

March 23, 2017

Dear [REDACTED]

**Re: Request for Access to Information Under Part II
of the Access to Information and Protection Privacy Act
Vacancy Rates**

On March 10, 2017, the City of St. John's received your request for access to the following information:

"I am requesting access to all records relating to vacancy rates for office space in St. John's, including but not limited to briefing notes between the dates of Sept. 1, 2016 and Feb. 1, 2016. Please exclude material considered to be a matter of confidence."

Enclosed is the information you requested. As the provision of the information constitutes full disclosure, we now consider this matter completed and will be closing the file.

If you have any further questions, please feel free to contact the undersigned by telephone at 576-8619 or by e-mail: kchafe@stjohns.ca.

Yours truly,

Karen Chafe

Karen Chafe
ATIPPA Coordinator

Enclosures

ST. JOHN'S



[To:](#)
Cc:
Bcc:
Subject: Fw: ATIPPA Request

From: Gareth Griffiths/CSJ
To: Kathy Driscoll/CSJ@CSJ, Elaine Henley/CSJ@CSJ
Cc: Derek G Coffey/CSJ@CSJ, Gordon Meaney/CSJ@CSJ
Date: 2017/03/13 10:52 AM
Subject: Re: ATIPPA Request

If so , this division hasn't done any work on vacancy rate data for that period yet and in fact just sent out the request for information which we will analyze in coming months as part of the reassessment process.

Please note that the information collected by this division from property owners for the purpose of assessment cannot be disclosed in any event , pursuant to Section 44(1) of the Assessment Act ,2006.

Gareth Griffiths
Manager of Assessment

Kathy Driscoll

[From: Kathy Driscoll/CSJ To: Derek G Coffey/C...](#)

2017/03/13 10:41:58 AM

Re: ATIPPA Request

Derek G Coffey

to:

Kathy Driscoll

2017/03/13 10:54 AM

Cc:

Gareth Griffiths, Gordon Meaney, Elizabeth Lawrence

Hide Details

From: Derek G Coffey/CSJ

To: Kathy Driscoll/CSJ@csj

Cc: Gareth Griffiths/CSJ@csj, Gordon Meaney/CSJ@csj, Elizabeth Lawrence/CSJ@csj

I don't have anything on vacancy rates. Elizabeth in economic development may have something

Elizabeth would this be something Wendy may have?

Derek

Sent from my iPad

On Mar 13, 2017, at 10:41 AM, Kathy Driscoll <KDriscoll@stjohns.ca> wrote:

(See attached file: Memo to Department.doc)

<Memo to Department.doc>



To: Kathy Driscoll/CSJ,
 Cc:
 Bcc:
 Subject: Fw: ATIPPA Request



I followed up on the minutes for Economic Development, Tourism and Public Engagement and could not locate any reference to vacancy allowances.

Thanks,

Kathy Driscoll

----- Forwarded by Kathy Driscoll/CSJ on 2017/03/23 11:42 AM -----

From: Elizabeth Lawrence/CSJ
 To: Kathy Driscoll/CSJ@CSJ
 Date: 2017/03/15 04:24 PM
 Subject: Re: ATIPPA Request

Kathy,

Wendy has search and provided the following. I wonder if somebody could quickly search the agendas and minutes of EDTPE Standing Committee to see if there is anything else but I do not recall. I do not think that Assessment has that info. but maybe Garreth may know.



ATIPPA off vacancy request.docx

 Elizabeth Lawrence, Director
 Economic Development, Culture and Partnerships Division
 Department of Community Services
 City of St. John's
 348 Water St.
 PO Box 908, St. John's, NL, Canada, A1C 5M2
 tel 709 576 8203
 fax 709 576 8590
 mailto:elawrence@stjohns.ca
 http://www.stjohns.ca
 Airport Location YYT
 ~~~~~

|                    |                                                      |                        |
|--------------------|------------------------------------------------------|------------------------|
| Kathy Driscoll     | The requestor has confirmed the dates you highl...   | 2017/03/13 11:59:30 AM |
| Elizabeth Lawrence | Kathy - what is the response time on this. I will... | 2017/03/13 11:06:05 AM |
| Kathy Driscoll     | I am also confirming with the requestor as to wh...  | 2017/03/13 11:02:10 AM |
| Elizabeth Lawrence | There isn't any request attached - can this be fo... | 2017/03/13 10:57:43 AM |
| Derek G Coffey     | From: Derek G Coffey/CSJ To: Kathy Driscoll/C...     | 2017/03/13 10:54:14 AM |

## **ATIPPA Request re: office vacancy Feb. 1, 2016 – Sept. 1, 2016**

The City of ST. John's monthly economic update newsletter referenced office vacancy rates in the September 2016 issue and referred readers to the source of the data <http://cwatlantic.com>

The business brief is below or it can be read online at:

<http://www.stjohns.ca/sites/default/files/files/publication/SEPT%202016%20Economic%20Update.pdf>

### **St. John's office market overview**

The overall vacancy rate increased 2.3% to 13.9% in the second quarter of 2016 compared to a year ago. The average asking rent (rental rates reflect gross asking rate per sq. ft./yr) increased 1% to \$35.14 as of the second quarter of 2016. Currently, 186,600 sq. ft. of office space is under construction in the St. John's metro area. Cushman & Wakefield Atlantic expect office vacancy rates to rise and tenants to be more aggressive in their negotiation of leases and/or renewals. <http://cwatlantic.com>

# ECONOMIC UPDATE

## SEPTEMBER 2016

Visit us at  
[www.stjohns.ca/st-johns-e-updates](http://www.stjohns.ca/st-johns-e-updates)  
to receive this newsletter in your inbox.

[www.facebook.com/CityofStJohns](https://www.facebook.com/CityofStJohns)



[www.twitter.com/CityofStJohns](https://www.twitter.com/CityofStJohns)



### ECONOMIC INDICATORS

The New Housing Price Index for St. John's Metro was 151.9 in June 2016 up 0.5%\*

The Consumer Price Index for St. John's Metro was 133.8 in July 2016 up 3.3%\*

Retail trade for Newfoundland and Labrador was \$767.4 million in June 2016 up 1.6%\*

\* same month in the previous year.

### LABOUR FORCE CHARACTERISTICS

St. John's Metro, (seasonally adjusted, three-month moving average)

|                    | July 16 | Chg.*  |
|--------------------|---------|--------|
| Labour Force       | 127,500 | 3.3%   |
| Unemployment Rate  | 6.7%    | 0.4 pt |
| Employment Rate    | 65.6%   | 0.8 pt |
| Participation Rate | 70.2%   | 1.1 pt |

\* same month in the previous year.

## BUSINESS BRIEFS

### Potential 25 billion barrels of oil in Orphan Basin

The offshore exploration of Newfoundland and Labrador (NL) continues. Nalcor is doing \$34 million in seismic work this year for resource estimates to attract oil companies. In August, the provincial government released a resource assessment that suggests there are potentially 25.5 billion barrels of oil in the West Orphan Basin, compared to the 12.5 billion barrels the Flemish Pass is believed to hold. The 2016 assessment adds growing knowledge about NL's offshore oil and gas potential, leading to more exploration work by global companies ensuring a thriving oil and gas industry for years to come. The provincial government hopes the study will attract even more investment than the Flemish Pass, which garnered \$1.2 billion in bids last year.

The bid round on the Orphan Basin closes Nov. 9, 2016.

[www.releases.gov.nl.ca/releases/2016/exec/0824n04.aspx](http://www.releases.gov.nl.ca/releases/2016/exec/0824n04.aspx)

### St. John's office market overview

The overall vacancy rate increased 2.3% to 13.9% in the second quarter of 2016 compared to a year ago. The average asking rent (rental rates reflect gross asking rate per sq. ft./yr) increased 1% to \$35.14 as of the second quarter of 2016. Currently, 186,600 sq. ft. of office space is under construction in the St. John's metro area. Cushman & Wakefield Atlantic expect office vacancy rates to rise and tenants to be more aggressive in their negotiation of leases and/or renewals.  
<http://cwatlantic.com>

### \$3M funding from Silicon Valley firm for St. John's company Sequence Bio

Sequence Bio, a data-driven company that is leading a 100,000 person genome sequencing project, received a \$3-million commitment from U.S.-based Data Collective Venture Capital. Sequence Bio says they're the first in Atlantic Canada to receive an investment from Silicon Valley. Their aim is to use data collected from the people of Newfoundland and Labrador to improve how diseases are diagnosed and treated. The company wants to become a player in early-stage pharmaceutical development and must next prove concept for advanced approach to drug development. The local company has about a dozen employees and is hoping to double in size by the end of the year.  
<https://sequencebio.com>

# ST. JOHN'S

**Business Approvals**

NJ's Kitchen  
15 Rowan Street

Elaine's Books  
208 Duckworth Street

Iviva  
Avalon Mall

Sandman Hotel  
227 Kenmount Road

The General  
27 New Gower Street

Full Circle Acupuncture and  
Wellness Inc.  
12 Gleneyre Street

Egycana Fast Food Enterprises  
21 Churchill Square

**New Home -  
Based Businesses**

Electrical Contractor  
7 Galaxy Crescent

Collective Architecture and  
Design  
4 Gander Crescent

Family home child care services  
77 Almond Crescent

Family home child care services  
13 Teakwood Drive

Family home child care services  
32 Palm Drive

**Total Year to Date 90**

Regular 48

Home-based 42

**City Building Permits (Year-to-date as of August 22, 2016)**

| Type                      | 2015                 | 2016                 | % Variance |
|---------------------------|----------------------|----------------------|------------|
| Commercial                | \$105,142,000        | \$96,666,000         | -8         |
| Industrial                | \$0                  | \$0                  | 0          |
| Government/Institutional* | \$9,779,000          | \$6,000,000          | -39        |
| Residential               | \$55,000,000         | \$45,493,000         | -17        |
| Repairs                   | \$2,769,000          | \$3,048,000          | 10         |
| <b>Total</b>              | <b>\$172,690,000</b> | <b>\$151,207,000</b> | <b>-12</b> |

\* Government/institutional data doesn't include the full range of permit activity undertaken by the provincial government and its agencies.

**Upcoming Events**

|                                                                                           |             |                               |
|-------------------------------------------------------------------------------------------|-------------|-------------------------------|
| Luncheon - Atlantic Lottery Corporation CEO<br>Brent Scrimshaw                            | Sept. 13    | www.bot.nf.ca                 |
| NLOWE workshop: Mastering the Written Word<br>with Frances Peck                           | Sept. 15    | www.nlowe.org                 |
| Aquaculture Canada & Cold Harvest 2016                                                    | Sept. 18-21 | www.aquacultureassociation.ca |
| Fire-Rescue Canada 2016                                                                   | Sept. 25-28 | www.cafc.ca                   |
| Association of Municipal Service Delivery                                                 | Sept. 26-28 | http://conference.msdo.ca     |
| Municipalities NL Convention and Trade Show                                               | Oct. 6-8    | www.municipalnl.ca            |
| Attraction, Retention, and Integration of<br>Immigrants in Smaller Communities conference | Oct. 7      | www.eply.com/P2P2016stjohns   |

**CITY INITIATIVES**

**City wants your input on Budget 2017**

The City of St. John's launched its Budget 2017 engagement process in early July looking for public input. To help everyone understand the basics of a city budget, a new video was released on YouTube recently at <http://engagestjohns.ca/Budget-2017/videos/555>.

The video complements the engagement process. The online engagement forum at [engagestjohns.ca](http://engagestjohns.ca) will be open until late September. A series of ward-based engagement sessions are also being planned where Budget 2017 will be one of the topics discussed. Dates and locations will be published soon. A "What We Heard" document will be released later in the fall to close the loop on the budget engagement process. Residents are encouraged to sign up to actively participate in the discussion online and learn more.



**ST. JOHN'S**

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