

July 17, 2017

Email: [REDACTED]

Dear [REDACTED]

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

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On June 16, 2017, the City of St. John's received your request for access to the following information:

*"The complete record of Council re: the proposal, concept plan, etc. to purchase land in Galway development to construct a fire hall and or satellite depot. Did this proposal emanate from the Mayor's Office? If not where did it come from. I want all emails, phone records existing on this matter that came from the Mayor's office and Coun. Breen's office."*

We have enclosed partial disclosure of the information you requested. Access to a portion of the records, and/or information contained within the records, has been refused in accordance with the following exceptions to disclosure, as specified in the *Access to Information and Protection of Privacy Act* (the Act):

***Local public body confidences***

*28. 1. The head of a local public body may refuse to disclose to an applicant information that would reveal (c) the substance of deliberations of a meeting of its elected officials or governing body or a committee of its elected officials or governing body, where an Act authorizes the holding of a meeting in the absence of the public.*

***Legal Advice***

*30. 1. The head of a public body may refuse to disclose to an applicant information (a) that is subject to solicitor and client privilege or litigation privilege of a public body; or (b) that would disclose legal opinions provided to a public body by a law officer of the Crown. 2. The head of a public body shall refuse to disclose to an applicant information that is subject to solicitor and client privilege or litigation privilege of a person other than a public body.*

***Disclosure harmful to the financial or economic interests of a public body***

*35. 1. The head of a public body may refuse to disclose to an applicant information which could reasonably be expected to disclose*

- (a) trade secrets of a public body or the government of the province;*
- (b) financial, commercial, scientific or technical information that belongs to a public body or to the government of the province and that has, or is reasonably likely to have, monetary value;*

**ST. JOHN'S**

- (c) plans that relate to the management of personnel of or the administration of a public body and that have not yet been implemented or made public;  
[REDACTED] on, the disclosure of which could reasonably be expected to result in the premature disclosure of a proposal or project or in significant loss or gain to a third [REDACTED] party;
- (e) scientific or technical information obtained through research by an employee of a public body, the disclosure of which could reasonably be expected to deprive the employee of priority of publication;
- (f) positions, plans, procedures, criteria or instructions developed for the purpose of contractual or other negotiations by or on behalf of the government of the province or a public body, or considerations which relate to those negotiations;
- (g) information, the disclosure of which could reasonably be expected to prejudice the financial or economic interest of the government of the province or a public body; or
- (h) information, the disclosure of which could reasonably be expected to be injurious to the ability of the government of the province to manage the economy of the province.
2. The head of a public body shall not refuse to disclose under subsection (1) the results of product or environmental testing carried out by or for that public body, unless the testing was done
- (a) for a fee as a service to a person or a group of persons other than the public body; or
- (b) for the purpose of developing methods of testing.

**Disclosure harmful to business interests of a third party**

39. 1. The head of a public body shall refuse to disclose to an applicant information
- (a) that would reveal
- (i) trade secrets of a third party, or
- (ii) commercial, financial, labour relations, scientific or technical information of a third party;
- (b) that is supplied, implicitly or explicitly, in confidence; and
- (c) the disclosure of which could reasonably be expected to
- (i) harm significantly the competitive position or interfere significantly with the negotiating position of the third party,
- (ii) result in similar information no longer being supplied to the public body when it is in the public interest that similar information continue to be supplied,
- (iii) result in undue financial loss or gain to any person, or
- (iv) reveal information supplied to, or the report of, an arbitrator, mediator, labour relations officer or other person or body appointed to resolve or inquire into a labour relations dispute.
2. The head of a public body shall refuse to disclose to an applicant information that was obtained on a tax return, gathered for the purpose of determining tax liability or collecting a

*tax, or royalty information submitted on royalty returns, except where that information is non-identifying aggregate royalty information.*

3. Subsections (1) and (2) do not apply where

*a) the third party consents to the disclosure; or*

*(b) the information is in a record that is in the custody or control of the Provincial Archives of Newfoundland and Labrador or the archives of a public body and that has been in existence for 50 years or more.*

However, City staff is contemplating disclosure of the following documents subject to Council approval and the permission of third parties:

- Council directives of special meetings related to this matter;
- Memos considered at special meetings;
- RFP responses;
- Negotiations and related documentation between City staff and a third party.

In response to your question of where the proposal emanated, the former City Manager, Mr. Neil Martin brought to Council's attention the recommendations contained within the final report *Review of Winter Maintenance Services* as prepared by KPMG. The report referenced the need for future expansion of the urban footprint and its effect on the City's ability to deliver timely services, particularly snow clearing and ice control services to a rapidly expanding city, mostly in the southwest area of the City. As a result, Council directed the City Manager to pursue this matter and report back. A copy of the KPMG report is linked here: <http://www.stjohns.ca/publications/winter-maintenance-review-final-report>

Please be advised that our search of written records did not produce any emails or correspondence existing from the Mayor's office or Councillor Breen's office with regard to your request. The City will provide further correspondence to you with regard to any remaining written records that should be disclosed pursuant to the Act or consent obtained by Council or a third party. The City reserves its right to rely on exemptions to disclosure in the Act for these remaining records if appropriate to do so.

You may appeal this decision as set out in section 42 of the Act as per the link here:

<http://www.assembly.nl.ca/legislation/sr/statutes/a01-2.htm#42>. A request to the Commissioner must be made in writing within 15 business days of the date of this letter or within a longer period that may be allowed by the Commissioner. Your appeal should identify your concerns with the request and why you are submitting the appeal. The appeal may be addressed to the Information and Privacy Commissioner as follows:

Office of the Information and Privacy Commissioner  
2 Canada Drive; P. O. Box 13004, Stn. A, St. John's, NL. A1B 3V8  
Telephone: (709) 729-6309; Facsimile: (709) 729-6500

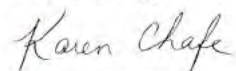
# ST. JOHN'S

You may also appeal directly to the Supreme Court Trial Division within 15 business days after you receive the decision of the public body, pursuant to section 52 of the *Act*, as per the link below:

[REDACTED]  
<http://www.assembly.nl.ca/legislation/sr/statutes/a01-2.htm#52>  
[REDACTED]

Please be advised that responsive records will be published on the City's website in the near future with the exception of requests for personal information which will not be posted online. If you have any further questions, please feel free to contact me by telephone at 576-8619 or by e-mail at [kchafe@stjohns.ca](mailto:kchafe@stjohns.ca).

Yours truly,



Karen Chafe  
ATIPP Coordinator

# ST. JOHN'S

# COUNCIL DIRECTIVE

## REGULAR MEETING

**Date: 2016/02/01 12:00:00 AM**

**CD# R2016-02-01/11**

**To:** Neil A. Martin  
**Position:** City Manager  
**RE:** West End Depot and Fire Station RFP  
Memo dated January 28, 2016 from Andrew Woodland, Legal Counsel

**DECISION:** Council tabled the above noted memo at the regular meeting, excluding its cover decision note signed by you. Council rejected the staff recommendation to acquire the land owned by 10718 Nfld. Inc. and that no further action be taken in relation to the RFP at this time.

Further, it was requested that the Regional Fire Dept. and the Public Works Dept. review and submit to Council their long-term operational and infrastructural needs for Council's review and consideration.

**Action:** As required  
**Date:** 2016/02/02  
**Signed by:** Karen Chafe  
Recording Secretary; Supervisor - Legislative Services; Acting City Clerk

### Status Comments:

kc

### cc:

Lynnann Winsor/Deputy City Manager; Public Works/Department of Public Works; Jerry Peach/Director; Regional Fire Services; Kevin Breen/Associate City Manager/Corporate Services; Cheryl Mullett/City Solicitor/Legal

**Response Required:** YES  
**Response deadline:** 2016/03/30  
**Response Received:**

### Attachments:



doc13139220160128164633.pdf



[Show Details](#)

## Land Purchase - West End Depot

2015/11/10 Tue 12:00 PM - 1:00 PM

Attendance is **required** for Galway Fire Stn

Chair: **Neil Martin/CSJ**

Location: Neil's Office

Required: Andrew Woodland/CSJ@CSJ, Bob Bursey/CSJ@CSJ, Gareth Griffiths/CSJ@CSJ, Kevin Breen/CSJ@CSJ

Description

Personal Notes

To: Andrew Woodland/CSJ@CSJ, Bob Burse/CSJ@CSJ, Gareth Griffiths/CSJ@CSJ, Kevin Breen/CSJ@CSJ  
cc:  
bcc:

Subject: Land Purchase - West End Depot

Comments

Rescheduled as Gareth is tied up in another meeting at 11:00. Bob and Kevin can come to my office at noon and we will get Gareth on the speaker phone to save him the trip down here.



[Show Details](#)

## West End Depot Land Purchase

2015/11/19 Thu 9:00 AM - 10:00 AM

Attendance is required for Galway Fire Stn

Chair: **Neil Martin/CSJ**

Location: Neil's Office

Required: Bob Bursey/CSJ, Gareth Griffiths/CSJ, Andrew Woodland/CSJ, Kevin Breen/CSJ

Description

Personal Notes





**CD - West End Depot and Fire Statio ...(R2016-02-01/11) requires your response.**

**Karen Chafe** to: Neil Martin

2016/02/02 01:39 PM

Cc: Lynnann Winsor, Jerry Peach, Kevin Breen, Cheryl L Mullett

Please respond to the Council Directive as soon as possible. The deadline for your response is 2016/03/30 --> R2016-02-01/11

RE:West End Depot and Fire Station RFP

Memo dated January 28, 2016 from Andrew Woodland, Legal Counsel

**MINUTES  
REGULAR MEETING - CITY COUNCIL  
February 1, 2016 - 4:30 p.m. - Council Chambers**

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**Present** Mayor D. O'Keefe  
Deputy Mayor R. Ellsworth  
Councillor T. Hann  
Councillor S. Hickman  
Councillor D. Lane  
Councillor A. Puddister  
Councillor D. Breen  
Councillor J. Galgay  
Councillor B. Tilley  
Councillor W. Collins

**Others** Associate City Manager  
Deputy City Manager of Community Services  
Deputy City Manager of Planning, Development & Engineering  
Deputy City Manager of Finance & Administration  
Deputy City Manager of Public Works  
City Solicitor  
Chief Municipal Planner  
Acting City Clerk  
Legislative Assistant

**CALL TO ORDER/ADOPTION OF AGENDA**

**SJMC2016-02-01/41R**

**Moved – Councillor Collins; Seconded – Councillor Lane**

**That the agenda be adopted with the following five additions:**

- **Public Works Standing Committee Report – January 21, 2016**
- **Revised Community Services & Housing Standing Report – January 26, 2016**
- **Memorandum dated January 28, 2016 from Legal Dept. re: West End Depot and Fire Station RFP Results and Recommendations**
- **Memorandum dated January 28, 2016 from the City Manager re: Budget and Financial Reporting Process**
- **Memorandum dated February 1, 2016 re: Mayor's Travel – February 3 – 6, 2016**

**CARRIED UNANIMOUSLY**

**ADOPTION OF MINUTES**

**SJMC2016-02-01/42R**

**Moved – Councillor Puddister; Seconded – Councillor Tilley  
That the minutes of January 25, 2016, be adopted as presented.**

**CARRIED UNANIMOUSLY**

**BUSINESS ARISING FROM THE MINUTES**

**Proposed Text Amendment Regarding Stormwater Detention  
Applicant: City of St. John's**

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**SJMC2016-02-01/43R**

**Moved – Councillor Puddister; Seconded – Councillor Tilley  
That Council adopt St. John's Development Regulations Amendment  
Number 627, 2015. This amendment will now be referred to the  
Department of Municipal and Intergovernmental Affairs with a request  
for Provincial Registration in accordance with the provisions of the  
*Urban and Rural Planning Act.***

**CARRIED UNANIMOUSLY**

**St. John's Municipal Plan Amendment Number 135, 2015 and St. John's  
Development Regulations Amendment Number 624, 2015  
Proposed Rezoning to Apartment High Density (A3) Zone to develop a  
64-Unit Apartment Building, 120 LeMarchant Road  
PDE File Number: MPA1500012  
Applicant: RJC Services for PAR Holdings Ltd.**

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**SJMC2016-02-01/44R**

**Moved – Councillor Puddister; Seconded – Councillor Galgay**

**That Council approve the attached resolutions for St. John's  
Municipal Plan Amendment Number 135, 2015, and St. John's  
Development Regulations Amendment Number 624, 2015, as adopted  
by Council. These amendments must now be referred to the  
Department of Municipal and Intergovernmental Affairs with a  
request for Provincial Registration in accordance with the provisions  
of the Urban and Rural Planning Act.**

**CARRIED UNANIMOUSLY**

## COMMITTEE REPORTS

### Development Committee Report – January 19, 2016

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**SJMC2016-02-01/45R**

**Moved – Councillor Puddister; Seconded – Councillor Tilley**

**That the report be approved as presented.**

**CARRIED UNANIMOUSLY**

### Community Services & Housing Standing Committee – January 26, 2016

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**SJMC2016-02-01/46R**

**Moved – Deputy Mayor Ellsworth; Seconded – Councillor Lane**

**That the report be approved as presented.**

**CARRIED UNANIMOUSLY**

### Public Works Standing Committee – January 21, 2016

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**SJMC2016-02-01/47R**

**Moved – Councillor Breen; Seconded – Deputy Mayor Ellsworth**

**That the report be approved as presented.**

**CARRIED UNANIMOUSLY**

## DEVELOPMENT PERMITS LIST

[Link to List](#)

Council considered as information the Development Permits List for the period January 21 – 27, 2016.

## BUILDING PERMITS LIST

[Link to List](#)

Council considered the Building Permits list for the period of January 21 – 27, 2016.

**SJMC2016-02-01/48R**

**Moved – Councillor Hann; Seconded – Councillor Puddister**

That the building permits list for the period January 21 – 27, 2016 be approved as presented.

**CARRIED UNANIMOUSLY**

## **REQUISITIONS, PAYROLLS AND ACCOUNTS**

[Link to Memo](#)

Council considered the requisitions, payrolls and accounts for the week ending January 27, 2015.

### **SJMC2016-02-01/49R**

**Moved – Councillor Hann; Seconded – Councillor Puddister**

That the Payrolls and Accounts for the weeks ending January 27, 2016 be approved.

**CARRIED UNANIMOUSLY**

## **TENDERS/RFSs**

### **SJMC2016-02-01/50R**

**Moved – Deputy Mayor Ellsworth; Seconded – Councillor Puddister**

That subject to confirmation from staff that these bids were the only ones submitted, the following tender be awarded as follows as per the Public Tendering Act:

- Tender 2016005: **Supply of Labrie Parts** be awarded to **Saunders Equipment Ltd.** for **\$145,777.65**, **Reefer Repair** for **\$12,111.65**, and **Colonial Auto Parts Limited** for **\$5,877.49**

**CARRIED UNANIMOUSLY**

## **NOTICES OF MOTION, WRITTEN PETITIONS AND REQUESTS**

## **OTHER BUSINESS**

**Decision Note dated January 26, 2016 from the Manager of Events and Services re: Approval of Event – Hypothermic Half Marathon**

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### **SJMC2016-02-01/51R**

**Moved – Councillor Breen; Seconded – Deputy Mayor Ellsworth**

To approve the Hypothermic Half Marathon subject to the conditions set out by the Special Events Advisory Committee.

**CARRIED UNANIMOUSLY**

**E-Poll dated January 27, 2016 from the City Clerk re: Travel – Councillor Sandy Hickman – Federation of Canadian Municipalities (FCM) 2016 Annual Conference and Trade Show**

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**SJMC2016-02-01/52R**

**Moved – Councillor Breen; Seconded – Councillor Lane**

**That Council grant approval for Councillor Hickman to attend the Federation of Canadian Municipalities (FCM) 2016 Annual Conference and Trade Show.**

**Memorandum dated January 28, 2016 from the City Manager re: West End Depot and Fire Station RFP Results and Recommendations**

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**SJMC2016-02-01/53R**

**Moved – Deputy Mayor Ellsworth; Seconded – Councillor Puddister**

**That Council reject the staff recommendation to acquire the land owned by 10718 Nfld. Inc. and that no further action be taken in relation to the RFP at this time.**

**Further, it was requested that the Regional Fire Dept. and the Public Works Dept. review and submit to Council their long-term operational and infrastructural needs for Council's review and consideration.**

**Memorandum dated January 28, 2016 from the City Manager re: Budget and Financial Reporting Process**

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Council considered the above noted for information purposes.

**SJMC2016-02-01/54R**

**Moved – Councillor Galgay; Seconded – Councillor Breen**

**That Council approve the comprehensive Budget and Financial Reporting Process document as prepared by staff.**

**Memorandum dated February 1, 2016 re: Travel – February 3 – 6, 2016**

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**SJMC2016-02-01/55R**

**Moved – Deputy Mayor Ellsworth; Seconded – Councillor Tilley**

**That Council approve the Mayor’s travel to the Big City Mayor’s Caucus being held in Ontario from February 4 – 6, 2016 as well as meet with Minister Judy Foote, Minister of Public Services and Procurement and Mr. Adam Vaughan, M.P., Parliamentary Secretary to the Prime Minister (Intergovernmental Affairs).**

**ADJOURNMENT**

There being no further business, the meeting adjourned at 5:50 p.m.

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**MAYOR**

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**CITY CLERK**

# MEMORANDUM

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Date: January 28, 2016

To: Neil Martin – City Manager

From: Andrew Woodland, Legal Counsel

Re: **West End Depot and Fire Station RFP Results and Recommendations**

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In follow up to our meeting on Tuesday January 26th, this email is a summary of the results of RFP2016002- "Land for Future West End City Depot and Fire Station". Please provide any comments and I can make the necessary revisions.

RFP2016002 closed on **January 22nd, 2016 at 4:00:00PM**. We received **5** submissions in response to the RFP. On January 26th the selection committee met to review all submissions and evaluate based on the criteria set forth in the RFP.

The Responses, in no particular order, are:

1. Gary Davis
2. McDonald Stables Ltd.
3. Grant Hiscock
4. 10718 Nfld. Inc.
5. CGI Development

A general overview of the approximate location of each submission is shown in figure 1 below. This map is not to scale and only a rough sketch of the general location.

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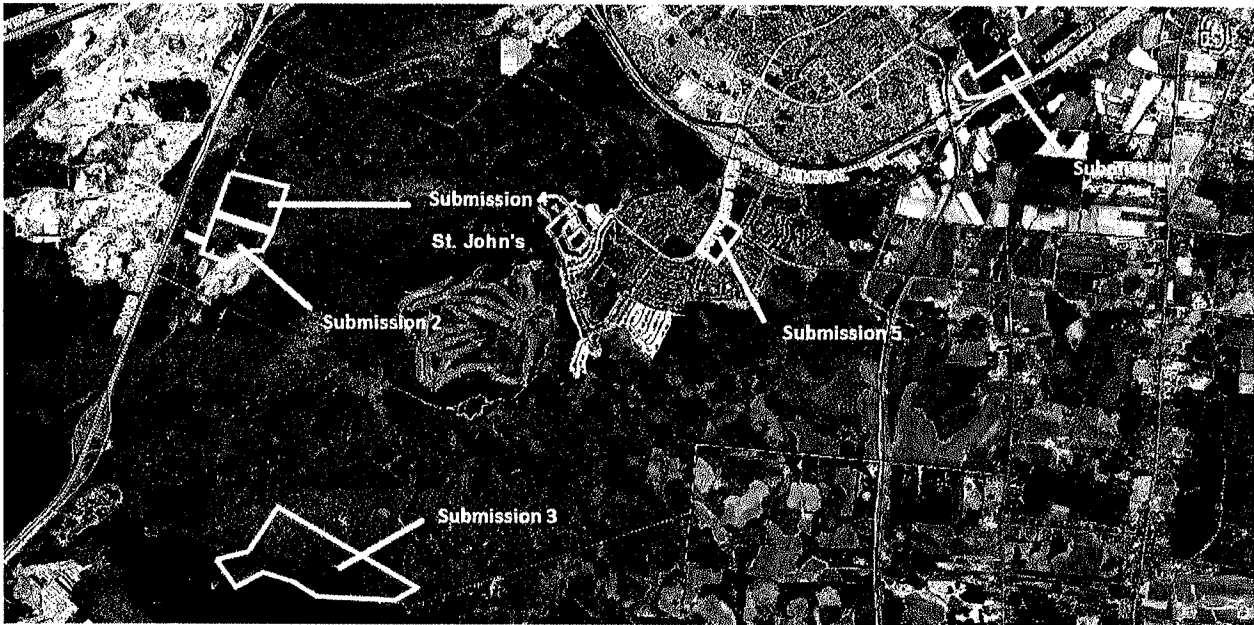
# ST. JOHN'S

LEGAL DEPARTMENT

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



Figure 1:



**Submission #1: Gary Davis**

Mr. Davis' proposed site is comprised of 12 acres of raw wooded land and 8 acres of farm (20 acres total) land situate on Tobin's Road and Pitts Memorial Drive. While the property falls within the boundaries of our preferred area set forth in Schedule "A" of the RFP, site access is limited, and the connection to the Team Gushue highway could impact on site access. The parcel is not serviced, but there are services in the vicinity. Current zoning is not appropriate as it is zoned Rural. Overall, the proposal did not contain a high level of detail.

Submission #1 was scored as follows:

Item	Criteria	Maximum points	Points Awarded
1	<b>Quality and Completeness of Proposal</b>	10	6
	<u>Sub-Total</u>	<b><u>10</u></b>	<b>6</b>

2	<b>Demonstration of Site Compliance with Criteria</b>		
2.1	Zoning (must have)	20	0
2.2	Size (must have)	20	20
2.3	Location (must have)	20	20
2.4	Site Readiness (must have)	20	10
2.5	Access (must have)	20	5
2.6	Site Preparation (should have)	10	4
2.7	Services (should have)	10	2
	<u>Sub-Total</u>	<b><u>120</u></b>	<b>61</b>
	<u>TOTAL</u>	<b><u>130</u></b>	<b>67</b>

### **Submission #2: McDonald Stables Ltd.**

McDonald Stables' proposed site is in close proximity to the Galway/Glencrest development, with narrow access from a road connecting close to the Glencrest round about. The site falls within the area identified in the RFP. The respondent is offering a site of 20 acres with 10 acres offered for free as part of the transaction. The submission was silent as to land condition/preparation, however it appears to be raw land. Zoning was not discussed, but it appears that a portion may fall within the development zone of Glencrest, however it is not subject to any approved plans under that zoning. There are no services, however the respondent suggests that it can connect to the Glencrest infrastructure. It is not clear if that is possible or if that has been investigated. Overall, the submission did not contain details on a number of items.

Submission #2 was scored as follows:

Item	Criteria	Maximum points	Points Awarded
1	<b>Quality and Completeness of Proposal</b>	10	3
	<u>Sub-Total</u>	<b><u>10</u></b>	<b>3</b>
2	<b>Demonstration of Site Compliance with Criteria</b>		
2.1	Zoning (must have)	20	15
2.2	Size (must have)	20	20
2.3	Location (must have)	20	20
2.4	Site Readiness (must have)	20	5
2.5	Access (must have)	20	10
2.6	Site Preparation (should have)	10	0
2.7	Services (should have)	10	1
	<u>Sub-Total</u>	<b><u>120</u></b>	<b>71</b>
	<u>TOTAL</u>	<b><u>130</u></b>	<b>74</b>

**Submission #3: Grant Hiscock**

Mr. Hiscock's proposed site is located along the shoreline of Cochrane Pond and is approximately 34 acres in size. The site is located within the area identified in the RFP. While the submission is silent on a number of criteria, it appears to be raw land, only accessible from the undeveloped road of Cochrane Pond Road, and does not have any services available. The site appears to be zoned Rural currently. Overall, the submission lacked detail on a number of criteria.

Submission #3 was scored as follows:

Item	Criteria	Maximum points	Points Awarded
1	<b>Quality and Completeness of Proposal</b>	10	3
	<u>Sub-Total</u>	<b><u>10</u></b>	<b>3</b>
2	<b>Demonstration of Site Compliance with Criteria</b>		
2.1	Zoning (must have)	20	0
2.2	Size (must have)	20	20
2.3	Location (must have)	20	20
2.4	Site Readiness (must have)	20	5
2.5	Access (must have)	20	0
2.6	Site Preparation (should have)	10	0

2.7	Services (should have)	10	0
	<u>Sub-Total</u>	<b><u>120</u></b>	<b>45</b>
	<u>TOTAL</u>	<b><u>130</u></b>	<b>48</b>

#### **Submission #4: 10718 Nfld. Inc.**

10718's proposed site, consisting of 20 acres is situated within the Glencrest Industrial park and is zoned Industrial General. The site has had significant preparation completed, being cleared and grubbed and all unsuitable material removed. Access is from the finished, paved and curbed Glencrest industrial park roadway. While services are not yet at the site, it is anticipated that services will be completed in the near future. The submission is well prepared and presented. The submission meets almost all of the criteria set forth in the RFP for an ideal site for the City.

Submission #4 was scored as follows:

Item	Criteria	Maximum points	Points Awarded
1	<b>Quality and Completeness of Proposal</b>	10	10
	<u>Sub-Total</u>	<b><u>10</u></b>	<b>10</b>
2	<b>Demonstration of Site Compliance with Criteria</b>		
2.1	Zoning (must have)	20	20
2.2	Size (must have)	20	20

2.3	Location (must have)	20	20
2.4	Site Readiness (must have)	20	20
2.5	Access (must have)	20	20
2.6	Site Preparation (should have)	10	10
2.7	Services (should have)	10	7
	<u>Sub-Total</u>	<b><u>120</u></b>	<b>117</b>
	<u>TOTAL</u>	<b><u>130</u></b>	<b>127</b>

#### **Submission #5: CGI Development**

CGI's proposed site is located in the heart of the Southland Development. This site is approximately 13.52 acres. The site is currently zoned Commercial Regional. The site is currently treed, but is level and dry. The site has good access to the Southlands Development roadway system, which is paved and curbed. This site also has existing services at the boundary. It is worth noting that this site is in close proximity to residential properties, which may result in resistance to rezoning for a Depot/ Fire station. The submission was very well organized and presented. The significant deviation from the size criteria was of serious concern to the evaluation group as the site may not be able to meet the needs of the City, regardless of the other factors.

Submission #5 was scored as follows:

Item	Criteria	Maximum points	Points Awarded
1	<b>Quality and Completeness of Proposal</b>	10	10

	<u>Sub-Total</u>	<u>10</u>	<b>10</b>
2	<b>Demonstration of Site Compliance with Criteria</b>		
2.1	Zoning (must have)	20	5
2.2	Size (must have)	20	0
2.3	Location (must have)	20	20
2.4	Site Readiness (must have)	20	15
2.5	Access (must have)	20	20
2.6	Site Preparation (should have)	10	5
2.7	Services (should have)	10	10
	<u>Sub-Total</u>	<u>120</u>	<b>75</b>
	<u>TOTAL</u>	<u>130</u>	<b>85</b>

A comparison of all scores results in a clear front runner from the submissions, being submission #4, 10718 Nfld. Inc. The following table provides a lost of the rankings based on the total scores:

<b>RANK</b>	<b>RESPONDENT</b>	<b>SCORE</b>
<b>1</b>	<b>10718 Nfld. Inc.</b>	<b>127</b>
<b>2</b>	<b>CGI Development</b>	<b>85</b>
<b>3</b>	<b>McDonald Stables</b>	<b>74</b>
<b>4</b>	<b>Gary Davis</b>	<b>67</b>
<b>5</b>	<b>Grant Hiscock</b>	<b>48</b>

The evaluation group has identified that the 10718 Nfld Inc. land as being the submission that best meets the City's criteria. The group recommends that the City take further steps to acquire this property. Ultimately it is advisable that this site be expropriated with the value to be determined by the PUB. Fair Market Value would be set and both the City and 10718 would have to live with the result.

Thank you



Andrew Woodland  
Legal Counsel  
on behalf of the Evaluation Group

AGMW/mp