60.00
RICHARD JOHNSON	120530	COURT OF APPEAL REFUND	60.00
VIRGINIA & WAYNE HALLEY	120531	COURT OF APPEAL REFUND	60.00
JANE BROWN	120532	COURT OF APPEAL REFUND	60.00
SOBEYS PROPERTIES LIMITED	120533	REFUND OVERPAYMENT OF TAXES	16,156.01
STAPLES ADVANTAGE	120534	OFFICE SUPPLIES	3,294.18
GORDON PIKE	120535	COURT OF APPEAL REFUND	120.00
HANDBALL ASSOCIATION OF NEWFOUNDLANI	120536	INSTRUCTOR FEE	226.63
KEITH'S PLUMBING	120537	REFUND SECURITY DEPOSIT	500.00
CSA GROUP	120538	PROFESSIONAL SERVICES	197.01
DAVE CARROLL	120539	BAILIFF SERVICES	223.00
NORTRAX CANADA INC.,	120540	REPAIR PARTS	7,284.10
NEWFOUNDLAND GLASS & SERVICE	120541	GLASS INSTALLATION	206.42
COMPLETE TRANSPORT SERVICES LTD.	120542	PROFESSIONAL SERVICES	178.55
CROCKER'S COLLISION SERVICES	120543	PROFESSIONAL SERVICES	1,423.70
HARTY'S INDUSTRIES	120544	PROFESSIONAL SERVICES	805.00
HJ BARTLETT ELECTRIC INC.	120545	REFUND SECURITY DEPOSIT	519.00
WAJAX POWER SYSTEMS	120546	REPAIR PARTS	1,536.76
ACWWA	120547	MANUAL	90.95
TRANG GARMENTS	120548	PROFESSIONAL SERVICES	724.50
TIM HORTON'S - 139 TORBAY ROAD	120549	REFRESHMENTS	65.51
STELLA BURRY COMMUNITY SER.	120550	CATERING SERVICES	197.45
VIVID COMMUNICATIONS INC.	120551	PROFESSIONAL SERVICES	442.75
OMNIKIN	120552	RECREATION SUPPLIES	408.18
OPEN TEXT CORPORATION	120553	PROFESSIONAL SERVICES	1,288.67
DR. CAROLYN JEWER	120554	MEDICAL EXAMINATION FEE	20.00
DAVIS INDUSTRIAL HYGIENE CONSULTING INC	120555	PROFESSIONAL SERVICES	2,689.85
STAPLES ADVANTAGE	120556	OFFICE SUPPLIES	3,700.51
RENEE WHITE MUSIC THERAPY	120557	INSTRUCTOR FEE	175.00
PRAXAIR PRODUCTS INC.	120558	CARBON DIOXIDE	651.71
TRAVIS RUSSELL	120559	LEGAL CLAIM	7,850.00
JORDAN PIKE	120560	LEGAL CLAIM	484.81

NAME	CHEQUE #	DESCRIPTION	AMOUNT
RECEIVER GENERAL	120561	DOSIMETRY SERVICES	89.12
JACK RAYMOND	120562	REFUND SECURITY DEPOSIT	50.00
RICHARD BARTER	120563	2018 HERITAGE FINANCIAL INCENTIVES	1,000.00
JEAN COLERIDGE	120564	RECREATION PROGRAM REFUND	138.00
WING'N IT RESTAURANT - GEORGE STREET	120565	MEAL ALLOWANCES	200.48
HANDBALL ASSOCIATION OF NEWFOUNDLANI	120566	INSTRUCTOR FEE	32.00
DR. NOREEN FARDY	120567	MEDICAL EXAMINATION FEE	20.00
THRIVE	120568	HPS FUNDED PROGRAM	1,893.10
ZURICH INSURANCE CO.	120569	LEGAL CLAIM	11,430.56
MORNEAU SHEPELL	120570	PROFESSIONAL SERVICES	2,479.70
IRON MOUNTAIN CANADA CORP.	120571	PROFESSIONAL SERVICES	1,451.88
NOVELTY ENGRAVERS PLUS INC.	120572	NAME PLATES	645.15
CANADA DAMAGE RECOVERY	120573	LEGAL CLAIM	2,411.33
CECILIA MCGRUER	120574	INSTRUCTOR FEE	190.50
SIMALAM MEDIA INC.	120575	PROFESSIONAL SERVICES	12,430.00
DOUGLAS ENGLAND	120576	INSTRUCTOR FEE	199.54
EXP SERVICES	120577	PROFESSIONAL SERVICES	15,952.00
NORTHPOINT TECHNICAL SERVICES LLC.	120578	REPAIR PARTS	862.50
INDEPENDENT ARMORED TRANSPORT ATLANT	120579	COURIER SERVICES	805.00
DR. RASHA ALANI	120580	MEDICAL EXAMINATION FEE	20.00
PELMOREX CORP	120581	PROFESSIONAL SERVICES	548.52
KATRINA GILES/SEASIDE INTERIORS	120582	PROFESSIONAL SERVICES	475.00
WOODLAND, ANDREW	120583	TRAVEL REIMBURSEMENT	1,866.63
KIRKLAND BALSOM & ASSOC.	EFT000000015005	COURT OF APPEAL REFUND	200.00
PUBLIC SERVICE CREDIT UNION	EFT000000015006	PAYROLL DEDUCTIONS	5,170.80
KIRKLAND BALSOM & ASSOC.	EFT000000015007	COURT OF APPEAL REFUND	800.00
NEWFOUNDLAND POWER	EFT000000015008	ELECTRICAL SERVICES	62,514.04
IRVING OIL MARKETING GP	EFT000000015009	GASOLINE & DIESEL PURCHASES	3,497.23
ROGERS COMMUNICATIONS CANADA INC.	EFT000000015010	DATA & USAGE CHARGES	294.24
COOK, CAROLYN	EFT000000015011	TRAVEL REIMBURSEMENT	943.29
HARRIS & ROOME SUPPLY LIMITED	EFT000000015012	ELECTRICAL SUPPLIES	474.88
ROGERS COMMUNICATIONS CANADA INC.	EFT000000015013	DATA & USAGE CHARGES	32,507.57
NEWFOUNDLAND EXCHEQUER ACCOUNT	EFT000000015014	PAYROLL TAX	211,683.20
YOUNG, CORALIE	EFT000000015015	TRAVEL REIMBURSEMENT	3,935.24
KNEE, TERRY	EFT000000015016	TRAVEL REIMBURSEMENT	63.05
STACY GARDNER	EFT000000015017	TRAVEL REIMBURSEMENT	57.79
SMITH STOCKLEY LTD.	EFT000000015018	PLUMBING SUPPLIES	333.85
MCLOUGHLAN SUPPLIES LTD.	EFT000000015019	ELECTRICAL SUPPLIES	1,462.28
CIBC MELLON GLOBAL SECURITIES	EFT000000015020	EMPLOYEE DEDUCTIONS	5,383.28
BREEN, DANNY	EFT000000015021	TRAVEL REIMBURSEMENT	312.20
MUNICIPALITIES NEWFOUNDLAND AND LABR/	EFT000000015022	CONFERENCE FEE	1,255.64
ACKLANDS-GRAINGER	EFT000000015023	INDUSTRIAL SUPPLIES	895.61
ACTION CAR AND TRUCK ACCESSORIES	EFT000000015024	AUTO PARTS	7,437.09
HOPE ENGLAND	EFT000000015025	INSTRUCTOR FEE	126.98
CATHY CARROLL	EFT000000015026	INSTRUCTOR FEE	303.88

NAME	CHEQUE #	DESCRIPTION	AMOUNT
ASHFORD SALES LTD.	EFT000000015027	REPAIR PARTS	502.09
ATLANTIC OFFSHORE MEDICAL SERV	EFT000000015028	MEDICAL SERVICES	1,472.00
AUDIO SYSTEMS LTD.	EFT000000015029	AUDIO EQUIPMENT	96.43
AVALON FORD SALES LTD.	EFT000000015030	AUTO PARTS	26.71
BABB SECURITY SYSTEMS	EFT000000015031	SECURITY SERVICES	658.95
MIGHTY WHITES LAUNDROMAT	EFT000000015032	LAUNDRY SERVICES	129.89
KELLOWAY CONSTRUCTION LIMITED	EFT000000015033	CLEANING SERVICES	9,487.50
RDM INDUSTRIAL LTD.	EFT000000015034	INDUSTRIAL SUPPLIES	205.18
NEWFOUNDLAND EXCHEQUER ACCOUNT	EFT000000015035	ANNUAL OPERATING FEES	883.20
BATTLEFIELD EQUIPMENT RENTALS	EFT000000015036	REPAIR PARTS	79.35
STAPLES THE BUSINESS DEPOT - MP	EFT000000015037	OFFICE SUPPLIES	553.13
HAROLD SNOW & SONS	EFT000000015038	HARDWARE SUPPLIES	271.98
CABOT PEST CONTROL	EFT000000015039	PEST CONTROL	844.68
ROCKWATER PROFESSIONAL PRODUCT	EFT000000015040	CHEMICALS	3,322.70
STANTEC CONSULTING LTD. (SCL)	EFT000000015041	PROFESSIONAL SERVICES	15,478.30
MSC INDUSTRIAL SUPPLY ULC	EFT000000015042	REPAIR PARTS	867.70
LEVITT SAFETY	EFT000000015043	SAFETY SUPPLIES	4,124.00
NEW WORLD FITNESS	EFT000000015044	MEMBERSHIP DUES FOR FIREFIGHTERS	124.13
CAMPBELL'S SHIPS SUPPLIES	EFT000000015045	REPAIR PARTS	268.80
CANADIAN CORPS COMMISSIONAIRES	EFT000000015046	SECURITY SERVICES	16,053.91
AIR LIQUIDE CANADA INC.	EFT000000015047	CHEMICALS AND WELDING PRODUCTS	22,434.32
THOMSON REUTERS CANADA	EFT000000015048	PUBLICATIONS	1,699.26
THE PRINTING PLACE	EFT000000015049	OFFICE FORMS	248.40
CANADA CLEAN GLASS	EFT000000015050	CLEANING OF WINDOWS	805.00
COASTAL DOOR & FRAME LTD	EFT000000015051	DOORS/FRAMES	616.40
SOBEY'S INC	EFT000000015052	PET SUPPLIES	226.84
BLUE WATER MARINE & EQUIPMENT	EFT000000015053	REPAIR PARTS	17.19
MAC TOOLS	EFT000000015054	TOOLS	146.10
NORTH ATLANTIC SUPPLIES INC.	EFT000000015055	REPAIR PARTS	64.92
KENT	EFT000000015056	BUILDING SUPPLIES	383.07
CBCL LIMITED	EFT000000015057	PROFESSIONAL SERVICES	2,740.22
ATLANTIC HOME FURNISHINGS LTD	EFT000000015058	APPLIANCES	1,665.20
DULUX PAINTS	EFT000000015059	PAINT SUPPLIES	505.36
COLONIAL GARAGE & DIST. LTD.	EFT000000015060	AUTO PARTS	1,151.69
CONSTRUCTION SIGNS LTD.	EFT000000015061	SIGNAGE	294.98
MAXXAM ANALYTICS INC.,	EFT000000015062	WATER PURIFICATION SUPPLIES	1,716.95
CRANE SUPPLY LTD.	EFT000000015063	PLUMBING SUPPLIES	641.70
JAMES G CRAWFORD LTD.	EFT000000015064	PLUMBING SUPPLIES	1,052.26
ENVIROSYSTEMS INC.	EFT000000015065	PROFESSIONAL SERVICES	879.75
ECONOMY GLASS	EFT000000015066	PROFESSIONAL SERVICES	584.28
FASTENAL CANADA	EFT000000015067	REPAIR PARTS	2,274.49
DICKS & COMPANY LIMITED	EFT000000015068	OFFICE SUPPLIES	18,180.77
REEFER REPAIR SERVICES (2015) LIMITED	EFT000000015069	REPAIR PARTS	12,951.14
ATLANTIC HOSE & FITTINGS	EFT000000015070	RUBBER HOSE	393.79
THYSSENKRUPP ELEVATOR	EFT000000015071	ELEVATOR MAINTENANCE	86.25

NAME	CHEQUE #	DESCRIPTION	AMOUNT
CAHILL TECHNICAL SERVICES	EFT000000015072	PROFESSIONAL SERVICES	499.22
CANADIAN TIRE CORP.-HEBRON WAY	EFT000000015073	MISCELLANEOUS SUPPLIES	1,910.56
CANADIAN TIRE CORP.-MERCHANT DR.	EFT000000015074	MISCELLANEOUS SUPPLIES	965.86
CANADIAN TIRE CORP.-KELSEY DR.	EFT000000015075	MISCELLANEOUS SUPPLIES	61.47
ELECTRIC MOTOR & PUMP DIV.	EFT000000015076	REPAIR PARTS	776.25
ELECTRONIC CENTER LIMITED	EFT000000015077	ELECTRONIC SUPPLIES	143.41
HOME DEPOT OF CANADA INC.	EFT000000015078	BUILDING SUPPLIES	589.80
NL EMPLOYERS' COUNCIL	EFT000000015079.	MEMBERSHIP RENEWAL	1,798.60
OMB PARTS & INDUSTRIAL INC.	EFT000000015080	REPAIR PARTS	302.18
FRESHWATER AUTO CENTRE LTD.	EFT000000015081	AUTO PARTS/MAINTENANCE	2,551.44
MARY KENNEDY	EFT000000015082	INSTRUCTOR FEE	662.11
PRINCESS AUTO	EFT000000015083	MISCELLANEOUS ITEMS	1,306.19
IMPACT SIGNS AND GRAPHICS	EFT000000015084	SIGNAGE	621.00
BURSEY CLEANERS LIMITED	EFT000000015085	CLEANING SERVICES	20,845.58
STELLAR INDUSTRIAL SALES LTD.	EFT000000015086	INDUSTRIAL SUPPLIES	214.29
TROY LIFE & FIRE SAFETY LTD.	EFT000000015087	PROFESSIONAL SERVICES	424.35
XYLEM CANADA COMPANY	EFT000000015088	REPAIR PARTS	227.70
HARVEY & COMPANY LIMITED	EFT000000015089	REPAIR PARTS	6,597.15
HARVEY'S OIL LTD.	EFT000000015090	PETROLEUM PRODUCTS	3,764.43
HARRIS GOVERN	EFT000000015091	PROFESSIONAL SERVICES	2,087.27
GUILLEVIN INTERNATIONAL CO.	EFT000000015092	ELECTRICAL SUPPLIES	1,647.87
ECO CANADA	EFT000000015093	MEMBERSHIP RENEWAL	264.50
CENTSIBLE CAR & TRUCK RENTALS	EFT000000015094	RENTAL OF VEHICLES	230.00
GRAYMONT (NB) INC.,	EFT000000015095	HYDRATED LIME	44,666.12
MURRAY'S LANDSCAPE SERVICES LTD.	EFT000000015096	PROFESSIONAL SERVICES	310.50
HILTI CANADA LIMITED	EFT000000015097	REPAIR PARTS	43.82
HOLDEN'S TRANSPORT LTD.	EFT000000015098	RENTAL OF EQUIPMENT	586.50
FLEET READY LTD.	EFT000000015099	REPAIR PARTS	1,621.96
SOURCE ATLANTIC INDUSTRIAL DISTRIBUTION	EFT000000015100	REPAIR PARTS	928.30
CAR GUYS APPEARANCE CENTER INC.	EFT000000015101	AUTO CLEANING	298.94
UNIVAR CANADA	EFT000000015102	CHEMICALS	7,990.11
FIRST WESTERN BOUTIQUE	EFT000000015103	PROTECTIVE CLOTHING	230.00
ULINE	EFT000000015104	REPAIR PARTS	3,001.79
WATERTRAX INC.	EFT000000015105	SUBSCRIPTION RENEWAL	35,738.92
ONX ENTERPRISE SOLUTIONS LIMITED	EFT000000015106	PROFESSIONAL SERVICES	345.00
PINNACLE ENGINEERING (2018) LIMITED	EFT000000015107	PROFESSIONAL SERVICES	35,238.26
CLEAN AIR SOLUTIONS	EFT000000015108	PROFESSIONAL SERVICES	161.00
PRINTER TECH SOLUTIONS INC.,	EFT000000015109	REPAIRS TO EQUIPMENT	761.13
POMERLEAU INC.,	EFT000000015110	PROGRESS PAYMENT	343,861.00
THE CARPET FACTORY SUPERSTORE	EFT000000015111	PROFESSIONAL SERVICES	16,410.03
BELFOR PROPERTY RESTORATION	EFT000000015112	PROFESSIONAL SERVICES	5,577.50
MARK'S WORK WEARHOUSE	EFT000000015113	PROTECTIVE CLOTHING	287.46
JT MARTIN & SONS LTD.	EFT000000015114	HARDWARE SUPPLIES	93.15
DISTRIBUTION NOW	EFT000000015115	REPAIR PARTS	197.69
REXEL CANADA ELECTRICAL INC.,	EFT000000015116	REPAIR PARTS	317.63

NAME	CHEQUE #	DESCRIPTION	AMOUNT
MEMORIAL UNIVERSITY OF NFLD.	EFT000000015117	EMPLOYEE TRAINING	1,483.50
SUMMIT PLUMBING & HEATING LTD.	EFT000000015118	PROFESSIONAL SERVICES	1,680.30
MUNTERS CANADA INC.,	EFT000000015119	REPAIR PARTS	1,116.17
WAJAX INDUSTRIAL COMPONENTS	EFT000000015120	REPAIR PARTS	10,651.04
NEWFOUNDLAND DISTRIBUTORS LTD.	EFT000000015121	INDUSTRIAL SUPPLIES	77.61
NL KUBOTA LIMITED	EFT000000015122	REPAIR PARTS	24,514.82
NEWFOUNDLAND & LABRADOR HOUSING CO	EFT000000015123	EHSJ SHARE	21,969.00
TOROMONT CAT	EFT000000015124	AUTO PARTS	624.22
NORTH ATLANTIC PETROLEUM	EFT000000015125	PETROLEUM PRODUCTS	46,022.74
PENNECON HYDRAULIC SYSTEMS LTD	EFT000000015126	REPAIR PARTS	155.57
GCR TIRE CENTRE	EFT000000015127	TIRES	5,435.39
K & D PRATT LTD.	EFT000000015128	REPAIR PARTS AND CHEMICALS	928.05
PROFESSIONAL UNIFORMS & MATS INC.	EFT000000015129	PROTECTIVE CLOTHING	239.78
PUROLATOR INC.	EFT000000015130	COURIER SERVICES	630.57
RIDEOUT TOOL & MACHINE INC.	EFT000000015131	TOOLS	1,157.21
ROYAL FREIGHTLINER LTD	EFT000000015132	REPAIR PARTS	940.87
S & S SUPPLY LTD. CROSSTOWN RENTALS	EFT000000015133	REPAIR PARTS	1,452.73
ST. JOHN'S TRANSPORTATION COMMISSION	EFT000000015134	FINANCIAL SUPPORT FOR MEETINGS AND CONVENTIONS	750.00
BIG ERICS INC	EFT000000015135	SANITARY SUPPLIES	528.40
SAUNDERS EQUIPMENT LIMITED	EFT000000015136	REPAIR PARTS	664.93
SANSOM EQUIPMENT LTD.	EFT000000015137	REPAIR PARTS	7,172.08
CHANDLER	EFT000000015138	CLOTHING ALLOWANCE	466.91
TELELINK-THE CALL CENTRE INC.	EFT000000015139	MESSAGE MANAGER	2,687.62
TRACTION DIV OF UAP	EFT000000015140	REPAIR PARTS	7,843.83
TULKS GLASS & KEY SHOP LTD.	EFT000000015141	PROFESSIONAL SERVICES	733.50
URBAN CONTRACTING JJ WALSH LTD	EFT000000015142	PROPERTY REPAIRS	7,348.50
DAVID TUCKER	EFT000000015143	INSTRUCTOR FEE	157.50
DR. JOHN JANES	EFT000000015144	MEDICAL EXAMINATION FEE	20.00
EASTCOM INC.	EFT000000015145	REPAIR PARTS	919.99
MAHER'S CONTRACTING LTD.	EFT000000015146	PROFESSIONAL SERVICES	1,142.38
KATHRYN SIMONSEN	EFT000000015147	INSTRUCTOR FEE	244.89
GFL ENVIRONMENTAL INC.	EFT000000015148	PROFESSIONAL SERVICES	17,717.88
LESLEY JANES	EFT000000015149	INSTRUCTOR FEE	435.36
ST. JOHN'S STATUS OF WOMEN COUNCIL	EFT000000015150	HPS FUNDED PROGRAM	990.00
STOYLES, LESTER	EFT000000015151	VEHICLE BUSINESS INSURANCE	38.00
WENDY MUGFORD	EFT000000015152	MILEAGE	37.84
DOWNEY, JAMES	EFT000000015153	MILEAGE	534.34
WILLIAMS, KEITH	EFT000000015154	MILEAGE	58.33
ANNETTE OLDFORD	EFT000000015155	MILEAGE	69.09
DEREK DUGGAN	EFT000000015156	MILEAGE	79.64
MAUREEN DWYER	EFT000000015157	EMPLOYMENT RELATED EXPENSES	22.00
HODDINOTT, CORY	EFT000000015158	VEHICLE BUSINESS INSURANCE	195.00
CANTWELL, MICHAEL	EFT000000015159	VEHICLE BUSINESS INSURANCE	167.00
RING, MATTHEW	EFT000000015160	REIMBURSEMENT-CLOTHING	80.00
SHERRY MERCER	EFT000000015161	VEHICLE BUSINESS INSURANCE	100.57

NAME	CHEQUE #	DESCRIPTION	AMOUNT
HAYE, SHAWN	EFT000000015162	MILEAGE	104.37
JENNIFER GRIFFITHS	EFT000000015163	INSTRUCTOR FEE	140.00
CISCO SYSTEMS CAPITAL CANADA CO.	EFT000000015164	SOFTWARE RENEWAL	9,004.05
SALTWIRE, THE TELEGRAM, BOUNTY PRINT	EFT000000015165	ADVERTISING	3,056.42
VALLEN	EFT000000015166	REPAIR PARTS	535.21
TELUS	EFT000000015167	CELLULAR PHONE SUPPLIES	172.50
GRIFFITHS INVESTMENTS LTD.	EFT000000015168	PROFESSIONAL SERVICES	5,232.27
PARSONS PAVING LTD.	EFT000000015169	PROFESSIONAL SERVICES	45,833.25
CIMA CANADA INC	EFT000000015170	PROFESSIONAL SERVICES	16,215.00
KEMIRA WATER SOLUTIONS CANADA INC	EFT000000015171	CHEMICALS	63,061.29
IDOCTORNL	EFT000000015172	PROFESSIONAL SERVICES	40.00
PERRY MATTHEWS TOWING INC.	EFT000000015173	PROFESSIONAL SERVICES	7,762.50
WATERWORKS SUPPLIES DIV OF EMCO LTD	EFT000000015174	REPAIR PARTS	9,162.58
HARRIS & ROOME SUPPLY LIMITED	EFT000000015175	ELECTRICAL SUPPLIES	231.79
ROGERS COMMUNICATIONS CANADA INC.	EFT000000015176	DATA & USAGE CHARGES	551.66
SMITH STOCKLEY LTD.	EFT000000015177	PLUMBING SUPPLIES	1,114.56
TOTAL: \$			<u>1,462,844.39</u>

DECISION/DIRECTION NOTE

Title: 200 Military Road, The Basilica Cathedral of St. John the Baptist Cross Replacement and Roof Repairs

Date Prepared: April 10, 2019

Report To: His Worship the Mayor and Members of Council

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

Ward: 2

Decision/Direction Required: To seek approval for cross replacement and roof repairs to the Basilica Cathedral of St. John the Baptist, located at 200 Military Road.

Discussion – Background and Current Status:

The City has received an application for renovations to the Basilica, located at 200 Military Road. The renovations include repainting the existing cross on the west tower, replacing the cross on the east tower, and roof repairs.

The subject property is located within Heritage Area 1, the Institutional (INST) District and is zoned Institutional (INST). The building is designated by Council as a Heritage Building, therefore any alterations to the exterior of the building requires Council's approval. The Cathedral is also a Provincial Registered Heritage Structure, and a National Historic Site of Canada.

The proposed renovations are maintenance renovations and will not alter the building. The cross on the east tower will be replaced with a cross of the same proportions as the existing cross. Further, the renovations will include replacing the roofing on the east tower and repairing portions of the roofing on the west tower. This will not impact the existing copper roofing.

As the proposed renovations will not alter the structure, it is recommended to approve the renovations to the Basilica Cathedral of St. John the Baptist, as submitted.

Key Considerations/Implications:

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

ST. JOHN'S

3. Alignment with Strategic Directions/Adopted Plans:
A Sustainable City – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications: Not applicable.
5. Engagement and Communications Considerations: Not applicable.
6. Human Resource Implications: Not applicable.
7. Procurement Implications: Not applicable.
8. Information Technology Implications: Not applicable.
9. Other Implications: Not applicable.

Recommendation:

It is recommended to approve the renovations to the Basilica of St. John the Baptist, located at 200 Military Road, as submitted.

Prepared by/Signature:

Ann-Marie Cashin, MCIP – Planner III, Urban Design and Heritage

Signature: _____

Approved by/Date/Signature:

Ken O'Brien, MCIP – Chief Municipal Planner

Signature: _____

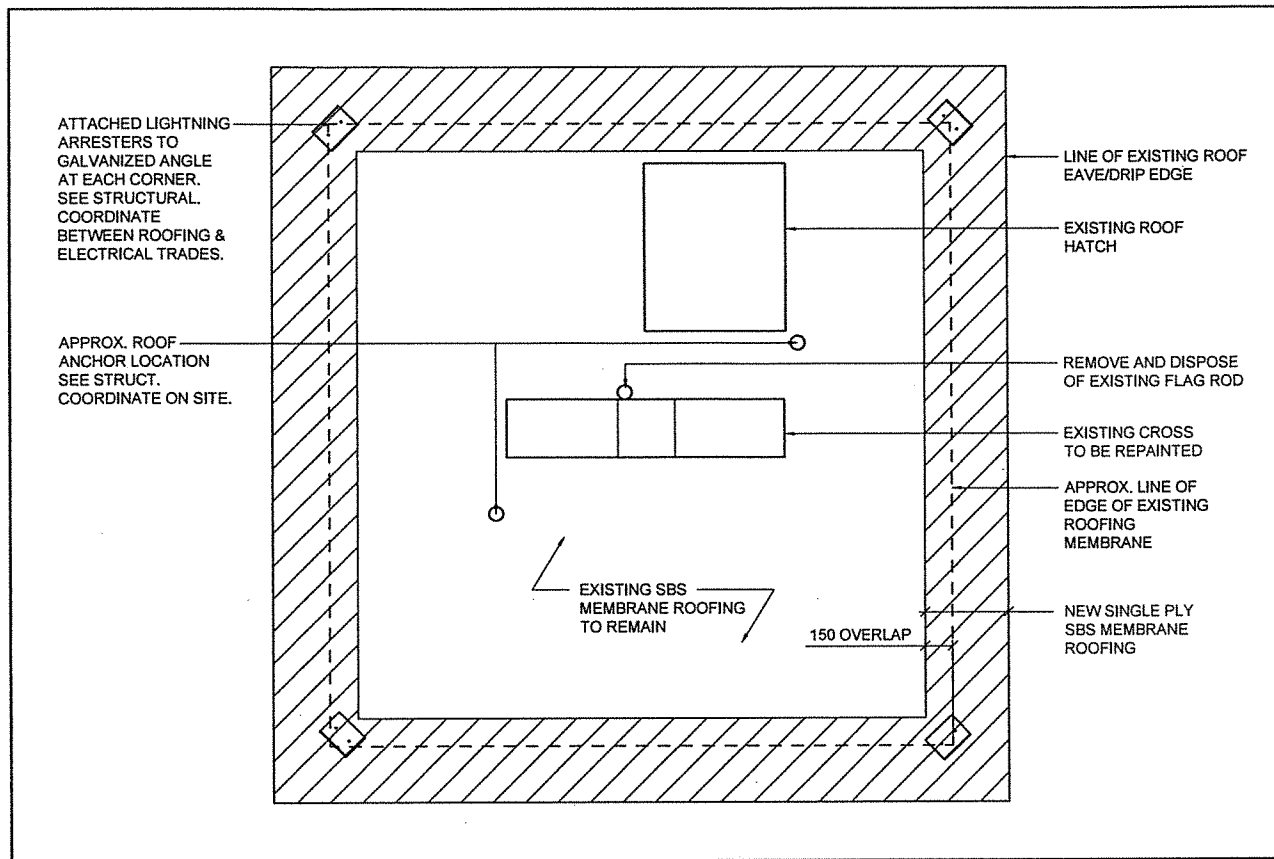
AMC/dlm

Attachments:

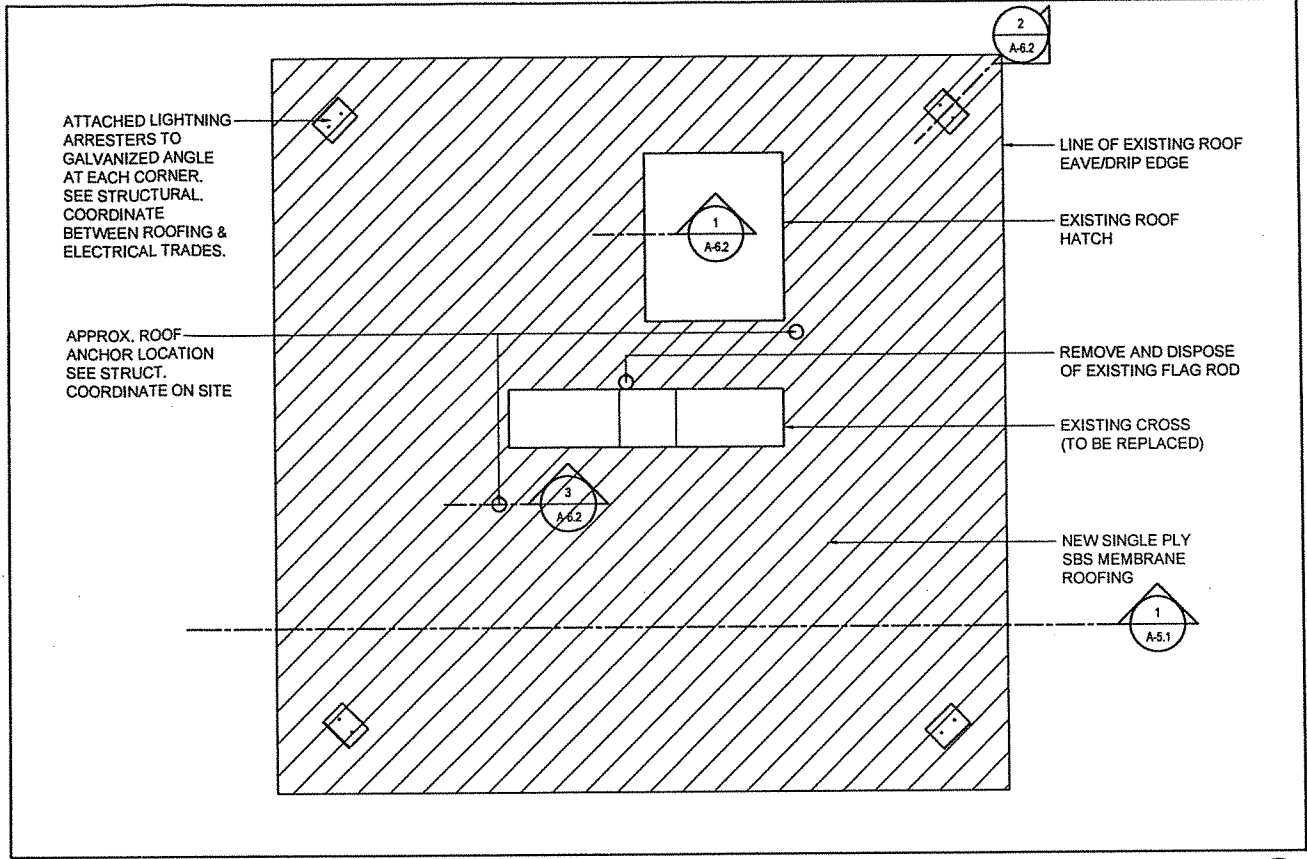
Location of Subject Property
Applicant's Submission

Location of Subject Property
200 Military Road

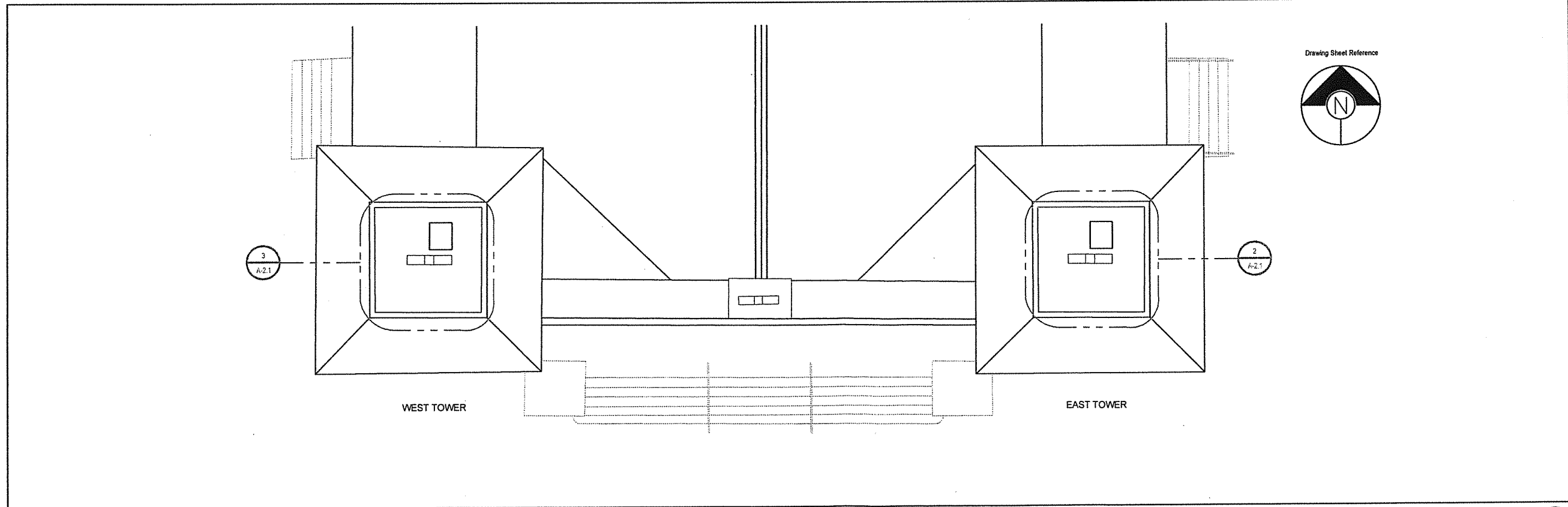




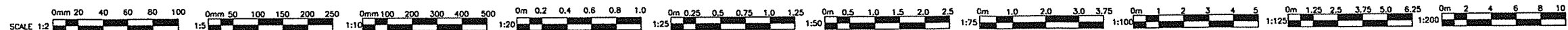
PLAN BLOW UP - WEST TOWER
SCALE 1:20 (1:40 when printed on 11 x 17 size sheets)



PLAN BLOW UP - EAST TOWER
SCALE 1:20 (1:40 when printed on 11 x 17 size sheets)



TOWER KEY PLAN
SCALE 1:100 (1:200 when printed on 11 x 17 size sheets)



Architect: Prime Consultant

FOUGERE MENCHENTON ARCHITECTURE

Discipline: ARCHITECTURAL

Sub-Consultant: Structural

DBA CONSULTING ENGINEERS LTD.
Structural and Civil Engineers TEL: 709.733.9100 FAX: 709.733.9100

Sub-Consultant: Mechanical & Electrical

COREC ENGINEERING INC.
MECHANICAL & ELECTRICAL CONSULTANTS

Sub-Consultant: Mechanical & Electrical

Sub-Consultant: Civil

Client:

Drawn: A.R. Checked: R.M.
Designed: R.M. Approved: R.M.

Consultant's Project No. 7630-04

Professional Stamp & Permit

NEWFOUNDLAND AND LABRADOR
Robert Menchenton N.A.A.
Engine Dec. 31, 2018
Date Oct. 26, 2018
LICENSED TO PRACTISE
ASSOCIATION OF ARCHITECTS

- Notes:
- DO NOT SCALE FROM THIS DRAWING
 - UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN MILLIMETRES.
 - CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS ON SITE PRIOR TO PROCEEDING WITH ANY PORTION OF THIS WORK.
 - CONTRACTOR SHALL DO ALL WORK IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND CODES INCLUDING, BUT NOT LIMITED TO, THE NATIONAL BUILDING CODE OF CANADA, CURRENT EDITION.

2	Issued for Re-Tender	02/05/18
1	Issued for Tender	10/26/18
0	Issued for Review	10/09/18
No.	Revisions	MM/DD/YY

Drawing Nomenclature

Detail/Section No. 3/A-1 Dwg. No. where detailed

Project Title

BASILICA CROSS REPLACEMENT

St. John's Newfoundland Labrador

Client's Project No.:

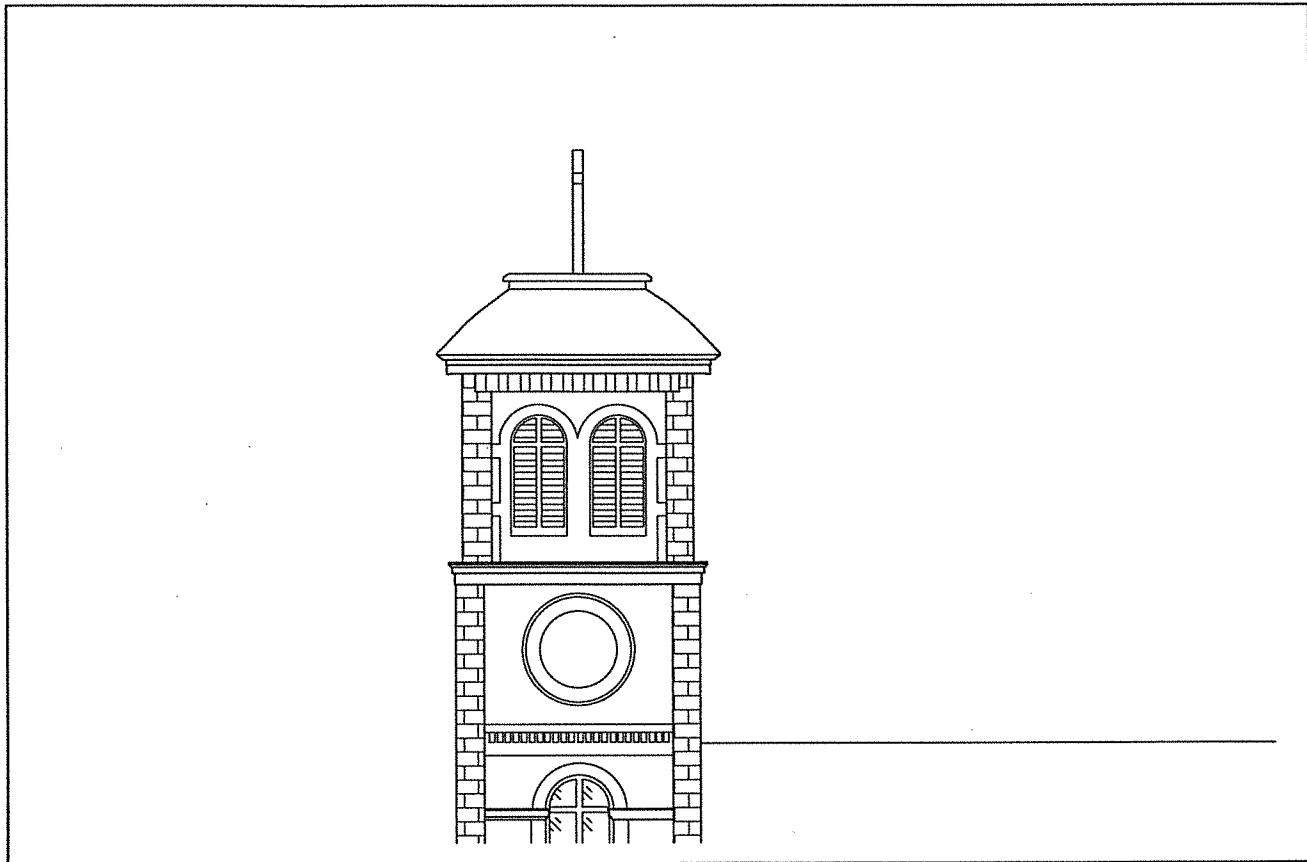
DRAWING TITLE

TOWER KEY PLANS

SCALE: As Shown DRAWING NO. **A-2.1**

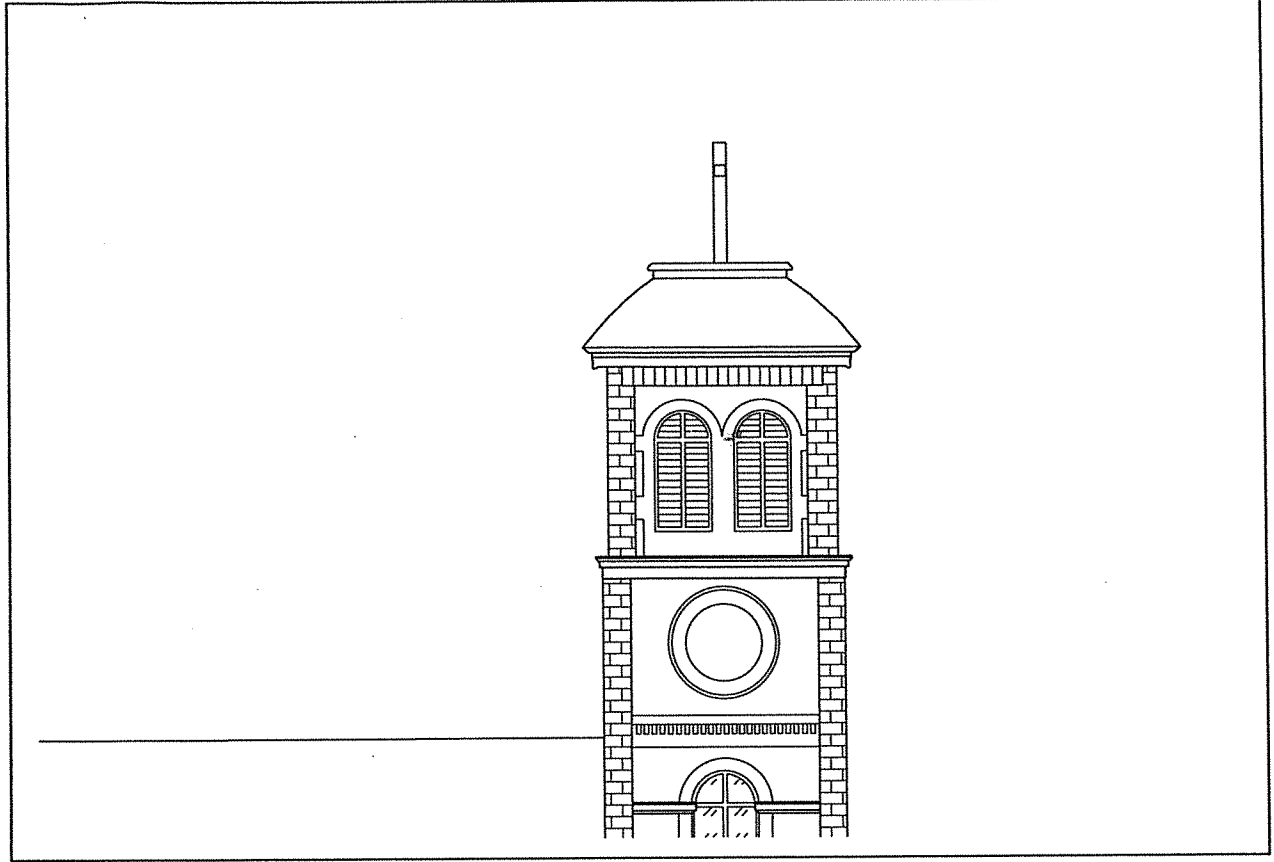
DATE: AUG 2018

REVISION NO. 2



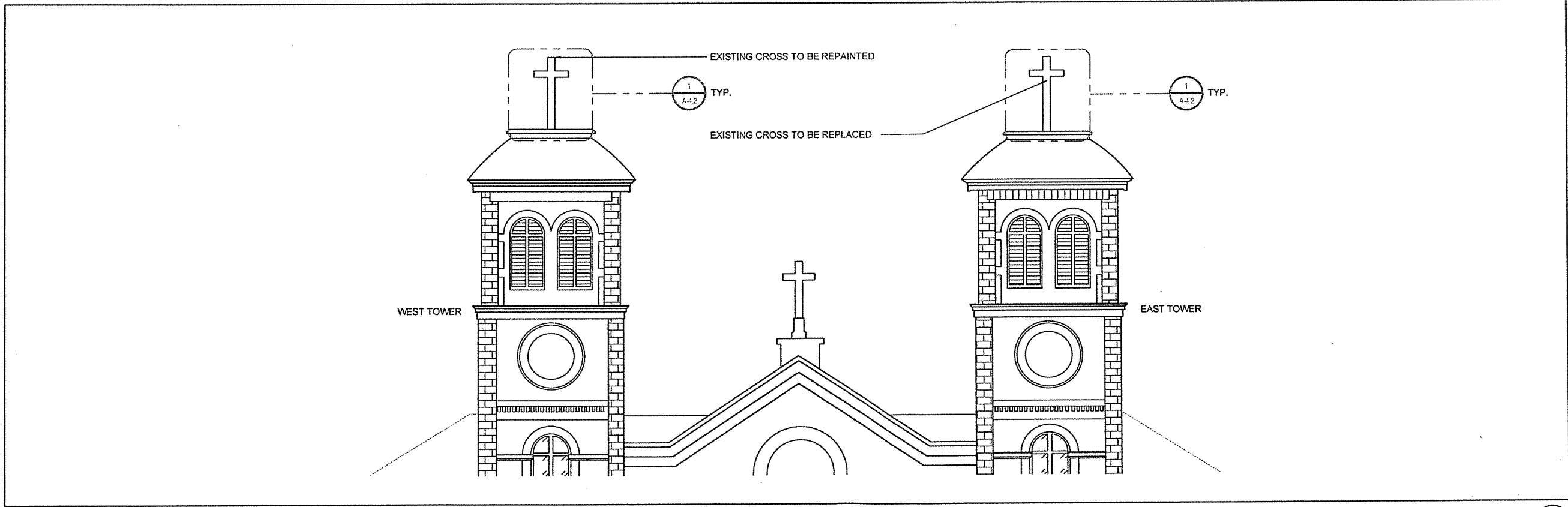
PROPOSED EAST ELEVATION (TYPICAL)
SCALE 1:100 (1:200 when printed on 11 x 17 size sheets)

3
A-4.1



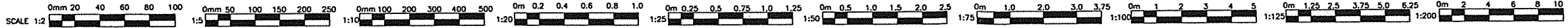
PROPOSED WEST ELEVATION (TYPICAL)
SCALE 1:100 (1:200 when printed on 11 x 17 size sheets)

2
A-4.1



PROPOSED FRONT (SOUTH) ELEVATION
SCALE 1:100 (1:200 when printed on 11 x 17 size sheets)

1
A-4.1



Architect: Prime Consultant

FOUGERE MENCHENTON ARCHITECTURE

Discipline: ARCHITECTURAL

Sub-Consultant: Structural

DBA CONSULTING ENGINEERS LTD.
Structural and Civil Engineers 1478.7325 Fax 708.7328

Sub-Consultant: Mechanical & Electrical

COREC ENGINEERING INC.
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Sub-Consultant: Mechanical & Electrical

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Drawn: A.R. Checked: R.M.
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Consultant's Project No. 7630-04

Professional Stamp & Permit

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Drawing Nomenclature

Detail/Section No. 3
A-1 Dwg. No. where detailed

Project Title

BASILICA CROSS REPLACEMENT

St. John's
Newfoundland Labrador

Client's Project No.:

DRAWING TITLE

PROPOSED ELEVATIONS

SCALE: As Shown

DATE: AUG 2018

REVISION NO. 2

DRAWING NO. **A-4.1**