

**AGENDA
REGULAR MEETING**

**April 1, 2019
4:30 p.m.**

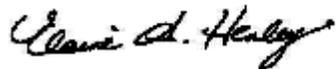
ST. JOHN'S

MEMORANDUM

March 28, 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 1, 2019 at 4:30 p.m.**

By Order



Elaine Henley
City Clerk

ST. JOHN'S

CITY MANAGER

AGENDA
REGULAR MEETING - CITY COUNCIL
April 1, 2019 – 4:30 p.m. – Council Chamber, 4th Floor, City Hall

1. CALL TO ORDER

2. PROCLAMATIONS/PRESENTATIONS

3. APPROVAL OF THE AGENDA

- Agenda of April 1, 2019

4. ADOPTION OF THE MINUTES

- Minutes of March 25, 2019

5. BUSINESS ARISING FROM THE MINUTES

- a. Decision Note dated March 27, 2019 re: Text Amendment to Revise the Definition of Institution REZ1800019, 21 Adams Avenue
- b. Decision Note dated March 27, 2019 re: St. John's Urban Region Regional Plan Amendment Number 2, 2018; St. John's Municipal Plan Amendment Number 146, 2018; and St. John's Development Regulations Amendment Number 677, 2018; Application to Rezone Land to the Residential Medium Density (R2) Zone for Development of two Single Detached Dwellings; MPA1800001; 364 Blackhead Road

6. NOTICES PUBLISHED

- a. A Discretionary Use application has been submitted requesting permission to occupy a portion of the Accessory Building at 269 Brookfield Road to conduct personal training sessions.

7. COMMITTEE REPORTS

- a. Development Committee Report – March 26, 2019

8. RESOLUTIONS

9. DEVELOPMENT PERMITS LIST

- No list this week

10. BUILDING PERMITS LIST

- Building Permits List – March 14 to March 20, 2019

11. REQUISITIONS, PAYROLLS AND ACCOUNTS

- Payroll and Accounts – Week Ending March 27, 2019

12. TENDERS/RFPS

- a. Bid Approval Note # 2019011 – Construction of CBS Water Metering Chamber
- b. Bid Approval Note # 2019029 – Standing Offer Rental of Cars, Vans & Pickups
- c. Bid Approval Note # 2019034 – Supply & Delivery of Traffic Paint
- d. Bid Approval Note # 2019063 – Supply & Delivery of One New Sidewalk Sweeper, 2018 or Newer
- e. Departmental Approval Request – Software Support (Council approval previously obtain via E-poll dated March 27, 2019)

13. NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS

14. OTHER BUSINESS

- a. Decision Note dated March 27, 2019 re: 2019 Capital out of Revenue

15. ADJOURNMENT

MINUTES

REGULAR MEETING - CITY COUNCIL

March 25, 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 Hope Jamieson
Councillor Jamie Korab
Councillor Wally Collins

Regrets Councillor Ian Froude

Others Kevin Breen, City Manager
Derek Coffey, Deputy City Manager of Financial Management
Tanya Haywood, Deputy City Manager, Community Services
Jason Sinyard, Deputy City Manager, Planning, Engineering & Regulatory Services
Lynnann Winsor, Deputy City Manager, Public Works
Cheryl Mullett, City Solicitor
Ken O’Brien, Chief Municipal Planner
Elaine Henley, City Clerk
Karen Chafe, Supervisor – Office of the City Clerk

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

SJMC2019-03-25/187R

Moved – Councillor Jamieson; Seconded – Councillor Collins

That the agenda be adopted with the following addition:

- **Departmental Approval Request (2019045) Purchase of One Single Axle Sander**

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

SJMC2019-03-25/188R

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

That the minutes of March 19, 2019 be adopted as presented.

CARRIED UNANIMOUSLY

BUSINESS ARISING FROM THE MINUTES

Decision Note dated March 20, 2019 re: Restoring Downtown Parking Relief to Section 9 of the St. John’s Development Regulations – St. John’s Development Regulations Amendment Number 692, 2019

SJMC2019-03-25/189R

Moved – Councillor Burton; Seconded – Councillor Lane

That Council adopt the text amendment to the St. John’s Development Regulations, which will restore parking relief in the Downtown Parking Area. The amendment will be sent to the Minister of Municipal Affairs and Environment with a request for registration, in accordance with the Urban and Rural Planning Act. Once registered by the Minister, the amendment will be published in the NL Gazette and come into legal effect.

CARRIED UNANIMOUSLY

Decision Note dated March 20, 2019 re: St. John’s Development Regulations Amendment Number 693, 2019 – Rezoning from the Residential Medium Density (R2) Zone to the Residential Mixed (RM) Zone, File No. REZ1800016 – 276 Pennywell Road

SJMC2019-03-25/190R

Moved – Councillor Burton; Seconded – Councillor Lane

That Council adopt St. John’s Development Regulations Amendment Number 693, 2019, which will rezone land at 276 Pennywell Road from the Residential Medium Density (R2) Zone to the Residential Mixed (RM) Zone and set the standards for private/commercial buildings (except converted buildings) to be at the discretion of Council. The amendment will then be referred to the Department of Municipal Affairs and Environment with a request for provincial registration in accordance with the Urban and Rural Planning Act, 2000. Further, that Council accept the standards proposed in the site plan as the standards for the private/commercial use at 276 Pennywell Road.

CARRIED UNANIMOUSLY

NOTICES PUBLISHED

A Discretionary Use application has been submitted requesting approval to operate a Robin's coffee drive-thru at 43 Cashin Avenue

SJMC2019-03-25/191R

Moved – Councillor Jamieson; Seconded – Councillor Hanlon

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

CARRIED UNANIMOUSLY

A Discretionary Use application has been submitted requesting municipal approval for a Vehicle and Heavy Equipment Storage Yard & Building at 10 George's Pond Place

SJMC2019-03-25/192R

Moved – Councillor Burton; Seconded – Councillor Hickman

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

CARRIED UNANIMOUSLY

Deputy Mayor O'Leary requested that Council be apprised of any mitigative solutions in relation to this application should such be required.

COMMITTEE REPORTS

Committee of the Whole Report - March 20, 2019

1. Decision Note dated March 13, 2019 re: Hosting of the Creative Network of Canada Summit in 2022, 2023, or 2024
-

SJMC2019-03-25/193R

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

That the City of St. John's bid to become the host city for the Creative City Network of Canada (CCNC) Summit being held in the fall in one of 2022, 2023 or 2024

CARRIED UNANIMOUSLY

2. Decision Note dated February 12, 2019 re: Changes to Corporate Policy Committee
-

SJMC2019-03-25/194R

Moved – Councillor Burton; Seconded – Councillor Hickman

That Council approve the modifications to the composition and processes of the Corporate Policy Committee

CARRIED UNANIMOUSLY

3. Decision Note dated March 13, 2019 re: New Strategic Plan – Our City, Our Future – and 2019 Action Plan
-

SJMC2019-03-25/195R

Moved – Councillor Jamieson; Seconded – Councillor Hanlon

That Council adopt the New Strategic Plan – Our City, Our Future and the 2019 Action Plan

CARRIED UNANIMOUSLY

4. Decision Note dated March 6, 2019 re: Ground Sign Approval (Sign By-Law)
-

SJMC2019-03-25/196R

Moved – Councillor Burton; Seconded – Councillor Collins

That Council approve the request to exceed the maximum allowable tolerances as stipulated in the Sign By-Law as proposed.

CARRIED UNANIMOUSLY

5. GoBus Interim Recommendations dated March 19, 2019
-

SJMC2019-03-25/197R

Moved – Councillor Lane; Seconded – Councillor Hanlon

That the following summary of the interim recommendations be approved:

- a. **Implement Strategic Direction #1: Eligibility Criteria Change (removing definition of disability)**
- b. **Implement Strategic Direction #2: Application Process**
- c. **Strategic Direction #3:**
 - i. **Notification will be provided to MVT that the definition of a ‘no**

show' will be changed from 90 minutes to 45 minutes and that the rate paid for a 'no show' will be reduced from current rate of \$25.30 to \$12.00.

- ii. Negotiating changes to the existing contract is not recommended as it will require a new RFP/tender to be issued. In the interim, Metrobus will work with the City's legal team and disability community to develop a new RFP/tender document outlining terms and conditions for a new contract.

d. **Fare Collection – Taxi Rides**

To address the issue of collecting fares when the trip is provided by a taxi and the customer pays fare with a GoCard pass, MVT will be notified that taxis will be required to have fare collection technology (i.e. portable electronic GoCard reader, or \$2.50 will be deducted from the trip rate for each applicable ride).

After consultation with the disability community, it is recommended that Council approve the interim recommendations outlined above.

CARRIED UNANIMOUSLY

DEVELOPMENT PERMITS LIST

Council considered, for information, the development permits list for the period March 14 to March 20, 2019.

BUILDING PERMITS LIST

Council considered the above noted for the period of March 14 to March 20, 2019.

SJMC2019-03-25/198R

Moved – Councillor Jamieson; Seconded – Councillor Hanlon

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 March 20, 2019.

SJMC2019-03-25/199R

Moved – Councillor Jamieson; Seconded – Councillor Hanlon

That the requisitions, payrolls and accounts for the week ending March 20, 2019 in the amount of \$4,134,606.21 be approved as presented.

CARRIED UNANIMOUSLY

TENDERS

Bid Approval Note – 2019008 – Elevator Maintenance

SJMC2019-03-25/200R

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

That this open call be awarded to the lowest bidder that meets specifications, Thyssenkrupp Elevator (Canada) Ltd. at a cost of \$351,819.50 (HST included) as per the *Public Procurement Act*.

CARRIED UNANIMOUSLY

Bid Approval Note – 2019039 – Janitorial Services – City Buildings (Group 1)

SJMC2019-03-25/201R

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

That this open call be awarded to the lowest bidder that meets specifications, Kelloway Construction Limited at a cost of \$690,000.00 (HST included) as per the *Public Procurement Act*.

CARRIED UNANIMOUSLY

Bid Approval Note – 2019040 – Janitorial Services – City Buildings (Group 2)

SJMC2019-03-25/202R

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

That this open call be awarded to the lowest bidder that meets specifications, Philrobben Janitorial Limited at a cost of \$684,801.12 (HST included) as per the *Public Procurement Act*.

CARRIED UNANIMOUSLY

Bid Approval Note – 2019041 – Janitorial Services – City Buildings (Group 3) revised

SJMC2019-03-25/203R

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

That this open call be awarded to the lowest bidder that meets specifications, Kelloway Construction Limited at a cost of \$456,228.00 (HST included) as per the *Public Procurement Act*.

CARRIED UNANIMOUSLY

Bid Approval Note – 2019041 – Janitorial Services – City Buildings (Group 3) revised

SJMC2019-03-25/204R

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

That this open call be awarded to the lowest bidder that meets specifications, Kelloway Construction Limited at a cost of \$456,228.00 (HST included) as per the *Public Procurement Act*.

CARRIED UNANIMOUSLY

Bid Approval Note –Microsoft Enterprise Agreement for City’s Desktop Platform
Licensing of 675 desktops

SJMC2019-03-25/205R

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

That this contract be awarded without open call to the sole provider of this service, Microsoft Canada in the amount of \$272,227.52.

CARRIED UNANIMOUSLY

Departmental Approval Request Bid # 2019045 – One Single Axle Sander

SJMC2019-03-25/206R

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

That the RFP be awarded to Harvey & Company Ltd. in the amount of \$275,193 based on an evaluation of the proposals by the City’s evaluation team as per the *Public Procurement Act*.

CARRIED UNANIMOUSLY

OTHER BUSINESS

Decision Note dated March 20, 2019 re: E-poll Result – Request to Rent Parking Spaces
– Filming of TV Series “REX”

SJMC2019-03-25/207R

Moved – Councillor Hanlon; Seconded – Councillor Stapleton

That Council approve the request of the production company and allow the rental of the said parking spaces as outlined in the above cited Decision Note.

CARRIED UNANIMOUSLY

ADJOURNMENT

There being no further business, the meeting adjourned at 5:31 p.m.

MAYOR

CITY CLERK

DECISION/DIRECTION NOTE

Title: Text Amendment to the Revise the Definition of Institution
REZ1800019
21 Adams Avenue

Date Prepared: March 27, 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 consider a text amendment to the definition of Institution in the St. John's Development Regulations to allow commercial and for-profit companies to develop an institutional use.

Discussion – Background and Current Status:

The City has received an application for 21 Adams Avenue (the former Salvation Army property) to be developed as a Transition House. The subject property is located in the Institutional Land Use District and is zoned Institutional (INST). Under the INST Zone, this type of use is a permitted use, however the definition of Institution limits the use “for non-commercial purposes by a non-profit society”. The applicant is not a non-profit society and therefore an amendment to the definition of Institution is required in order to consider the application.

As per the definition of Institution, the purpose of the institutional use is for promoting a social, educational, cultural, religious and philanthropic objective. If the definition is amended to allow commercial and for-profit organizations to operate institutional uses, this change will not be limited to transition houses but will have larger implications to all institutional uses and would allow such developments as a private university residence.

The proposed development at 21 Adams Avenue is a residence where a client could stay while they are looking for permanent accommodations. The applicant would provide shelter and meals to the clients and offer professional services. The development will include three (3) offices for organizations and professionals who may wish to offer their services to the clients. The development proposes 25-30 bedrooms and is expected to house 25-30 clients. Occupants will have a private bedroom with a common living area and meals will be prepared and served by staff. The applicant proposed that there will be social workers available seven days a week and there will be supervision and support 24 hours a day, every day of the year.

Housing services such as Emergency Shelters and Transitional Housing are regulated and governed by the Provincial government through the Newfoundland and Labrador Housing Corporation (NLHC). The City's Inspection Services Division has joined with NLHC in providing inspection for Emergency Shelters. This is a two-part process which includes an initial inspection conducted by NLHC prior to the

ST. JOHN'S

property being recognized as an Emergency Shelter and then semi-annual follow up inspections by the City. Any deficiencies observed will form part of a notice to the property owner for corrective action. Currently, any new applications to be part of NLHC's Emergency Shelter Program are limited to non-profit organizations. Therefore, a commercial, for-profit individual or organization would not be eligible to be part of this program. There may be other housing programs that the application may be eligible for, however, to date, an application for the subject property has not been made to NLHC. Therefore, NLHC is not able to assess the eligibility at this time.

The proposed St. John's Development Regulations amendment was advertised on two occasions in The Telegram newspaper and was posted on the City's website. Property owners within 150 metres of the application site were notified. As of March 27, 2019, forty (40) submissions were received by the City including a petition. Many concerned citizens cited objections to the transition house use in general, however, the use is currently a permitted use for non-profit organizations in the Institutional Zone. Residents had further concerns regarding the ability of a for-profit organization to provide the necessary services for the clients. As the applicant has not made an application to NLHC, it is unknown at this time if the application can meet the requirements of NLHC and what services (if any) may be required. NLHC has a variety of requirements depending of the type of housing and the clientele the provider wishes to serve.

Therefore, it is recommended to defer this application until an application is made to NLHC and it can be determined if the application meets the requirements of the NLHC housing programs. If the applicant can meet the requirements, it is recommended that Council re-evaluate the proposal at that time.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders:
Neighbouring residents and property owners.
3. Alignment with Strategic Directions/Adopted Plans:
Neighbourhoods Build out City – Increase access to range/type of housing.
Responsive and Progressive – Become a welcoming and inclusive city.
4. Legal or Policy Implications:
A text amendment to the St. John's Development Regulations is required.
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 defer this application for a text amendment to the definition of “Institution”, prompted by an application at 21 Adams Avenue, until an application is made to NLHC and it can be determined if the application can meet the requirements of a NLHC housing program. If the applicant can meet the requirements, it is recommended that Council re-evaluate the proposal at that time.

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:

Zoning Map

March 19, 2019

Members of Council

Subject: Transition house

I am a resident at [REDACTED] Pennywell road and have lived here 3 years. I love the area , It is a convenient location for me. We have friendly, quiet neighbours . I AM NOT at all in favour of this such proposal of a Transition House or Homeless Shelter .

A handwritten signature in black ink that reads "Dale Adams". The signature is written in a cursive style with a large, sweeping flourish at the end.

Thank you for listening to my input.

Dear City Council Members,

This letter is regarding the upcoming vote on April 1, 2019 for the text amendment to revise the definition of "Institution" in the St. John's Development Regulations to allow commercial and for-profit companies to develop institutional uses. Specifically, we would like to address the application to develop a for-profit transition house at the site of 21 Adams Avenue from the sale of the Salvation Army Church property to the developer Leonard Phair.

My husband and I moved from our house in Holyrood and bought our home at [REDACTED] Pennywell in December of 2014, just after we were married. We chose this property because it was in our price range, in a neighbourhood with many young families, and was surrounded by schools, churches and parks. In fact, the big back yard backs onto the Salvation Army church property. We thought we had found a safe spot to start our family.

Five years later, we have a little girl about to turn one. We were just making plans to build a sandbox and swing set in our backyard for our little girl to play in. Then last week we discovered that a for-profit shelter was planned for the Salvation Army property which borders our backyard. In fact, we share a fence with 21 Adams Avenue and all of the windows on the back of their building look into our backyard.

We were immediately concerned about the safety of our little girl growing up next to a for-profit shelter and decided to do some research to see what Leonard Phair had planned. According to his interviews with CBC and VOXM, Phair has stated that he provides temporary housing for people who have been banned from other local shelters because of their violence and drug use. Phair stated that police officers have repeatedly told him they would never allow such people to live on their street no matter how much they were paid.

Phair states that his tenants have at times assaulted him, each other and caused much property damage to his shelters. He states his residents are up all hours of the night and require frequent police visits. The cost of these damages and risk to his family, he explains, is why he feels it is fair for him to get as much as \$200 a night per person from the provincial government to house them. It was estimated that last year Phair received \$720 000.00 for his shelters housing 15 people a night.

If Phair converts the church building to a new shelter that houses 25+ residents, Phair has the potential to charge the province up to \$1.8 million a year to house the most violent residents (by his own definition) in the city.

While Phair feels comfortable putting his life and property at risk for these profits, we are asked to take these same risks without any protection, security or compensation. We will not be able to let our one year old daughter play in her own backyard. We don't think anyone would say it is reasonable to have a little girl grow up with these risks. But neither can we sell our house and move. If Phair develops this plan, our property values will decrease so much that to sell our house would mean losing our entire down payment, thereby bankrupting our family. We cannot afford to move; neither is it safe to stay.

And this situation would affect our neighbours in the same way. In the seven houses closest to 21 Adams Ave live 5 young children. The neighbourhood itself is made up of primarily young families. And the elementary school Bishop Abraham, just yards away, means a trail of children walking to school in front of Adams avenue every morning and afternoon.

While it is true that everyone deserves a safe place to sleep, it is unconscionable to allow a shelter for such a dangerous population to live next to young children for the main purpose of making one businessman a millionaire.

For this reason we ask you to vote No on this text amendment. For-Profit shelters are not a safe or economical answer to our housing problems.

Sincerely,

Victoria Balsom

■ Pennywell Road, St. John's

Sources:

Cooke, Ryan, CBC News, March 18, 2019 "Locals heated over for-profit homeless shelter proposal in St. John's" <https://www.cbc.ca/news/canada/newfoundland-labrador/leonard-phair-st-johns-homeless-emergency-shelter-1.5061009>

"Leonard Phair Opens His Doors to VOXM" June 17, 2018.
<https://www.youtube.com/watch?v=qmC5lVOcxGw>

Elaine Henley

From: Bannister, Jane [REDACTED]
Sent: Monday, March 25, 2019 6:04 PM
To: CityClerk
Cc: Hope Jamieson
Subject: 21 Adams Avenue

Regarding the amendment to the definition of Institution as prompted by the proposed development of 21 Adams Avenue, I feel that this amendment is not appropriate. I do not support the amendment as I feel that a for-profit company is not the right choice to offer transition house services to the number of people who could be housed in the property in question. As a resident of the area, I have concerns about the security that will be in place at the Adams Avenue property as well as the number of staff members who will be in place there and the hours they will be working. Thinking not only of my own children, but also of the numbers of children and families that will be walking back and forth to school and community programs at Bishop Abraham Elementary, to church and community programs at the Salvation Army Temple, and to businesses and services in the surrounding area, I feel that the safety and security of current area residents should be uppermost in all decision maker's minds when it comes to this application. While I acknowledge the city's issues with homelessness and vulnerable people needing refuge, I have concerns about a for-profit company's ability to successfully address the needs of the population they aim to profit from.

Jane Bannister
[REDACTED] Pennywell Road

Council Members

RE: 21 Adams Avenue

I do not live in the Immediate area , but I have to say that I was very upset to hear of this Proposal for a Transition House at The Old Salvation Army Bldg.

I have 2 kids who come to this area for Hockey (for a number of years). They are the age now where I drop them off, they go to the orange store for there snacks . They sometimes talk about this one man who begs for money there . I know this kind of thing is in a lot of places, But really , this is quite a larger number of people .

I do certainly notice , there is a lot of kids in that area and friendly residents .

I also seen a clip of this man Phair of the Statements he had made. One especially - Here to help the people in this Area my gosh The people in the area don't need his help I am sure, they live there they are not the people to be housed in his facility (making a fortune of the Government) .

I personally think this type of facility can be developed somewhere else, And Government Run.

Thank you

A handwritten signature in black ink, appearing to read "J. Gator", written over the "Thank you" text.



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2019-03-14

Cyril and Elaine Best
█ Pennywell Road
St. John's, NL

Dear Cyril and Elaine:

There is a proposal to build a 30 room transition house at 21 Adams Avenue, St. John's, NL, which abuts the owners homes at █ and █ Pennywell Road to the rear.

Based on many years of real estate appraisal and sales experience and observations of value trends under similar uses, it is my opinion that the value of the subject properties will be severely affected by the approval and completion of the intended use for this property. The amount of value decrease is difficult to quantify but property values with most likely decrease substantially.

Should you have any questions or if I can be of further service, please do not hesitate to call the undersigned.

Yours sincerely,

Ken Barrett, Realtor



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Elaine Henley

From: Tony Bliznakov [REDACTED]
Sent: Sunday, March 17, 2019 10:25 AM
To: CityClerk
Subject: Text amendment 21 Adams ave

To whom it may concern,

I am expressing concern about a proposed text amendment to a property on 21 Adams ave to allow this facility to become a transition home.

In your description you state it will be a transition home for 30 individuals. You do not state why these individuals are in transition. Therefore, it can only be assumed they are homeless individuals from different walks of life, with varying backgrounds including post incarceration and hospitalization for varying issues with no where else to go.

This leaves great cause for concern as there are already issues of crime in this area. You do not have to look far to see it, as you look at the abandoned building of Booth school right next door that has been severely vandalized.

There is a real concern for our personal safety if this comes to pass. There are schools and parks in the area which leaves us concerned for children and other vulnerable individuals who use the facilities. We are concerned for our own safety in our own homes with such a number of at risk individuals being housed in the area.

Another concern is the overall property values of homes in the area. We are concerned this will cause it to drop in an already struggling market.

We strongly feel that though there is a sense of community in this area, it is not without its problems already. We strongly oppose the idea of a transition home in the area and do not agree with the text amendment proposed.

We ask that you take note of our concerns and leave the text that is already in place and deny the application for a transition home in this area.

Sincerely,

Tony Bliznakov
[REDACTED] Keane Pl
St John's, NL
[REDACTED]

Elaine Henley

From: Melissa Bourgeois <[REDACTED]>
Sent: Monday, March 18, 2019 9:52 PM
To: CityClerk
Subject: 21 Adams Avenue

I am objecting to this proposed development, particularly because of the St.John's soccer program that operates in the summer months directly across the street from this building. I feel that this would expose our children to many potential dangers. The individuals who would avail of this housing unit would be those who are turned away from every other housing option in the city due to violent behaviours and addictions. I am appalled that anyone could consider housing such individuals directly across from the soccer field. While I agree that these people need a place to live, this is absolutely the wrong area. Please consider the safety of the children of the city, and the possible consequences if something should happen. Our summer months are very short and our children deserve to play outside but I would not be able to bring my child there if this development goes ahead. This development is a for-profit development, and the owner very clearly is only thinking about the profit with an absolute disregard for safety.

Melissa Bourgeois
[REDACTED] Halley Drive, St.John's
Sent from my iPhone



MEMBERS OF MUNICIPAL COUNCIL

We are reaching out in response to your Text Amendment regarding 21 Adams Avenue. Please accept and take into consideration our submission on this amendment – as we are quite concerned.

MYSELF & MY 3-year-old live at [REDACTED] PENNYWELL ROAD. With this development of a Transition House really Floors us. This is just steps behind ours house, basically right in our backyard where our little girl plays.

By reviewing your letter" on this Transition House" it states that it concerns the people within 150m radius. Really? This Area has a high volume of children, and parents of these children who use all these facilities need to know.

Bishop Abraham Elementary School, Around the corner in Buckmaster Circle we have Cygnus Gymnastics, Recreation Centre, Boys & Girls Club, A Large Playground. 2 Hockey Rinks,

Just across the street we have the Ayre Athletic Grounds where the kids play Soccer all summer.

Concerned Resident/Parents



Re: Text Amendment - 21 Adams Avenue

This is a formal submission urging the City Council members to deny the application to develop a transition house at **21 Adams Avenue**.

A google maps image is provided in Appendix A to show the proximity of 21 Adams Ave to locations/buildings that children frequent.

The first area highlighted is Ayre Athletic Grounds. During the summer months this field is used for a Minor Soccer program. Hundreds of children use this field which is directly across from 21 Adams Ave. In this case it isn't people living in the direct area affected but all those parents and children who are enrolled in the summer soccer program.

The second location highlighted is Bishop Abraham Elementary School. Although not directly in the area, many children in the area walk to school and they use Adams Ave or just past the intersection at Pennywell Rd to get to school.

The third location is Buckmasters Circle Community Center. This is only a short walk away from 21 Adams Ave. Many children in the area travel to the community center by foot and use Adams Ave.

It is not in the best interest of the neighborhood to put a transition house right in the middle of an area that a large amount of children will be present every day.

Also to note, is resale value of the homes in the area. The value of those homes will drastically decrease. To allow a transition house to open, allowing a few to profit while so many who have invested in their homes, lived there their whole lives there and who are paying taxes would end up losing money is morally wrong.

I understand the need for transition houses but 21 Adams Ave is not the appropriate location for one.



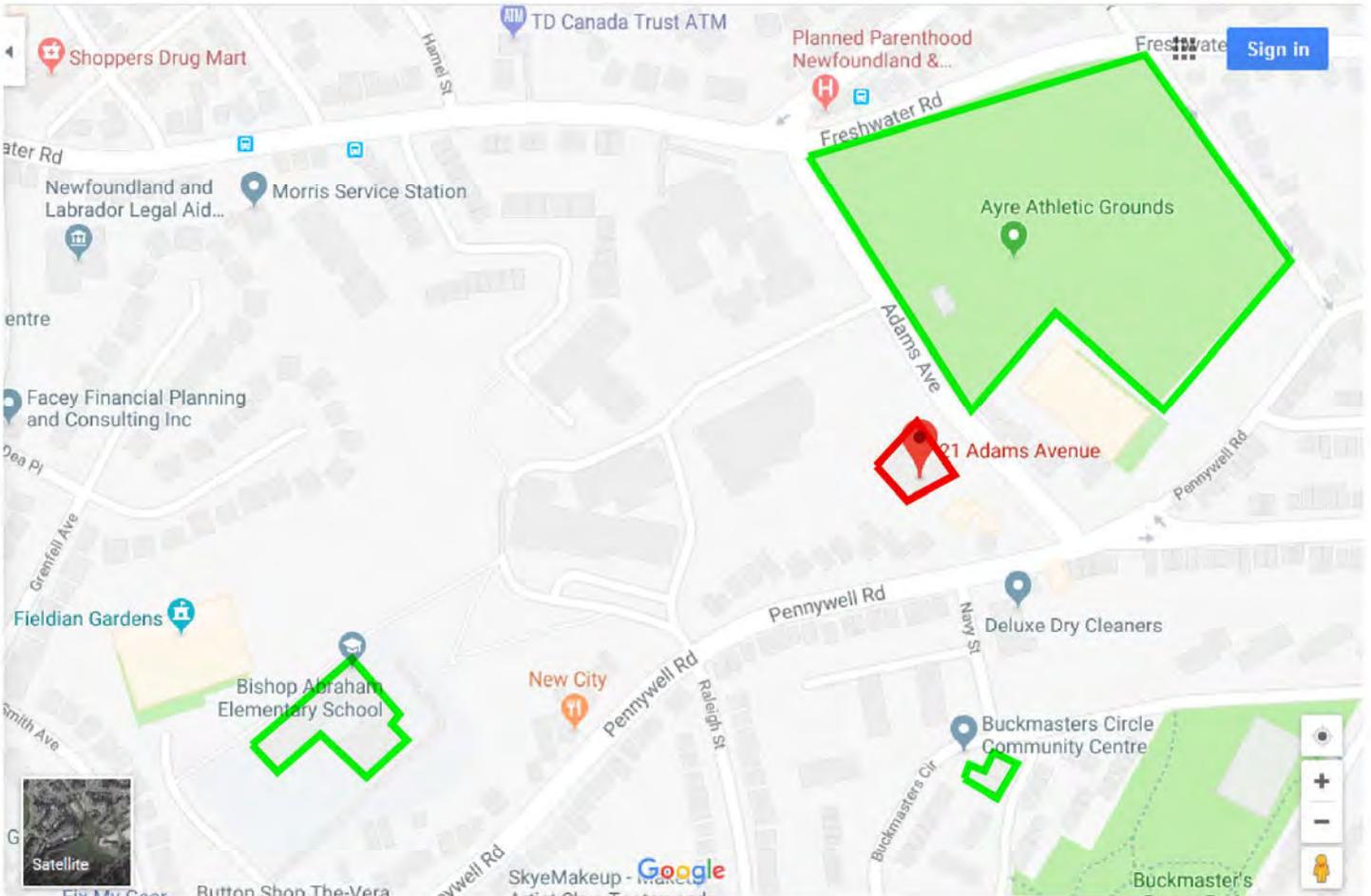
David Brushett

██████████ Pennywell Rd

██████████

APPENDIX A:

GOOGLE MAPS VIEW OF 21 ADAMS AVE AND AFFECTED AREAS



March 15, 2019

To: the office of the clerk

City of St. John's

Re: 21 Adam's Avenue

As long time residents of over 60 years on [REDACTED] Pennywell Road We are strongly opposed to the application put forth by Mr. Leonard Phair for Zoning Change . Our neighborhood currently houses schools, soccer fields, sports complexes and churches which are used by thousands of children is not the place for the planned 30 rooms (the size of a modest Hotel) or what we want, encourage or need in our neighborhood. As we all can sympathize with the need the chosen location is also next door to an establishment which sells alcohol is "NOT the SUITABLE LOCATION" for this facility and its mainly wayward clients. Upon driving by Mr Phairs other facilities the disarray and rundown appearances does not suit our heritage style neighborhood and unfortunately we can only expect the same and also to down grade our real estate values. Just about all the home owners take extreme pride in maintaining and keeping a vibrant neighborhood appeal and look to our properties. We are currently seeing an increase in criminal activity both break and enter and home invasions on the rise in the center city region (as per stats from the RNC), one can only speculate that this type of clientele may very well only fuel and increase this already alarming trend.

WE Strongly Disagree with this project and want to stay safe in our homes !

Respectfully The Chaulk Family

A handwritten signature in black ink that reads "D Chaulk & Family". The signature is written in a cursive, flowing style.

**CONCERNING: OLD SALVATION ARMY BLDG. 21 ADAMS
AVENUE**

**I LIVE PRETTY CLOSE TO THIS PROPERTY, BUT GUESS YOU DON'T THINK IT
CONCERNS ME FOR I AM NOT IN THE RADIUS (DID NOT GET A LETTER).
HELLO, I WALK MY KIDS IN THIS AREA EVERYDAY. THEY SCHOOL IN THIS
AREA, THEY PLAY IN THIS AREA, WE ALSO ATTEND CHURCH THERE. THIS
IS NOT AN AREA FOR THIS KIND OF HOME. PLEASE CONSIDER TO PUT IT
ELSEWHERE.**

City council

FACILITY - 21 ADAMS AVENUE

I HEARD OF THIS FROM MY FELLOW NEIGHBORS, I HAVE BEEN RENTING IN THIS AREA FOR MANY YEARS. I LOVE THE AREA AND THE RESIDENTS. I DO NOT BELIEVE THIS IS THE RIGHT PLACE FOR THIS TRANSITION HOUSE. GOSH GOVERNMENT SMARTEN UP, I KNOW WE NEED SOMETHING LIKE THIS BUT NOT AMONST FAMILY RESIDENTS .

CONCERNED RESIDENT

March 25, 2019

Mayor and Council, City of St. John's
% City Clerk
P.O. Box 908, St. John's, NL, A1C 5M2

Re: Proposed text amendment for INST zoning at 21 Adams Avenue

Dear Mayor Breen and Council:

We are writing in concern of the proposed text amendment to revise the definition of institution in the St. John's Development Regulations for 21 Adam's Avenue. We believe "for profit" use is fundamentally different than the public institution zone, it is not fitting with the adjacent R2 residential zones, and is a shortsighted way to address housing needs in St. John's. Living on Calver Avenue, we have had direct experience with a landlord that uses provincial subsidies to scrape together the bare minimum of lodging while our whole neighborhood suffers.

There is an obvious need for affordable housing in St. John's; the gap is being addressed in a way that allows the development proponent, Leonard Phair, to profit. Through the Department of Advanced Education Labour and Skills, the Province of NL currently pays "emergency" housing directly to landlords. At \$200 per night with 30 rooms, Phair stands to make 2 million dollars per year. Private property owners are not the appropriate providers of social services. Without necessary training and support, Phair himself has experienced property damage and assault, including being held at knifepoint by a tenant.

We already know that the private market fails the most vulnerable people; there is no guarantee this amendment will ensure affordable housing in the future. In Vancouver, low income residents of single room occupancy hotels face "reno-victions" when rents go up. When provincial priorities change and private subsidies stop we need to think about where that leaves 21 Adam's Avenue. Current policies have been challenged by MHA Gerry Rogers, and are overdue to be re-examined.

We support the City of St. John's in addressing housing with progressive strategies. With a focus on intensified and mixed use development, this is a critical time for neighborhood. Privatized social services by an unqualified business person is not part of this vision for a thriving City Centre. I hope the strong showing of community action around this issue will be considered and the text amendment rejected by council.

Sincerely yours,



Sarah Crocker and Adam Grevatt
[REDACTED] Calver Avenue
St. John's NL

Elaine Henley

From: Hope Jamieson
Sent: Wednesday, March 20, 2019 11:42 AM
To: [REDACTED]
Cc: CityClerk
Subject: Re: Old Salvation Army Residence to Emergency Shelter.

Thanks for your comments. I'm cc'ing the City Clerk to ensure your feedback is included when this comes to council for discussion.

Warmly,
Hope

Hope Jamieson
Councillor, Ward 2
City of St. John's

From: [REDACTED]
Sent: Wednesday, March 20, 2019 9:17:53 AM
To: Danny Breen; Sheilagh O'Leary; Deanne Stapleton; Hope Jamieson; Jamie Korab; Ian Froude; Wally Collins
Cc: Maggie Burton; Dave Lane; Sandy Hickman; Debbie Hanlon
Subject: Old Salvation Army Residence to Emergency Shelter.

Hello All,

I am writing you to urge you to please pass the application by the Owner of the old Salvation Army Residence to a Emergency Shelter.

I am not affiliated with the Owner at ALL. In fact I don't know him at all.

I am NOT affiliated with any organization , shelter or business.

I am a citizen who by experience recognizes a very sad NEED.

In the past I have provided supportive housing (that's in my home living with me, like a border but more like a foster child) to vulnerable persons. This sector is in great despair. The Government, organizations and Shelters are overwhelmed with a lack of available options to obtain housing for needy desperate vulnerable persons.

This building is perfectly located, layout and secure. I am so thankful that this proposal is so close to becoming a reality. I am sure despite more investment and upgrades this building will be USED.

I do understand the concerns of the neighborhood. I do know some of the concerned citizens, from living in the area as well. All these concerns are fear and can be addressed. Many transition houses are in many neighborhoods and often receive resistance. Theft...everywhere. Domestic disturbances....everywhere. But choices for these needed people are NIL.

I commend this man for taking this huge challenge on. It is difficult. It is risky. It is a business. IT IS NEEDED.

The area has seen it as a residence before. Trouble has come from students, low income areas, the gas station.....THATS EVERYWHERE. Plans will be in place to offer rules and quite frankly possibly make it easier to address issues in some and get them help. Even if it is a address that the RNC can find them.

Given a chance we may just change some lives!!

PLEASE PLEASE I urge you, pass this application.

signed

A home owner who has lived in the area for 40+ years

Karen Efford and Reg House

■ Edinburgh street

St.John's

Elaine Henley

From: Gerard Ennis <[REDACTED]>
Sent: Sunday, March 24, 2019 4:24 PM
To: CityClerk
Subject: 21 Adams Ave. - transition house - NO, No, & No!

I strongly object to yet another AMENDMENT to municipal DEVELOPMENT regulations for this transition house in my neighbourhood.

Really sick of hearing about AMENDMENTS FOR DEVELOPMENT in general. Why are DEVELOPMENT REGULATIONS enacted in the first place if DEVELOPERS can skirt them by applying for AMENDMENTS & develop whatever they fancy because Council needs the taxes from every development they can approve. Not impressed!

There are many reasons that are being put forward to STRONGLY OBJECT to this amendment being approved. I agree with them all, especially a DEGRADATION OF PROPERTY VALUES, which real estate agents confirm would most definitely occur.

SO, NO, NO, AND NO TO THIS AMENDMENT FOR DEVELOPMENT OF TRANSITION HOUSE AT 21 ADAMS AVE.

NIMFY – NOT IN MY FRONT YARD

GERARD ENNIS
[REDACTED] PRINCE OF WALES ST

Adams Ave
St. John's, Feb.
Mar. 20, 2019

Office of the City Clerk
City of St. John's

Title: Amendment to the revise the
Definition of R E Z 1800019 Institution
21 Adams Ave.

To those to whom it may concern

As the owner of property - Adams Ave, I object
to the proposed change of the Zoning Amendment to
accommodate the establishment of 21 Adams Ave as a
Transition House

My family has resided at this site since 1946
and since that time it has been one to hold
pride to its owner.

I will now state my concerns.

The Avenue has been and still is a hub for parents
to drop off and pick up children at the surrounding
schools. I am told by council staff that this Avenue
is the main link between our hospitals St. Charles and
H.S. Centre.

That in itself should explain why additional traffic is not needed.

I have been told by people involved in the real estate business that if such an institution is allowed to take place the value of my property as well as others on this avenue could drop in value as much as 30 to 40%. Well now would you want that to happen to you.

We know no doubt that there will be an increase in police presence in our area both day and night at all hours, which certainly a cause for alarm as they will be dealing with all kinds of individuals who have committed various type of crime. The nature by which goes us all in this area a very unpleasant feeling. I would ask the councillors and Mayor would you want to have such an establishment directly across the street/avenue from your residence. Ask yourself honestly! I submit the answer would be No. Therefore you have to think of others who are taxpayers the same as you are.

Each summer from around early May to mid September some 3 to 4 thousand children use the facility known as the Sycamore Athletic Complex. Concern no doubt will be by the parents knowing that such facility known as a transition to so close to where

to where their children play.

I know that all kinds of individuals would be housed there from prison who have been convicted on a variety of criminal offenses. You a councillor of our city know as well as I do, not all will return to society but unfortunately will once again return to prison.

My opinion is that a Provision House should not be placed in a residential area, an area such as this, where law abiding citizens reside with their families. Just the name alone is enough to make people uneasy. It should be in a setting unto itself where the clients have the opportunity to move about in their surroundings which should have a gym, fitness room, recreation room to name but a few. This is not available at 27 Solons Ave.

I might add that we the citizens/tax payers which you represent want to feel safe in their homes at day and at night. To return at night with the peace and tranquility we are use to and deserve.

I as well as all others affected by this in the area look for your support in turning down this application.

Yours truly
Douglas Duncanson - Resident - Solons Ave

██████████ Freshwater Road
St. John's NL
██████████

2019 March 19

Re: 21 Adams Avenue

Dear Councillor Burton,

After my return yesterday from vacation I became aware of the proposal to revise the definition of institution REZ1800019 for the former Salvation Army property at 21 Adams Avenue.

I understand that a transition house needs somewhere reasonably central to be located. Any near neighbours are likely to express unease at the very least when a new transition house is proposed for their neighbourhood. If operated by a non-profit organization of relevant professionals whose primary objective is the welfare of the residents of the transition house, then I can support such a plan, (which would not require this application for a change in zoning definition in any event).

However, the operation by a for-profit company is another matter entirely. That company's primary objective is different. The possibility exists of fewer staff at lower rates of pay and qualifications to look after the residents and to keep the neighbourhood safe.

For this reason, **I oppose the application** for amendment of "Institution" for 21 Adams Avenue.

Yours sincerely,



Dr. Glyn George

home e-mail: ██████████

TO WHOM IT MAY CONCERN!

AS A LONGTIME RESIDENT OF PENNYWELL RD,
I WISH TO OBJECT VEHEMENTLY TO THE
PROPOSED FUTURE USE OF 21 ADAMS AVE,
AS A TRANSITION HOUSE.

I'VE DEALT WITH A LOT OF THESE KIND
OF PEOPLE AT THE RENTAL NEXT DOOR TO ME
FOR MANY LONG MISERABLE YEARS. I WANT
TO GET AWAY FROM ANNOYING, FRIGHTENING
PEOPLE IN MY NEIGHBORHOOD, INSTEAD THAT
SEEMS TO BE THE WAY OF THE FUTURE.

THERE ARE ALSO OTHER FACTORS TO BE
CONSIDERED IN THE WAKE OF THIS PROPOSED
CHANGE. THERE IS AN ELEMENTARY SCHOOL,
NAMELY "BISHOP ABRAHAM" GRABES K-6
WITHIN WALKING DISTANCE FROM ADAMS AVE,
AND "THE DUTTON SHOP" WHICH IS PART OF
"THE VERA PERLIN SCHOOL". THESE PEOPLE
CONNECTED WITH THE ABOVE SCHOOLS ARE VERY
VULNERABLE AND COULD BE EASY TARGETS.

THERE IS ALSO THE VALUE OF PEOPLE'S
PROPERTY TO TAKE INTO CONSIDERATION.
MOST PEOPLE ON THIS STREET TAKE REALLY
GOOD CARE OF THEIR HOMES AND WOULD
LIKE TO THINK THAT IF THEY SOLD TOMORROW
THEY WOULD GET GOOD MARKET VALUE FOR
THEIR PREMISES.

(21 ADAMS Avenue)

I AM SURE THAT MOST ALL THE NEIGHBOURS IN THE VICINITY OF ABAMS AVE, WOULD AGREE WITH ME, THAT IF THIS PROPOSAL COMES TO BE IT WILL SET A PRECEDENT FOR THE OTHER VACANT BUILDINGS AND WE WILL ALL HAVE TO CONSIDER MOVING DUE TO THE FACT IT WILL BE TOO FLIGHTENING TO STAY HERE. IT IS TOO BAD THAT THIS HAD TO HAPPEN AS OUR AREA HASN'T BEEN TOO BAD FOR A NUMBER OF YEARS.

I BEG YOU TO TAKE WHAT I HAVE SAID INTO CONSIDERATION WHEN YOU MAKE YOUR DECISION CONCERNING THIS PROPOSAL AND PUT YOURSELVES IN OUR SHOES AND SEE IF YOU WOULD LIKE THAT KIND OF RESIDENCE IN YOUR BACK GARDEN

Dev. Grant
[REDACTED] Pennywell Rd.

March 19, 2019

Hon. Major & Council,

I am writing to voice my vehement objection to the establishment of a Transition House on Adams Ave.

We are residents of Adams Ave for the past 25 years. We have watched our neighborhood start to flourish. There are many new builds and the majority of the home owners including us, have invested their hard earned money into their property. You cannot drive up Penneywell Rd. or Adams Ave. without noting the pride of ownership---every second home is being refurbished & upgraded. The proposed Transition House will absolutely degrade the area.

There are hundreds of children who will be in close to proximity to this Transition house, including Bishop Abraham elementary school, 2 rinks & the Ayer Athletic grounds which sees small children playing soccer from dawn until dusk spring, summer & into fall.

Please ensure our children and neighborhood are not subjected to the very real dangers of a Transition House.

Please do not allow the amendment to allow this Transition House in our beloved neighborhood.

Thanking you in advance,

Sharon Gregory

Sharon Gregory

Adams Ave, St. John's

TO: OFFICE OF THE CLERK
St. John's, NL

RE: 21 ADAMS AVE
St. John's, NL

AS A LONG TERM RESIDENT OF
██████████ PENNYWELL RD, OCT 1965, TOTAL
OF 54 YEARS, I VEHEMENTLY OPPOSE
THE APPLICATION BY MR. LEONARD PHAIR
FOR A ZONING CHANGE. WITH A SCHOOL
& CHILDREN'S SOCCER FIELD WITH METERS
OF THE BUILDING THIS IS NOT THE
AREA FOR THIS TYPE OF "TRANSITION
HOUSE" WITH MR. PHAIR HIMSELF
ADMITTING TO BEING ASSAULTED BY
HIS TENANTS.

CONT.

With a convenience store that sells alcohol just a few feet away this is a recipe for disaster. It would be very interesting to know how many times his other properties have been visited by the RNC in the past few years. This area has had many B+E's over the past few years. US AS RESIDENTS DON'T NEED ANY MORE troubled "clients" IN OUR NEIGHBORHOOD

Keith Hill
Keith Hill
[REDACTED] Rd
[REDACTED]

Elaine Henley

From: Peter Inkpen [REDACTED]
Sent: Wednesday, March 20, 2019 12:52 PM
To: planing@stjohns.ca; CityClerk
Subject: Public Notice - 21 Adams Avenue

Good afternoon,

My name is Peter Inkpen and I reside at [REDACTED] Raleigh Street and I **do not** support this application for development of 21 Adams Avenue.

If you have any questions or concerns regarding this please do not hesitate to contact me. Also can you confirm that you have received my email on this matter.

Thank you,

Peter

Hi I am a resident of █ Hamel St. in St. John's and wanted to voice my opposition to this transition " house " opening in our neighborhood While we recognize the need for people to have housing, opening a 30 room building is more than excessive. There are a lot of questions not being answered here, such as how many " people " or clients that this house would hold. Is there more than one bed in each room ? What hours are these clients allowed to come and go from this house. Phair mentions there are bound to be some bad apples. This neighborhood already has had more than it's share of community developments and we have our fair share of bad apples already.

Within 5 minutes of our home we have the AA building on Liverpool Av. which often crowds our streets with cars and dozens of people out in front of the building smoking and causing quite a noise . Though most of these people are very nice there are some **bad apples**. We have our neighborhood drug store which is a methadone provider to addicts trying to get clean, which brings many shady characters walking our neighborhood, or a few **bad apples** as Phair puts it. We have low cost and social housing all throughout our neighborhood which brings a few **bad apples** not to mention homes that are rented to MUN students some more **bad apples** .

So again while we do support the need for transition HOUSES not a 30 room complex we feel our neighborhood already has its limit. Shouldn't this be more of a city issue and spread more evenly throughout the city. This house (NOT A HOUSE) is also situated near to a kids soccer pitch which is very busy throughout the summer and also a hockey rink that is busy throughout the fall and winter, so this should be a concern for the city at large and not just our neighborhood .

Why was there no public meetings or hearings on this issue or is it just being slid in without citizens having no input.

Below are some of the mentioned issues on a CBC article.

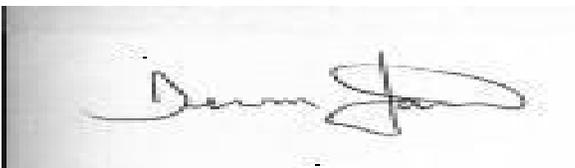
He's had his walls torn out and his televisions smashed, and has been **held at knife point** by a tenant who was eventually convicted of assault.

They could be **barred from other shelters due** to issues around hygiene or **violent tendencies**, or they could simply be coming to him because other shelters are full.

Phar said there's bound to be bad apples that's the nature of the business. Can we spread the bad apples more evenly throughout the city.

Derm & Susan Janes

█ Hamel St.

A handwritten signature in black ink, appearing to read "Derm & Susan Janes", written on a light-colored background.

[REDACTED] Pennywell Rd.
St. John's, NL [REDACTED]
March 11, 2019

Office of the City Clerk
P. O. Box 908
St. John's, NL A1C 5M2

To Whom It May Concern:

We are living in the immediate neighborhood of the proposed Transition House at 21 Adams Avenue. At the outset, we absolutely reject such a proposal for this area. There are several very serious social and personal reasons for our rejection of this proposal.

This area of the center city has, in the past, been affected by socio-economic stigma and people have worked hard to combat this negative image. Such a proposed Transition facility would only further negatively impact this stigma. Be it noted that as residents of the neighborhood we will "pay the price" for such a facility as a Transition House.

Buckmaster's Circle has been given a

"face lift" through improved housing and projects for the children. Let's not destroy the sense of pride which the people now have in their neighborhood.

The question arises: Where or what are these people transitioning from? Is it drugs, alcohol abuse, criminal behavior?

This Transition House would increase the transient aspect of our neighborhood. This is already somewhat present here and this project would only serve to intensify the negative aspect of a transient population.

The location of a Transition House is a major consideration. This one would be across the street from residences; a sports field which is heavily used by children; and the only boundary between some houses on Pennywell Rd. and the proposed Transition House is a fence. The guests of this facility would have freedom of movement and can move around at will. Because we are unfamiliar with their backgrounds, our feeling of security and peace will be eroded. In addition, the outdoor space behind the building will become their back yard and all

the noises, day and night, will be ours to tolerate.

Approval for such a project is giving a lot of power to the owner(s) to make money but in the process to destroy the peace, quiet and security of the seniors and families who have lived and paid taxes in this area for years. The presence of such a facility is doing nothing to increase pride in our community. We will see a deterioration in the value of our homes. The owners of such a facility will be able to go to their homes in other parts of the city and leave us with a transient population. Would they want such a facility in their back yard?

We advocate in this decision making process that democracy and fairness and transparency prevail. We want to have a strong say in this very important personal - social residential decision. We want our voices heard at City Hall as residents of this center city neighborhood.

Yours truly,
Edward Patrick Marshall
Lester Marshall

Karen Chafe

From: Hope Jamieson
Sent: Wednesday, March 27, 2019 10:02 AM
To: JAMES MCGRATH; Maggie Burton
Cc: CityClerk
Subject: Re: Adams Avenue

Thanks for your feedback. I'm CC'ing the city clerk so your input will be included in the package presented to council prior to making a final decision.

Warmly,
Hope

Hope Jamieson
Councillor, Ward 2
City of St. John's

From: JAMES MCGRATH [REDACTED]
Sent: Friday, March 22, 2019 10:15:52 AM
To: Maggie Burton
Cc: Hope Jamieson
Subject: Adams Avenue

Good morning Councillors,

I would like to express my opposition to the proposal to turn 21 Adams Avenue into a transition house. This is a mostly residential area and with the arena and other small businesses here, enough is enough. The proponent seems to be in it for the wrong reasons.

Regards,

Jim McGrath

[REDACTED] Pennywell Road

Post-it™ Fax Note	7671E	Date	Mar 25/19	# of pages	2
To	Off. of the City Clerk	From	J. McLachlan		
Co./Dept.	City St. John's	Co.	-		
Phone #	-	Phone #	-		
Fax #	709-576-8474	Fax #			

Jessica McLachlan, B.Sc.
 Calver Ave.
 St. John's, NL

March 24, 2019

Dear St. John's City Council Members:

I am writing to the members of City Council to consider a vote against the proposed changes to the definition of land use for an Institutional Land Use District.

By its very meaning, institutions are meant for the public access and betterment of all. The privatization of essential services offered through public institutions opens the doors for the potential of selecting clientele that will most greatly benefit the business owner rather than the clients themselves.

The proposed change to the zoning definition for use of an Institution to include for-profit Emergency Housing is a dubious step towards unregulated stewardship of the most marginalized members of society.

Services normally provided by non-profit organizations and other public institutions such as schools and hospitals are integral to society. However, allowing the commercialization of the care of the most vulnerable is not acceptable. There are no regulations regarding privatized care for addictions services in Newfoundland and Labrador. In fact, private addictions services do not exist in this province. Mental health services are provided by trained professionals, doctors and counsellors in authorized health care settings. Personal care homes for elderly and daycare centres for children require permits, are carefully regulated, inspected, monitored and require employees to obtain minimum training requirements and maintain accreditation. These are operated as commercial businesses, and the business owners are held accountable and risk severe financial penalty for non-compliance issues.

Allowing one private individual with no training, education, qualifications or expertise (or devotion to ensuring dedicated access to services provided by professionals with such credentials) the ability to control a facility with the potential to house 30 individuals is a short-sighted solution to the growing homelessness issue the city is facing. Altering the definition for the terms of use for an Institutional space will open the doors for more unqualified individuals to take advantage of the most marginalized in society.

The property on Adam's Ave. stands to generate a potential \$2.2 million annually for one private citizen, not including the approximately \$0.75 million per annum already earned by this individual at other properties owned throughout the city. This is a negligent use of tax payers funding, when much greater services could be provided through existing non-profit organizations if they were provided with a fraction of the funding potentially generated by the property in question.

In fact, the proposed developer of this property has publicly stated "he wants to help a vulnerable population, but if his proposal wasn't a moneymaker, he wouldn't bother." This isn't an individual whose concerns are for those he purports to be helping, but are instead for the dollars lining his coffers. Is this

the mentality City Council wishes to promote and condone regarding the treatment of a high-risk population?

The proposed development for the potential commercialization of emergency housing based on reimbursement from government funding is tantamount to the privatization of health care as a for profit venture with the expectation that the government will still pay for all services, but with no guarantee for the quality of the facilities or access to adequate, reliable services.

If in proposing the change to the terms for use of the zoning of Institutional Land, City Council is hoping to help alleviate the homelessness problem, I would advise that this situation would be the equivalent to using a diseased bandage to cover a wound – a short-sighted fix that will have disastrous consequences.

Please do not construe this message as a vote against the vital services Emergency Housing provides, as well as the other services non-profit organizations and NL Housing provide for their clients. In my neighbourhood, I see first-hand on a daily basis the effects of mental health, addictions and inadequate reintegration and counselling for those with criminal backgrounds. These are areas the provincial government need to strengthen from within before they eagerly outsource to profiteering private individuals or companies. Easily accessible mental health and addiction services and correctional facilities offering productive programming are severely lacking or non-existent in this province. Do not put the chicken before the egg. Do not put the hope for optimal outcomes ahead of dedicated regulations. Do not put the potential for good publicity ahead of ensuring the safety of the marginalized and vulnerable.

Please vote against this proposed change.

Sincerely,



Jessica McLachlan

Kelly-Anne Meadus
Steven McCrindle
██████████ Pennywell Road
St. John's, NL ██████████
██
██

St. John's City Council
Office of the City Clerk
PO Box 908
St. John's, NL A1C 5M2
cityclerk@stjohns.ca

March 25, 2019

Re: Submission on proposed text amendment and development of transition house at 21 Adams Avenue

Dear Councillors:

We write in opposition to the proposed text amendment to the definition of "Institution" in the St. John's Development Regulations to allow commercial and for-profit companies to develop institutional uses; in particular, **we strongly oppose the development of a transition house at 21 Adams Avenue.**

The quality of a neighbourhood is greatly influenced by its ability to achieve a healthy balance of social and economic diversity. In addition to commercial properties, non-profit organizations, 1 hospital, 1 primary school, 2 community centres, and residential homes, our neighbourhood is comprised of 2 large social housing blocks, which are only 1 kilometre apart (Buckmasters Circle and Cashin Avenue). The City manages affordable housing for over 400 households and our small neighbourhood supports the bulk of them: Buckmasters Circle has 210 dwellings alone that are home to approximately 700 people with low household incomes, and while we were unable to find statistics on the social housing at Cashin Avenue between the intersections of Pennywell Road and Blackmarsh Road, that area is also sizable. Neither of these includes any other smaller affordable housing units that have been established in our area.

Firstly, we are deeply concerned about the effect on our community of operating an additional facility for at-risk/vulnerable people in an area whose population is already disproportionately comprised of at-risk/vulnerable persons at the lower end of the economic spectrum. Having a transition house operating on Adams Avenue will further skew our neighbourhood's socioeconomic mix, putting our community at risk of becoming a truly disadvantaged neighbourhood. Many studies show that social and economic factors play key roles in the quality of individual health, in the rate of crime, and in the levels of education and career prospects achieved in a community.¹ Residents living in disadvantaged

¹ Swain, Geoffrey R. "How does economic and social disadvantage affect health?" in Focus, Vol. 33, No. 1, Fall/Winter 2016–17, University of Wisconsin. Pg. 6; and Wodtke, Geoffrey T., Elwert, Felix, and Harding, David J. "Poor Families, Poor Neighbourhoods: How Family Poverty Intensifies the Impact of Concentrated Disadvantage" in PSC Research Reports, Report 12-776, September 2012, pg. 39.

neighbourhoods where there is less heterogeneity in the population and little economic wealth are more prone to experience poorer wellbeing and quality of life than more socially and economically diverse communities. Such a change in our community could create other negative spin-offs, such as a reduction in property values and the closure of businesses.

Secondly, we do not believe that the establishment of a 30-bed transition house at 21 Adams Avenue would serve in the best interests of those for whom it is meant to assist. The business owner has alluded, but not publicly committed, to providing support programs for the individuals who would be transitioning from incarceration. Without the proper supports in place, the likelihood for local disturbances and criminal offenses increases. As well, providing accommodations for such a large number of individuals as proposed (30 beds) leads us to question the effectiveness of such an environment for transitioning these individuals back into society. There is a real concern for their own safety, living alongside so many other former inmates, some of who may be violent offenders. Finally, opening a transition house in an area with a large population of at-risk/vulnerable people increases the likelihood of recidivism and reduces the chances of finding employment.

On a personal note, we have resided in this neighbourhood for more than 14 years, where we are raising two children. Should it be approved, this transition house would be just around the corner from our own residence. As parents, we are naturally and rightfully concerned about the safety of our children, especially in light of the number of beds being offered for individuals transitioning from incarceration.

We respectfully request that you deny the proposed text amendment to the definition of "Institution" in the St. John's Development Regulations to allow commercial and for-profit companies to develop institutional uses.

In the event that the aforementioned proposed text amendment is approved, **we further request that you deny approval for the development of a transition house at 21 Adams Avenue.**

Sincerely,



Kelly-Anne Meadus



Steven McCrindle

Elaine Henley

From: Paul Noel <[REDACTED]>
Sent: Wednesday, March 20, 2019 10:01 AM
To: CityClerk
Cc: Hope Jamieson
Subject: 21 Adams Ave Rez1800019

Hope you saw Mr Phair on the news bragging about the \$700,000 he made last year with his properties. He had a property on the corner of University Ave across from CBC which caused trouble for the neighbourhood, including the RNC going to the elementary school to warn them of unsavoury people moving in. Now he wants to put 30 people with in a couple of minutes walk to a elementary school,2 skating rinks and one of the biggest soccer fields in the city. With the thousands of children and parked cars they will be like kids in a candy store. This is not a good idea!

Elaine Henley

From: [REDACTED]
Sent: Tuesday, March 12, 2019 12:04 PM
To: CityClerk
Subject: Text Amendment- 21 Adams Ave

I oppose this amendment.

Living on Golf Ave ,it's close proximity to Schools, Recreation facilities. Currently their are properties in our street housing questionable tenants!!!

Affecting property value in area..

Center city can certainly use some revitalization, proceeding in this direction would be counterproductive.

As to half way housing and their need. This would be a different discussion.

During incarceration would be the optimal place for this issues to be sorted

Ruth/Paul Noel

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

Sent from my iPhone

From: **Pennecon Realty Ltd.**

██████████ Topsail Road

St. John's, NL

██████████

Owner of ██████████ Pennywell Road, Bishops Gardens Retirement Living, (formerly Bishops College School) City of St. John's file#: DEV1800219

To: **Office of the City Clerk,**

City of St. John's Fax # 709 576 8474, email cityclerk@stjohns.ca

Re: Text Amendment to revise the Definition of Institution REZ 1800019, regarding application to **develop a Transition House at 21 Adams Avenue.**

Dear Office of the City Clerk,

We write to express concerns and objection to the request to allow a text amendment to the definition of Institution in the St. John's Development Regulations to allow commercial and for profit companies in this instance and at this time.

Given the population this applicant will serve, without confirmation the proposed for profit Institution will have sufficient oversight, we are concerned about the safety and protection for staff, residents, the neighbourhood and community at large.

We understand Newfoundland and Labrador Housing Corp (NLHC) will pay a fee to the operator and owner of this transition house to provide services for residents, but we have been unable to

determine what, if any, oversight NLHC provides. If NLHC does not limit the number of residents it will support under one roof they are de facto creating an institution, in this case it will be for up to 30 residents. The residents the building will serve are society's "hardest to house", and placing 25-30 of them together in an unregulated environment is a safety issue for all.

Until such time as we are comfortable with the oversight and quality of care being provided we, as neighbours, respectfully register our concern and objection.

Kind regards,

Gail Penney

A handwritten signature in black ink, appearing to read "G. Penney", with a small flourish at the end.

President

Pennecon Realty Limited.

WE, THE UNDERSIGNED, OBJECT STRONGLY TO CONSIDERATION OF A "TEXT AMENDMENT" TO THE DEFINITION OF INSTITUTION IN THE ST. JOHN'S DEVELOPMENT REGULATION TO ALLOW COMMERCIAL AND FOR-PROFIT COMPANIES TO DEVELOP INSTITUTIONAL USES. (TEXT AMMENDMENT 21 ADAMS AVENUE---FORMER SALVATION ARMY PROPERTY) SUCH APPROVAL WOULD ALLOW A TRANSITION HOUSE AT 21 ADAMS AVENUE AND ITS ENSURING PROBLEMS FOR THE NEIGHBORHOOD. WE DO NOT WELCOME SUCH A PROJECT. THIS ALSO EFFECTS PROPERTIES OUTSIDE THE 150M BOUNDARY.

■ KEANE PL SE JOHN'S	TONY BLIZNAKOV
■ KEANE PL ST. John's	ROSE EDWARDS - FREDI HALL
■ Keane Pl. St. John's	Wanda Whelan - W. Whelan
■ Pennywell Rd	Terence Barrett
■ Pennywell Road	Janita Strawbridge
■ Pennywell Road	Mildred Hill
■ PENNYWELL RD.	Rev. Grant
Lileen Garland	Lileen Garland
■ Pennywell Rd	Eugene J. Grant
John Garland	John Garland
■ Pennywell Rd	Randy Linton
Keane Pl ■ Pennywell Rd	Edo Toole
Keane Pl ■ Pennywell Rd	Mike J. Fitzgerald
■	

█ ADAMS AVE,	Douglas James French
█ Adams Ave.	Bernie Rodney
█ Pennywell Rd.	Ether Marshall
█ Pennywell Rd.	Edward Patrick Marshall
█ Pennywell Rd.	Cherie Best
█ Pennywell Rd. Buckmasters Circle	C. Petty
█ Bicketts Road	M. Sayin
█ Buckmasters circle	I. Lomerton
█ Pennywell Rd	Erin Joyce
█ Adams Avenue	Erin Joyce
█ Adams Avenue	John Davis
█ Adams Ave.	Shirley M. Spurrell
█ Adams Ave	D. J. J. J.
█ Adams Ave.	Sharon Gray.
█ Prince of Wales	Dean Pimm
21 ADAMS AVENUE	

Chris Simmons	████████ Pennywell Rd
Jenna Luke	████████ Pennywell Rd
DAPHNE BYRNE	████████ Pennywell Rd.
JOHN HEARN	████████ PENNYWELL RD.
Duncan Pickett	████████ Linscott Street
DAN Pickett	████████ LINSKOTT ST
Keri Martin	████████ Linscott St
Jim McNeill	████████ Linscott St.
Howard Penney	████████ Linscott St.
John Cynthia Chambers	████████ Linscott St
Leah P... ..	████████ Linscott St
Brittany Hartery	████████ Bridage street
Danielle Bemister	████████ Pennywell Rd
Kawsey Best	████████ pennywell Rd.
Andy Ratsimandresy	████████ Pennywell Rd.
Pat McKeown	████████ Pennywell Rd.
Steve McCindle	████████ Pennywell Rd.
 Kelly-Anne Meadus	████████ Pennywell Rd.
21 ADAMS AVENUE	

Ben Peterson	████████ Pennywell Road
Keith Walker	████████ Raleigh St
Ann Walker	████████ Raleigh St.
Helen Walker	████████ Raleigh St.
Peter Walker	████████ Raleigh St.
Mary Dawe	████████ Raleigh St.
Sarah Dawe	████████ Raleigh St
Charles Wiseman	████████ Raleigh ST
Matthew Jones	████████ Pennywell Rd.
Lew Barry	████████ Buckmasters Circle
Mike Joyanfy	████████ Raleigh St.
William Harrison	████████ RALEIGH ST.
Jasmine Jilbert	████████ Raleigh St.
Keri Hohn	████████ Raleigh St.
Shaw Burns	████████ Raleigh St.
21 ADAMS AVENUE	

Med Noel	██████████ Raleigh LA St Johns
Josephine Noel	██████████ "Pennywell" Rd.
Stephen Rogers	██████████ "Pennywell" Rd.
Gerald Best	██████████ Pennywell Rd.
Walter Best	██████████ Pennywell Rd
Wm.	██████████ Pennywell Rd
Wallace Best	██████████ Pennywell Rd
Tim West	██████████ PENNYWELL RD
Chas Best	██████████ Pennywell Rd
John Best	██████████ Pennywell Rd
Dale Adams	██████████ Pennywell Rd.
Alan Elliott	██████████ Pennywell Rd
Ruby Young	██████████ Smith Ave
Lee Young	██████████ Smith Ave
John Jones	██████████ Golf Ave
Michael Jones	██████████ Golf Ave
Ray White	██████████ Golf Ave
Ruth Noel	██████████ Golf Ave
21 ADAMS AVENUE	

Paul Noel	████ GOLF AVE.
Steve King	████ Pennycuik Rd
Ros Roberts	████ Pennycuik Rd
Jan Kern	████ Pennycuik Rd
Suz Goble	████ Pennycuik
Charles Tucker	████ Pennycuik
Jennifer Noel	████ Golf Ave
Geoff Tucker	parent - Hockey Bitch
John Miller	████ Raleigh St.
David Chaulk	████ Pennycuik Rd
DANA CHAULK	████ Pennycuik Rd
Dawn Chaulk	████ Pennycuik Rd
Jim McCreath	████ Pennycuik Rd.
Tom Leonard	████ MORRI'S AVE
Bob Leonard	████ Morris Ave.
21 ADAMS AVENUE	

WE, THE UNDERSIGNED, OBJECT STRONGLY TO CONSIDERATION OF A "TEXT AMENDMENT" TO THE DEFINITION OF INSTITUTION IN THE ST. JOHN'S DEVELOPMENT REGULATION TO ALLOW COMMERCIAL AND FOR-PROFIT COMPANIES TO DEVELOP INSTITUTIONAL USES. (TEXT AMMENDMENT 21 ADAMS AVENUE--FORMER SALVATION ARMY PROPERTY) SUCH APPROVAL WOULD ALLOW A TRANSITION HOUSE AT 21 ADAMS AVENUE AND ITS ENSURING PROBLEMS FOR THE NEIGHBORHOOD. WE DO NOT WELCOME SUCH A PROJECT. THIS ALSO EFFECTS PROPERTIES OUTSIDE THE 150M BOUNDARY.

Address

Theresa White	█████ Morris Ave
Jan Leonard	█████ Morris Ave
Florence Noseworthy	P.O.W Street
Denise Parsons	Rickotts Rd.
Jessica Wauer	Freshwater Rd
Lore Kenny	█████ Prince of Wales
Bobbie Power	█████ Backmasters Circle
Jeremy Power	█████ Backmasters.
Linda Howell	St Joe Ave
DARlene Doyle	Franklyn Ave.
Wayne Doyle	Franklyn Ave.
Sandy Dawe	Franklyn Ave.
Elizabeth Coleman	Franklyn Ave

Mack Graham
 Christine Hillier
 Howard Pesh

Franklyn Ave.
 Fitzpark Ave
 Harriet Obed

Cecile ABBOTT	
Carl Ash	FitzPATRICK AVE
Bonnie Moss	██████████ Loxley St
Melissa Sano	██████████ Ricketts Road.
Ricky Lohy	Ricketts Road
	" "
Frank Rappan	██████████ Adams Ave.
Yvonne Sheppard	██████████ Ricketts Road.
Lyndon Keating	██████████ Prince of Wales St.
Aristolia	██████████ Prince of Wales St.
	██████████ Prince of Wales St.
Michael Lee	██████████ Dunbar St.
Susan Jordan	██████████ Feild St.
Jane Keating	██████████ Prince of Wales.
Lee Keating	" " "
Joe Mc Carthy	██████████ Thorburn Rd.
Adest	Franklyn AVE
Bill Newman	Ed Shee
RE: 21 ADAMS AVENUE	

April Kru	Rockcrest Court
Red get	P.O. or White St.
Morgan Simms	█ Prince of Wales St.
Dulcie Bennett	█ Frenchie Ave
Michelle Smith	█ Frenchy Ave
Dorvill Hannaford	█ Barter's Hill
Vicky Smith	:
Jill	—
Howard Piddle	█ Gear St.
Raymond Pierce	█ Keane Pl.
Lynn Purr	Hillview Dr E
Kina Todd	P. W. St.
A Melanie Daine	█ Franklyn Ave
Beverly Hanson	BMC.
WALTER JAMES	St John's
RE: 21 ADAMS AVENUE	

Jennifer Jones	■ BMC.
Ashlee Ruge	
Trish Clunker	■ Prince of Wales
Org Worms	
Vanessa Haynes	■ Buckmasters Circle
Jacoba Mol	■ Prince of Wales St. ↓
Don Slout	■ - - - - -
Tiffany TIZARD	Freshwater
Brittany TIZARD	
Darlene TIZARD	
Tishon Green	Ricketts Rd.
Melissa Sarjoo	Ricketts Rd

RE: 21 ADAMS AVENUE

WE, THE UNDERSIGNED, OBJECT STRONGLY TO CONSIDERATION OF A "TEXT AMENDMENT" TO THE DEFINITION OF INSTITUTION IN THE ST. JOHN'S DEVELOPMENT REGULATION TO ALLOW COMMERCIAL AND FOR-PROFIT COMPANIES TO DEVELOP INSTITUTIONAL USES. (TEXT AMMENDMENT 21 ADAMS AVENUE---FORMER SALVATION ARMY PROPERTY) SUCH APPROVAL WOULD ALLOW A TRANSITION HOUSE AT 21 ADAMS AVENUE AND ITS ENSURING PROBLEMS FOR THE NEIGHBORHOOD. WE DO NOT WELCOME SUCH A PROJECT. THIS ALSO EFFECTS PROPERTIES OUTSIDE THE 150M BOUNDARY.

Kevin [unclear] Fehar-	[redacted] Grace A. V. 655A
Mike Carrigan	[redacted] prime-whale's
Ben Maher	[redacted] prime-whale's
D McMillan	[redacted] Pennywell Rd # 6
Stephen Payer	[redacted] Pennywell Rd
Linda Squires	[redacted] Boncloddy St.
Tina [unclear]	[redacted] Bunnys Co - 0
[unclear]	[redacted] Lennyquad Rd.
Carm Oliver	[redacted] Larroquet Rd
Marian Clary	[redacted] Kickett's Rd
Edward [unclear]	[redacted] Brazil St.
Gerry Breen	[redacted] Boncloddy st
M. [unclear]	[redacted] Kickett's Rd

Tom Tevin	
Craig Tevin	
Jack Wats	
Joe Taylor	
Shane Watson	█████ Prince of Wales.
John Mull	█████ BMC
James Murphy	█████ Field St.
CORCOR STRICKLAND	
Lisa Yancey	█████ St. Claire ave
Bradley Glynn	█████ St. Clare ave
Heather Brening-Johnson	Golf Avenue
Loquah Reed	█████ Prince of Wales
Melissa Dwyer	█████ Ricketts Rd.
Kevin Williams	█████ Franklyn Ave.
Paul Long	
Jennifer Dore	█████ golf Ave
Hannah White	█████ GOLF Ave
RE: 21 ADAMS AVENUE	

WE, THE UNDERSIGNED, OBJECT STRONGLY TO CONSIDERATION OF A "TEXT AMENDMENT" TO THE DEFINITION OF INSTITUTION IN THE ST. JOHN'S DEVELOPMENT REGULATION TO ALLOW COMMERCIAL AND FOR-PROFIT COMPANIES TO DEVELOP INSTITUTIONAL USES. (TEXT AMMENDMENT 21 ADAMS AVENUE---FORMER SALVATION ARMY PROPERTY) SUCH APPROVAL WOULD ALLOW A TRANSITION HOUSE AT 21 ADAMS AVENUE AND ITS ENSURING PROBLEMS FOR THE NEIGHBORHOOD. WE DO NOT WELCOME SUCH A PROJECT. THIS ALSO EFFECTS PROPERTIES OUTSIDE THE 150M BOUNDARY.

<i>Don Selbert</i>	█ Lesion St.
<i>Carol Fitzgerald</i>	█ Fitzgerald St.
<i>Donny MacNeil</i>	█ Freshwater Rd.
<i>Wanda [unclear]</i>	█ Monas Ave
<i>[unclear]</i>	█ Calder Ave
<i>Melanie Davis</i>	█ Calder Ave
<i>Dan Decker</i>	█ Hannelbury Pl
<i>[unclear]</i>	█ Calder Ave
<i>Jim Paddle</i>	█ Calder Ave
<i>Aloria Paddle</i>	█ Calder Ave
<i>Ferry Dean</i>	█ Calder Ave
<i>[unclear]</i>	█ Calder Ave
<i>[unclear]</i>	█ Calder Ave

<i>h h h</i>	████ Calver Ave.
Adam Grevatt	████ Calver Ave.
Faith Squires	████ Calver Ave
Charlie Squires	████ Calver Ave.
Clara Oliver	████ Matta Street
Satt Mays	████ CALVER AVE
Merah Sawz	████ CALVER AVE
Jon Crane	████ CALVER AVE
Kaylee Morrison	████ SWER ST.
Maiwon Abbott	████ Rankin ST
Warren Abbott	████ Rankin ST.
Luis David Guro	████ Calver Avenue
Nathan McLellan	████ Calver Avenue
Gillian Decker-Candio	████ Suvla
Joe Candio	████ Suvla
21 ADAMS AVENUE	

WE, THE UNDERSIGNED, OBJECT STRONGLY TO CONSIDERATION OF A "TEXT AMENDMENT" TO THE DEFINITION OF INSTITUTION IN THE ST. JOHN'S DEVELOPMENT REGULATION TO ALLOW COMMERCIAL AND FOR-PROFIT COMPANIES TO DEVELOP INSTITUTIONAL USES. (TEXT AMMENDMENT 21 ADAMS AVENUE---FORMER SALVATION ARMY PROPERTY) SUCH APPROVAL WOULD ALLOW A TRANSITION HOUSE AT 21 ADAMS AVENUE AND ITS ENSURING PROBLEMS FOR THE NEIGHBORHOOD. WE DO NOT WELCOME SUCH A PROJECT. THIS EFFECTS PROPERTIES OUTSIDE THE 150M BOUNDARY.

Lew Barry	Jme
Don Howell	Jme
Candy Chafé	Pome
Jose Picco	Bne
Ruby Barry	Bne
Joan Barry	Bne
Dade Casey	Bne
Pat McLeck	HAL
Delber Zupler	HLU
Vol. Houllet	
[Signature]	
Jo Murphy	
Dale Maher	

WE, THE UNDERSIGNED, OBJECT STRONGLY TO CONSIDERATION OF A "TEXT AMENDMENT" TO THE DEFINITION OF INSTITUTION IN THE ST. JOHN'S DEVELOPMENT REGULATION TO ALLOW COMMERCIAL AND FOR-PROFIT COMPANIES TO DEVELOP INSTITUTIONAL USES. (TEXT AMMENDMENT 21 ADAMS AVENUE---FORMER SALVATION ARMY PROPERTY) SUCH APPROVAL WOULD ALLOW A TRANSITION HOUSE AT 21 ADAMS AVENUE AND ITS ENSURING PROBLEMS FOR THE NEIGHBORHOOD. WE DO NOT WELCOME SUCH A PROJECT. THIS ALSO EFFECTS PROPERTIES OUTSIDE THE 150M BOUNDARY.

Tina Mezhuska Address Please

<i>Aaron Luft</i>	<i>[scribble]</i>
<i>Judy Mahony</i>	
<i>Stephen Devine</i>	<i>Pennycuik 151</i>
<i>SOHN HEARN</i>	
<i>Sarah Burden</i>	
<i>Val Howlett</i>	
<i>Lou Kearsey</i>	 <i>Blatch Ave.</i>
<i>Denise Pike</i>	<i>Morris Ave</i>
<i>R Ymaw</i>	
<i>Mahil Deyo</i>	
<i>Don Cook</i>	
<i>Cheryl Daland</i>	
<i>Roseann Jackson</i>	 <i>Blatch Ave.</i>
<i>Chris Snow</i>	 <i>Hamel St.</i>

To whom it may concern;

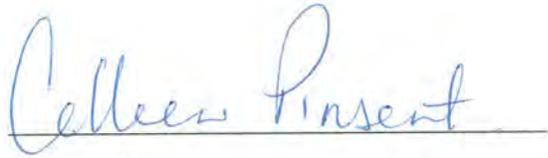
My name is Colleen Pinsent, I am a home owner of [REDACTED] Prince of Wales St., St. John's, NL. I am strongly opposed to the proposed text amendment to the definition of institution in the St. John's Development Regulations to allow commercial and for-profit companies to develop institutional uses. Further to this I strongly disagree that Leonard Phair be permitted to provide emergency shelter for people in what once was the Salvation Army office building on Adams Avenue. From what I have read in news releases in CBC, VOXM and NTV Phair plans to house upwards to 30 people a night and office space for doctors and counsellors. I am very much aware of the need for emergency shelters in the metro area but placing a for-profit emergency shelter in this area is not the answer to this growing need. There is a need for long term semi-independent living arrangements that will meet the complex needs of this population group. Many of our homeless need continued ongoing professional support to ensure their best interest is maintained not Phair who will pocket monies rendered for short term solutions for one night accommodations. We currently have many venues within the metro area who are providing supportive services to AES recipients and the homeless such as the Gathering Place, various food banks, Stella Burry and John Howard, The Homeless Network, just to name a few.

This center city area is a mix of residential home owners, a growing number of homes being turned into rental properties, an elementary school, various sporting venues and low-income housing known as Buckmaster Circle. We already have two vacant high schools in the area, what is the city's plan for these? There is an Orange store located on the corner of Adams Ave and Pennywell Rd. that you cannot visit without being harassed by people who frequent the premises begging for money. Phair told CBC, "It doesn't matter profit or non-profit I am providing a service to homeless people. I'm giving them a safe place, but also giving them counselling. That's what needed. We've got to break the cycle." I would have to argue who will keep the residents of the area safe, who will monitor and license this for-profit institution, and most importantly who will ensure the homeless people will be provided the services needed. There is just not enough information provided in Phair's submissions for any resident to make an informed decision.

I am a Social Worker employed with the government of NL. I am very concerned that Phair is making decisions without considering the whole of the community and its residents. This neighbourhood is already home to anywhere from 650 to 700 residents in low income housing. Many of whom are women and children, and seniors. I fear that the rights of this vulnerable population will be neglected for the profit of Phair. The NL Housing Corporation has worked with residents to reverse the stigma of Buckmaster Circle and build a community that provides a sense of security within this housing development. The Buckmaster Centre offers a wide range of programs such as the Breakfast Program, 50 plus Program, Play and Learn, Adult Learners, Parents and Tots and a Healthy Baby Club. Currently many improvements are being made to these housing units. A step in the right direction.

Lastly on a personal level, I am very concerned that my property value will be depleted. I have worked hard to build and maintain a home while raising my children. My property borders on Buckmaster Circle. I have experienced many violations to my property and vehicles. I have witnessed many incidents that required police and child protection intervention. I know the addition of a transition house or an emergency shelter for a condensed male population is not in anyone's best interest and I strongly recommend that this not be considered or approved as a viable option.

I trust that city counsellors will make an informed decision that is for the benefit of all residents involved. Thank You for time and commitment.

A handwritten signature in blue ink that reads "Colleen Pinsent". The signature is written in a cursive style and is positioned above a solid horizontal line.

Colleen Pinsent

[No Subject]

[Redacted]

To [Redacted]

Tuesday, March 26, 2019 1:46 AM

Hi Elaine I feel for you and your fight against Phair. He only preys and makes himself rich. He has no concern for these people. I have two homes on our street that are run not by him but another so called landlord. Making a sweet fortune with our tax dollars and the people they house are living in slums. You never know who is there from one day to another. The people living there never sleep, people going and coming all the time. We have to keep our doors locked. you cannot go out on the front of your house without getting approached by one of them looking for something. They keep telling us "they are fine as long as they stay on their meds" and who is suppose to monitor this. The landlord does not even live there--they are on their own 24/7. With the amount of money government is paying these so called landlords they could build and employee actual care givers in a fine style. I will never see the amount of money Phair made in my life time and it only took him one year (OUR TAX DOLLARS AT WORK) Where do I sign your petition.

Reply

Reply All

Forward

Delete

Star

Move

Mark as Unread

Spam

M. Puddicombe

Hi, elaine BEST

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[Privacy](#) | [Terms](#) | [Help](#)

YAHOO!

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Elaine Henley

From: Stephen Quinn <[REDACTED]>
Sent: Tuesday, March 26, 2019 1:33 AM
To: CityClerk
Subject: Text Ammendment: 21 Adam's Avenue

Dear City Council,

I am writing you concerning the upcoming vote on April 1st, 2018, concerning the Text Amendment to revise the Definition of Institution REZ1800019 21 Adams Avenue.

You are considering changing the definition of a property zoned Institutional to allow for development of commercial and for-profit companies.

I would ask the council to consider the reasons for the original limitation to a property zoned Institutional to be developed for a non-commercial purpose by a non-profit society.

I believe those who wrote this Definition believed that a business run for-profit would look very different than an organization run not-for-profit, and thus a shelter run for-profit would look very different than a shelter run not-for-profit.

In the non-profit model, all money received is directed back into services and supports for the consumers of that service. In the for-profit model, the owner will take the greatest percentage that they possibly can; a motivation that can lead to cutting corners, cutting services and cutting supports.

And if that population of consumers are assessed as high need, then they will suffer all the more from the lack of services and supports.

Does the council believe that this commercialization of shelter services is prudent? Will it affect the quality of shelter offered to people requiring that service?

Also, is the owner of a commercial enterprise encouraged to make the same decisions with the same regulation as a not-for-profit Executive Director answering to a Board of Directors?

And will the services offered at this facility be the same as those services offered at a not-for profit society? Certainly offering office space to organizations and professionals is very different from funding those organizations and professionals.

Even if the for-profit and not-for-profit shelters provide similar services, they will be very, very different. And if you think this difference is important, then you cannot vote to change the definition for Institution to include for-profit commercial purposes.

Sincerely,

Stephen Quinn

[REDACTED] Pennywell Road

Together

With someone by your side, the world is a much different place. Being taken into the heart of another, we

discover that we are also in the heart of God. Values and goals take on a form not bound in the mind as abstraction; ideals become actual, as real and as easy to touch as a friend's hand.

Andry William Ratsimandresy

████ Pennywell Rd.

St. John's, NL █████

██████████

March 25th, 2019

Office of the City Clerk

City of St. John's, NL

P.O. Box 908

St. John's, NL, A1C 5M2

Dear Office of the City Clerk:

I would like to draw your attention towards the decision of allowing the development of a transition house at 21 Adams Avenue.

While I totally support the idea of providing help and support to persons in need of a permanent accommodation, I question the decision of allowing this commercial entity to have it operate in this area. This area is being frequented by numerous children walking by this address especially from end of Spring to mid-Fall. Right in front of the address, the city has an arena and a large open area with numerous soccer fields that are heavily used. Participants in the activities taking place at those sport centers include kids of different ages (from the age of 4-5 to teenagers). This is on top of all the small kids walking to school at Bishop Abraham Elementary School (happening during school year) and playing on the fields in front and behind this address.

Given the potential effect of this commercial activity on our youngsters, I vote against having it operate in the neighborhood.

I appreciate you consider my complaint by ensuring safety to our kids. They are the citizen who will make the future of this beautiful city.

Yours faithfully,



Andry William Ratsimandresy

Elaine Henley

From: Allie Riggs <[REDACTED]>
Sent: Monday, March 25, 2019 10:42 PM
To: CityClerk
Subject: 21 Adams Avenue

To whom this may concern,

I am writing against the amendment prompted by an applicant to develop a transition house at 21 Adams Avenue. I am the owner and resident of [REDACTED] Pennywell road plus the landlord of [REDACTED] Pennywell Road and [REDACTED] Pennywell Road.

After reviewing the proposal, I have many concerns for my property, my tenants, my community, the owner of the transition house and the clients that would be residing at 21 Adams Avenue.

Below are my concerns:

Security:

After some research, I have found that this transition house would not have security or any professional staff working at the house. All other shelters in the city have staffing to provide safety for the residents and the community.

This should be something that is mandatory when providing housing for people with mental health issues and who are suffering with addictions.

Applicant has also stated his residents are the worst of the worst. If he believes this, how will he ensure that he can provide safety for both the community and the residents.

Landlord:

After doing some research, the reputation of the applicant is very negative. I have many concerns for the health and wellness for the residents staying in his care. From a personal experience, I have had 2 youth, who were previously in our care, come to our youth group home and ask to use our shower facilities as the plumbing in the shelter they were living was not working. This has occurred on 2 different occasions and this shelter in question was owned by the applicant.

My property:

As a landlord, I feel that having this transition house very close to my property may lower the value of my home. I feel as this will also deter future tenants from renting my units as they may feel that the neighbourhood is not family friendly or they may not feel secure in their own home.

Tax payers money:

I feel that with the amount of money that is provided to the applicant for the services he will provide, the government would

be able to provide their own shelter with security, professional staffing to provide help to the residents who need it and be able to provide more funding to other non-profit organizations around the city.

Thank you for your time and consideration in this matter.

Allie Riggs

March 24, 2019

Adams Ave., St. John's, NL

Subject: Text amendment for 21 Adams Ave.

I wish to make this submission regarding the proposed text amendment to accommodate the transition house project for 21 Adams Avenue.

My wife and I live across the road from the property in question, having purchased the home at Adams Avenue a year and a half ago. We have five-year-old twins and are very happy with the decision we made to purchase a home in St. John's.

Initially, I was not expecting to weigh in on the 21 Adams Avenue proposal. As a reporter who has spent considerable time in courtrooms covering cases, I am aware of the difficulties facing inmates and the need for services to address their needs. At a glance, a transition house with ample room for people still struggling to find their place in society along with office space for professional services seems like a good fit for the property. The individual spearheading the petition that's been circulated in our neighbourhood dropped by our home twice (the first time he dropped off the application notice issued by the city). When he visited the second time and asked if I would sign the petition, I said I didn't feel I knew enough about the situation to pen my name to it.

However, as time has passed and I've learned more about this venture, I've grown weary of the proposal. I have heard tell of problems with other properties looked after by the purchaser of 21 Adams Avenue, particularly regarding public disturbances. This leads me to question the suitability of this project for the area. The for-profit nature of this venture also troubles me. I would feel more comfortable if this proposal was coming from a non-profit with a solid track record for engaging in good community work. Based on what we've heard from others and past media coverage concerning properties owned by the proponent, we are not convinced he would be suited to look after a transition house of this scale. Had the local resident returned with the petition, I would have signed it.

My wife and I would like council to reject the text amendment changing the definition of institution. Since purchasing our home, we've enjoyed spending time in the front yard with our kids. We're concerned this may change if the proposed project proceeds.

Andrew Robinson
Kym Greeley

Elaine Henley

From: Bernice Rodway [REDACTED]
Sent: Thursday, March 14, 2019 4:14 PM
To: CityClerk
Subject: Text Amendment re 21 Adams Avenue

We are residents of [REDACTED] Adams Avenue which is directly across the street of the subject site. Based on previous experiences with living in close proximity of such an institution we are greatly concerned with having a transition house in this neighbourhood. There is an elementary school behind this site as well as a children's soccer field in the area. The area is populated with many small children and seniors who no doubt will have their safety compromised with 25-30 people at a time residing there on a temporary basis. As it now stands there is already illegal drug activity in this area of which the RNC is aware.

I am sure you are familiar with a transition house on Calver Avenue. Criminal activity is on the rise resulting from the clients they house. We fear we will be swamped with the same issue.

In consulting with a real estate agent we have learned that the value of our house would take a \$25,000 drop in value.

Please take our concerns into consideration when reviewing this matter.

Sincerely,

Gary & Bernice Rodway
[REDACTED] Adams Avenue

Elaine Henley

From: Agathe Rakotojoelimaria [REDACTED]
Sent: Monday, March 25, 2019 3:33 PM
To: CityClerk
Cc: Danny Breen; Hope Jamieson
Subject: No to Text Amendment re Definition of Institution REZ1800019 21 Adams Avenue

Hello:

My name is Agathe Rakotojoelimaria and I live at [REDACTED] Pennywell Road.

I am writing to express my opposition to the Text Amendment that the City is considering with respect to the definition of Institution in the St. John's Development Regulations to allow commercial and for-profit companies to develop institutional uses.

I am specifically concerned and opposed to the application to develop a transition house at 21 Adams Avenue. I have small children and am concerned about their safety if this project gets approved. Our children are in soccer programs and walk across the street to play soccer at the Ayre Athletic Grounds.

Please consider the opinions and concerns of your citizens before taking any decisions in this matter.

Thank you,
Agathe Rakotojoelimaria

R.S. ROGERS (1980) LIMITED

MECHANICAL CONTRACTORS

Pennywell Road, St. John's, NL

En

March 18, 2019

OFFICE OF THE CITY CLERK
PO BOX 908
ST. JOHN'S NL A1C 5M2

To Whom It May Concern,

RE: Transition House application for 21 Adams Avenue

We wish to submit our objection to the above mentioned development being considered for 21 Adams Avenue.

Our business has been a longtime member of the Pennywell Road / city center community. There is a high crime / drug presence in our neighborhood already, and we fear the element being introduced into our area with the addition of this transition house.

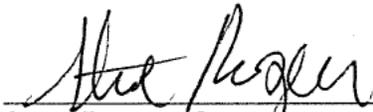
Multiple encounters in recent years with suspicious individuals or individuals who are either under the influence or experiencing mental health issues became a safety issue for our staff; therefore, we keep our doors locked during daytime business hours. It is unfortunate to have to do that, but it is a necessity in this area.

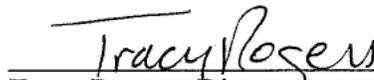
We also fear the impact that this transition house will have on the property values in our area.

To sum up, we strongly oppose the development of a transition house at 21 Adams Avenue in St. John's.

Regards,

R.S. ROGERS (1980) LIMITED


Steve Rogers, Owner


Tracy Rogers, Director

DECISION/DIRECTION NOTE

SAY
NO

Title: Text Amendment to the revise the Definition of Institution
REZ1800019
21 Adams Avenue

Date Prepared: February 13, 2019

Report To: Committee of the Whole

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

Ward: 2

Decision/Direction Required:

To consider a text amendment to the definition of Institution in the St. John's Development Regulations to allow commercial and for profit companies to develop institutional uses.

Discussion – Background and Current Status:

The City has received an application for 21 Adams Avenue (the former Salvation Army property) to be developed as a Transition House. The subject property is located in the Institutional Land Use District of the St. John's Municipal Plan and is zoned Institutional (INST). Under the INST Zone, this type of use is a permitted use, however the definition of Institution limits the use "for non-commercial purposes by a non-profit society". The applicant is not a non-profit society and therefore an amendment to the definition of Institution is required in order to consider the application.

The proposed development is a residence where clients stay while they are looking for permanent accommodations. The applicant will provide shelter and meals to the clients and offer professional services. The development will include six (6) offices for organizations and professionals who may wish to offer their services to the clients. The development proposes 25-30 bedrooms and is expected to house 25-30 clients. Occupants will have a private bedroom with a common living area. Meals will be prepared and served by staff.

At this time, only interior renovations are expected and therefore there are no engineering concerns. The attached map displays the existing property boundary and a revised boundary that will occur upon sale of the property. The new boundary will have 13 parking spaces, which is slightly less than the 18 spaces currently available. Institutional uses are not specified in Section 9 – Off-street Parking Requirements of the Development Regulations and are required to be approved by Council. Staff have requested further information on the square footage of the office space to determine if the available parking spaces meet the requirements.

The proposed use is permitted in the INST Zone if the applicant was a non-profit organization, therefore, a public meeting is not recommended in relation to the text amendment. If Council decides to consider the amendment, a notice will be placed in the Telegram and mailed to properties within 150m of the subject property.

ST. JOHN'S



Text Amendment - 21 Adams Avenue

Start Date: Tue, 2019/03/26 - 9:30am

The City of St. John's is considering a text amendment to the definition of Institution in the St. John's Development Regulations to allow commercial and for-profit companies to develop institutional uses.

This amendment was prompted by an application to develop a transition house at **21 Adams Avenue**. The development will house clients while they look for permanent accommodations and will also include three offices for professional services.

Information regarding this amendment may be viewed at the Department of Planning, Engineering, and Regulatory Services, fourth floor, John J. Murphy Building (City Hall Annex). For further information, please phone 709-576-8220 or email planning@stjohns.ca.

Any person wishing to make a submission on this amendment must provide a signed written statement, including your name and street address, to the Office of the City Clerk by **9:30 a.m., Tuesday, March 26, 2019**, either by mail: P.O. Box 908, St. John's, NL, A1C 5M2; fax: 709-576-8474 or email: cityclerk@stjohns.ca. Written submissions received will become a matter of public record and will be included in the agenda for the regular meeting of Council on **Monday, April 1, 2019**, at which time Council is scheduled to make a decision on this amendment. Any identifying information beyond your name (civic address, email and/or other contact information) will be redacted (removed) prior to the information being released publicly.

[Background Information \(http://www.stjohns.ca/sites/default/files/CSJ_FileUpload/Planning/21%20Adams%20Avenue%20.pdf\)](http://www.stjohns.ca/sites/default/files/CSJ_FileUpload/Planning/21%20Adams%20Avenue%20.pdf)

Elaine Henley

From: Philip Sargent <[REDACTED]>
Sent: Monday, March 25, 2019 10:25 PM
To: CityClerk
Cc: Viviana Ramirez
Subject: Application to develop a transition house at 21 Adams Avenue

Dear City Clerk,

Through this letter, we wish to reject the application to develop a transition house at 21 Adams Avenue, for the following reasons:

1. We live in close proximity to the subject building and have a young child. As parents, we are concerned about the safety of our family, especially our child.
2. The subject building is adjacent to a stadium, a soccer field and close to the Bishop Abraham Elementary School. All of which are frequented by young children.
3. We do not know the background of the clients who will use the transition house, and whether they may pose a potential threat to those in the neighbourhood.
4. We are concerned that we won't be able to sell our house because buyers might not want to live near a transition house.

We hope the City Council will take our concerns seriously.

Sincerely,

Philip Sargent and Viviana Ramirez-Luna (cc'ed)

[REDACTED] Prince of Wales St.
St. John's, NL
[REDACTED]

Karen Chafe

From: Planning
Sent: Monday, March 25, 2019 9:12 AM
To: CityClerk
Subject: FW: 21 Adams Avenue

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

From: Chris Shortall <[REDACTED]>
Sent: Sunday, March 24, 2019 8:17 AM
To: Planning <planning@stjohns.ca>
Subject: Fwd: 21 Adams Avenue

And do not allow a text amendment to permit commercial for profit ventures in institutional zones.

From: Chris Shortall <[REDACTED]>
Date: March 23, 2019 at 9:46:41 PM NDT
To: cityclerk@stjohns.ca, planning@stjihns.ca
Subject: 21 Adams Avenue

I oppose this zoning change as it should be changed to residential

For city planning purposes This site should be zoned residential or remain institutional rather than commercial

Please do not change the zoning to commercial

Chris Shortall
[REDACTED]longs hill

Attention St. John's City Council

RE: Proposed Amendment to zoning text to allow **For Profit**
Use of 21 Adams Ave.

It has come to our attention that there is a request for City Council to amend the zoning regulations regarding Institutional use of 21 Adams Ave to change from non-profit use to **for profit** use of this property.

Please be advised that we are opposed to this amendment as are all the householders in the area. The neighbourhood is planning to have the media involved and start a social media campaign against this application.

While it may be argued that 21 Adams Ave has been used for institutional purposes in the past, it was run by the Salvation Army and offered emergency services, not 30 beds for a transition house.

Our opposition is based upon:

- 1) Adams Ave is primarily residential.
- 2) Householders have grandchildren and children
- 3) There are schools in the immediate vicinity
- 4) There is a soccer field directly across the street
- 5) There is an Ice stadium with junior teams within 1 minutes walk.
- 6) Property values will be destroyed.
- 7) There is a church next door with elderly parishioners
- 8) lack of adequate parking

These are but a few of our concerns.

Please turn down this request.

Yours truly

David Spurrell and Shirley Spurrell

█ Adams Ave
St. John's, NL

█

█

█

████ Pennywell Road
St. John's, NL █████

March 21, 2019

Office of the City Clerk
P.O. Box 908
St. John's, NL A1C 5M2
cityclerk@stjohns.ca

Dear Sir/Madam:

This is my submission related to a Text Amendment to revise the Definition of Institution REZ180019 - 21 Adams Avenue.

Prior to addressing my specific concerns with respect to the proposed development at 21 Adams Avenue, I believe the City of St. John's is obligated to provide concerned residents with:

1. An explanation of the original application/decision to zone this property as INST for the previous owner
2. An independent legal opinion on the process required to amend this decision to allow a for profit organization to conduct the proposed type of use.

To a lay person, if a property cannot be used for the stated purpose unless the owner is a non-profit society and, if the owner is not a non-profit society, then it follows that the proposed use cannot be approved/conducted through a simple change of definition. The legal process to allow a for profit organization to complete this type of use should involve a more robust review.

As a property owner and resident within 150 meters of the application site, I am directly impacted by the application to develop a For Profit Transition House at 21 Adams Avenue.

A decision to permit a for-profit transition house in a residential area will significantly impact the neighbourhood. This statement would be true for any residential neighbourhood in our city. I think most residents would hold the view that such a use might be best located in a non-residential area.

In this case, the approval of this use will profoundly change the dynamic of our community and create several issues.

First, a transition house with a high volume (25-30 beds) of transient users is not appropriate service in a residential area that includes schools, athletic fields, and arenas used by many of our youth.

Secondly, it is unclear if this for profit transition house will actually service and monitor the activities of its users. The information provided to date does not provide assurances that the facility will be secure and that users will be monitored. The concern for most residents is that this transition house will simply be nightly accommodations for a variety of users with limited or no assurances that activities will be closely monitored.

Additionally, although the letter sent to residents states there are designated offices for professional services, it also appears that those offices will only have professional staff if some other organization is willing to provide that service. Will these offices remain available for the duration of the business if other organization do not avail of the space or will these spaces be converted to additional beds ? Is there, in fact, any limit on the number of users this business may house ?

Finally, we received a brief notice (which did not include the high volume of 25-30 beds) the week of March 11th. We were given two weeks to prepare submissions in advance of an April 1st meeting when this amendment could be approved.

We believe a decision of this magnitude, one that could have a major impact on our neighbourhood requires public consultation that includes but is not limited to:

- a full briefing on the proposed and potential scope of the business
- background on the original application by the previous owner and the approval process
- legal opinion on the process to change the zoning to allow a for profit organization to conduct a use for which only a not for profit organization is currently approved
- the business's intention with respect to security, safety of the neighbourhood, and monitoring of users
- government plans to monitor this business

A change of this magnitude requires thoughtful planning and the involvement of affected people living/working/playing in this neighbourhood as well as any existing businesses that may also be affected.

In summary, we believe that much more work is required before this application is given favorable consideration beginning with a public consultation so that residents have an opportunity to be fully briefed on this matter and to ask relevant question of the business and city officials.

Thank you in advance for your anticipated support of our suggestion.

Sincerely

Juanita Strowbridge

Office of the City Clerk
City of St. John's
P.O. Box 908
St. John's, NL
A1C 5M2

Re: Text Amendment – 21 Adams Avenue

To Whom It May Concern;

This letter is in response to notification I received through mail from the City of St. John's regarding the Text Amendment – 21 Adams Avenue.

Please note that as a neighboring resident, I am against the Text Amendment which would change "the definition of Institution in the City of St. John's Development Regulations to allow commercial and for-profit companies to develop institutional uses" which would allow the development of a transition house at 21 Adams Avenue.

As a neighborhood resident I am against this amendment and subsequent development for a number of reasons:

1. The area is a residential neighborhood and it has been reported that the development could house individuals with violent tendencies and/or criminal backgrounds. I do not believe such an institution should be located in a residential neighborhood for safety reasons, especially an area with many children visiting daily with a school (Bishop Abraham), arena's (Capital Hyundai Arena and Fieldian Gardens) and soccer fields within close proximity.
2. Potential of property value decreasing with addition of proposed development of a transition house.
3. Potential of increased crime in the area based on reports that the development could house individuals with violent tendencies and/or criminal records.
4. Failure on part of developer to adequately consult with neighboring residents and businesses to hear concerns about potential development.

Regards,



Julie Yarn
[REDACTED] Pennywell Rd.
St. John's, NL

DECISION/DIRECTION NOTE

Title: St. John's Urban Region Regional Plan Amendment Number 2, 2018,
St. John's Municipal Plan Amendment Number 146, 2018 and
St. John's Development Regulations Amendment Number 677, 2018
Application to Rezone Land to the Residential Medium Density (R2) Zone for
Development of two Single Detached Dwellings
MPA1800001
364 Blackhead Road

Date Prepared: March 27, 2019

Report To: His Worship the Mayor and Members of Council

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

Ward: 5

Decision/Direction Required:

Following Provincial release of the proposed amendments for 364 Blackhead Road, Council may proceed and adopt St. John's Municipal Plan Amendment Number 146, 2018, and St. John's Development Regulations Amendment Number 677, 2018.

Discussion – Background and Current Status:

The City received an application to develop two Single Detached Dwellings at 364 Blackhead Road. The land intended for development is currently zoned Industrial General (IG) and Open Space Reserve (OR) and would need to be rezoned to Residential Medium Density (R2). A small area of City owned land will also be rezoned from Industrial General (IG) to the Open Space Reserve (OR) Zone. An amendment to both the St. John's Urban Region Regional Plan and the St. John's Municipal Plan is required.

The City's proposed amendments were advertised and at the Regular Meeting of Council held on April 24, 2018, the resolutions for St. John's Municipal Plan Amendment Number 146, 2018, and St. John's Development Regulations Amendment Number 677, 2018, were adopted-in-principle. The amendments were sent to the Department of Municipal Affairs and Environment with a request that an amendment to the Regional Plan be considered in order to consider the proposed development. Following regional consultation, the Department of Municipal Affairs and Environment has advised that Provincial release has been issued for St. John's Municipal Plan Amendment Number 146, 2018 and St. John's Development Regulations Amendment Number 677, 2018. The Department has also advised that the Minister has adopted St. John's Urban Region Regional Plan Amendment Number 2, 2018, to re-designate land at 364 Blackhead Road to Urban Development. It is now in order for Council to proceed with the next steps in the amendment process.

Key Considerations/Implications:

1. Budget/Financial Implications: Not Applicable.
2. Partners or Other Stakeholders:
Municipalities under the St. John's Urban Region Regional Plan and neighbouring residents and property owners.

ST. JOHN'S

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: Not Applicable.
5. Engagement and Communications Considerations:
A Public Hearing chaired by an independent commissioner is required.
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 that Council now adopt the attached resolutions for St. John's Municipal Plan Amendment Number 146, 2018 and St. John's Development Regulations Amendment Number 677, 2018. If the resolutions are adopted by Council, it is further recommended that Council appoint Mr. Cliff Johnston, MCIP, a member of the City's commissioner list, to conduct a public hearing on the proposed amendments. Mr. Johnston would also consider the proposed amendment to the St. John's Urban Region Regional Plan at this same public hearing and would subsequently prepare a single report with recommendations for the consideration to both the Minister of Municipal Affairs & Environment and St. John's Council.

The proposed date for the public hearing is Wednesday, May 1, 2018, at 7pm at Shea Heights Community Centre.

Prepared by/Signature:

Lindsay Lyghtle-Brushett, MCIP, Planner III

Signature: _____

Approved by - Date/Signature:

Ken O'Brien, MCIP – Chief Municipal Planner

Signature: _____

LLB/dlm

Attachments:

Amendments
Location map

**RESOLUTION
ST. JOHN'S MUNICIPAL PLAN
AMENDMENT NUMBER 146, 2018**

WHEREAS the City of St. John's wishes to allow two Single Detached Dwellings at 364 Blackhead Road.

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

Redesignate land at 364 Blackhead Road [Parcel ID# 403925 & 31917] from the Rural (R) Land Use District to the Residential Low Density (RLD) Land Use District as shown on Map III-1A attached.

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

IN WITNESS THEREOF the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this ____ day of _____, 2018.

Mayor

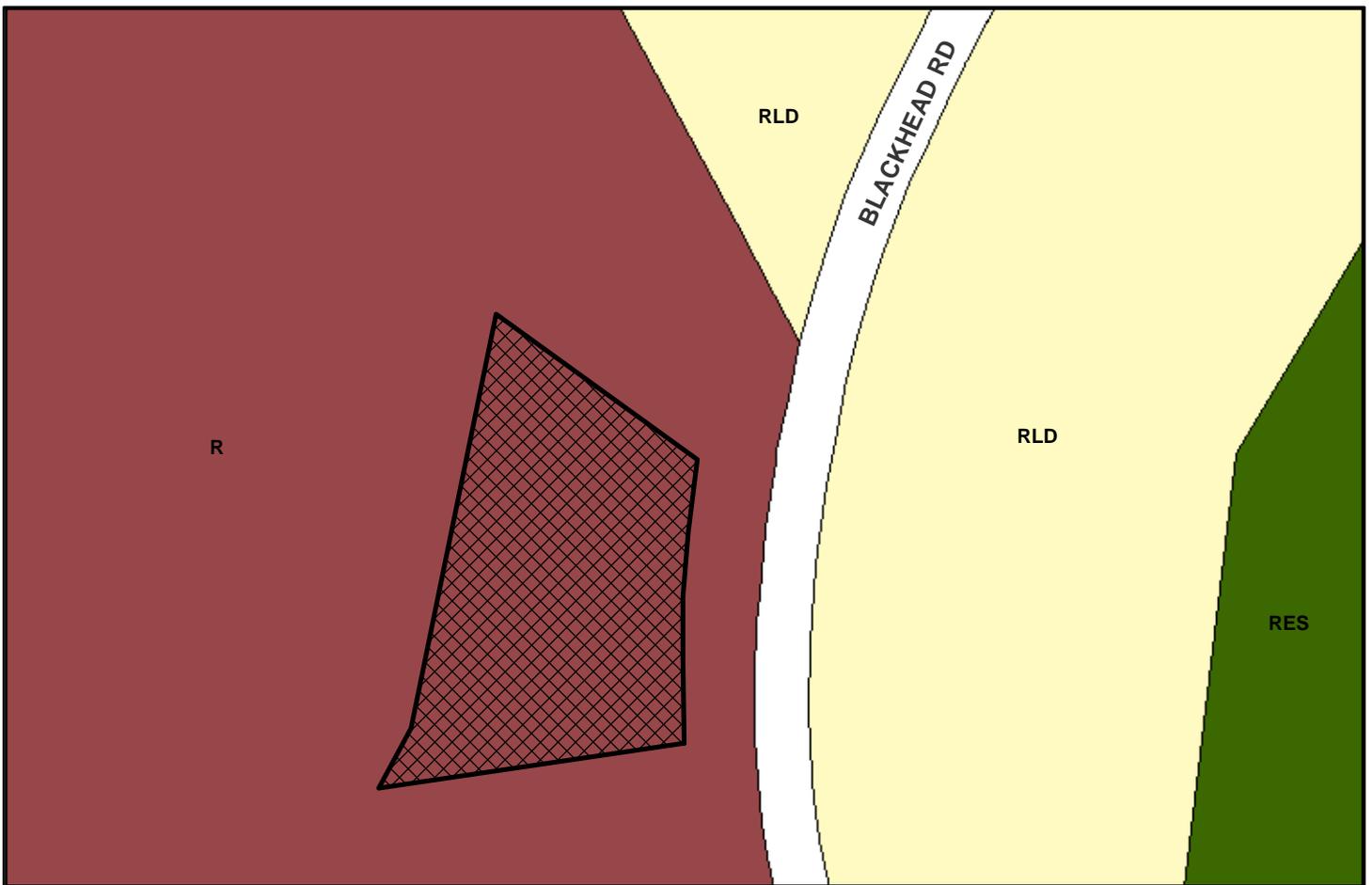
MCIP

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

City Clerk

Council Adoption

Provincial Registration



**CITY OF ST. JOHN'S
MUNICIPAL PLAN
Amendment No. 146, 2018
[Map III-1A]**

2018 04 12 Scale: 1:1000
City of St. John's
Department of Planning, Development
& Regulatory Services

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

 AREA PROPOSED TO BE REDESIGNATED FROM
RURAL (R) LAND USE DISTRICT TO
RESIDENTIAL LOW DENSITY (RLD) LAND USE DISTRICT

**364 BLACKHEAD ROAD
Parcel ID 403925 & 31917**

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 677, 2018

WHEREAS the City of St. John's wishes to allow two Single Detached Dwellings at 364 Blackhead Road.

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

Rezone land at 364 Blackhead Road [Parcel ID# 403925 & 31917] from the Industrial General (IG) and Open Space Reserve (OR) Zones to the Residential Medium Density (R2) and Open Space Reserve (OR) Zones as shown on Map Z-1A attached.

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

IN WITNESS THEREOF the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this ___ day of _____, **2018**.

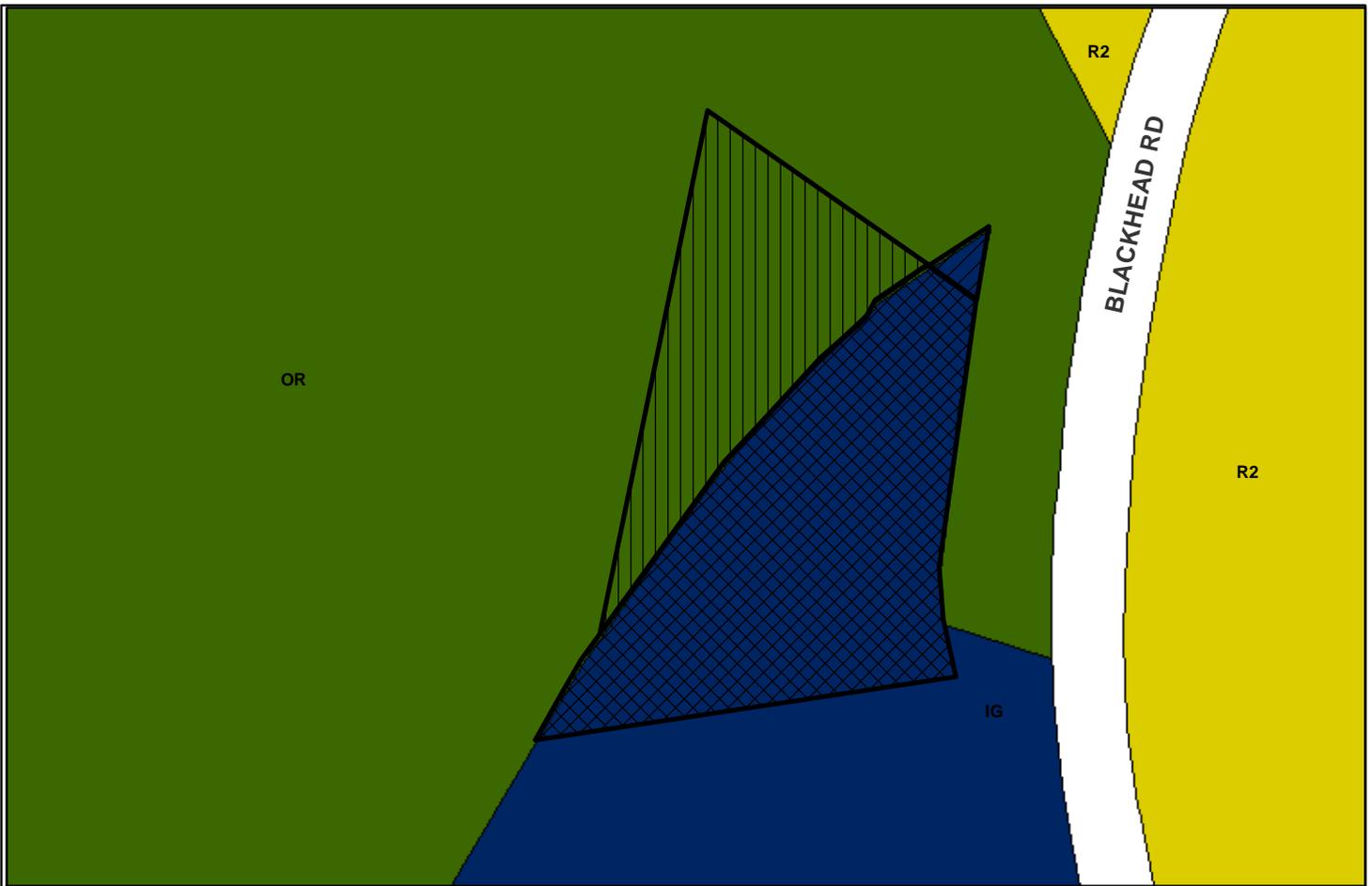
Mayor

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

City Clerk

Council Adoption

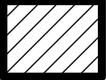
Provincial Registration



**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 677, 2018
[Map Z-1A]**

2018 04 12 Scale: 1:750
City of St. John's
Department of Planning, Development
& Regulatory Services

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

-  AREA PROPOSED TO BE REZONED FROM INDUSTRIAL GENERAL (IG) LAND USE ZONE TO RESIDENTIAL MEDIUM DENSITY (R2) LAND USE ZONE
-  AREA PROPOSED TO BE REZONED FROM INDUSTRIAL GENERAL (IG) LAND USE ZONE TO OPEN SPACE RESERVE (OR) LAND USE ZONE
-  AREA PROPOSED TO BE REZONED FROM OPEN SPACE RESERVE (OR) LAND USE ZONE TO RESIDENTIAL MEDIUM DENSITY (R2) LAND USE ZONE

**364 BLACKHEAD ROAD
Parcel ID 403925 & 31917**

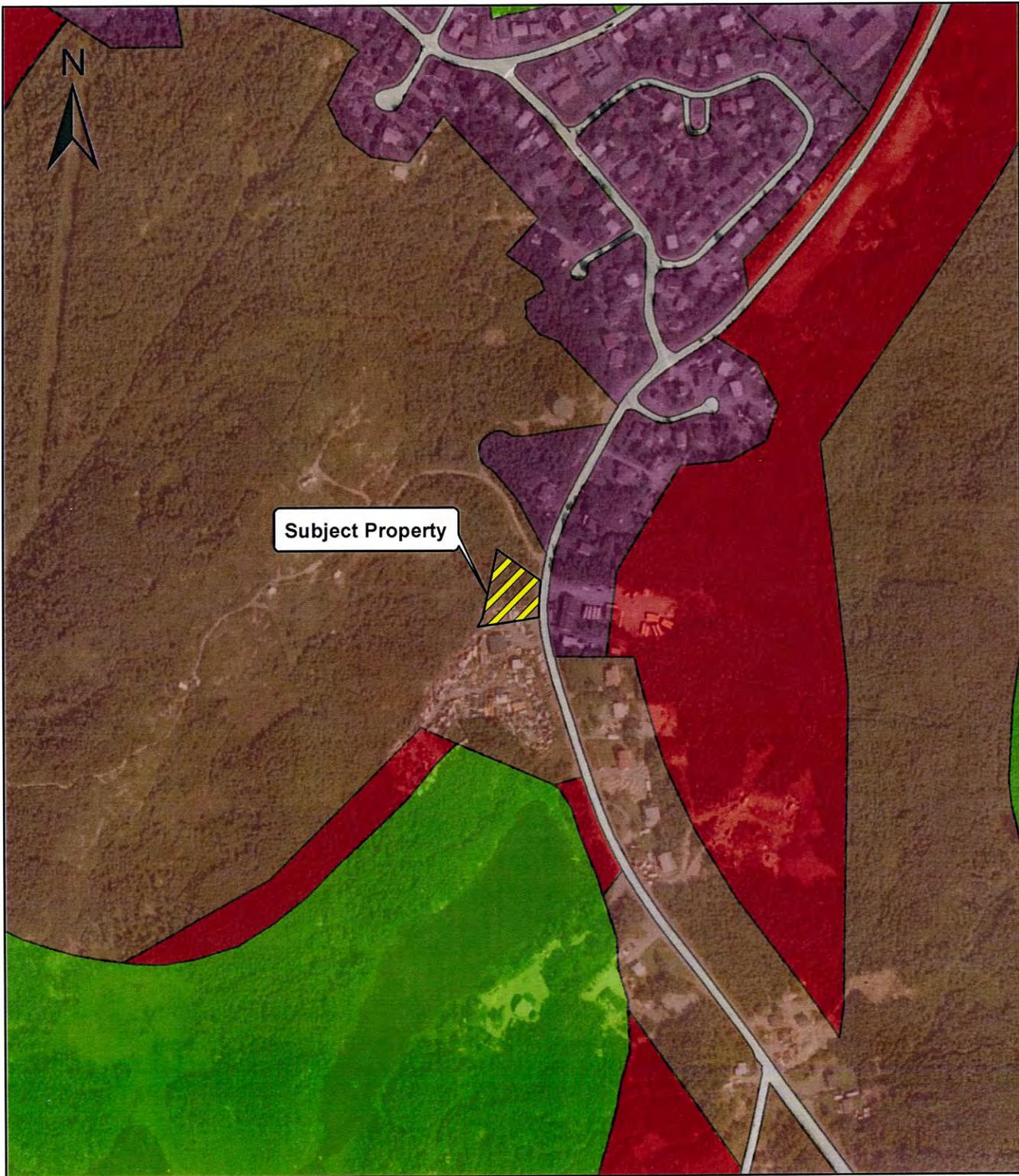
M.C.I.P. signature and seal

Mayor

City Clerk

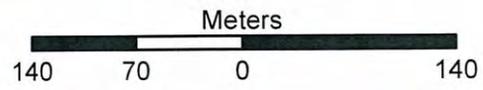
Council Adoption

Provincial Registration

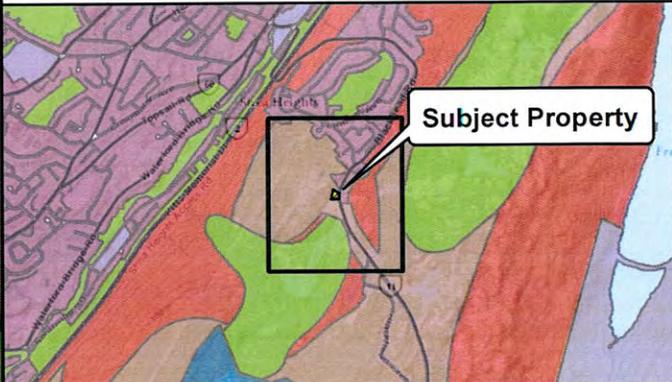


St. John's Urban Region Regional Plan Amendment No. 2, 2018

-  From 'Rural' to 'Urban Development'
-  Urban Development
-  Public Open Space
-  Rural
-  Restricted Development



Subject Property



Signed this 12 day of Feb, 2018-2019

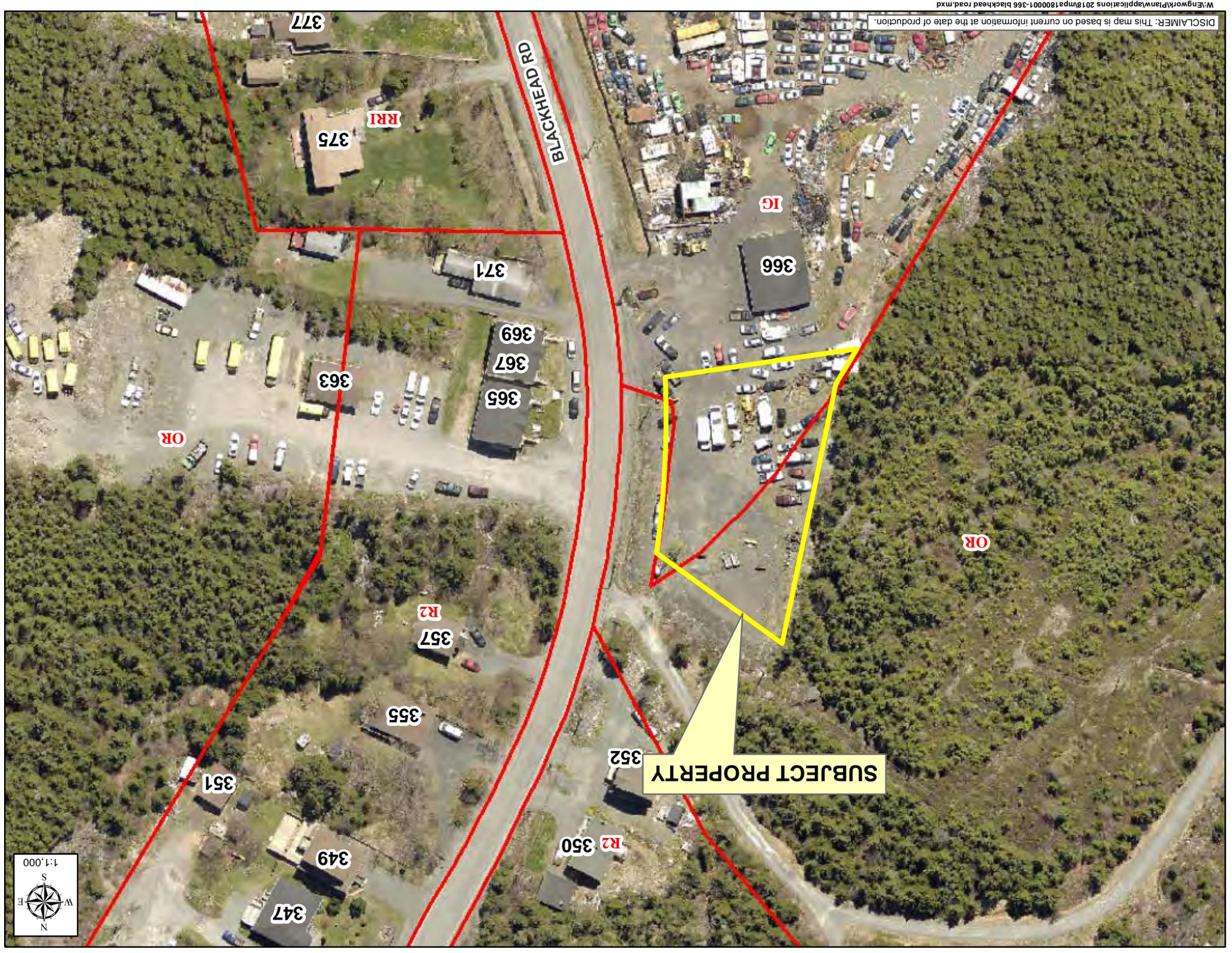
GRAHAM LETTO
Minister of Municipal Affairs and Environment

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached St. John's Urban Region Regional Plan Amendment No. 2, 2018 has been prepared in accordance with requirements of the *Urban and Rural Planning Act, 2000*.



MCIP: _____



SUBJECT PROPERTY

BLACKHEAD RD

377

375

RR1

371

IG

366

369

367

365

363

OR

OR

R2

357

355

352

351

R2

350

349

347



1:1,000

NOTICES PUBLISHED

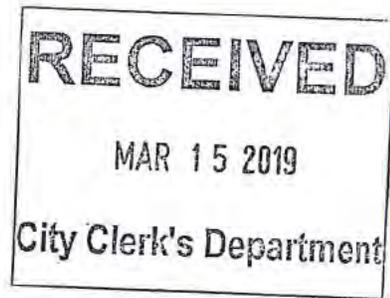
Applications which have been advertised in accordance with the requirements of Section 5.5 of the St. John's Development Regulations and which are to be considered for approval by Council at the **Regular Meeting of Council on April 1, 2019**.

Ref #	Property Location/ Zone Designation	Ward	Application Details	Floor Area (square metres)	# of Employees (includes the applicant)	# of On-Site Parking Spaces	Written Representation s Received	Planning and Development Division Notes#
1	Rural Residential Infill (RRI) Zone	5	<p>A Discretionary Use application has been submitted requesting permission to occupy a portion of the Accessory Building at 269 Brookfield Road to conduct personal training sessions.</p> <p>The business will occupy a floor area of 75 m² inside the Accessory Building. Hours of operation will be from Monday – Friday, 8 a.m. – 6 p.m. Each session will be one hour in duration with 1-5 clients per session with a maximum of 8 sessions per day. Applicant is the sole employee and on-site parking is provided.</p>	75m ²	1		1 Submission Received (attached)	The Planning and Development Division recommends approval of the application subject to all applicable City requirements

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

TO THE ATTENTION OF:

OFFICE OF THE CITY CLERK
City of St. John's
P.O. Box 908
St. John's, NL AC5M2



RE: SUBMISSION ON APPLICATION
DISCRETIONARY USE APPLICATION TO CONDUCT PERSONAL TRAINING SESSIONS IN THE
ACCESSORY BLDG. LOCATED AT 269 BROOKFIELD RD.

As property owner of [REDACTED] Brookfield Rd., I have a strong objection to the applicant(s) being granted a permit by the City of St. John's to conduct personal training sessions in the Accessory Bldg.

The application outlines the operation of the facility as follows:

- 1) Hours of operation 8:00 AM to 6:00 PM = 10 hours per day
- 2) Monday to Friday = 5 days per week
- 3) 8 sessions per day of 1-hour duration
- 4) 1 – 5 clients per session = 40 clients per day
- 5) 40 CLIENTS PER DAY, AT 5 DAYS PER WEEK, WILL RESULT IN A TRAFFIC FLOW OF 200 CLIENTS AND VEHICLES PER WEEK.

It is obvious there has been absolutely no consideration given to the impact this business will have on my property value, my home privacy, and the peaceful enjoyment of my residential property.

In addition, and another deterrent factor in granting this permit, is the increased traffic flow from 200 clients/vehicles per week. To quote the City of St. John's own website referencing Home Based Business

“Operating a home-based business can be economical and convenient, but there are a few things to consider before deciding to start your business in your home. An important question is whether or not your business is suitable to be based at a residence. For example, any home-based business that draws customers or clients is likely to have an impact on a residential neighbourhood “.

Numbers 265, 267, and 269 Brookfield Rd. are zoned Rural Residential properties. The proposed application does not constitute a home-based business as per the City's guidelines for a residential neighbourhood.

On a final note, how can a permit be granted for this business when there are no bathroom facilities in the Accessory Bldg. to facilitate such an operation.

I respectfully ask Council to consider my concerns and reject the Discretionary Use Application pertaining to the Accessory Bldg. at 269 Brookfield Rd. to conduct personal training sessions.

PROPERTY OWNER: FLAINE MARTIN
ADDRESS: [REDACTED] BROOKFIELD RD.
ST. JOHN'S, NL [REDACTED]

EMAIL: [REDACTED]

A handwritten signature in cursive script that reads "Elaine Martin". The signature is written in black ink and is positioned above a solid horizontal line.

**REPORT TO COUNCIL
DEVELOPMENT COMMITTEE MEETING
March 26, 2019 – 10:00 a.m. – Conference Room A, 4th Floor, City Hall**

- 1. Crown Land License
CRW1900009
252 Paddy's Pond Road**

Recommendation

It is recommended that Council approve the Crown Land License.

**Jason Sinyard
Deputy City Manager – Planning, Engineering & Regulatory Services
Chairperson**

DECISION/DIRECTION NOTE

Title: Crown Land Licence
CRW1900009
252 Paddy's Pond Road

Date Prepared: March 26, 2019

Report To: His Worship the Mayor and Members of Council

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

Ward: 5

Decision/Direction Required:

To seek approval for a Crown Land License to install two groundwater monitoring wells.

Discussion – Background and Current Status:

The Provincial Department of Fisheries and Land Resources has referred an application requesting a License for a parcel of land comprising of an area of 3686 m² which is located in the Rural (R) Zone. The proposed use of the land is to install two ground water monitoring wells.

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: 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 that the Crown Land License be approved.

Prepared by - Date/Signature:

Ashley Murray- Development Officer II

Signature: Ashley Murray

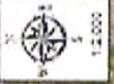
Approved by - Date/Signature:

Jason Sinyard, Deputy City Manager, Planning, Engineering & Regulatory Services

Signature: [Signature]

AAM/dlm

Attachments: Location Map



SUBJECT PROPERTY

240

244

248

260

280

294

300

304

308

R

R

AG

R

AG

NORTHERN POND RD

PADDY'S POND RD

TRANS CANADA HWY

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Building Permits List

Council's April 1, 2019 Regular Meeting

Permits Issued: 2019/03/21 to 2019/03/27

Class: Commercial

50 Bonaventure Ave	Co	Lodging House
184-186 Duckworth St	Co	Take-Out Food Service
355b Main Rd	Co	Office
48 Danny Dr	Sn	Retail Store
82 O'leary Ave, Unit 1	Sn	Office
657 Topsail Rd, Unit 1104	Rn	Restaurant
5 Job St	Rn	Office
26 Penney Lane	Sw	Church
16 Hamilton Ave	Rn	Mixed Use
215 Water St	Rn	Parking Lot
350 Torbay Rd, Unit A007	Rn	Retail Store
38 Duffy Pl, 2nd Floor	Cr	Office
48 Danny Dr, B3	Nc	Retail Store
515 Kenmount Rd	Nc	Car Sales Lot

This Week \$ 2,651,257.00

Class: Industrial

This Week \$.00

Class: Government/Institutional

18-20 Springdale St	Nc	Admin Bldg/Gov/Non-Profit
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This Week \$.00

Class: Residential

65 Aldershot St	Nc	Single Detached & Sub.Apt
6 Keats Pl	Nc	Fence
37 Malka Dr, Parcel 2	Nc	Single Detached Dwelling
8 Maurice Putt Cres	Nc	Single Detached Dwelling
100 Maurice Putt Cres	Nc	Fence
47 Maurice Putt Cr, Lot Bw297	Nc	Single Detached Dwelling
5 Terry Lane	Nc	Accessory Building
33 Cappahayden St	Co	Home Office
10 Mcloughlan St	Co	Home Occupation
32 Sinnott Pl	Co	Clinic
26 Wadland Cres	Co	Home Occupation
43 Beauford Pl	Cr	Subsidiary Apartment
48 Cashin Ave	Cr	Apartment Building
45 Freshwater Rd	Cr	Subsidiary Apartment
125 Ennis Ave	Rn	Single Detached Dwelling
64 Highland Drive	Rn	Single Detached Dwelling
35 Sgt. Craig Gillam Ave	Rn	Single Detached Dwelling
20 Stirling Cres	Rn	Single Detached Dwelling
574 Topsail Rd	Rn	Single Detached Dwelling
51 Waterford Bridge Rd	Rn	Single Detached Dwelling
480 Main Rd	Sw	Single Detached Dwelling

This Week \$ 900,633.00

Class: Demolition

This Week \$.00

This Week's Total: \$ 3,551,890.00

Repair Permits Issued: 2019/03/21 To 2019/03/27 \$ 56,000.00

Legend

Co Change Of Occupancy Sw Site Work
Cr Chng Of Occ/Renovtns Ms Mobile Sign
Ex Extension Sn Sign

YEAR TO DATE COMPARISONS			
April 01, 2019			
TYPE	2018	2019	% VARIANCE (+/-)
Commercial	\$30,276,339.00	\$40,100,449.00	32
Industrial	\$5,000.00	\$0.00	-100
Government/Institutional	\$2,000,000.00	\$0.00	-100
Residential	\$22,019,767.00	\$5,842,936.00	-73
Repairs	\$306,550.00	\$209,750.00	-32
Housing Units(1 & 2 Family Dwelling)	18	7	
TOTAL	\$54,607,656.00	\$46,153,135.00	-15

Respectfully Submitted,

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

MEMORANDUM

Weekly Payment Vouchers For The Week Ending March 27, 2019

Payroll

Public Works	\$ 515,678.20
Bi-Weekly Casual	\$ 35,303.19
Accounts Payable	\$ 3,392,842.66

Total: \$ 3,943,824.05

ST. JOHN'S

NAME	CHEQUE #	DESCRIPTION	AMOUNT
IAAO	1501	WEBINAR FEES	119.52
RSMEANS COMPANY, LLC	1502	REPAIR PARTS	448.99
M-B COMPANIES INC.	1503	REPAIR PARTS	302.02
WHOLESALE CLUB	120164	AFTERSCHOOL SUPPLIES	350.58
CANCELLED	120165	CANCELLED	0.00
CENTSIBLE CAR & TRUCK RENTALS	120166	LEGAL CLAIM	1,855.59
FRENCH & ASSOCIATES	120167	LEGAL CLAIM	21,710.34
FRENCH & ASSOCIATES	120168	LEGAL CLAIM	6,289.66
FRACFLOW CONSULTANTS INC.	120169	COURT OF APPEAL REFUND	200.00
DEACON INVESTMENTS LTD.	120170	COURT OF APPEAL REFUND	200.00
KIRKLAND BALSOM & ASSOC.	120171	COURT OF APPEAL REFUND	600.00
JAMIE WHITE & TAMIE WALSH	120172	COURT OF APPEAL REFUND	60.00
WANDA DUNNE	120173	COURT OF APPEAL REFUND	60.00
WILLIAM O'LEARY	120174	COURT OF APPEAL REFUND	60.00
SUSAN BABB & DOROTHY LALOR	120175	COURT OF APPEAL REFUND	60.00
ANJALI KAMRA	120176	COURT OF APPEAL REFUND	60.00
EVERETT PRICE & DIANNE O'LEARY	120177	COURT OF APPEAL REFUND	60.00
OLIVER ORTHODONTICS INC.	120178	COURT OF APPEAL REFUND	200.00
FIRST METRO COMMERCIAL REALTY CO.	120179	COURT OF APPEAL REFUND	60.00
MARCEL ETHERIDGE	120180	COURT OF APPEAL REFUND	60.00
TURNER DRAKE & PARTNERS LIMITED	120181	COURT OF APPEAL REFUND	2,200.00
ARTISTIC FRAUD OF NL	120182	ART GRANT 2019	10,000.00
CRAFT COUNCIL GALLERY	120183	ART GRANT 2019	10,000.00
DANCE NL	120184	ART GRANT 2019	4,500.00
EASTERN EDGE GALLERY	120185	ART GRANT 2019	12,500.00
GIRLS ROCK NL	120186	ART GRANT 2019	4,500.00
GROWING THE VOICES: FESTIVAL 500	120187	ART GRANT 2019	1,000.00
KITTIWAKE DANCE THEATRE	120188	ART GRANT 2019	4,000.00
NEWFOUNDLAND SYMPHONY ORCHESTRA	120189	ART GRANT 2019	45,000.00
NEWFOUNDLAND SYMPHONY YOUTH ORCHE	120190	ART GRANT 2019	3,000.00
OPERA ON THE AVALON	120191	ART GRANT 2019	15,000.00
PERSISTENCE THEATRE COMPANY	120192	ART GRANT 2019	5,000.00
PLAYPIANONL	120193	ART GRANT 2019	2,500.00
PROJECT GRACE	120194	ART GRANT 2019	2,500.00
RESOURCE CENTRE FOR THE ARTS THEATRE CC	120195	ART GRANT 2019	10,000.00
RIDDLE FENCE PUBLISHING INC.	120196	ART GRANT 2019	9,000.00
ST. MICHAEL'S PRINTSHOP	120197	ART GRANT 2019	10,000.00
STRONG HARBOUR STRINGS PROGRAM	120198	ART GRANT 2019	2,500.00
SUZUKI TALENT EDUCATION PROGRAM	120199	ART GRANT 2019	2,000.00
VISUAL ARTISTS NL	120200	ART GRANT 2019	6,500.00
WHITE ROOSTER THEATRE	120201	ART GRANT 2019	3,500.00
WONDERBOLT PRODUCTIONS	120202	ART GRANT 2019	13,000.00
WRITERS' ALLIANCE OF NL	120203	ART GRANT 2019	10,000.00
BARRY, FRANK	120204	ART GRANT 2019	2,000.00
NICK BENDZSA	120205	ART GRANT 2019	1,000.00
CANCELLED	120206	CANCELLED	0.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
BROWN, LOIS	120207	ART GRANT 2019	2,000.00
PEPA CHAN	120208	ART GRANT 2019	1,000.00
COLES, MEGAN	120209	ART GRANT 2019	2,500.00
MICHAEL CONNOLLY	120210	ART GRANT 2019	750.00
CHRIS PICCO	120211	ART GRANT 2019	1,500.00
ANDREA COOPER	120212	ART GRANT 2019	1,500.00
EVA CROCKER	120213	ART GRANT 2019	1,500.00
PRAJWALA DIXIT	120214	ART GRANT 2019	500.00
TERRY DOYLE	120215	ART GRANT 2019	1,000.00
HAZEL ECKERT	120216	ART GRANT 2019	1,250.00
ERIC EULER	120217	ART GRANT 2019	750.00
JUSTIN FOLEY	120218	ART GRANT 2019	3,000.00
ETCHEGARY, JACK	120219	ART GRANT 2019	1,000.00
JOSE GONZALEZ	120220	ART GRANT 2019	1,000.00
PHILIP GOODRIDGE	120221	ART GRANT 2019	1,500.00
GREELEY, KYM	120222	ART GRANT 2019	2,000.00
SARAH HARRIS	120223	ART GRANT 2019	1,500.00
JASON HOLLEY	120224	ART GRANT 2019	500.00
CANCELLED	120225	CANCELLED	0.00
WILLOW KEAN	120226	ART GRANT 2019	1,000.00
DAVID KEATING	120227	ART GRANT 2019	500.00
ALLISON KELLY	120228	ART GRANT 2019	750.00
JENNIFER KING	120229	ART GRANT 2019	500.00
LAWRENCE, RUTH	120230	ART GRANT 2019	1,500.00
SHANE MILLS	120231	ART GRANT 2019	1,000.00
CANCELLED	120232	CANCELLED	0.00
MOYES, LOUISE	120233	ART GRANT 2019	1,500.00
WANDA NOLAN	120234	ART GRANT 2019	3,000.00
OATES, MELANIE	120235	ART GRANT 2019	1,000.00
MELANIE O'BRIEN	120236	ART GRANT 2019	1,500.00
LYNN PANTING	120237	ART GRANT 2019	1,000.00
PELLEY, RHONDA	120238	ART GRANT 2019	2,000.00
JASON PENNEY	120239	ART GRANT 2019	2,000.00
EMILY PITTMAN	120240	ART GRANT 2019	2,000.00
SHAN LEIGH POMEROY	120241	ART GRANT 2019	1,000.00
NEIL CONWAY	120242	ART GRANT 2019	1,000.00
CRAIG FRANCIS POWER	120243	ART GRANT 2019	1,000.00
PAUL DAVID POWER	120244	ART GRANT 2019	2,000.00
DANIEL RUMBOLT	120245	ART GRANT 2019	1,000.00
SINGH, ANITA	120246	ART GRANT 2019	1,200.00
JAMIE SKIDMORE	120247	ART GRANT 2019	2,000.00
BERNI STAPLETON	120248	ART GRANT 2019	1,500.00
KUMI STODDART	120249	ART GRANT 2019	1,000.00
SARAH JOY STOKER	120250	ART GRANT 2019	1,000.00
TILLEY, SARA	120251	ART GRANT 2019	2,500.00
PAUL TUCKER	120252	ART GRANT 2019	500.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
IAN VARDY	120253	ART GRANT 2019	3,000.00
MONICA WALSH	120254	ART GRANT 2019	800.00
ALLISON WHITE	120255	ART GRANT 2019	1,500.00
MERCURY CUSTOM INTERIORS LTD	120256	PROFESSIONAL SERVICES	1,305.25
ALTERNATOR EXCHANGE LTD.	120257	ALTERNATOR REPAIRS	575.00
EASTERN FARMERS CO-OP SOCIETY	120258	DUCK FOOD	241.68
BROWNE FITZGERALD MORGAN AVIS	120259	LEGAL CLAIM	905.63
CANAVAN'S AUTO APPRAISERS LTD.	120260	PROFESSIONAL SERVICES	270.19
NORTRAX CANADA INC.,	120261	REPAIR PARTS	857.63
CLEARWATER POOLS LTD.	120262	POOL SUPPLIES	1,027.53
EM PLASTIC & ELECTRIC PROD LTD	120263	REPAIR PARTS	316.25
CRUISE NEWFOUNDLAND AND LABRADOR	120264	MEMBERSHIP RENEWAL	5,500.00
CLARK CAGES INCORPORATED	120265	REPAIR PARTS	51.98
IDEXX LABORATORIES	120266	VETERINARY SUPPLIES	209.50
PETHEALTH SERVICES INC.,	120267	PETPOINT LICENSE & SERVICE FEES	2,515.63
ON POWER SYSTEMS INC.,	120268	PROFESSIONAL SERVICES	4,795.50
WHOLESALE CLUB	120269	MISCELLANEOUS SUPPLIES	209.02
CROMER INDUSTRIES (1988) CORP.	120270	REPAIR PARTS	1,150.00
PETRO PLUS INC.	120271	REPAIR PARTS	2,501.27
PRAXAIR PRODUCTS INC.	120272	CARBON DIOXIDE	3,419.97
NEWFOUNDLAND EXCHEQUER ACCOUNT	120273	GAZETTE	63.85
WANDA DUNNE	120274	REFUND OVERPAYMENT OF TAXES	239.85
FLORA BAKER	120275	REFUND OVERPAYMENT OF TAXES	1,622.26
LAURA AGUIRRE-POLO	120276	LEGAL CLAIM	166.18
KIMBERLEY & STEVEN PORTER	120277	LEGAL CLAIM	148.56
BEARTOOTH HOLDINGS LIMITED	120278	REFUND OVERPAYMENT OF TAXES	951.35
DAVID ROYLE	120279	REFUND OVERPAYMENT OF TAXES	134.75
DR. MERCEDES PENTON	120280	LEGAL CLAIM	100.00
BETHANY WOODMAN	120281	REFUND ADOPTION FEE	138.00
CHARLES HEALEY	120282	REFUND SECURITY DEPOSIT	100.00
CANCELLED	120283	CANCELLED	0.00
ROEBOTHAN MCKAY MARSHALL	120284	LEGAL CLAIM	50.00
NEWFOUNDLAND CHOCOLATE COMPANY INC	120285	PROMOTIONAL ITEMS	942.71
CHISLETT WHITTEN LAW	120286	LEGAL CLAIM	1,761.25
MARY DALTON	120287	PROFESSIONAL SERVICES	2,500.00
JOHNSON GEO CENTRE	120288	PROFESSIONAL SERVICES	57.50
ROEBOTHAN MCKAY MARSHALL	120289	LEGAL CLAIM	632.50
CANADIAN BAR ASSOCIATION	120290	MEMBERSHIP RENEWAL	145.76
UPS CANADA	120291	COURIER SERVICES	68.80
PROVINCIAL INVESTMENTS INC.	120292	COURIER SERVICES	211.78
NOVELTY ENGRAVERS PLUS INC.	120293	NAME PLATES	17.25
VENTILATION AND SIGN EXPERTS LTD.	120294	PROFESSIONAL SERVICES	1,035.00
TOTAL PAVE INC.	120295	PROFESSIONAL SERVICES	5,750.00
GBS TECHNOLOGIES	120296	CELL PHONE CASE	45.99
MARITIME CAR WASH SALES & SERVICE LTD.	120297	REPAIR PARTS	805.00
HOLDER TRACTORS INC	120298	REPAIR PARTS	580.71

NAME	CHEQUE #	DESCRIPTION	AMOUNT
LOUIS-PHILIPPE DIONNE ATLANTIC BALLET ATL	120299	SUMMIT FEE	172.50
BEAGLE PAWS	120300	COMMUNITY GROUPS & ORGANIZATION GRANTS	3,300.00
BIG BROTHERS BIG SISTERS OF EASTERN NEWF	120301	COMMUNITY GROUPS & ORGANIZATION GRANTS	5,000.00
BRIDGES TO HOPE INC.	120302	COMMUNITY GROUPS & ORGANIZATION GRANTS	10,000.00
BUCKMASTER CIRCLE COMMUNITY CENTRE	120303	COMMUNITY GROUPS & ORGANIZATION GRANTS	24,600.00
CANADIAN MENTAL HEALTH ASSOCIATION NL	120304	COMMUNITY GROUPS & ORGANIZATION GRANTS	5,000.00
CHAPEL RESTORATION COMMITTEE - BLACKHE	120305	COMMUNITY GROUPS & ORGANIZATION GRANTS	1,000.00
CHOICES FOR YOUTH INC.	120306	COMMUNITY GROUPS & ORGANIZATION GRANTS	35,000.00
CLEAN ST. JOHN'S	120307	COMMUNITY GROUPS & ORGANIZATION GRANTS	50,000.00
COALITION OF PERSONS WITH DISABILITIES - P	120308	COMMUNITY GROUPS & ORGANIZATION GRANTS	10,000.00
VIBRANT COMMUNITIES	120309	COMMUNITY GROUPS & ORGANIZATION GRANTS	15,000.00
DOWNTOWN ST. JOHN'S	120310	COMMUNITY GROUPS & ORGANIZATION GRANTS	4,500.00
EAST COAST TRAIL ASSOCIATION	120311	COMMUNITY GROUPS & ORGANIZATION GRANTS	30,000.00
EASTER SEALS NEWFOUNDLAND AND LABRAD	120312	COMMUNITY GROUPS & ORGANIZATION GRANTS	5,000.00
FEBERATION DES FRANCOPHONES DE TNL	120313	COMMUNITY GROUPS & ORGANIZATION GRANTS	3,500.00
FRIENDS OF VICTORIA PARK	120314	COMMUNITY GROUPS & ORGANIZATION GRANTS	19,600.00
FROUDE AVENUE COMMUNITY CENTRE	120315	COMMUNITY GROUPS & ORGANIZATION GRANTS	24,600.00
GOULDS DAFFODIL SENIORS & 50+	120316	COMMUNITY GROUPS & ORGANIZATION GRANTS	1,000.00
GOULDS RECREATION ASSOCIATION	120317	COMMUNITY GROUPS & ORGANIZATION GRANTS	1,200.00
HAPPY CITY ST. JOHN'S	120318	COMMUNITY GROUPS & ORGANIZATION GRANTS	10,000.00
HOME AGAIN OUTREACH PROJECT - DIOCESES	120319	COMMUNITY GROUPS & ORGANIZATION GRANTS	10,000.00
JIMMY PRATT MEMORIAL OUTREACH CENTRE	120320	COMMUNITY GROUPS & ORGANIZATION GRANTS	3,000.00
JOHNSON GEO CENTRE	120321	COMMUNITY GROUPS & ORGANIZATION GRANTS	60,000.00
KIDS HELP PHONE	120322	COMMUNITY GROUPS & ORGANIZATION GRANTS	4,500.00
RESOURCE CENTRE FOR THE ARTS	120323	COMMUNITY GROUPS & ORGANIZATION GRANTS	52,000.00
CANCELLED	120324	CANCELLED	0.00
NATURE NL	120325	COMMUNITY GROUPS & ORGANIZATION GRANTS	1,000.00
NL SEXUAL ASSAULT CRISIS AND PREVENTION	120326	COMMUNITY GROUPS & ORGANIZATION GRANTS	3,000.00
NORTH EAST AVALON ACAP	120327	COMMUNITY GROUPS & ORGANIZATION GRANTS	5,000.00
NORTH EAST AVALON REGIONAL D.A.R.E. COM	120328	COMMUNITY GROUPS & ORGANIZATION GRANTS	2,500.00
PLANNED PARENTHOOD-NL SEXUAL HEALTH C	120329	COMMUNITY GROUPS & ORGANIZATION GRANTS	1,000.00
QUIDI VIDI RENNIES RIVER DEVELOPMENT FOL	120330	COMMUNITY GROUPS & ORGANIZATION GRANTS	25,000.00
RABBITTOWN COMMUNITY CENTRE	120331	COMMUNITY GROUPS & ORGANIZATION GRANTS	20,600.00
THERAPEUTIC RIDING NL RAINBOW RIDERS INI	120332	COMMUNITY GROUPS & ORGANIZATION GRANTS	25,000.00
KIWANIS MUSIC FESTIVAL ASSOCIATION OF ST	120333	COMMUNITY GROUPS & ORGANIZATION GRANTS	3,500.00
SENIORS RESOURCE CENTRE	120334	COMMUNITY GROUPS & ORGANIZATION GRANTS	8,000.00
SIGNAL HILL TATTOO	120335	COMMUNITY GROUPS & ORGANIZATION GRANTS	25,000.00
SPCA	120336	COMMUNITY GROUPS & ORGANIZATION GRANTS	3,300.00
ST. JOHNS BOYS AND GIRLS CLUB	120337	COMMUNITY GROUPS & ORGANIZATION GRANTS	75,000.00
ST. JOHN'S NORTHWEST ROTARY MUSIC FESTI'	120338	COMMUNITY GROUPS & ORGANIZATION GRANTS	5,000.00
ST. JOHN'S PUBLIC LIBRARIES	120339	COMMUNITY GROUPS & ORGANIZATION GRANTS	8,000.00
THE DUKE OF EDINBURGH'S AWARDS - NL	120340	COMMUNITY GROUPS & ORGANIZATION GRANTS	5,000.00
THE GATHERING PLACE	120341	COMMUNITY GROUPS & ORGANIZATION GRANTS	5,000.00
THE POTTLE CENTRE	120342	COMMUNITY GROUPS & ORGANIZATION GRANTS	7,000.00
THRIVE	120343	COMMUNITY GROUPS & ORGANIZATION GRANTS	30,000.00
VERA PERLIN SOCIETY	120344	COMMUNITY GROUPS & ORGANIZATION GRANTS	10,000.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
VIRGINIA PARK COMMUNITY CENTRE	120345	COMMUNITY GROUPS & ORGANIZATION GRANTS	20,600.00
YWCA - ST. JOHN'S	120346	COMMUNITY GROUPS & ORGANIZATION GRANTS	5,000.00
ST. JOHN'S NATIVE FRIENDSHIP CENTRE	120347	SPECIAL EVENTS & FESTIVAL GRANTS	1,000.00
HUFFIN PUFFIN MARATHON	120348	SPECIAL EVENTS & FESTIVAL GRANTS	2,000.00
ST. JOHN'S SHORT PLAY FESTIVAL	120349	SPECIAL EVENTS & FESTIVAL GRANTS	1,000.00
LAWNYA VAWNYA INC.	120350	SPECIAL EVENTS & FESTIVAL GRANTS	7,500.00
MUMMERS FESTIVAL	120351	SPECIAL EVENTS & FESTIVAL GRANTS	4,500.00
NEWFOUNDLAND & LABRADOR FOLKS ARTS S	120352	SPECIAL EVENTS & FESTIVAL GRANTS	16,500.00
NEIGHBOURHOOD DANCE WORKS	120353	SPECIAL EVENTS & FESTIVAL GRANTS	9,000.00
NEWFOUNDLAND HORTICULTURAL SOCIETY	120354	SPECIAL EVENTS & FESTIVAL GRANTS	250.00
NICKEL INDEPENDENT FILM FESTIVAL	120355	SPECIAL EVENTS & FESTIVAL GRANTS	6,000.00
OUT OF EARSHOT FESTIVAL	120356	SPECIAL EVENTS & FESTIVAL GRANTS	1,000.00
SHAKESPEARE BY THE SEA FESTIVAL INC.	120357	SPECIAL EVENTS & FESTIVAL GRANTS	3,500.00
SOUND ARTS INITIATIVES, INC.	120358	SPECIAL EVENTS & FESTIVAL GRANTS	3,500.00
ST. JOHN'S INTERNATIONAL FILM FESTIVAL	120359	SPECIAL EVENTS & FESTIVAL GRANTS	10,000.00
ST. JOHN'S PRIDE INC.	120360	SPECIAL EVENTS & FESTIVAL GRANTS	1,500.00
ST. JOHN'S STORYTELLING FESTIVAL	120361	SPECIAL EVENTS & FESTIVAL GRANTS	1,750.00
TUCKAMORE FESTIVAL	120362	SPECIAL EVENTS & FESTIVAL GRANTS	6,000.00
WRECKHOUSE JAZZ AND BLUES	120363	SPECIAL EVENTS & FESTIVAL GRANTS	7,500.00
TOMBOLO MULTICULTURAL FESTIVAL NEWFO	120364	SPECIAL EVENTS & FESTIVAL GRANTS	1,000.00
WOMEN'S WORK FESTIVAL	120365	SPECIAL EVENTS & FESTIVAL GRANTS	1,000.00
JONES, ANDY	120366	ART GRANT 2019	2,242.55
MARK BRAGG	120367	ART GRANT 2019	1,592.46
MORGAN, PAMELA	120368	ART GRANT 2019	538.16
MACMORRAN COMMUNITY CENTRE	120369	COMMUNITY GROUPS & ORGANIZATION GRANTS	23,985.34
JONES, ANDY	120370	ART GRANT 2019	757.45
MARK BRAGG	120371	ART GRANT 2019	1,407.54
MORGAN, PAMELA	120372	ART GRANT 2019	2,461.84
MACMORRAN COMMUNITY CENTRE	120373	COMMUNITY GROUPS & ORGANIZATION GRANTS	614.66
AVALON MINOR FOOTBALL	120374	SPORTS GRANT	3,000.00
AVALON MINOR HOCKEY	120375	SPORTS GRANT	12,500.00
CRICKET ASSOCIATION OF NL	120376	SPORTS GRANT	2,000.00
CYGNUS GYMNASTICS	120377	SPORTS GRANT	15,000.00
GOULDS MINOR HOCKEY	120378	SPORTS GRANT	9,700.00
ST. JOHN'S LEGENDS SWIM CLUB	120379	SPORTS GRANT	4,500.00
PRINCE OF WALES SKATING CLUB	120380	SPORTS GRANT	15,000.00
SPECIAL OLYMPICS NEWFOUNDLAND & LABRA	120381	SPORTS GRANT	5,500.00
ST. JOHN'S AMATEUR BASEBALL	120382	SPORTS GRANT	10,000.00
ST. JOHN'S MINOR BASEBALL ASSOCIATION	120383	SPORTS GRANT	23,500.00
ST. JOHN'S MINOR HOCKEY	120384	SPORTS GRANT	16,500.00
ST. JOHN'S ROWING CLUB	120385	SPORTS GRANT	4,250.00
ST. JOHN'S SOCCER CLUB	120386	SPORTS GRANT	32,000.00
ULTIMATE NL	120387	SPORTS GRANT	1,000.00
WATERFORD VALLEY SOFTBALL	120388	SPORTS GRANT	6,000.00
CHOICES FOR YOUTH INC.	120389	CAPITAL GRANT	100,000.00
GOULDS ARENA ASSOCIATION	120390	CAPITAL GRANT	100,000.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
ST. JOHN'S RETIRED CITIZENS ASSOCIATION	120391	CAPITAL GRANT	21,500.00
CIBC MELLON GLOBAL SECURITIES	EFT000000014594	EMPLOYEE DEDUCTIONS	5,599.25
PUBLIC SERVICE CREDIT UNION	EFT000000014595	PAYROLL DEDUCTIONS	5,116.50
JONES, CHRISTINA	EFT000000014596	EMPLOYMENT RELATED EXPENSES	41.40
NEWFOUNDLAND POWER	EFT000000014597	ELECTRICAL SERVICES	43,411.21
ROGERS COMMUNICATIONS CANADA INC.	EFT000000014598	DATA & USAGE CHARGES	52.30
PARTS FOR TRUCKS INC.	EFT000000014599	REPAIR PARTS	1,557.40
GEORGE STUCKLESS	EFT000000014600	TRAVEL ADVANCE	764.25
INDACHEM INC.,	EFT000000014601	REPAIR PARTS	28,594.75
NEWFOUNDLAND POWER	EFT000000014602	ELECTRICAL SERVICES	25,606.72
ALTUS GROUP LIMITED	EFT000000014603	COURT OF APPEAL REFUND	2,300.00
ACKLANDS-GRAINGER	EFT000000014604	INDUSTRIAL SUPPLIES	1,900.20
AFONSO GROUP LIMITED	EFT000000014605	SEWER INSPECTIONS	6,486.00
ACTION CAR AND TRUCK ACCESSORIES	EFT000000014606	AUTO PARTS	2,056.02
GLEN BARRY	EFT000000014607	INSTRUCTOR FEE	217.68
MUNICIPAL WORLD INC.	EFT000000014608	MEMBERSHIP RENEWAL	322.00
ASHFORD SALES LTD.	EFT000000014609	REPAIR PARTS	298.83
ATLANTIC OFFSHORE MEDICAL SERV	EFT000000014610	MEDICAL SERVICES	1,301.97
ATLANTIC PURIFICATION SYSTEM LTD	EFT000000014611	WATER PURIFICATION SUPPLIES	2,190.88
AUTOMOTIVE SUPPLIES 1985 LTD.	EFT000000014612	AUTO SUPPLIES	941.14
AVALON FORD SALES LTD.	EFT000000014613	AUTO PARTS	545.76
B & B SALES LTD.	EFT000000014614	SANITARY SUPPLIES	3,975.10
KELLOWAY CONSTRUCTION LIMITED	EFT000000014615	CLEANING SERVICES	23,166.75
NEWFOUNDLAND EXCHEQUER ACCOUNT	EFT000000014616	ANNUAL OPERATING FEES	2,615.10
DF BARNES SERVICES LIMITED	EFT000000014617	PROFESSIONAL SERVICES	1,310.90
HERCULES SLR INC.	EFT000000014618	REPAIR PARTS	445.29
BATTLEFIELD EQUIPMENT RENTALS	EFT000000014619	REPAIR PARTS	2,046.26
CABOT PEST CONTROL	EFT000000014620	PEST CONTROL	1,442.10
ROCKWATER PROFESSIONAL PRODUCT	EFT000000014621	CHEMICALS	4,873.70
MSC INDUSTRIAL SUPPLY ULC	EFT000000014622	REPAIR PARTS	1,345.38
OVERHEAD DOORS NFLD LTD	EFT000000014623	REPAIRS TO DOORS	7,624.98
FARRELL'S EXCAVATING LTD.	EFT000000014624	ROAD GRAVEL	4,545.70
PINNACLE OFFICE SOLUTIONS LTD	EFT000000014625	PHOTOCOPIES	70.86
WESTERN HYDRAULIC 2000 LTD	EFT000000014626	REPAIR PARTS	2,288.50
WOOD ENVIRONMENT & INFRASTRUCTURE SC	EFT000000014627	PROFESSIONAL SERVICES	11,540.41
CITY OF MOUNT PEARL	EFT000000014628	MEMBERSHIP RENEWAL	493.00
STAPLES THE BUSINESS DEPOT - STAVANGER I	EFT000000014629	STATIONERY & OFFICE SUPPLIES	102.32
CANADIAN CORPS COMMISSIONAIRES	EFT000000014630	SECURITY SERVICES	20,138.98
AIR LIQUIDE CANADA INC.	EFT000000014631	CHEMICALS AND WELDING PRODUCTS	49,252.91
HISCOCK'S SPRING SERVICE	EFT000000014632	HARDWARE SUPPLIES	2,020.30
THOMSON REUTERS CANADA	EFT000000014633	PUBLICATIONS	1,878.58
COASTAL DOOR & FRAME LTD	EFT000000014634	DOORS/FRAMES	218.50
SOBEY'S INC	EFT000000014635	PET SUPPLIES	468.07
MAC TOOLS	EFT000000014636	TOOLS	263.11
NORTH ATLANTIC SUPPLIES INC.	EFT000000014637	REPAIR PARTS	997.25
KENT	EFT000000014638	BUILDING SUPPLIES	3,358.76

NAME	CHEQUE #	DESCRIPTION	AMOUNT
CBCL LIMITED	EFT000000014639	PROFESSIONAL SERVICES	11,701.25
CANADIAN RED CROSS	EFT000000014640	CPR RECERTIFICATION	1,389.00
PF COLLINS CUSTOMS BROKER LTD	EFT000000014641	DUTY AND TAXES	167.28
COLONIAL GARAGE & DIST. LTD.	EFT000000014642	AUTO PARTS	899.05
EASTERN VALVE & CONTROL SPEC.	EFT000000014643	REPAIR PARTS	517.50
PETER'S AUTO WORKS INC.	EFT000000014644	TOWING OF VEHICLES	2,386.25
COUNTRY TRAILER SALES 1999 LTD	EFT000000014645	REPAIR PARTS	566.77
SCARLET EAST COAST SECURITY LTD	EFT000000014646	TRAFFIC CONTROL	4,245.80
JAMES G CRAWFORD LTD.	EFT000000014647	PLUMBING SUPPLIES	826.70
ENVIROSYSTEMS INC.	EFT000000014648	PROFESSIONAL SERVICES	452.63
NEWFOUND CABS	EFT000000014649	TRANSPORTATION SERVICES	602.43
ECONOMY GLASS	EFT000000014650	REPAIR PARTS	150.14
CUMMINS CANADA ULC	EFT000000014651	REPAIR PARTS	2,351.73
CREDIT RECOVERY 2003 LIMITED	EFT000000014652	CREDIT COLLECTIONS	102.22
CRAWFORD & COMPANY CANADA INC	EFT000000014653	ADJUSTING FEES	1,364.00
DICKS & COMPANY LIMITED	EFT000000014654	OFFICE SUPPLIES	2,897.53
REEFER REPAIR SERVICES (2015) LIMITED	EFT000000014655	REPAIR PARTS	6,863.77
DOMINION RECYCLING LTD.	EFT000000014656	PIPE	44.85
THYSSENKRUPP ELEVATOR	EFT000000014657	ELEVATOR MAINTENANCE	925.09
CAHILL TECHNICAL SERVICES	EFT000000014658	PROFESSIONAL SERVICES	12,922.09
CANADIAN TIRE CORP.-HEBRON WAY	EFT000000014659	MISCELLANEOUS SUPPLIES	80.46
CANADIAN TIRE CORP.-KELSEY DR.	EFT000000014660	MISCELLANEOUS SUPPLIES	103.40
ROGERS COMMUNICATIONS CANADA INC.	EFT000000014661	DATA & USAGE CHARGES	718.60
EASTERN MEDICAL SUPPLIES	EFT000000014662	MEDICAL SUPPLIES	2,229.28
ELECTROMEGA LTD.	EFT000000014663	REPAIR PARTS	615.88
ELECTRONIC CENTER LIMITED	EFT000000014664	ELECTRONIC SUPPLIES	202.06
NATIONAL ENERGY EQUIPMENT INC.	EFT000000014665	REPAIR PARTS	473.42
EMCO SUPPLY	EFT000000014666	REPAIR PARTS	859.93
STOKES INTERNATIONAL	EFT000000014667	CITATION CORDS	2,147.75
HOME DEPOT OF CANADA INC.	EFT000000014668	BUILDING SUPPLIES	2,094.66
DOMINION STORE 935	EFT000000014669	MISCELLANEOUS SUPPLIES	529.83
21ST CENTURY OFFICE SYSTEMS 1992 LTD.	EFT000000014670	OFFICE SUPPLIES	1,656.00
EMERGENCY REPAIR LIMITED	EFT000000014671	AUTO PARTS AND LABOUR	15,578.58
OMB PARTS & INDUSTRIAL INC.	EFT000000014672	REPAIR PARTS	305.85
FRESHWATER AUTO CENTRE LTD.	EFT000000014673	AUTO PARTS/MAINTENANCE	541.54
ABSTRACT & AUXILIARY SERVICES	EFT000000014674	TITLE SEARCH	495.00
DOWNTOWN ST. JOHN'S	EFT000000014675	BIA CASH RECEIPTS	88,548.02
BRUCE SUTHERLAND ASSOCIATES LTD	EFT000000014676	PROFESSIONAL SERVICES	895.19
PRINCESS AUTO	EFT000000014677	MISCELLANEOUS ITEMS	388.27
STELLAR INDUSTRIAL SALES LTD.	EFT000000014678	INDUSTRIAL SUPPLIES	236.74
REVOLUTION ENVIRONMENTAL SOLUTIONS LF	EFT000000014679	PROFESSIONAL SERVICES	13,479.26
WOLSELEY CANADA INC.	EFT000000014680	REPAIR PARTS	1,150.00
HARVEY & COMPANY LIMITED	EFT000000014681	REPAIR PARTS	6,123.24
A HARVEY & CO. LTD.	EFT000000014682	ROAD SALT	488,177.32
HARRIS GOVERN	EFT000000014683	PROFESSIONAL SERVICES	11,859.40
GUILLEVIN INTERNATIONAL CO.	EFT000000014684	ELECTRICAL SUPPLIES	110.33

NAME	CHEQUE #	DESCRIPTION	AMOUNT
BRENNTAG CANADA INC	EFT000000014685	CHLORINE	19,419.26
HISCOCK RENTALS & SALES INC.	EFT000000014686	HARDWARE SUPPLIES	234.00
HOLLAND NURSERIES LTD.	EFT000000014687	FLORAL ARRANGEMENT	175.72
TELUS GOING MOBILE (WIRELESS)	EFT000000014688	CELL PHONE CASE	80.49
HONDA ONE	EFT000000014689	REPAIR PARTS	51.06
SOURCE ATLANTIC INDUSTRIAL DISTRIBUTION	EFT000000014690	REPAIR PARTS	620.67
CH2M HILL	EFT000000014691	PROFESSIONAL SERVICES	9,674.20
IMPRINT SPECIALTY PROMOTIONS LTD	EFT000000014692	PROMOTIONAL ITEMS	2,230.93
HICKMAN DODGE JEEP CHRYSLER	EFT000000014693	AUTO PARTS	888.32
ONX ENTERPRISE SOLUTIONS LIMITED	EFT000000014694	LICENSES RENEWALS	87,894.74
UMBRELLA SECURITY	EFT000000014695	ALARM MONITORING	827.43
CDMV	EFT000000014696	VETERINARY SUPPLIES	1,586.82
JOHNSON CONTROLS LTD.	EFT000000014697	REPAIR PARTS	2,173.50
BOSCH REXROTH CANADA CORP.	EFT000000014698	REPAIR PARTS	26.57
KAVANAGH & ASSOCIATES	EFT000000014699	PROFESSIONAL SERVICES	153,892.78
WORK AUTHORITY	EFT000000014700	CLOTHING ALLOWANCE	6.90
KENT BUILDING SUPPLIES-STAVANGER DR	EFT000000014701	BUILDING MATERIALS	193.50
CENTINEL SERVICES	EFT000000014702	REPAIR PARTS	724.51
VOHL INC.,	EFT000000014703	SNOWBLOWERS	316,710.00
J.A. LARUE	EFT000000014704	REPAIR PARTS	1,226.82
MARK'S WORK WEARHOUSE	EFT000000014705	PROTECTIVE CLOTHING	235.12
MARTIN'S FIRE SAFETY LTD.	EFT000000014706	SAFETY SUPPLIES	1,419.90
ALYSSA'S PROPERTY SERVICES PRO INC.	EFT000000014707	PROFESSIONAL SERVICES	21,098.48
DISTRIBUTION NOW	EFT000000014708	REPAIR PARTS	316.30
REXEL CANADA ELECTRICAL INC.,	EFT000000014709	REPAIR PARTS	1,076.25
MCLOUGHLAN SUPPLIES LTD.	EFT000000014710	ELECTRICAL SUPPLIES	2,610.37
CUTTING EDGE LAWN CARE INC.,	EFT000000014711	PROFESSIONAL SERVICES	4,784.00
SUMMIT PLUMBING & HEATING LTD.	EFT000000014712	PROFESSIONAL SERVICES	6,661.48
PRINTERS PLUS	EFT000000014713	TONER CARTRIDGE	451.38
CAPITAL AUTO CENTRE & GLASS REPAIR	EFT000000014714	PROFESSIONAL SERVICES	345.00
WAJAX INDUSTRIAL COMPONENTS	EFT000000014715	REPAIR PARTS	80.32
NEWFOUNDLAND DISTRIBUTORS LTD.	EFT000000014716	INDUSTRIAL SUPPLIES	261.95
TRC HYDRAULICS INC.	EFT000000014717	REPAIR PARTS	2,153.13
NL KUBOTA LIMITED	EFT000000014718	REPAIR PARTS	1,387.58
TOROMONT CAT	EFT000000014719	AUTO PARTS	1,777.05
NORTH ATLANTIC PETROLEUM	EFT000000014720	PETROLEUM PRODUCTS	162,920.63
PBA INDUSTRIAL SUPPLIES LTD.	EFT000000014721	INDUSTRIAL SUPPLIES	360.09
ORKIN CANADA	EFT000000014722	PEST CONTROL	468.65
ARIVA	EFT000000014723	PAPER PRODUCTS	93.40
GCR TIRE CENTRE	EFT000000014724	TIRES	639.81
PARTS FOR TRUCKS INC.	EFT000000014725	REPAIR PARTS	567.65
THE HUB	EFT000000014726	PANCAKE BREAKFAST	1,242.00
K & D PRATT LTD.	EFT000000014727	REPAIR PARTS AND CHEMICALS	2,301.15
RIDEOUT TOOL & MACHINE INC.	EFT000000014728	TOOLS	950.48
ROYAL FREIGHTLINER LTD	EFT000000014729	REPAIR PARTS	3,404.08
S & S SUPPLY LTD. CROSSTOWN RENTALS	EFT000000014730	REPAIR PARTS	996.16

NAME	CHEQUE #	DESCRIPTION	AMOUNT
BIG ERICS INC	EFT000000014731	SANITARY SUPPLIES	383.21
SAUNDERS EQUIPMENT LIMITED	EFT000000014732	REPAIR PARTS	10,472.69
SUPERIOR OFFICE INTERIORS LTD.	EFT000000014733	OFFICE SUPPLIES	1,455.90
TRACTION DIV OF UAP	EFT000000014734	REPAIR PARTS	10,668.87
URBAN CONTRACTING JJ WALSH LTD	EFT000000014735	PROPERTY REPAIRS	115.00
WATERWORKS SUPPLIES DIV OF EMCO LTD	EFT000000014736	REPAIR PARTS	7,597.52
VERNA SMITH	EFT000000014737	INSTRUCTOR FEE	316.40
BOYD SMITH	EFT000000014738	INSTRUCTOR FEE	316.40
INSTITUTE OF MUNICIPAL ASSESSORS	EFT000000014739	MEMBERSHIP RENEWAL	3,279.65
EASTCOM INC.	EFT000000014740	REPAIR PARTS	183.77
BELL MOBILITY INC. RADIO DIVISION	EFT000000014741	MAINTENANCE CHARGES & REPAIRS	97.75
BRENDAN TRAVERSE	EFT000000014742	INSTRUCTOR FEE	362.80
KROWN PROPERTY INVESTMENTS	EFT000000014743	APPLIANCES	297.79
GFL ENVIRONMENTAL INC.	EFT000000014744	PROFESSIONAL SERVICES	3,002.76
LEHR, TODD	EFT000000014745	VEHICLE BUSINESS INSURANCE	211.31
WILLIAMS, KEITH	EFT000000014746	MILEAGE	79.85
FAGAN, STEPHEN	EFT000000014747	MILEAGE	510.91
FITZGERALD, TODD	EFT000000014748	VEHICLE BUSINESS INSURANCE	75.00
CROWE, DAVID	EFT000000014749	MILEAGE	184.71
ROBYN DOBBIN	EFT000000014750	EMPLOYMENT RELATED EXPENSES	478.91
DAPHNE SULLIVAN	EFT000000014751	MILEAGE	246.16
VICTORIA ETCHEGARY	EFT000000014752	EMPLOYMENT RELATED EXPENSES	675.95
JAMIE HUNT	EFT000000014753	VEHICLE BUSINESS INSURANCE	119.78
LEON ORGAN	EFT000000014754	VEHICLE BUSINESS INSURANCE	355.95
VALLEN	EFT000000014755	REPAIR PARTS	867.67
TELUS	EFT000000014756	CELLULAR CHARGES	13,154.43
NEPTUNE SECURITY SERVICES INC.	EFT000000014757	SECURITY SERVICES	9,936.00
CG HVAC SERVICES	EFT000000014758	PROFESSIONAL SERVICES	3,305.86
IDOCTORNL	EFT000000014759	PROFESSIONAL SERVICES	40.00
HARRIS & ROOME SUPPLY LIMITED	EFT000000014760	ELECTRICAL SUPPLIES	329.27
NEWFOUNDLAND POWER	EFT000000014761	ELECTRICAL SERVICES	18,013.79
FAGAN, STEPHEN	EFT000000014762	TRAVEL ADVANCE	1,799.870
MILLS SNOW, HEATHER	EFT000000014763	TRAVEL REIMBURSEMENT	42.000
HAYE, SHAWN	EFT000000014764	TRAVEL ADVANCE	1,351.000
HILLIER, HEATHER	EFT000000014765	TRAVEL ADVANCE	2,235.430
CHRISTA NORMAN	EFT000000014766	TRAVEL ADVANCE	367.500
SIMONE LILLY	EFT000000014767	TRAVEL ADVANCE	1,306.730
TOTAL:			3,392,842.66

BID APPROVAL NOTE

Bid #	2019011		
Bid Name	Construction of CBS Water Metering Chamber		
Department	Public Works	Division	Water and Wastewater
Budget Code	PWP-2017-851		
Source of Funding	<input type="radio"/> Operating <input checked="" type="radio"/> Capital <input type="radio"/> Multiyear Capital		
Purpose	This project is being undertaken to provide potable water flow monitoring within the Regional Water System from the Trans-Canada Highway to the municipal boundary with the Town of CBS.		
Results	<input checked="" type="radio"/> As attached <input type="radio"/> As noted below		
	Vendor Name		Bid Amount
Expected Value	<input checked="" type="radio"/> As above <input type="radio"/> Value shown is an estimate only for a year period. The City does not guarantee to buy any specific quantities or dollar value.		
Contract Duration	6 Months from award		
Bid Exception	<input checked="" type="radio"/> None <input type="radio"/> Contract Award Without Open Call <input type="radio"/> Professional Services		
Recommendation	It is recommended to award this Open Call to Clarke's Trucking and Excavating Limited \$394,070.50 (HST included), as per the Public Procurement Act.		
Supply Chain Buyer	John Hamilton		
Supply Chain Manager	<i>Rick Aquino</i>	Date	19/03/28
Deputy City Manager*		Date	

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

ST. JOHN'S

2019011

Construction of CBS Water Meter Chamber

Submission Summary

<u>Vendor</u>	<u>City/Province</u>	<u>Unofficial Value or Notes</u>
Clarke's Trucking and Excavating Limited	Paradise, Newfoundland & Labrador	\$ 394,070.50
Dexter construction company Limited	St. John's, Newfoundland & Labrador	\$ 400,976.25
Cougar Engineering & Construction Ltd.	St. John's, Newfoundland & Labrador	\$ 410,550.00
Pyramid Construction Limited	St. John's, NL	\$ 415,667.50
Eric Taylor LTD	Conception Bay South	\$ 447,367.25
Bursey Excavating & Development Inc.	St. John's, NL	\$ 488,738.20
Coady Construction & Excavating Limited	Torbay, Newfoundland & Labrador	\$ 616,894.50

BID APPROVAL NOTE

Bid #	2019029		
Bid Name	Standing Offer Rental of Cars, Vans, & Pickups		
Department	All	Division	All
Budget Code			
Source of Funding	<input checked="" type="radio"/> Operating <input type="radio"/> Capital <input type="radio"/> Multiyear Capital		
Purpose	To provide a Standing Offer for rental vehicles for use throughout the City of St. John's. This standing offer is not a guarantee of work but a pricing guide pending availability of the vehicle. The City will have a contract with each vendor.		
Results	<input checked="" type="radio"/> As attached <input type="radio"/> As noted below		
	Vendor Name		Bid Amount
Expected Value	<input checked="" type="radio"/> As above <input type="radio"/> Value shown is an estimate only for a year period. The City does not guarantee to buy any specific quantities or dollar value.		
Contract Duration	Two years		
Bid Exception	<input checked="" type="radio"/> None <input type="radio"/> Contract Award Without Open Call <input type="radio"/> Professional Services		
Recommendation	It is recommended to award Open Call 2019029 to all vendors submitting bids in each section. Lowest bid will be selected first if the vendor has no availability then the next lowest bidder will be approached.		
Supply Chain Buyer	John Hamilton		
Supply Chain Manager	<i>Rick Aguirre</i>	Date	19/03/27
Deputy City Manager*		Date	

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

ST. JOHN'S

2019029 - Rental of Cars, Vans & Pickups - Quote Form - Appendix "C" Schedule of Pricing

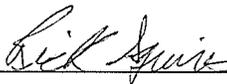
First

Second

Third

Line Item	Description	Enterprise Holdings Inc Submission 1			Hertz Canada Ltd Submission 1			Centsible Limited Submission 1		
		Daily	Weekly	Monthly	Daily	Weekly	Monthly	Daily	Weekly	Monthly
		1	Rental of a Stake Truck Approx. 10000 GVW	\$ 121.00	\$ 726.00	\$ 2,299.00				
2	Rental of a Standard Cab Full Size Pickup c/w 8' Box and blue tooth	\$ 61.00	\$ 366.00	\$ 1,150.00			\$ 60.00	\$ 399.00	\$ 1,500.00	
3	Rental of a Standard Cab Full Size Pickup c/w 8' box and cap and blue tooth	\$ 123.00	\$ 738.00	\$ 2,350.00			\$ 64.00	\$ 429.00	\$ 1,650.00	
4	Rental of a 1/2 Ton Van	\$ 58.00	\$ 319.00	\$ 1,100.00			\$ 45.00	\$ 275.00	\$ 1,090.00	
5	Rental of a Compact Car c/w blue tooth	\$ 47.00	\$ 282.00	\$ 890.00	\$ 34.69	\$ 208.14	\$ 832.56	\$ 35.00	\$ 209.00	\$ 795.00
6	Rental of a Cube Van GVW Not less than 10500 lbs.	\$ 90.00	\$ 540.00	\$ 1,700.00						
7	Rental of a 7 Passenger Mini Van (middle and rear seat must fold flat into the floor)	\$ 65.00	\$ 390.00	\$ 1,368.00	\$ 49.69	\$ 298.14	\$ 1,192.56	\$ 44.00	\$ 288.00	\$ 1,147.00
8	Rental of a 4 X 4 Full Size Extended Cab Pickup c/w blue tooth	\$ 61.00	\$ 366.00	\$ 1,150.00	\$ 49.69	\$ 298.14	\$ 1,192.56	\$ 60.00	\$ 399.00	\$ 1,500.00
9	Rental of a 4 X 4 Full Size Pickup Cab and Box Size not relevant c/w blue tooth	\$ 61.00	\$ 366.00	\$ 1,150.00	\$ 49.69	\$ 298.14	\$ 1,192.56	\$ 60.00	\$ 399.00	\$ 1,500.00
10	Rental of a 4 x 4 Compact SUV c/w blue tooth	\$ 68.00	\$ 408.00	\$ 1,292.00	\$ 46.69	\$ 280.14	\$ 1,120.56	\$ 49.00	\$ 298.00	\$ 1,175.00
11	optional addition of a Pickup hard shell lockable Tonneau cover	\$ 12.00	\$ 84.00	\$ 350.00	\$ 24.69	\$ 169.12	\$ 679.48			

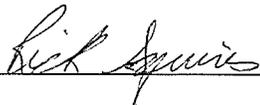
BID APPROVAL NOTE

Bid #	2019034		
Bid Name	Supply & Delivery of Traffic Paint		
Department	Public Works	Division	Roads
Budget Code	3252-55418		
Source of Funding	<input checked="" type="radio"/> Operating <input type="radio"/> Capital <input type="radio"/> Multiyear Capital		
Purpose	This paint will be used for line painting and crosswalks on the City's streets surfaces.		
Results	<input type="radio"/> As attached <input checked="" type="radio"/> As noted below		
	Vendor Name		Bid Amount
	Ennis Paint Canada ULC		\$185,973.31
	Dulux Paints		\$237,182.84
Expected Value	<input type="radio"/> As above <input checked="" type="radio"/> Value shown is an estimate only for a 1 year period. The City does not guarantee to buy any specific quantities or dollar value.		
Contract Duration	One year with a potential one year extension		
Bid Exception	<input checked="" type="radio"/> None <input type="radio"/> Contract Award Without Open Call <input type="radio"/> Professional Services		
Recommendation	It is recommended to award this open call to the lowest bidder that meets specifications, Ennis Paint Canada ULC, as per the Public Procurement Act.		
Supply Chain Buyer	Sherri Higgins		
Supply Chain Manager		Date	March 27, 2019
Deputy City Manager*		Date	

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

ST. JOHN'S

BID APPROVAL NOTE

Bid #	2019063		
Bid Name	Supply & Delivery of One New Sidewalk Sweeper, 2018 or Newer		
Department	Public Works	Division	Fleet Services
Budget Code	PWP-2019-938		
Source of Funding	<input type="radio"/> Operating <input checked="" type="radio"/> Capital <input type="radio"/> Multiyear Capital		
Purpose	Unit is required to provide sidewalk sweeping and cleaning, especially in the downtown core.		
Results	<input type="radio"/> As attached <input checked="" type="radio"/> As noted below		
	Vendor Name		Bid Amount
	Holder Tractors Inc.		\$101,200.00
	FST Canada Inc.		\$145,297.90
Expected Value	<input checked="" type="radio"/> As above <input type="radio"/> Value shown is an estimate only for a year period. The City does not guarantee to buy any specific quantities or dollar value.		
Contract Duration	One time purchase		
Bid Exception	<input checked="" type="radio"/> None <input type="radio"/> Contract Award Without Open Call <input type="radio"/> Professional Services		
Recommendation	It is recommended to award this open call to the lowest bidder that meets specifications, Holder Tractors Inc., as per the Public Procurement Act.		
Supply Chain Buyer	Sherri Higgins		
Supply Chain Manager		Date	March 27, 2019
Deputy City Manager*		Date	

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

ST. JOHN'S

E-POLL Conducted on March 27th, 2019: In Favor: Mayor Breen, Deputy Mayor O'Leary; Councillors Hickman, Burton, Stapleton, Korab, Hanlon, Lane, Collins and Jamieson. Awaiting Response from Councillor Froude

DEPARTMENTAL APPROVAL REQUEST

Commodity	Software Support		
Department	Finance and Administration - Corporate Information Services		
Budget Code	1272 - 52533		
Source of Funding	<input checked="" type="radio"/> Operating <input type="radio"/> Capital <input type="radio"/> Multiyear Capital		
Purpose	Annual hardware/software maintenance and support for HPE servers and storage located in the City's two data centers.		
Results	Vendor Name	Bid Amount	
	CDW	\$69,108.12	
	Powerland	\$69,836.77	
	Onx	\$84,178.85	
Expected Value	<input checked="" type="radio"/> As above <input type="radio"/> Value shown is an estimate only for a year period. The City does not guarantee to buy any specific quantities or dollar value.		
Contract Duration	1 Year		
Recommendation	It is recommended to award to the lowest bidder meeting specifications CDW in the amount of \$ 69,108.12 HST included, as per the terms and conditions of the Public Procurement Act.		
Quotes Obtained by			
Manager or Designate	Keith Barrett <small>Digitally signed by Keith Barrett Date: 2019.03.26 11:00:00 -02'30'</small>	Date	March 26th, 2019
Deputy City Manager or Designate		Date	19/03/26

- In cases where the procurement value is \$50,000 or above Council approval is required. The entire procurement value must be calculated to determine this threshold including any possible contract extensions.
- Where departments have used a limited call for bids to purchase commodities they are responsible to send the information to council for approval by using this form.
- A purchase order will not be created until all documentation, including council approval, has been provided with an approved requisition.

SUBMIT

ST. JOHN'S

DECISION/DIRECTION NOTE

Title: 2019 Capital Out of Revenue
Date Prepared: March 27, 2019
Report To: His Worship the Mayor and Council
Councillor and Role: All
Ward: All wards
Decision/Direction Required: Council to approve 2019 Capital Out of Revenue listing

Discussion – Background and Current Status:

The City's Capital out of Revenue program is determined on an annual basis and funded primarily from an allocation from the City's annual operating budget, as well as other sources. This program is different from the City's larger cost-shared capital arrangements with the Federal and Provincial Governments, for which the City borrows its share of the cost.

Total Capital out of Revenue funding is comprised of:

CAPITAL OUT OF REVENUE FUNDING	2019 Budget
Federal Gas Tax Funding - Mews replacement	4,701,888
Provincial Gas Tax - One Time - Unrestricted	831,153
Parks Reserve	993,603
Fleet acquisition	3,600,000
Reserve Funding	550,000
Water related projects	3,230,000
Carried forward - Net funds from previous projects	1,851,087
General	8,216,253
TOTAL CAPITAL OUT OF REVENUE FUNDING	23,973,984

The sources of funding are described further below. It is important to note that some sources are already committed for various purposes, while others are available for general use.

ST. JOHN'S

1. Federal and Provincial Gas Tax Funding - Federal Gas Tax funding has been fully dedicated by a previous Council directive to the replacement of the Mews recreation Centre. The Provincial Gas Tax amount of \$831K was first awarded in the 2015 Provincial budget. This amount is unrestricted and as such can be spent on any project and has been included with the general capital out of revenue contribution.

2. Parks Reserve - Development fees collected in excess of the Parks Reserve annual cap of \$3 million. These excess funds are redistributed for general capital use.

3. Fleet acquisition fund - In accordance with City policy this is dedicated to replacement of the City's fleet. This amount is unchanged from the 2016-2018 Capital Plan.

4. Reserve Funding – Transfer from the City's salt reserve to capital out of revenue for purchase of required sanders.

5. Water related projects - These funds are committed to projects that are funded through the water tax and focus exclusively on work related to the water system.

6. Carried Forward and General- This amount is not project specific and used to fund an assortment of projects. Amounts carried forward are attached. Transfers will be required to balance and close numerous capital jobs with the net funding remaining brought forward.

Combining the sources of funding that are not otherwise committed gives the following funding available for projects for 2019:

UNCOMMITTED FUNDS FOR GENERAL USE	2019 Budget
Provincial Gas Tax - One Time - Unrestricted	831,153
Parks Reserve	993,603
Reserve Funding	550,000
Carried forward - Net funds from previous projects	1,851,087
General	8,216,253
TOTAL UNCOMMITTED FUNDS FOR GENERAL USE	12,442,096

ST. JOHN'S

Below is the proposed capital out of revenue expenditure listing for 2019.

CAPITAL OUT OF REVENUE EXPENDITURE	2019 Budget
Grind and Patch	4,022,096
Capital grants Community Groups	500,000
Various City Buildings	500,000
Sidewalk/Curb/Gutter Repair	700,000
IT Project Capital Budget	250,000
Bowring Park Diving Board	20,000
Affordable Housing Strategy	112,000
SJSEL Future Direction Study	80,000
Gould's Fire Exhaust repairs	100,000
Kenmount Fire Station Upgrade (City Share)	1,530,000
St. John's Rec Centre Gym Floor	150,000
Sanders - Fleet Replacement	550,000
Traffic Safety Initiatives	300,000
Municipal Residential Tree Planting Initiative	25,000
Large Diameter Culvert Replacement	600,000
Bowring Park Accessible Parking	125,000
Outer Battery - Rock Fall Protection Fencing Repairs	200,000
Annual Accessible Pedestrian Signal Program	50,000
Annual Traffic Calming Program	50,000
Oxen Pond Road Storm Sewer Upgrade	135,000
Allandale at Mt Scio - Eastbound & Westbound Left Turn Lane	52,000
Veterans' Square Reconfiguration	200,000
Bike St. John's Master Plan - Projects	150,000
Uninterruptable Power Supply for Critical Intersections	50,000
Traffic Signal Communication Upgrade for Key Corridors	75,000
Linegar Ave - Street Upgrading Phase 1B (Civic #61 to 105 Linegar Ave)	1,300,000
Annual Infill Sidewalk Program	451,000
Metrobus Shelters	80,000
Dunlea St/Birchwynd St Intersection - Ponding Problem	85,000
TOTAL CAPITAL OUT OF REVENUE EXPENDITURE	12,442,096

Approval is currently being sought for the 2019 budget year only. Pending a further review of capital needs and project funding requirements, approval for 2020 and 2021 projects will be sought at a later date.

Key Considerations/Implications:

1. Budget/Financial Implications

As per above.



2. Partners or Other Stakeholders

Many residents and businesses are affected by decisions related to Capital expenditure. Recent budget engagement and Citizen surveys provided an opportunity to incorporate that feedback into the decisions made around the capital listing.

3. Alignment with Strategic Directions/Adopted Plans

Consideration must be given to how the projects listed align with the City's newly developed Strategic Plan goals.

4. Legal or Policy Implications

5. Engagement and Communications Considerations

Engagement was held through the City's engage page and a What we Heard document was prepared.

6. Human Resource Implications.

7. Procurement Implications

Timeliness of approval of the plan is important to allow departments time to prepare (i.e. prepare tenders, RFP's, etc.) for the upcoming construction season.

8. Information Technology Implications

9. Other Implications

Recommendation:

Council approve the 2019 Capital Out of Revenue list.

Attached:

Report: Funds Carried Forward From Previous Projects

What We Heard: 2019 Capital Budget

Prepared by/Signature:

Kris Connors, Manager – Budget & Treasury

Approved by/Date/Signature:

Kevin Breen, City Manager

Derek Coffey, Deputy City Manager – Finance &
Administration



Funds Carried Forward From Previous Projects

Budget Year	Description	Job #	Available
2016	Torbay Road North prior year		(20,222.48)
2016	Safety netting for St. Pats	PWP-2017-848	16,732.67
2016	Annex Envelope	PMG-2012-605	105,799.85
2016	City Hall Parking Garage Repairs	ENG-2016-817	52,000.06
2016	Annual Bridge Rehab	ENG-2016-801	20,370.60
2016	Quidi Vidi Lake Study - Regatta Committee	ENG-2017-869	(12,353.44)
2017	Traffic Light Repairs		150,000.00
2017	Bowring Park Midstream		136,768.08
2017	Torbay Road North prior year		(408,244.96)
2017	Swilers Rugby Club	FIN-2017-833	1,575.00
2017	Depot A Block	PMG-2012-658	831.41
2017	2012/14 RETAINING WALL PROG	ENG-2012-602	62,236.11
2017	2012/14 Bridge Rehab	ENG-2012-626	(45,868.19)
2017	BLACKMARSH ROAD DIVERSION	ENG-2013-669	36,245.35
2017	190M SERVICE REVIEW	ENG-2013-704	112,816.79
2017	MUN AREA TRAFFIC STUDY	ENG-2013-709	28,876.45
2017	EAST KILBRIDE - LAND USE DEVEL	ENG-2014-723	8,974.94
2017	PIPPY PLACE SS REPLACEMENT	ENG-2010-521	66,000.00
2017	CYCLING MASTER PLAN - PHASE 2	ENG-2009-473-P2	(4,738.20)
2017	Dirty Brook Overflow diversion	ENG-2011-574	(5,732.73)
2017	NELA Trunk Sewer	Eng-2011-568	(24,525.32)
2017	ASPHALT SIDEWALKS	ENG-2013-668	(4,114.00)
2017	VIDEO SURVEILLANCE - PARKING	PMG-2012-631	107.50
2017	MEWS CENTRE LIFT REPLACEMENT	PWP-2015-750	1,113.00
2017	Mile One Monument	ENG-2017-838	46,414.76
2017	Blackmarsh Rd Diversion	ENG-2013-669	22,099.86
2017	Various Small Projects	ENG-2013-675	50,000.00
2017	Bidgood Park	FIN-2006-348	33,914.00
2017	190M SERVICE REVIEW	ENG-2013-704	42,358.62
2017	Rotary Park Paving	PWP-2018-886	20,931.93
2017	Capital Grants	FIN-2017-884	95,000.00
2017	Kilbride Parking Lot Paving	ENG-2017-878	55,572.88
2017	MUN AREA TRAFFIC STUDY	ENG-2013-709	11,041.69
2017	BAY BULLS ROAD PH 2	ENG-2013-674	(967.50)
2017	DUBLIN ROAD - SAN. SEWER REPLA	ENG-2011-571	23.51
2017	ST. PAT'S BALL PARK	PWP-2013-689	(4,901.44)
2018	Sustainability Plan (our share pending funding & scope)		50,000.00
2018	unallocated		1,055,661.00
2018	Truck for additional snow clearing routes	pwp-2018-890	28,856.40
2018	Archives Building - Foundation	ENG-2015-767	11,595.20
2018	PIPPY PLACE SS REPLACEMENT	ENG-2010-521	(42,377.38)
2018	2018 Capital Grants	FIN-2018-902	26,768.00
2018	Reduction on TGH Amount set aside	N/A	100,000.00
2018	Swilers	Eng-2018-916	(25,552.60)
	Total Funds Carried Forward		1,851,087.41



ST. JOHN'S

March 6, 2019

What we Heard
2019 Capital Budget

Background

During public engagement on Budget 2019-21, Council heard that residents wanted an opportunity to see and comment on the capital budget plan in advance of it being approved.

The capital plan, which is approved early in the year after the budget is released, includes smaller, usually one-time, capital investments such as fleet acquisition, annual roads rehabilitation, community grants and repairs to City buildings and playgrounds.

This funding pot differs from the City's larger multi-year capital program.

Engagement Process

Online public engagement of the proposed capital projects for 2019 took place from February 12 – 26, 2019 on engagestjohns.ca.



Residents were asked to review the plan and provide feedback and suggestions on how the City balances its investments in Roads & Traffic Improvements and Pedestrian & Active Transportation Initiatives as well as the approach to traffic pilots. They also had an opportunity to post comments and questions or e-mail engage@stjohns.ca

Promotion of Engagement Opportunity

- Email sent to all participants of the Budget 2019-21 public engagement – more than 150 emails
- Two e-mail newsletters delivered through engagestjohns.ca - 1,850 registered participants for each newsletter: February 12 and 23
- Email notification to all City Advisory Committees
- City website News article on February 12 announcing the start of public engagement
- City's social media sites, February 18 – 25.

How people participated



Quick Poll: “\$2.28 million of the proposed Capital Budget falls into either: Pedestrian & Active Transportation projects (\$1.56 M) or Roads & Traffic Improvement projects (\$727,000). What do you think? Is this a good balance of funding?”



Traffic Pilot Approach: “What are your thoughts on this approach to transportation improvements? One project - [Veteran's Square](#) - is noted for 2019. In future years, other projects such as [Rawlin's Cross](#) and [Plymouth Duckworth Street](#) are being considered which could have more significant costs, potentially as much as \$1 million each. Are these improvements priorities for you?”

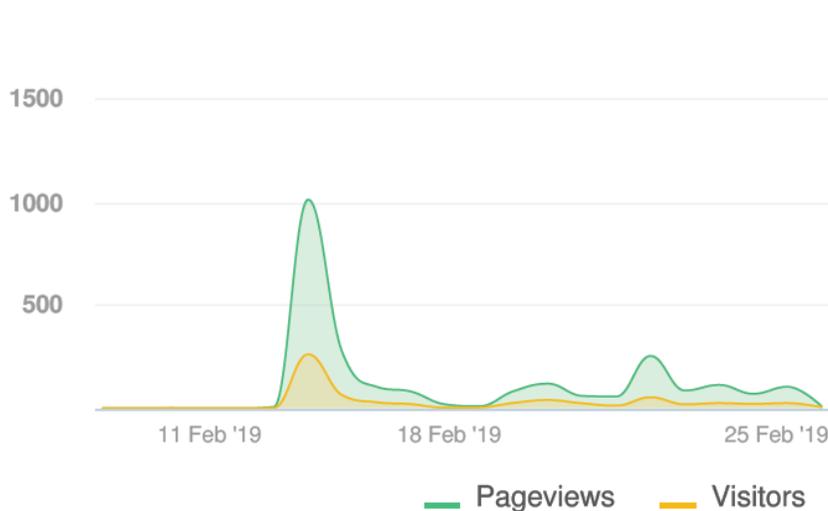


Comments and Questions: “Do you have questions or comments about the Proposed 2019 Capital budget not addressed here? Please post it here.”

Total Participation

- **Aware** - a visitor has made one single visit to site or project.
- **Informed – visitor** has moved from being aware and clicked on something, a document, a photo, etc
- **Engaged** - Every visitor that contributes in at least one tool.
 - Participated in Quick Polls
 - Posted in Guestbooks
 - Asked Questions/posted comments

Visitors Summary

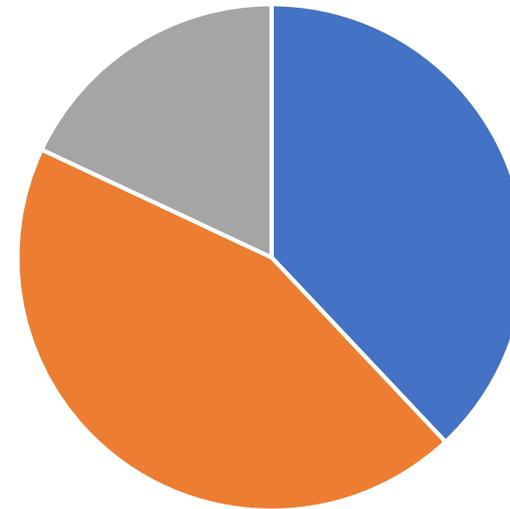


Highlights



What we
heard -
Quick Poll –
45 people
voted

\$2.28 million of the proposed Capital Budget falls into either: Pedestrian & Active Transportation projects (\$1.56 M) or Roads & Traffic Improvement projects (\$727,000). What do you think? Is this a good balance of funding?

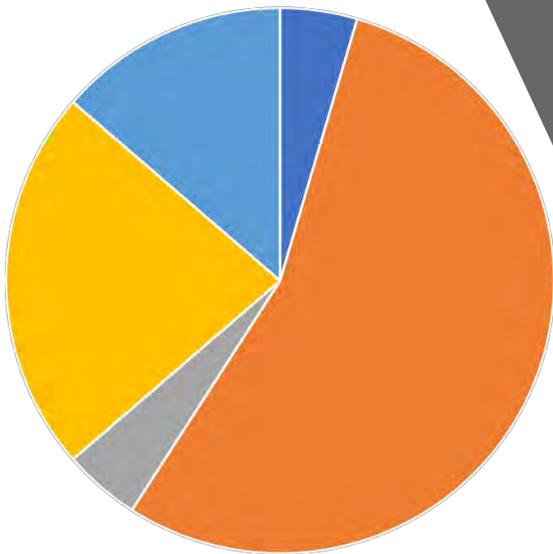


- Yes, this is a good balance between the two
- No, Pedestrian & Active transportation should receive more investment
- No, Roads & Traffic Improvements should receive more investment

What we heard - Traffic Pilots

- 22 responses on engage and 1 e-mail
- 6 were supportive of the approach; 3 were not
- Other comments:
 - Rawlins Cross Pilot received 5 comments and while most felt the pilot was working well, all specified that pedestrian safety had not improved or worsened
 - Veteran's Square received 4 comments, all supportive of the overall changes however the parking change received mix results and some felt there should be additional opportunity to provide feedback on the design and use of green space vs parking
 - Plymouth/Duckworth received 2 comments; one not supportive of the investment required, another disappointed it wasn't in the budget for 2019
- We also heard:
 - Concerns about speeding referenced in Southlands and Goulds
 - Universal design and active transportation perspectives were noted as things to be considered in future pilots

Ward breakdown



■ Ward 1 ■ Ward 2 ■ Ward 3 ■ Ward 4 ■ Ward 5

What we heard - Comments and Questions:

12 Comments and Questions were posted

- 6 comments on **Pedestrian and Active Transportation:**
 - One on the need for infill sidewalks in Airport Heights and Major Path.
 - Metrobus shelters question, “how much funding would that money release and how many shelters in total could be built as a result of that projected spending?”
 - Bike Master Plan suggestion that the city seek funding from Provincial Department of Advanced Education, Skills and Labour and other departments for additional funding for the plan. And, “Would prefer to see bike master plan scrapped, but since that one is going ahead regardless, why is it even here?”
 - Bowring Park Accessible parking comment, “seems like a roads/traffic improvement, as it is a matter of car storage!”

What we heard - Comments and Questions:

Roads and Traffic Improvements

- Traffic safety, “should there be a submission area for Traffic Safety Initiatives since they have not been identified yet? I would like to see far more intersections default to displaying the cross signal for pedestrians.”
- Traffic Signal Communication Upgrade for Key Corridors, “I like the idea of Traffic Signal Communication Upgrade for Key Corridors but I am unsure of the importance. What would be the main reasons for this improvement?”
- **Other comments**
 - 2 people noted the absence of any reference of Electric vehicles in the Plan
 - 1 person was not supportive of Studies & IT upgrades (from the Information Services Infrastructure, City Buildings, Studies & IT upgrades category)
 - 1 person commented that the social media messages were not clear on how much of the plan the City was asking for comment on.

Next steps



What we Heard document posted on engagestjohns.ca and shared via social media



Council will consider input and discuss Capital Plan at a Committee of the Whole meeting



Vote on and approve Capital Plan during a regular meeting of Council