

**AGENDA  
REGULAR MEETING**

**OCTOBER 1<sup>st</sup>, 2012  
4:30 p.m.**

**ST. JOHN'S**

---

# MEMORANDUM

September 28<sup>th</sup>, 2012

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, October 1, 2012, 2012 at 4:30 p.m.**

This meeting will be preceded by a Special Meeting to be held on the same day in Conference Room A at **3:30 p.m.**

By Order



Neil A. Martin  
City Clerk

## ST. JOHN'S

DEPARTMENT OF CORPORATE SERVICES

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

**AGENDA  
REGULAR MEETING  
OCTOBER 1<sup>st</sup>, 2012, 2012  
4:30 p.m.**

**At appropriate places in this agenda, the names of people have been removed or edited out so as to comply with the Newfoundland and Labrador Access to Information and Protection of Privacy Act.**

- 1. Call to Order**
- 2. Approval of the Agenda**
- 3. Adoption of the Minutes**
  - a. Minutes of September 24<sup>th</sup>, 2012
- 4. Business Arising from the Minutes**
  - A. Included in the Agenda**
  - B. Other Matters**
  - C. Notices Published**
- 5. Public Hearings**
- 6. Committee Reports**
  - a. Development Committee Report dated September 24, 2012
  - b. Planning & Housing Standing Committee Report dated September 25, 2012
  - c. Nomenclature Committee Report dated September 26, 2012
- 7. Resolutions**
- 8. Development Permits List**
- 9. Building Permits List**
- 10. Requisitions, Payrolls and Accounts**
- 11. Tenders**
- 12. Notices of Motion, Written Questions and Petitions**

**13. Other Business**

- a. Memorandum dated September 21, 2012 from the City Solicitor  
Re: Designation of 100 Water Street as a Heritage Building
- b. Memorandum dated September 21, 2012 from the City Solicitor  
Re: Blackmarsh Road - Former Gulliver Farm Development  
Westfield Condominium Development
- c. Economic Development Update October 2012
- d. **Correspondence from the Mayor's Office**
- e. **Items Added by Motion**

**14. Adjournment**

September 24<sup>th</sup>, 2012

The Regular Meeting of the St. John's Municipal Council was held in the Council Chamber, City Hall, at 4:30 p.m. today.

His Worship the Mayor presided.

There were present also: Councillors O'Leary, Hickman, Hann, Colbert, Breen, Galgay, Tilley and Collins.

Regrets: Deputy Mayor Duff and Councillor Hanlon.

City Manager, Deputy City Manager/Director of Corporate Services & City Clerk, Deputy City Manager/Director of Public Works & Parks, Director of Planning, Director of Engineering, City Solicitor, and Manager, Corporate Secretariat, were also in attendance.

### **Call to Order and Adoption of the Agenda**

#### **SJMC2012-09-24/474R**

**It was decided on motion of Councillor Collins; seconded by Councillor Tilley: That the Agenda be adopted as presented, with the following additional items:**

1. Memorandum dated September 17, 2012 from the Director of Engineering  
Re: Road Closure, TD Building 136 – 140 Water Street
2. Memorandum dated September 20, 2012 from His Worship the Mayor  
Re: Kruzenshtern Tall Ship Visit
3. Memorandum dated September 24, 2012 from the Director of Building & Property Management  
Re: Mobile Vending, Long Dick's Sausage Emporium

### **Adoption of Minutes**

#### **SJMC2012-09-24/475R**

**It was decided on motion of Councillor Breen; seconded by Councillor O'Leary: That the minutes of September 17<sup>th</sup>, 2012 meeting be adopted as presented.**

**Notices Published**

1. **A Variance of Non-Conformity Application** has been submitted by an applicant requesting permission to demolish an existing single-detached dwelling located at **Civic No. 62 Cuckhold's Cove Road** and to construct a new single detached dwelling on the site which is 50% larger. The existing dwelling has a floor area of approximately 80 meters squared and the proposed new dwelling will have a floor area of 120 meters squared. The application site is located in the Open Space (O) Zone, where the existing single detached dwelling is considered to be a legal non-conforming use. **(Ward 2)**

**SJMC2012-09-24/476R**

**It was moved by Councillor Galgay; seconded by Councillor Hickman:  
That the application be approved.**

**The motion being put was unanimously carried.**

**Development Committee Report dated September 17, 2012**

Council considered the following Development Committee Report dated September 11, 2012:

**RECOMMENDATIONS**

1. **Acreage Investments Limited**  
**Crown Land Referral for 1.2 Hectares of Land**  
**Thorburn Road (adjacent to Civic No. 529) Ward 4**  
**Rural Residential (RR) and Rural (R) Zones**

**Recommendation**

Council approved the subject Crown Land Grant application. Should the applicant be successful in obtaining the Crown Land Grant, a formal development application must be submitted to the City for review and approval prior to the commencement of any development on site.

2. **Parking Relief Request**  
**Proposed Law Office**  
**302 LeMarchant Road**  
**Residential Mixed (RM) Zone**

**Recommendation**

Council approved parking relief in accordance with Section 9.1.2 of the St. John's Development Regulations for the subject occupancy.

**3. Change of Non-conforming Use and Parking Relief Request**  
**Applicant: Newfoundland Energy Services Ltd.**  
**40 Power's Court (Anderson House) Ward 2**  
**Residential High Density (R3) Zone**

Recommendation

Council approved parking relief in accordance with Section 9.1.2 of the St. John's Development Regulations for Newfoundland Energy Services Ltd. It is further recommended that approval be given for the proposed office use subject to all applicable requirements of the Department of Building and Property Management.

Robert F. Smart  
City Manager  
Chair – Development Committee

**SJMC2012-09-24/477R**

**It was moved by Councillor Hann; seconded by Councillor Breen: That the Committee's recommendations be approved.**

**The motion being put was unanimously carried**

**Special Events Advisory Committee Recommendations**

Council considered the following Special Events Advisory Committee Recommendations:

- 1) **Event:** Cape to Cabot Road Race  
**Location:** Cape Spear to Signal Hill Via City Streets  
**Date:** October 14, 2012  
**Time:** 8:00 am – 11:00 am

This event requires the following temporary road closures;

Blackhead Road - Warford Road to Cape Spear  
Blackhead Road - Warford Road to Linegar Avenue - northbound closed  
Blackhead Road - Linegar Avenue to Southside Road - closed to local traffic and one lane control only  
Southside Road - Leslie Street to 245 Southside Road  
Water Street eastbound curb lane from Leslie Street to Harbour Drive  
Harbour Drive eastbound  
Water Street eastbound from Prescott Street/Jobs Cove to Hill O' Chips





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

Gerard Doran  
Development Officer  
Department of Planning

**Building Permits List**

**SJMC2012-09-24/479R**

**It was moved by Councillor Hann; seconded by Councillor Hickman: That the recommendation of the Director of Building and Property Management with respect to the following Building Permits List be approved:**

2012/09/19

Permits List

**CLASS: COMMERCIAL**

|                                |    |                   |
|--------------------------------|----|-------------------|
| 206 DUCKWORTH ST               | CO | RETAIL STORE      |
| 71 AIRPORT RD. STE 105,102,202 | RN | MIXED USE         |
| 390 TOPSAIL RD-ROGERS          | RN | RETAIL STORE      |
| 40 ABERDEEN AVE                | MS | RETAIL STORE      |
| 40 ABERDEEN AVE                | MS | RETAIL STORE      |
| 40 ABERDEEN AVE                | MS | CLINIC            |
| 46 ABERDEEN AVE                | MS | RESTAURANT        |
| 90 ABERDEEN AVE                | MS | RETAIL STORE      |
| 98 ABERDEEN AVE                | MS | SERVICE SHOP      |
| 95C ABERDEEN AVE               | MS | RETAIL STORE      |
| 10 BAY BULLS RD-IRVING         | MS | SERVICE STATION   |
| 77 BLACKMARSH RD               | MS | RETAIL STORE      |
| 203 BLACKMARSH RD              | MS | RETAIL STORE      |
| 245 BLACKMARSH RD              | MS | CONVENIENCE STORE |
| CARPASIAN RD                   | MS | CLUB              |
| 94 ELIZABETH AVE               | MS | RETAIL STORE      |
| 2 FOGWILL PL                   | MS | RESTAURANT        |
| 32 FRECKER DR IRVING           | MS | SERVICE STATION   |
| 336 FRESHWATER RD              | MS | SERVICE SHOP      |
| 336 FRESHWATER RD              | MS | OFFICE            |
| 15 GOLDSTONE ST                | MS | SERVICE SHOP      |
| 169 HAMLYN RD                  | MS | SERVICE SHOP      |
| 12-20 HIGHLAND DR              | MS | RETAIL STORE      |
| 55C KELSEY DR                  | MS | SERVICE SHOP      |
| 55 KELSEY DR                   | MS | RESTAURANT        |
| 65 KELSEY DR-STAPLES           | MS | RETAIL STORE      |
| 102 KENMOUNT RD                | MS | HOTEL             |
| 150 KENMOUNT RD                | MS | CAR SALES LOT     |
| 274 KENMOUNT RD                | MS | RETAIL STORE      |
| 81 KENMOUNT RD                 | MS | RETAIL STORE      |
| 195 KENMOUNT RD                | MS | SERVICE SHOP      |
| 323 KENMOUNT RD                | SN | RETAIL STORE      |
| 351-361 KENMOUNT RD            | MS | OFFICE            |
| 409 KENMOUNT RD                | MS | CAR SALES LOT     |
| 330 LEMARCHANT RD              | MS | CONVENIENCE STORE |

|                            |    |                          |
|----------------------------|----|--------------------------|
| 147 LEMARCHANT RD          | MS | SERVICE SHOP             |
| 225 LOGY BAY RD            | MS | SERVICE STATION          |
| 430-432 MAIN RD            | MS | CONVENIENCE STORE        |
| 484-490 MAIN RD            | MS | RESTAURANT               |
| 53-59 MAIN RD-RONA         | MS | RETAIL STORE             |
| 355-367 MAIN RD            | MS | OFFICE                   |
| 239 MAJOR'S PATH           | MS | OFFICE                   |
| 1 MARCONI PL               | MS | RETAIL STORE             |
| 449 NEWFOUNDLAND DR        | MS | CONVENIENCE STORE        |
| 22 O'LEARY AVE             | MS | RESTAURANT               |
| 36 PEARSON ST              | MS | OFFICE                   |
| 36 PEARSON ST              | MS | RETAIL STORE             |
| 36 PEARSON ST              | MS | RETAIL STORE             |
| 154 PENNYWELL RD           | MS | SERVICE STATION          |
| 34 PIPPY PL                | MS | OFFICE                   |
| 279 PORTUGAL COVE RD       | MS | RETAIL STORE             |
| 20 ROPEWALK LANE           | MS | SERVICE SHOP             |
| 38-42 ROPEWALK LANE        | MS | OFFICE                   |
| ST. CLARE AVE              | MS | PLACE OF ASSEMBLY        |
| 22 STAVANGER DR            | MS | RETAIL STORE             |
| 34 STAVANGER DR.           | MS | RETAIL STORE             |
| 34 STAVANGER DR            | MS | RETAIL STORE             |
| 286 STAVANGER DR           | MS | CONVENIENCE STORE        |
| 3 STAVANGER DR             | MS | RETAIL STORE             |
| 95E STAVANGER DR           | MS | SERVICE SHOP             |
| 86 THORBURN RD             | MS | OFFICE                   |
| 390 TOPSAIL RD ROGERS      | MS | RETAIL STORE             |
| 462 TOPSAIL RD             | MS | CONVENIENCE STORE        |
| 644 TOPSAIL RD             | MS | DAY CARE CENTRE          |
| 393 TOPSAIL RD             | MS | OTHER                    |
| 681 TOPSAIL RD             | MS | PLACE OF AMUSEMENT       |
| 681 TOPSAIL RD             | MS | RETAIL STORE             |
| 26-34 TORBAY RD            | MS | TAVERN                   |
| 10 ELIZABETH AVE           | MS | OFFICE                   |
| 120 TORBAY RD              | MS | OFFICE                   |
| 320 TORBAY RD              | MS | RETAIL STORE             |
| 320 TORBAY RD              | MS | COMMERCIAL SCHOOL        |
| 340 TORBAY RD              | MS | SERVICE STATION          |
| 350 TORBAY RD              | MS | SERVICE SHOP             |
| 464 TORBAY RD              | MS | RETAIL STORE             |
| 97 TORBAY RD               | MS | DAY CARE CENTRE          |
| 145 TORBAY RD              | MS | SERVICE SHOP             |
| TORBAY ROAD-TORBAY RD MALL | MS | SERVICE SHOP             |
| TORBAY ROAD-TORBAY RD MALL | MS | RETAIL STORE             |
| TORBAY ROAD-TORBAY RD MALL | MS | RESTAURANT               |
| 411 TORBAY RD              | MS | EATING ESTABLISHMENT     |
| 411 TORBAY ROAD            | MS | EATING ESTABLISHMENT     |
| 430 TOPSAIL RD - KOODO     | RN | RETAIL STORE             |
| 5-7 PIPPY PL               | RN | RETAIL STORE             |
| 2 FRESHWATER RD            | CO | RETAIL STORE             |
| 25 RHODORA ST              | SW | CONDOMINIUM              |
| 10 FACTORY LANE            | RN | OFFICE                   |
| 55 BOND ST                 | RN | SINGLE DETACHED DWELLING |
| AVALON MALL NO. 1 ENVY     | RN | RETAIL STORE             |
| 181 MUNDY POND RD          | CR | CLINIC                   |
| 35 CAMPBELL AVE            | RN | PHARMACY                 |
| 80 ABERDEEN AVE - TD BANK  | NC | BANK                     |
| 30 KELSEY DR - TD BANK     | NC | BANK                     |
| 30 WHITE ROSE DR - BLDG A  | NC | RETAIL STORE             |
| 50 WHITE ROSE DR - BLDG B  | NC | RETAIL STORE             |
| 17 MAJOR'S PATH            | EX | OFFICE                   |

THIS WEEK \$ 8,900,128.00

**CLASS: INDUSTRIAL**

THIS WEEK \$ .00

**CLASS: GOVERNMENT/INSTITUTIONAL**

THIS WEEK \$ .00

**CLASS: RESIDENTIAL**

|                              |    |                           |
|------------------------------|----|---------------------------|
| 16 ALDER PL                  | NC | ACCESSORY BUILDING        |
| 112 CAMPBELL AVE             | NC | PATIO DECK                |
| 107 CANADA DR                | NC | ACCESSORY BUILDING        |
| 88 CAPE PINE ST, LOT 84      | NC | SINGLE DETACHED & SUB.APT |
| 31 CASTLE BRIDGE DR          | NC | ACCESSORY BUILDING        |
| 117 CASTLE BRIDGE DR LOT 226 | NC | SINGLE DETACHED DWELLING  |
| 9A CHAPMAN CRES              | NC | ACCESSORY BUILDING        |
| 30 DAUNTLESS ST, LOT 131     | NC | SINGLE DETACHED DWELLING  |
| 105-109 DOOLING'S LINE       | NC | ACCESSORY BUILDING        |
| 6 DURHAM PL                  | NC | ACCESSORY BUILDING        |
| 64 FRANCIS ST                | NC | ACCESSORY BUILDING        |
| 9 GLEN ABBEY ST              | NC | ACCESSORY BUILDING        |
| 77 GOODRIDGE ST              | NC | FENCE                     |
| 1 IRONWOOD PL                | NC | FENCE                     |
| 27 JAMIE KORAB ST            | NC | ACCESSORY BUILDING        |
| 26 KING'S BRIDGE RD          | NC | FENCE                     |
| 161 LADYSMITH DR, LOT 339    | NC | SINGLE DETACHED & SUB.APT |
| 5 LANCASTER ST               | NC | PATIO DECK                |
| 20 MIRANDA ST, LOT 103       | NC | SINGLE DETACHED & SUB.APT |
| 13 MIRANDA ST                | NC | PATIO DECK                |
| 38 NEWMAN ST                 | NC | FENCE                     |
| 10 OTTER DR                  | NC | FENCE                     |
| 247 PETTY HARBOUR RD         | NC | ACCESSORY BUILDING        |
| 43 PITCHER'S PATH            | NC | FENCE                     |
| 114 QUIDI VIDI RD            | NC | FENCE                     |
| 45 RICHMOND ST               | NC | FENCE                     |
| 17 MARSLAND PL               | NC | ACCESSORY BUILDING        |
| 45 TEAKWOOD DR               | NC | FENCE                     |
| 231 TOPSAIL RD               | NC | FENCE                     |
| 36 VALLEYVIEW RD             | NC | ACCESSORY BUILDING        |
| 8 FEILD ST                   | CO | HOME OFFICE               |
| 22 BORDEN ST                 | CR | SUBSIDIARY APARTMENT      |
| 15 POWER ST                  | CR | SUBSIDIARY APARTMENT      |
| 10 CONWAY CRES               | EX | SINGLE DETACHED DWELLING  |
| 17 CORNWALL HTS              | EX | SINGLE DETACHED DWELLING  |
| 114 QUIDI VIDI RD            | EX | ACCESSORY BUILDING        |
| 10 ADVENTURE AVE             | RN | SUBSIDIARY APARTMENT      |
| 158 CHEESEMAN DR, LOT 100    | RN | SINGLE DETACHED DWELLING  |
| 4 EASTMEADOWS PLACE          | RN | SINGLE DETACHED DWELLING  |
| 11 NORTH DR                  | RN | SINGLE DETACHED DWELLING  |
| 233 PORTUGAL COVE RD         | RN | SINGLE DETACHED DWELLING  |
| 310 STAVANGER DR             | RN | SINGLE DETACHED DWELLING  |
| 36 TAYLOR PL                 | RN | SINGLE DETACHED DWELLING  |
| 134 BONAVENTURE AVE          | SW | SINGLE DETACHED DWELLING  |
| 44 EMPIRE AVE                | SW | SINGLE DETACHED & SUB.APT |
| 54 TORBAY RD                 | SW | SINGLE DETACHED DWELLING  |

THIS WEEK \$ 1,412,270.00

**CLASS: DEMOLITION**

35 FLEMING ST  
37 FLEMING ST  
AVALON MALL

DM TOWNHOUSING  
DM TOWNHOUSING  
DM RETAIL STORE

THIS WEEK \$ 25,000.00

THIS WEEK'S TOTAL: \$ 10,337,398.00

REPAIR PERMITS ISSUED: 2012/09/13 TO 2012/09/19 \$ 165,707.00

LEGEND

|                         |                         |
|-------------------------|-------------------------|
| CO CHANGE OF OCCUPANCY  | SN SIGN                 |
| CR CHNG OF OCC/RENOVTNS | MS MOBILE SIGN          |
| EX EXTENSION            | CC CHIMNEY CONSTRUCTION |
| NC NEW CONSTRUCTION     | CD CHIMNEY DEMOLITION   |
| OC OCCUPANT CHANGE      | DV DEVELOPMENT FILE     |
| RN RENOVATIONS          | WS WOODSTOVE            |
| SW SITE WORK            | DM DEMOLITION           |
| TI TENANT IMPROVEMENTS  |                         |

**The motion being put was unanimously carried.**

**Payrolls and Accounts**

**SJMC2012-09-17/480R**

**It was moved by Councillor Hann; seconded by Councillor Hickman: That the following Payrolls and Accounts for the week ending September 20, 2012 be approved:**

**Weekly Payment Vouchers  
For The  
Week Ending September 20, 2012**

**Payroll**

|                  |                        |
|------------------|------------------------|
| Public Works     | \$ 402,354.12          |
| Bi-Weekly Casual | \$ 21,309.76           |
| Accounts Payable | \$ 4,737,446.38        |
| <b>Total:</b>    | <b>\$ 5,161,110.26</b> |

**The motion being put was unanimously carried.**

**Tenders**

- a. Tender – Suction Pumps (Ruby Line Pump Station)
- b. Tender – Apparatus Pumper (SJRFD)

**SJMC2012-09-17/481R**

**It was moved by Councillor Hann; seconded by Councillor Hickman: That the recommendations of the Director of Finance and City Treasurer be approved and the tenders awarded as follows:**

- a. **National Process Equipment @ \$183,232.00 (taxes not included)**
- b. **Carl Thibault @ \$342,878.00, taxes not included**

**The motion being put was unanimously carried.**

**Attendance by Councillor O’Leary at 2012 Atlantic Green Forum & Design Charrette**

Council considered a memorandum dated September 21, 2012 from the Deputy City Manager/Director of Corporate Services & City Clerk regarding the above noted.

**SJMC2012-09-24/482R**

**It was moved by Councillor Breen; seconded by Councillor Tilley: That approval be granted Councillor O’Leary to attend the 2012 Atlantic Green Forum and Design Charrette Premier Annual Event, October 29<sup>th</sup>-30<sup>th</sup> at the Holiday Inn, St. John’s, & Design Charrette, Sunday, October 28<sup>th</sup>, 2012**

**The motion being put was unanimously carried.**

**2012 Water Main Improvements  
Request to Add Additional Work to Contract**

Council considered a memorandum dated September 20, 2012 from the Deputy City Manager/Director of Public Works and Parks regarding the above noted.

**SJMC2012-09-24/483R**

**It was moved by Councillor Collins; seconded by Councillor Hann: That Council approve adding the proposed additional work to the existing unit price contract with Newfound Construction for 2012 Water**

**Main Improvements. The cost of the additional work is estimated at \$175,000 to be funded from existing 2012 budget allocations.**

**The motion being put was unanimously carried.**

**8 Road De Luxe**

Council considered a memorandum from the City Solicitor dated September 17, 2012 concerning the above noted.

**SJMC2012-09-24/484R**

**It was moved by Councillor Hickman; seconded by Councillor Breen: That approval be granted to try to sell land at 38 Road De Luxe by way of Public Tender, as per the recommendation of the City Solicitor.**

**The motion being put was unanimously carried.**

**Former Right-of-Way Between 49 and 51 Forbes Street**

Council considered a memorandum from the City Solicitor dated September 18, 2012 regarding the above noted.

**SJMC2012-09-24/485R**

**It was moved by Councillor Tilley; seconded by Councillor O'Leary: That that 10' right-of-way between 49 and 51 Forbes Street be sold to the two abutting property owners, at a rate of \$2.00 per square foot plus the usual administration fees and taxes, as per the recommendation of the City Solicitor.**

**The motion being put was unanimously carried.**

**Council Representation on Mayor's Advisory Committee on Status of Persons with Disabilities**

Council considered a memorandum dated September 14, 2012 from Recording Secretary, Mayor's Advisory Committee on the Status of Persons with Disabilities concerning the above noted.

**SJMC2012-09-24/486R**

**It was moved by Councillor O'Leary; seconded by Councillor Galgay: That Councillor Hann be appointed as Council's representative on the Mayor's Advisory Committee on the Status of Persons with Disabilities.**

**The motion being put was unanimously carried.**

**Mobile Vending**  
**Long Dick's Sausage Emporium**

Council considered a letter from the Director of Building and Property Management concerning a proposal from the lessee of Long Dick's Sausage Emporium to relocate the approved mobile vending space on Duckworth Street.

**SJMC2012-09-24/487R**

**It was moved by Councillor O'Leary; seconded by Councillor Tilley: That Long Dick's Sausage Emporium Mobile Vending be relocated to a location which fronts a section of open space on New Gower Street which would not be in conflict with local business. It is within the 100 m restriction of Mile One, however, given the fact that it is on the opposite side of the street and in excess of 100 m from the entrance to Mile One it is felt that there would be no negative impact at this location.**

**The motion being put was unanimously carried.**

**Kruzenshtern Tall Ship Visit**

Council considered a memorandum dated September 20, 2012 from His Worship the Mayor regarding the above noted.

**SJMC2012-09-24/488R**

**It was moved by Councillor Tilley; seconded by Councillor Collins: That the City of St. John's host a City tour for their cadets on the occasion on the Kruzenshtern Tall Ship Visit to the City from October 15 to 19, 2012.**

**The motion being put was unanimously carried.**

**Road Closure**

Council considered a memorandum dated September 24, 2012 from the Director of Engineering Re Road Closure, TD Building 136-140 Water Street.

**SJMC2012-09-24/489R**

**It was moved by Councillor Hann; seconded by Councillor Galgay: That approval be granted for the following Road Closure:**

**TD Building 136 – 140 Water Street  
October 8<sup>th</sup> to October 31<sup>st</sup>, 2012**

**The motion being put was unanimously carried.**

**Councillor Collins**

Councillor Collins asked that consideration be given to extending the sidewalks in Kilbride in the area of Gaze Seed Co. to the Ultramar Gas Station. The matter was referred to the Director of Engineering for follow-up.

**Councillor O’Leary**

Councillor O’Leary noted that due to her attendance at the MNL Annual Convention and Trade Show in Gander, NL, October 4 - 6, 2012 she won’t be available to attend the Public Information Session on the Proposed New Wedgewood Park Recreation Centre on October 4, 2012, and asked to be kept informed of all pertinent information including any submissions received on the issue.

**His Worship the Mayor**

His Worship the Mayor noted that a fence along Topsail Road in the area of Bishop’s Gate is in a state of disrepair. The matter was referred to the Director of Engineering for follow-up.

**Adjournment**

There being no further business, the meeting adjourned at 5:30 p.m.

\_\_\_\_\_  
**MAYOR**

\_\_\_\_\_  
**CITY CLERK**



**REPORT/RECOMMENDATIONS**  
**Development Committee**  
**September 24, 2012**

The following matter was considered by the Development Committee at its meetings held on September 24<sup>th</sup>. A staff report is attached for Council's information.

**RECOMMENDATIONS**

1. **40 Henry Street (Ward 2)**  
**Proposed Condominium Apartment Building**  
**Applicant: Manga Developments/Kingslake Group Corporation**

Recommendation

That a public information session, to be chaired by a member of Council, be scheduled in order to provide an opportunity for the area residents/property owners in the vicinity of the application site at Civic Number 40 Henry Street, to view and provide comments on the proposed building design changes. The applicants and their architectural consultants would be requested to attend the public information session.

Upon completion of the public information session, the application would then be referred to a future Regular Meeting of Council to determine if Council is prepared to grant Approval-in-Principle to this development on the basis of the proposed new building design.

2. **Portugal Cove Road (Ward 4)**  
**Proposed Thirty Seven (37) Lot Residential Subdivision**  
**Applicant: Southcott Homes Limited**

At a regular meeting of Council held on March 20, 2012, Council granted Approval-in-Principle to the above referenced residential subdivision. The final approval of this application is the Development Agreement between Council and the Developer. (attached)

Recommendation

That Council grant approval to the Development Agreement with Southcott Homes Ltd. for a thirty seven (37) lot residential subdivision on Portugal Cove Road.

Robert F. Smart  
City Manager  
Chair – Development Committee

Attach.

**ST. JOHN'S**

# MEMORANDUM

Date: September 27, 2012

To: His Worship the Mayor and Members of Council

From: Robert Smart  
City Manager/ Chair of Development Committee

Re: **Department of Planning File Number B.17-H.2**  
**40 HENRY STREET (Ward 2)**  
**Proposed Condominium Apartment Building**  
**Applicant: Manga Developments/ Kingslake Group Corporation**

---

In 2011, Manga Inc. applied to develop a 54-unit condominium apartment building at Civic Number 40 Henry Street – site of the former Star of the Sea Hall. The new building was proposed to contain two (2) levels of offstreet parking (71 spaces) and six (6) levels of apartment dwelling units; have a building height ranging from 18.3 metres on the eastern end of the building to 23.7 metres at the western end; a Floor Area Ratio (FAR) greater than 5.0; and a residential density of 1 dwelling unit per 32 m<sup>2</sup>. Rezoning and site-specific text amendment and a Municipal Plan map amendment were required to accommodate the proposed development.

On January 26, 2012, a public meeting chaired by Councillor Breen, was held to discuss the application and the Land Use Assessment Report (LUAR) that had been submitted by the applicant. Staff were subsequently directed to prepare the applicable map and text amendments to the St. John's Municipal Plan and Development Regulations, following which they were adopted by Council and then referred to the Department of Municipal Affairs for review and release. The amendments took effect on June 1, 2012.

Revised plans for this project were recently submitted by applicant. The following table identifies the differences from the plans which were submitted to Council previously and which were the basis for the LUAR that was presented to a public meeting this January. Copies of the original building design and the proposed new design are attached for Council's information.

|                                      | <b><u>Building Design As Presented at<br/>January 2012 Public Meeting</u></b> | <b><u>Building Design As Revised by the<br/>Applicant, August, 2012</u></b> |
|--------------------------------------|---|---|
| Lot Area                             | 1750 m <sup>2</sup>   | 1750 m <sup>2</sup>   |
| # of Dwelling Units                  | 54 units  | 84 units  |
| Residential Density                  | 1 du/32 m <sup>2</sup>  | 1 du/21 m <sup>2</sup>  |
| Gross Floor Area                     | 8820 m <sup>2</sup>   | 7774 m <sup>2</sup>   |
| Floor Area Ratio                     | 5.0   | 4.4   |
| Building Footprint<br>(Lot Coverage) | 1530 m <sup>2</sup><br>87%  | ≥ 1530 m <sup>2</sup> *<br>± 87%  |

# ST. JOHN'S

**Building Design As Presented at  
January 2012 Public Meeting**

**Building Design As Revised by the  
Applicant, August, 2012**

|                                     |  |   |
|-------------------------------------|--|---|
| Building Height                     | 6 storeys of apartments &<br>2 storeys of indoor parking -<br>18.3 meters on the eastern<br>end of the building to<br>23.7metres at the western<br>end of the building | 6 storeys of apartments &<br>3 storeys of indoor parking -<br>20.5 meters at the eastern<br>end of the building to<br>26.5 metres at the western<br>end of the building |
| Number of On-Site<br>Parking Spaces | 71 parking spaces  | 106 parking spaces  |

\* Exact determination not possible as number was not presented in the document received.

\* There are now balconies under the revised building design.

At the Regular Meeting of Council held on September 4, 2012, Council approved the revised building elevations for this residential project based on the recommendation of the Heritage Advisory Committee.

**Recommendation**

Based on the type and scale of the proposed design changes to the building design, including an increase in number of residential units, building height and parking spaces, the Development Committee recommends that a public information session, to be chaired by a member of Council, be scheduled in order to provide an opportunity for the area residents/ property owners in the vicinity of the application site at Civic Number 40 Henry Street, to view and provide comments on the proposed building design changes. The applicants and their architectural consultants would be requested to attend the public information session

Upon completion of the public information session, the application would then be referred to a future Regular Meeting of Council to determine if Council is prepared to grant an Approved-in-Principle to this development on the basis of the proposed new building design.

---

Robert Smart  
City Manager/Chair – Development Committee



## Land Use Assessment Report

Prepared by:

Ron Fougere Associates Ltd.

Pinnacle Engineering

Genivar

*Original Building Design*



Architects  
Construction  
Managers

Chamberlain Architect  
Services Limited  
3088 South Service Road  
Suite 503  
Burlington, Ontario L7R 6W6  
CANADA  
Tel: 905.651.7777  
Fax: 905.651.7777  
www.chamberlain-architect.com

**40 HENRY STREET  
RESIDENTIAL CONDOMINIUM**

40 HENRY STREET  
ST. JOHN'S, NL

**STREET VIEW**

|                |               |
|----------------|---------------|
| Project number | 112020        |
| Date           | JULY 27, 2012 |
| Scale          | N/A           |
| Drawn by       | SM            |

**A11**

*Revised Building Design  
(Building Elevations have  
been approved by Council)*

# MEMORANDUM

Date: September 27, 2012

To: His Worship the Mayor and Members of Council

Re: **Department of Planning File No.05-00057/S-25-P.1**  
**Proposed Thirty Seven (37) Lot Residential Subdivision**  
**Portugal Cove Road (Ward 4)**  
**Applicant: Southcott Homes Ltd.**

---

At the Regular Meeting of the St. John's Municipal Council held on March 20, 2012, Council made the decision to grant Approval-in-Principle to the above referenced residential subdivision. The final approval of the application will be in the form of a Development Agreement between Council and the Developer, this will specify all conditions of the development.

The Developer now wishes to execute the Development Agreement.

The site is located in the Residential Low Density (R1) Zone. All lots have the minimum Lot Frontage of fifteen (15) metres. Single Detached Dwellings with Subsidiary Apartments are a permitted use in the R1 Zone.

In accordance with the requirements of the St. John's Development Regulations, approval for this application must be given by Council in the form of a Development Agreement. The City's Development Team has prepared an Agreement for Council's consideration. The Terms of the Agreement have been accepted by the Developer.

The key points in the Agreement for this project include the following:

1. The Developer shall pay to the City, prior to the execution of the Agreement, a Development Fee in the amount of \$38,000.00 (Certified Cheque) to be deposited into the City's Open Space Reserve account.
2. The Developer shall pay to the City, prior to the execution of the Agreement, a Subdivision Application Fee in the amount of \$3,800.00 (Certified Cheque).
3. There is an assessment for the Penetanguishene Trunk Sewer in the amount of \$24,651.00 (Certified Cheque) which must be paid to the City, prior to the execution of the Agreement.
4. The Developer shall deposit with the City Phase 2 security in the amount of \$205,500.00 as security for the completion of the Phase 2 work.
5. The Developer shall deposit with the City Phase 1 security in the amount of \$2,933,786.00 if building permits are required by the developer prior to the City's acceptance of Phase 1 work.

# ST. JOHN'S

DEPARTMENT OF PLANNING

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

6. The Developer shall ensure that all work performed by or on behalf of the Developer on the Development is covered by commercial general liability insurance for a minimum limit of Two Million Dollars (\$2,000,000.00). The City of St. John's shall be named as additional insured on all policies. Proof of such insurance shall be provided by the Developer to the City prior to the execution of this Agreement.
7. The Developer shall pay to the City, prior to the execution of the Agreement, the amount of \$67,000.00 (Certified Cheque) as the Developers portion of the cost of the work performed by the City to upgrade the intersection at Portugal Cove Road.
8. The Developer shall deposit with the City an Underground Civil Works Security in the amount of \$106,000.00 as security for the completion of said work.

RECOMMENDATION:

It is recommended that Council grant approval to the Development Agreement.

---

Mr. Robert Smart  
Chair - Development Committee

JS/dlm

# REPORT/RECOMMENDATIONS

## Planning & Housing Standing Committee

September 25, 2012

In Attendance: Councillor Tom Hann, Chairperson  
Councillor Sandy Hickman  
Councillor Sheilagh O’Leary  
Councillor Danny Breen  
Councillor Bruce Tilley  
Mr. Bob Smart, City Manager  
Mr. Cliff Johnston, Director of Planning  
Mr. Walt Mills, Director of Engineering  
Mr. Dave Blackmore, Director of Building and Property Management  
Mr. Joe Sampson, Manager of Development  
Mr. Ken O’Brien, Manager of Planning and Information  
Mr. Robin King, Transportation Engineer  
Ms. Lynnann Winsor, Manager of Development & Engineering Services  
Ms. Maureen Harvey, Recording Secretary

1. **Representatives Regal Realty re: Application to Redevelop Virginia Park Plaza (Ward 1)**

The Committee met with representatives of Regal Realty regarding its proposal to redevelop the property such that there will be two five (5) storey buildings with a total of approximately 252 residential apartment units under condominium ownership, plus a small two (2) storey commercial building which would be located near the street frontage. The Committee also considered a memorandum dated September 21, 2012 from the Department of Planning.

**On a motion put forth by Councillor Tilley; Seconded by Councillor Hickman the Committee is of the opinion that the proposed development is consistent with the objectives and policies of the St. John’s Municipal Plan and would make good use of this under-used commercial site by providing new housing while maintaining a convenient neighbourhood/commercial presence. Therefore, the Committee recommends Council direct the applicants to prepare a land use assessment report (LUAR) regarding the possible rezoning of the property to Commercial Office Hotel (COH) Zone to enable the proposed redevelopment project. Upon completion of the assessment report and its review by City staff, the Committee recommends the proposed rezoning and assessment report be advertised to the area residents and property owners for public review and comment.**

**The proposed terms of reference for the assessment report have been prepared by the Department of Planning and are attached to this report for consideration of their approval by Council.**



2. **Proposed rezoning of property from the Open Space Reserve Zone to the Rural Residential Infill Zone – Blackhead Road (Ward 5)**

The Committee considered a memorandum dated September 21, 2012 from the Department of Planning noting that in August 2012, an application was submitted to rezone Civic Number 391 Blackhead Road from the Open Space Reserve (OR) Zone for the purpose of constructing an infill single family dwelling. Because current policy does not permit residential development in the OR Zone, and due to the number of existing houses along this section of Blackhead Road, staff reviewed the policy to determine if a rezoning of land should be considered to reflect long-standing development patterns.

**The Committee recommends, on a motion by Councillor Hickman; seconded by Councillor Breen that in light of the current land use designation, zoning, and the number of existing residential uses within the proposed area, which are currently non-conforming uses, that consideration be given to rezone lands along Blackhead Road as outlined in the staff report, from the Open Space Reserve (OR) Zone to the Rural Residential Infill (RRI) Zone. This zoning change would require an amendment to the St. John's Municipal Plan. The Committee recommends the proposed rezoning be advertised for public review and comment.**

3. **Proposed next steps for Envision St. John's Municipal Plan Review – Special Topic meetings**

The Committee considered a memorandum from the Director of Planning dated September 21, 2012 which outlined the proposed next steps for Envision St. John's Municipal Plan Review.

On a motion put forth by Councillor Breen; seconded by Councillor Hickman, it was agreed that the special topic meeting for heritage will be held on Tuesday, October 30, 2012, from 8:30am to 12pm in the Foran Greene Room, City Hall. The Heritage Advisory Committee has been consulted with regard to suggestions as to the format, invitees, and outline for the event. This session will include invited and public participants, bringing together public and private heritage interest groups to discuss the need for a future vision for heritage and the regulatory aspect within the new Municipal Plan. Approximately forty (40) participants will be involved in this half day session.

The special topic meeting for environmental issues will be constructed in a similar format as the heritage forum. It is anticipated that this session on environmental issues will take place in mid-November 2012. The Environmental Advisory Committee will be consulted by the Department of Planning with regard to the general format, suggestions for invited participants and proposed questions.

4. **Preparation of a development concept plan for lands above the 190 metre contour elevation – Kenmount Road area (Wards 3 and 4)**

The Committee considered a memorandum dated September 21, 2012 from the Director of Planning with respect to the above noted topic.

**A motion was put forth by Councillor Tilley; seconded by Councillor Hickman that City staff be directed to prepare a proposal call to engage planning/engineering consultant services for the preparation of a development concept plan for lands on both sides of Kenmount Road that are located above the 190 metre contour elevation. It is further recommended that Council give consideration to the establishment of a development concept plan preparation assessment fee applied in the future to owners/developers of properties included in the study area at the time of specific applications for proposed development of properties in this area. The assessment fee could potentially be calculated and charged on a per hectare basis and could be applied in order to assist in recovering the City's cost to engage consultants to prepare the development concept plan.**

5. **Proposed rezoning of land located between Kenmount Road and Thorburn Road (Ward 4)**

The Committee reviewed a memorandum from the Director of Planning dated September 21, 2012 wherein it was noted that an area of land measuring approximately 16 hectares (40 acres), located between Kenmount Road and Thorburn Road and situated above the 190 meter contour elevation, which was intended for rezoning earlier this year, was inadvertently omitted from the formal rezoning amendment map.

**On the basis of a motion made by Councillor Tilley; seconded by Councillor Breen, the Committee recommends that City staff be directed to proceed with all the steps required by the Department of Municipal Affairs and the Urban and Rural Planning Act to have the subject area rezoned to the Comprehensive Development Area – Kenmount Zone. This will necessitate a public hearing to be chaired by an independent Commissioner. The necessary map amendments will be prepared by City staff and brought to Council for consideration of adoption.**

6. **Proposed rezoning of property for a residential sub-division for approximately 170 lots – Kenmount Road adjacent to municipal boundary with the Town of Paradise (Ward 4) Applicant – Octagon Development Corporation**

The Committee reviewed a memorandum dated September 21, 2012 from the Department of Planning noting that Octagon Development Corporation has applied to rezone approximately 15 hectares (38 acres) of undeveloped land on Kenmount Road, adjacent to the Town of Paradise municipal boundary, from the Rural (R) Zone to the Residential

Low Density (R1) Zone. The purpose of the rezoning is to allow an extension to the Elizabeth Park residential subdivision in Paradise, crossing into St. John's.

**The Committee recommends based on a motion put forth by Councillor Tilley; seconded by Councillor Hickman that a public meeting, to be chaired by a member of Council, be held on the proposed rezoning.**

7. **Proposed rezoning of property at Civic No. 147 Thorburn Road (Ward 4)**

The Committee considered a memorandum from the Department of Planning dated September 21, 2012 wherein the property owner at 147 Thorburn Road has proposed rezoning to facilitate the development of a six-unit townhouse.

**On a motion by Councillor Tilley; seconded by Councillor Hickman the Committee recommends rejection of the above noted application for rezoning on the basis that the site, in its current configuration is not conducive to safe ingress and egress.**

8. **Discussion paper from the Department of Planning dated September 21, 2012 re: Siting of telecommunication towers**

The Committee reviewed a background information paper dated September 21, 2012 from the Department of Planning with respect to the regulatory aspects and siting of telecommunication towers. The report outlined a number of approaches the City could take in dealing with the influx of applications for telecommunication towers and the following is brought forward:

**The Committee recommends, based on a motion put forth by Councillor O'Leary; seconded by Councillor Tilley that City staff be directed to prepare a guidance document that can then be made available to the telecommunication providers to advise them what the City's expectations are for the installation of towers in an attempt to ensure these towers are located in appropriate locations in the City.**

9. **Report/recommendations from the Mayor's Advisory Committee on Affordable Housing dated September 18, 2012.**

The Committee was advised of the ongoing efforts by the Mayor's Advisory Committee on Affordable Housing in addressing the need for affordable housing in the City of St. John's. In addition to writing the Provincial Government (as was approved at a regular meeting of Council on September 24, 2012) the following recommendation is brought forward:

**The Committee recommends that Mayor Dennis O’Keefe write the Federal government requesting that they consider:**

- a. The development of a national housing strategy that ensures long term federal commitment to housing as a priority.**
- b. A commitment to renew the Affordable Housing Initiative, Residential Rehabilitation Assistance Program and the Homelessness Partnering Strategy in 2014.**
- c. A recommitment to long term funding for the eco-energy retrofit program, including a low income component.**
- d. Revision of the federal tax structure to provide better incentives for rental housing construction by both private and non-profit sector developers.**

Councillor Tom Hann  
Chairperson

**PROPOSED TERMS OF REFERENCE  
FOR LAND USE ASSESSMENT REPORT  
TWO FIVE STOREY RESIDENTIAL CONDOMINIUM BUILDINGS  
AND  
TWO STOREY COMMERCIAL BUILDING  
CIVIC # 200 – 232 NEWFOUNDLAND DRIVE  
(FORMER VIRGINIA PARK PLAZA)  
PROPONENT: REGAL REALITY LIMITED**

---

The following items shall be addressed by the proponent at its expense. The proponent shall identify significant impacts and where appropriate, also identify measures to mitigate impacts on land uses adjoining the subject property. All information is to be submitted under one report, including the Terms of Reference, in a form that can be reproduced for public information and review. A list of those persons/agencies who prepared the Land Use Assessment Report shall be provided as part of the Report.

**A. Buildings by Usage**

Identify all uses/occupancies within the proposed buildings by floor space.

**B. Elevation and Materials**

Provide elevations of the proposed buildings. Provide electronic imaging of the proposed buildings looking north and south along Newfoundland Drive in relation to the existing buildings in the area.

Identify the finish and colour of exterior building materials.

**C. Buildings Heights & Locations**

Identify the exact location and height of the proposed buildings from Newfoundland Drive.

Identify the effect of the proposed building heights on properties adjoining the development site in terms of the following criteria:

- identify the proximity of the proposed buildings to property lines,
- potential shadowing/loss of sunlight on adjacent public and private properties, including sidewalks,
- identify any rooftop structures.

**D. Exterior Lighting and Noise**

Identify the location and type of exterior lighting to be utilized and exterior HVAC equipment to service the proposed buildings. Identify possible impacts on adjoining properties and measures to be instituted to mitigate these impacts.

**E. Landscaping & Screening**

Identify any landscaping for the proposed development both hard and soft.

Identify the location for refuse storage to be used at the site.

**F. Snowclearing/Snow Storage**

Identify any snow clearing/snow removal operations.

**G. Off-Street Parking**

Identify the location of all access and egress points.

Identify the number of off-street parking to be provided both indoor and outdoor , the number required for the development, and the number of excess parking spaces.

**H. Servicing**

Provide design flows for sanitary and storm sewers.

Identify points of connection to City water, sanitary and storm sewer mains.

**I. Traffic**

Provide the anticipated traffic generation rates associated with the proposed development.

**If the development is expected to generate in excess of 100 trips in any of the peak traffic periods, a traffic impact study may be required by the City's Department of Engineering and the terms of reference for the traffic impact study will be established by the City's Transportation Engineer.**

**J. Construction Worker Parking**

Provide information with respect to the provision of temporary worker parking during construction of the building and any displaced public parking.

**K. Construction Lay-down Area**

Provide information and location with respect to the provision of construction lay-down area/s during construction of the building.

**L. Construction Time Frame**

Provide the anticipated time frame of construction for the development.

# MEMORANDUM

**Date:** September 26<sup>th</sup>, 2012  
**To:** His Worship the Mayor and Members of Council  
**From:** Nomenclature Committee  
**Re:** Committee Recommendations

---

**Council approval is recommended for the following:**

**1) Kenmount Terrace Subdivision – Stage 9E (developer – Complete Paving Limited)**

This seventy-one (71) lot residential development is a continuation of the Kenmount Terrace Subdivision located off Kenmount Road.

The suggested street names for this subdivision are in keeping with Newfoundland ship names & are listed as follows:

Street “C” – **CURLEW PLACE**  
Street “D” – **HUNTSMAN PLACE**

**2) Roncalli Ridge Development – Stage 1 (developer – Southcott Homes Limited)**

This thirty-seven (37) lot residential development is located off Portugal Cove Road opposite Craig Dobbin’s Way.

The suggested street names for this subdivision are in keeping with the aviation/airplane theme & are listed as follows:

Street “A” – **SEMINOLE DRIVE**  
Street “B” – **CARAVELLE PLACE**  
Street “C” – **LEGACY PLACE**

# ST. JOHN'S



**3) Clovelly Trails Adult Living Development – Stage 3 (developer – Cabot Development Corporation Limited)**

This seventy (70) lot residential subdivision is located off Stavanger Drive. The suggested street names for this subdivision are in keeping with names of soldiers who served in the Newfoundland Regiment & are listed as follows:

Street “A” – **TANSLEY STREET**  
Street “B” – **STANFORD PLACE**

*Note: Street “B” is a double cul-de-sac.*

**4) Southlands Development Area 3 & 4 – Stage 3 (developer – Fairview Investments Limited)**

This seventy (70) lot residential development is located off Sumac Street in Southlands.

The suggested street names for this subdivision are in keeping with the names of trees & are listed as follows:

Street 3-2 – **KENAI CRESCENT**  
Street 3-4 – **SITKA STREET**

**5) Southlands Development Area 3 & 4 – Stage 4 (developer – Fairview Investments Limited)**

This seventy-eight (78) lot residential development is located off Sumac Street & off Cheeseman Drive in Southlands.

The suggested street names for this subdivision are in keeping with the names of trees & are listed as follows:

Street 3-3 – **DOUGLAS STREET**  
Street 3-5 – **SEQUOIA DRIVE**

**6) Richard Gibbons Property (developer – Equity Capital Corporation)**

This twenty-nine (29) lot residential development is located off Cappahayden Street via Connolly’s Lane in Kilbride. The land was previously owned by Richard Gibbons. The street name for this subdivision is in keeping with the family name of the previous owner & is listed as follows:

Street “A” – **GIBBONS PLACE**

**7) Walsh Property  
(developer – Equity Capital Corporation)**

This eight (8) lot residential development is located off Cappahayden Street opposite Gibbons Place in Kilbride.

The suggested street name for this subdivision is in keeping with names associated with the Southern Shore of the Avalon Peninsula & is listed as follows:

STREET “A” – **BISCAY PLACE**

**8) Waterford Hills Park Subdivision – Stage 1  
(developer – Reardon Construction & Development Limited)**

This twelve (12) lot residential development is located off Old Petty Harbour Road.

The suggested street names for this subdivision are at the request of the developer & are listed as follows:

Street “A” – **PARKRIDGE DRIVE**

Street “B” – **CRESTVIEW PLACE**

**9) Westfield Condominiums – Stage 1 (developer –  
KMK Capital Inc.)**

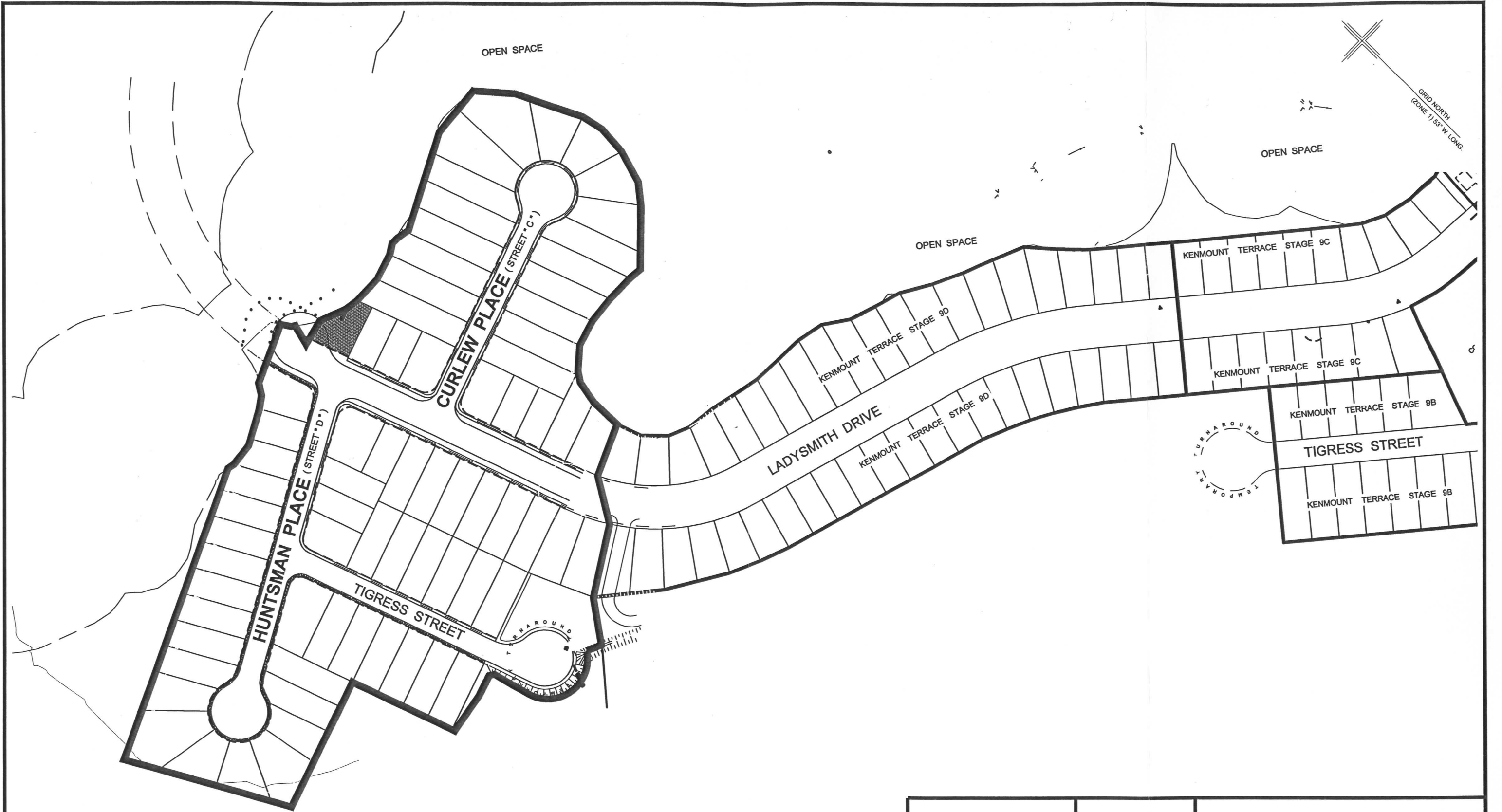
This thirty-nine (39) lot residential development is located on the former Gulliver’s farm site off Blackmarsh Road.

The suggested street names for this subdivision are in keeping with the residential development and previous agricultural land use. The names are listed as follows:

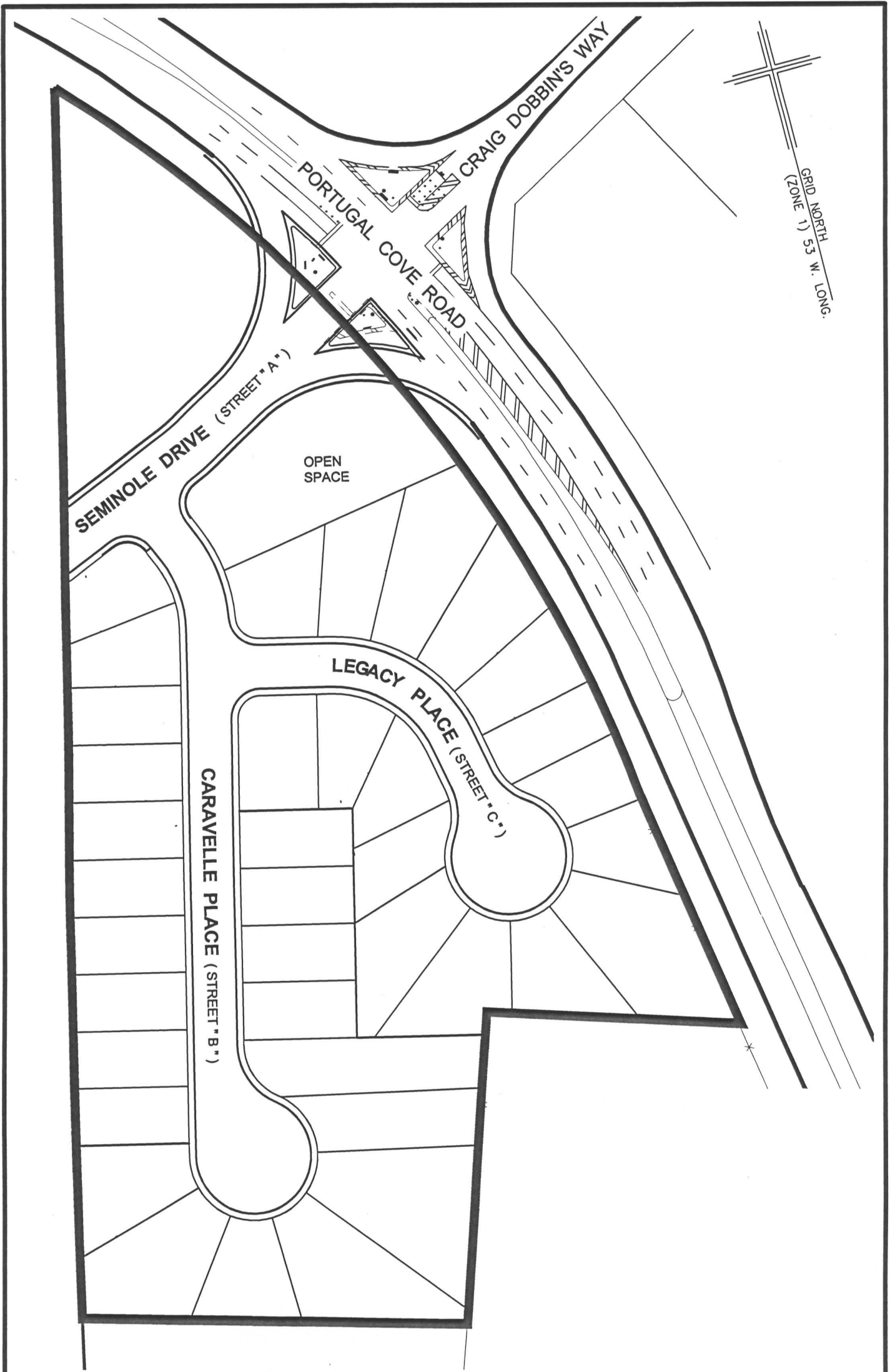
Street “A” – **WESTVIEW AVENUE**

Street “B” – **GUERNSEY PLACE**

Phyllis Bartlett  
Manager, Corporate Secretariat



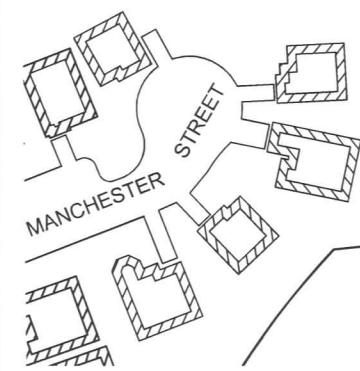
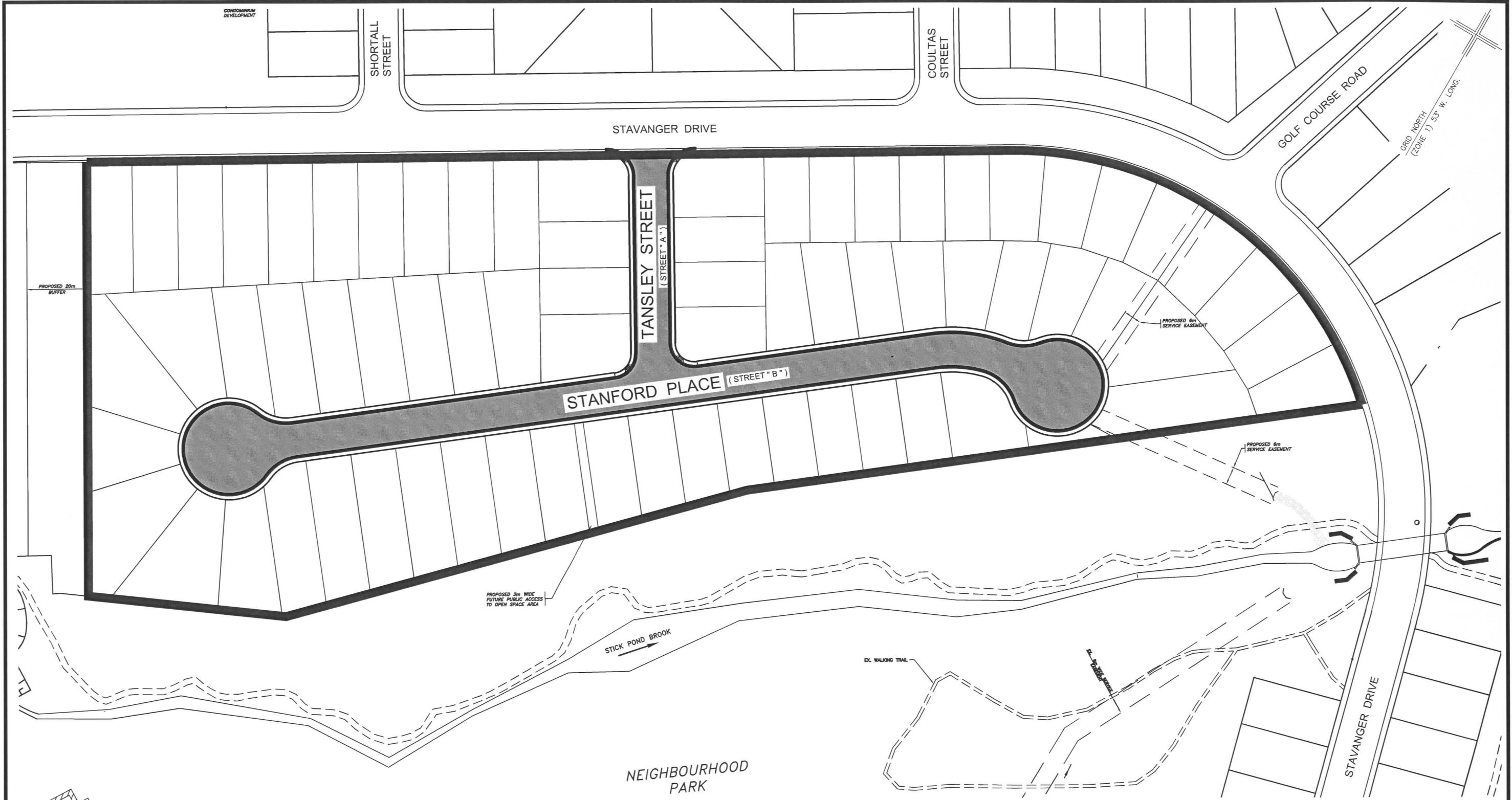
|                          |   |
|--------------------------|---|
| DR. BY: M.S.             | <p align="center"><b>ST. JOHN'S</b><br/>DEPARTMENT OF ENGINEERING</p>                                 |
| CHD. BY: G.K.            |   |
| DATE: SEPT.21,2012       | <p align="center"><b>STREET NAMES</b><br/>KENMOUNT TERRACE - STAGE 9E<br/>COMPLETE PAVING LIMITED</p> |
| SCALE: 1:2000            |   |
| DWG. 2012-252 SN<br>No.: |   |
|                          |   |



DR. BY: M.S.  
 CHD. BY: G.K.  
 DATE: SEPT. 10, 2012  
 SCALE: 1:1250  
 DWG. 2011-358SN  
 No.:

**ST. JOHN'S**  
 DEPARTMENT OF ENGINEERING

**STREET NAMES**  
 RONCALLI RIDGE DEVELOPMENT  
 SOUTHCOTT HOMES LIMITED



DR. BY: M.S.  
 CHD. BY: G.K.  
 DATE: SEPT. 18, 2012  
 SCALE: 1:1250  
 DWG. 2012-240 SN  
 No.:

**ST. JOHN'S**  
 DEPARTMENT OF ENGINEERING

**STREET NAMES  
 CLOVELLY TRAILS  
 ADULT LIVING DEVELOPMENT  
 STAGE 3  
 CABOT DEVELOPMENT CORPORATION LIMITED**

OAKLEY PLACE

NEIGHBOURHOOD PARK

STICK POND BROOK

PROPOSED 3m WIDE  
 FUTURE PUBLIC ACCESS  
 TO OPEN SPACE AREA

PROPOSED 6m  
 SERVICE EASEMENT

PROPOSED 6m  
 SERVICE EASEMENT

TANSELY STREET  
 (STREET "A")

STANFORD PLACE  
 (STREET "B")

STAVANGER DRIVE

SHORTALL STREET

COULTAS STREET

GOLF COURSE ROAD

GRID NORTH  
 (ZONE 1) 53° W. LONG.

STAVANGER DRIVE

CONDOMINIUM  
 DEVELOPMENT

PROPOSED 20m  
 BUFFER

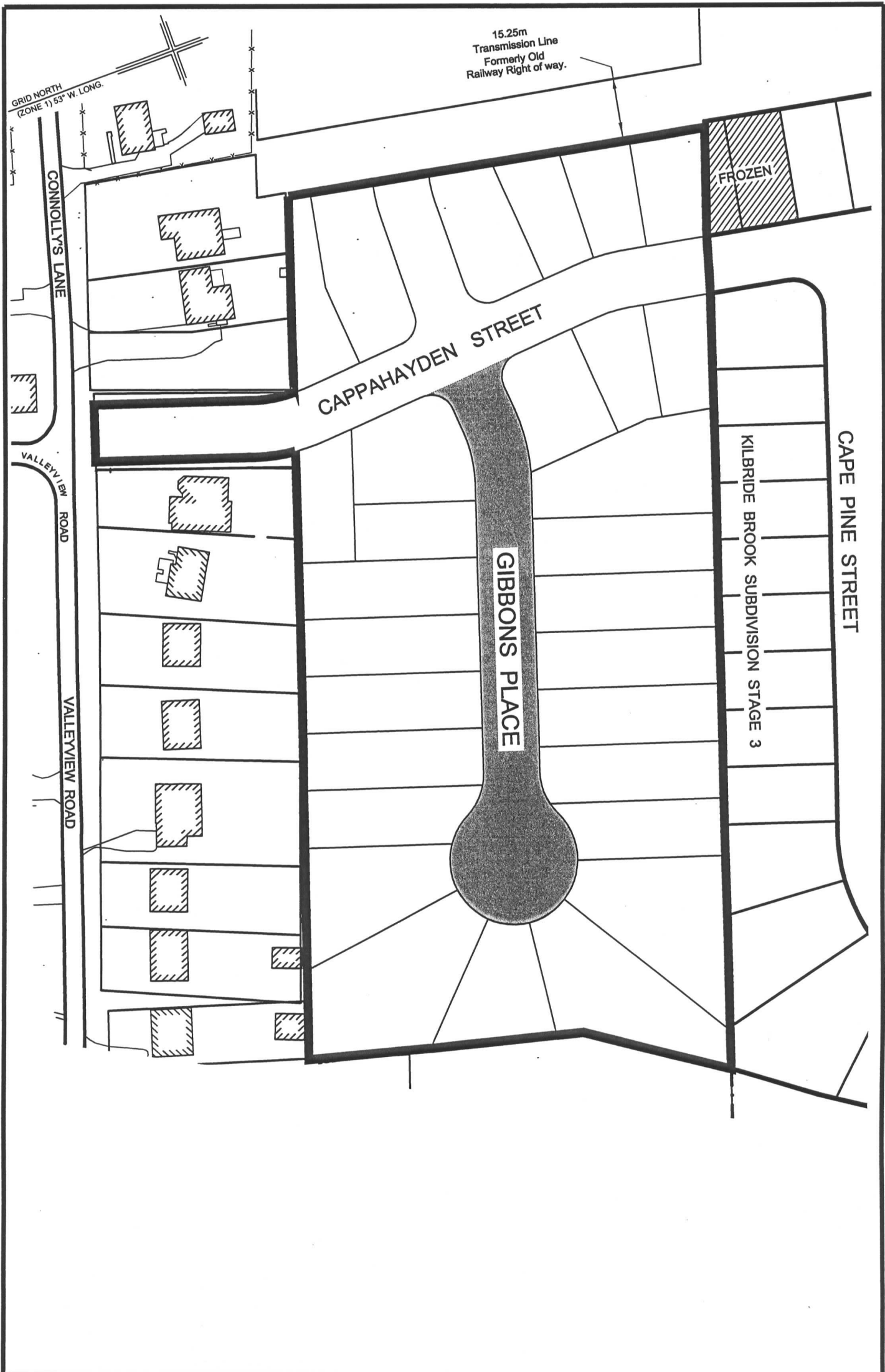


GRID NORTH  
(ZONE 1) 53' W. LONG.

DR. BY: M.S.  
 CHD. BY: G.K.  
 DATE: SEPT. 24, 2012  
 SCALE: 1:2000  
 DWG. 2012-254 SN  
 No.:

**ST. JOHN'S**  
 DEPARTMENT OF ENGINEERING

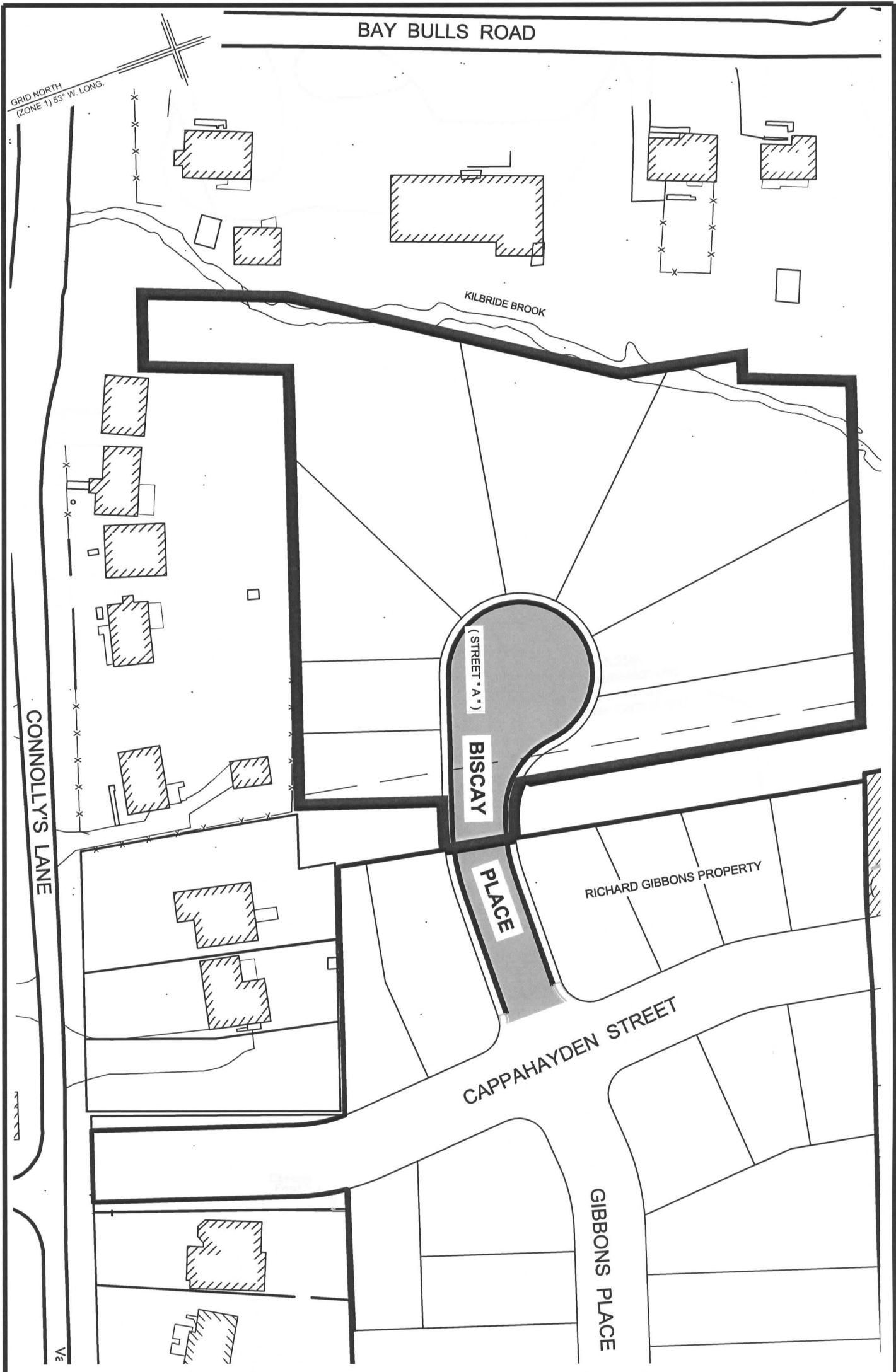
**STREET NAMES**  
**SOUTHLANDS DEVELOPMENT**  
**AREA 3 & 4 - STAGE 3 & 4**  
**FAIRVIEW INVESTMENTS LIMITED**



DR. BY: M.S.  
 CHD. BY: G.K.  
 DATE: AUG.24,2012  
 SCALE: 1:1250  
 DWG. 2012-220 SN  
 No.:

**ST. JOHN'S**  
 DEPARTMENT OF ENGINEERING

**STREET NAME**  
**" GIBBONS PLACE "**  
 ( RICHARD GIBBONS PROPERTY )



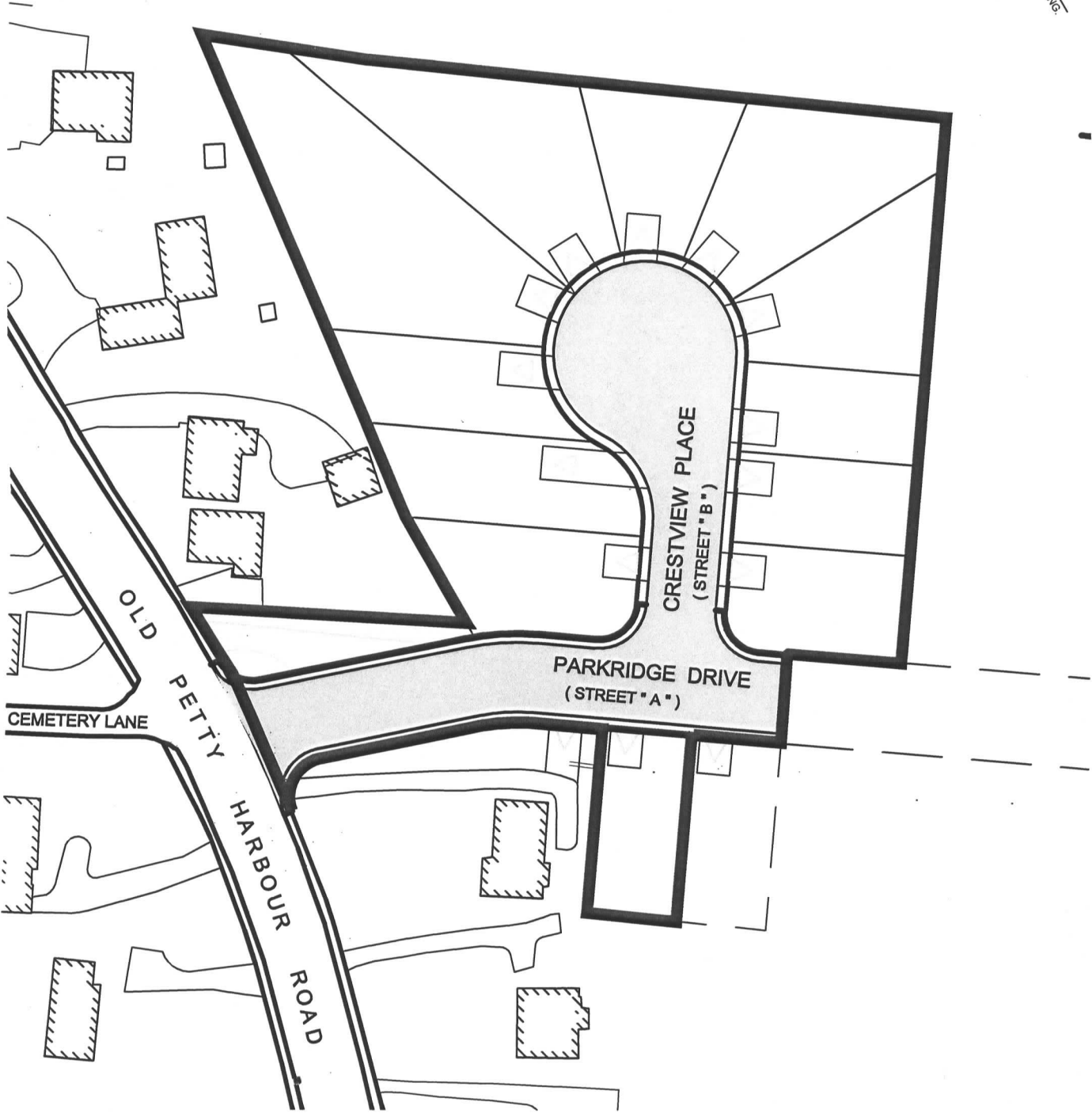
DR. BY: M.S.  
 CHD. BY: G.K.  
 DATE: SEPT.20,2012  
 SCALE: 1:1250  
 DWG. 2012-221 SN  
 No.:

**ST. JOHN'S**  
 DEPARTMENT OF ENGINEERING

STREET NAME  
 WALSH PROPERTY  
 (8 RESIDENTIAL LOT DEVELOPMENT)  
 KILBRIDE AUTO SERVICES LTD.



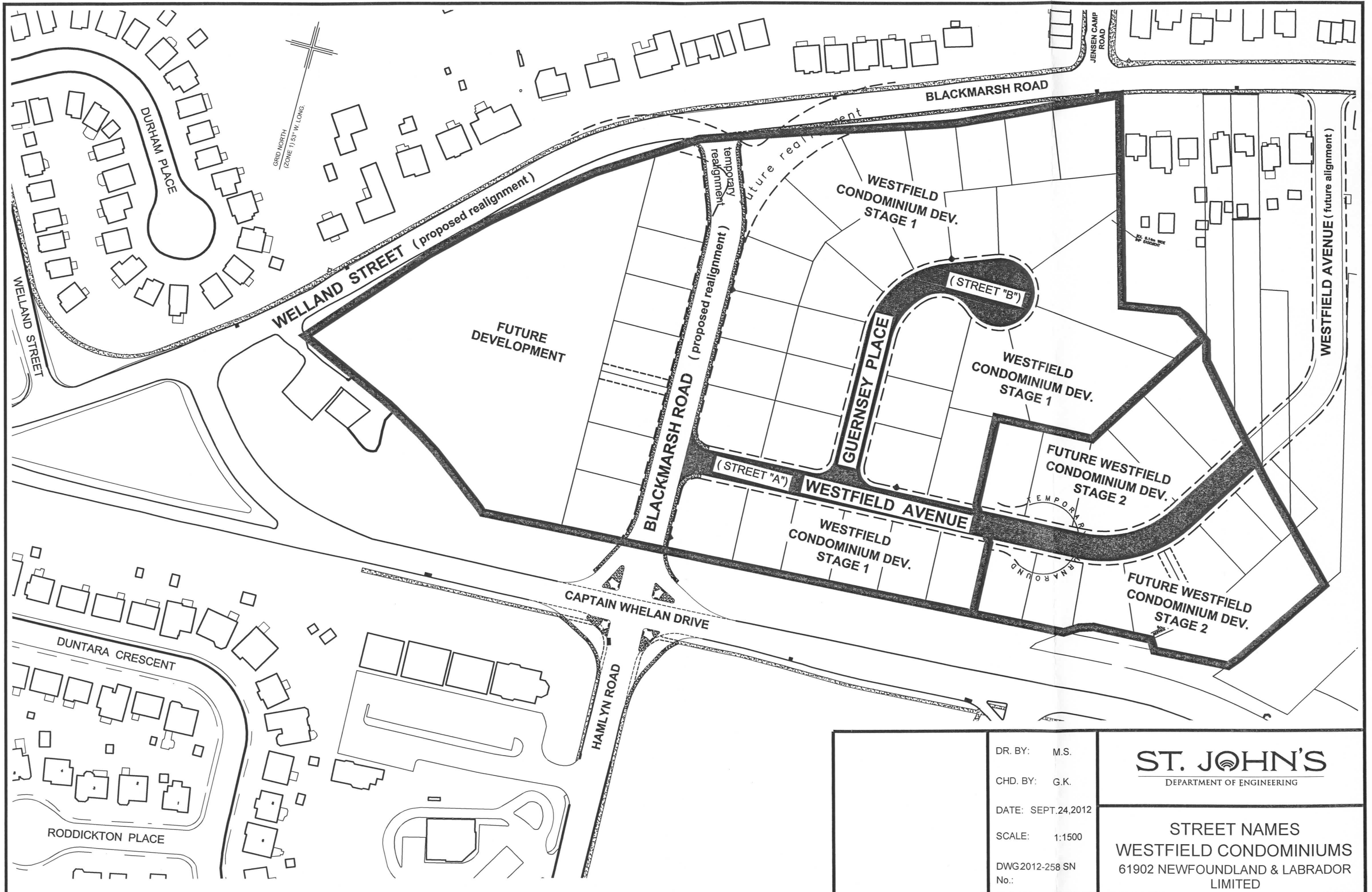
GRID NORTH  
(ZONE 7) 53° W. LONG.



DR. BY: M.S.  
CHD. BY: G.K.  
DATE: SEPT.14,2012  
SCALE: 1:1000  
DWG. 2012-247 SN  
No.:

**ST. JOHN'S**  
DEPARTMENT OF ENGINEERING

STREET NAMES  
WATERFORD HILLS PARK SUB.  
12 LOTS - STAGE 1  
( REARDON CONSTRUCTION &  
DEVELOPMENT LTD. )



DR. BY: M.S.  
 CHD. BY: G.K.  
 DATE: SEPT. 24, 2012  
 SCALE: 1:1500  
 DWG 2012-258 SN  
 No.:

**ST. JOHN'S**  
 DEPARTMENT OF ENGINEERING

**STREET NAMES**  
**WESTFIELD CONDOMINIUMS**  
 61902 NEWFOUNDLAND & LABRADOR  
 LIMITED

**DEVELOPMENT PERMITS LIST**  
**DEPARTMENT OF PLANNING**  
**FOR THE PERIOD OF September 21, 2012 TO September 27, 2012**

| Code | Applicant                           | Application                           | Location                     | Ward | Development Officer's Decision  | Date     |
|------|-------------------------------------|---------------------------------------|------------------------------|------|---|----------|
| RES  | Finished Renovation and Restoration | Demolish and Rebuild                  | 99 Springdale Street         | 2    | Approved  | 12-09-24 |
| COM  | 55732 Newfoundland and Labrador Inc | Restaurant                            | 10 Hebron Way                | 1    | Approved  | 12-09-21 |
| RES  |                                     | Sixteen (16) Person Bed and Breakfast | 182-184 Signal Hill Road     | 2    | Rejected - Contrary to Development in CDA Signal Hill/Battery Zone              | 12-09-25 |
| COM  |                                     | Home Office-Forklift Service          | 25 Gary Drive                | 5    | Approved  | 12-09-18 |
| RES  |                                     | Building Lot                          | Adjacent to 113 Rotary Drive | 4    | Approved  | 12-09-17 |
| COM  |                                     | Commercial Garage                     | 10 Wishingwell Road          | 4    | Rejected- Contrary to Section 10.3, Commercial Garage not permitted in (R1)Zone | 12-09-26 |
| RES  |                                     | Building Lot                          | 223 Portugal Cove Road       | 1    | Approved  | 12-09-27 |
|      |                                     |                                       |                              |      |   |          |
|      |                                     |                                       |                              |      |   |          |
|      |                                     |                                       |                              |      |   |          |
|      |                                     |                                       |                              |      |   |          |

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

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

Gerard Doran  
Development Officer  
Department of Planning

## Permits List

**CLASS: COMMERCIAL**

|                         |    |               |
|-------------------------|----|---------------|
| 370 TORBAY RD           | MS | OFFICE        |
| 426 TORBAY RD           | SN | RETAIL STORE  |
| 12-20 HIGHLAND DR       | CO | SERVICE SHOP  |
| 42 POWER'S CRT          | NC | FENCE         |
| 179 WATER ST (REAR)     | RN | MIXED USE     |
| 332 WATER ST            | RN | RETAIL STORE  |
| 655 TOPSAIL RD          | RN | MIXED USE     |
| AVALON MALL             | RN | RETAIL STORE  |
| 85 ABERDEEN AVE         | RN | RETAIL STORE  |
| 33-37 ELIZABETH AVE     | RN | CLINIC        |
| 60 ABERDEEN AVE-WINNERS | RN | RETAIL STORE  |
| 12 GLENEYRE ST          | RN | RETAIL STORE  |
| 547 KENMOUNT RD         | EX | CAR SALES LOT |

THIS WEEK \$ 5,825,700.00

**CLASS: INDUSTRIAL**

THIS WEEK \$ .00

**CLASS: GOVERNMENT/INSTITUTIONAL**

THIS WEEK \$ .00

**CLASS: RESIDENTIAL**

|                               |    |                           |
|-------------------------------|----|---------------------------|
| 4 ANTELOPE ST, LOT 100        | NC | SINGLE DETACHED DWELLING  |
| 8 ANTELOPE ST, LOT 98         | NC | SINGLE DETACHED DWELLING  |
| 27 CAPE PINE ST               | NC | ACCESSORY BUILDING        |
| 140 CASTLE BRIDGE DR, LOT 202 | NC | SINGLE DETACHED DWELLING  |
| 6 COUNTRY GROVE PL, LOT 48    | NC | SINGLE DETACHED DWELLING  |
| 20 FORBES ST                  | NC | ACCESSORY BUILDING        |
| 18 GALASHIELS PL              | NC | ACCESSORY BUILDING        |
| 17 HAMEL ST                   | NC | ACCESSORY BUILDING        |
| 5 HONEYGOLD PL                | NC | ACCESSORY BUILDING        |
| 63 JENNMAR CRES               | NC | FENCE                     |
| 1 MIRANDA ST, LOT #88         | NC | SINGLE DETACHED DWELLING  |
| 3 MIRANDA ST, LOT 87          | NC | SINGLE DETACHED DWELLING  |
| 37 NEWHOOK PL                 | NC | ACCESSORY BUILDING        |
| 11 NORTH DR                   | NC | PATIO DECK                |
| 65 OTTER DR                   | NC | FENCE                     |
| 44 PARSONAGE DR, LOT 2.02     | NC | SINGLE DETACHED DWELLING  |
| 61 PARSONAGE DR, LOT 2.16     | NC | SINGLE DETACHED DWELLING  |
| ROTARY DR - LOT B1            | NC | SINGLE DETACHED & SUB.APT |
| 11 CABOT AVE                  | NC | FENCE                     |
| 8 STONELEY PL, LOT 2.08       | NC | SINGLE DETACHED DWELLING  |
| 60 TEAKWOOD DR                | NC | ACCESSORY BUILDING        |
| 79 DELLA DR                   | CR | SINGLE DETACHED & SUB.APT |
| 115 FRECKER DR                | EX | SINGLE DETACHED & SUB.APT |
| 285 SOUTHERN SHORE HWY        | EX | SINGLE DETACHED DWELLING  |
| 29 VEITCH CRES                | EX | SINGLE DETACHED DWELLING  |
| 46 BATTERY RD                 | RN | SINGLE DETACHED DWELLING  |
| 129-131 BOND ST               | RN | SEMI-DETACHED DWELLING    |
| 31 DELLA DR                   | RN | SINGLE DETACHED DWELLING  |
| FACTORY LANE                  | RN | OFFICE                    |
| 103 HALL'S RD                 | RN | SINGLE DETACHED DWELLING  |
| 92 LIME ST                    | RN | TOWNHOUSING               |
| 455-459 LOGY BAY RD           | RN | CONDOMINIUM               |
| 7 MIKE ADAM PL                | RN | SINGLE DETACHED DWELLING  |
| 107 NEW COVE RD               | RN | SINGLE DETACHED DWELLING  |
| 110 PLEASANT ST               | RN | SINGLE DETACHED DWELLING  |
| 31 WARBURY ST                 | RN | SINGLE DETACHED DWELLING  |

|                        |    |                          |
|------------------------|----|--------------------------|
| 17 WATERFORD BRIDGE RD | RN | SINGLE DETACHED DWELLING |
| 23 WILLIAM ST          | RN | SEMI-DETACHED DWELLING   |
| 18 MARGARET'S PL       | SW | TOWNHOUSING              |
| 30 ROPEWALK LANE       | SN | EATING ESTABLISHMENT     |

THIS WEEK \$ 3,078,800.00

**CLASS: DEMOLITION**

|                 |    |                          |
|-----------------|----|--------------------------|
| 769-771 MAIN RD | DM | SINGLE DETACHED DWELLING |
| 31-33 GOLF AVE  | DM | WAREHOUSE                |

THIS WEEK \$ 7,000.00

THIS WEEK'S TOTAL: \$ 8,911,500.00

REPAIR PERMITS ISSUED: 2012/09/20 TO 2012/09/26 \$ 82,480.00

LEGEND

|    |                      |    |                      |
|----|----------------------|----|----------------------|
| CO | CHANGE OF OCCUPANCY  | SN | SIGN                 |
| CR | CHNG OF OCC/RENOVTNS | MS | MOBILE SIGN          |
| EX | EXTENSION            | CC | CHIMNEY CONSTRUCTION |
| NC | NEW CONSTRUCTION     | CD | CHIMNEY DEMOLITION   |
| OC | OCCUPANT CHANGE      | DV | DEVELOPMENT FILE     |
| RN | RENOVATIONS          | WS | WOODSTOVE            |
| SW | SITE WORK            | DM | DEMOLITION           |
| TI | TENANT IMPROVEMENTS  |    |                      |

| <b>YEAR TO DATE COMPARISONS</b>           |                         |                         |                         |
|---|-------------------------|-------------------------|-------------------------|
| <b>October 1, 2012</b>                    |                         |                         |                         |
| <b>TYPE</b>                               | <b>2011</b>             | <b>2012</b>             | <b>% VARIANCE (+/-)</b> |
| Commercial                                | \$48,200,900.00         | \$171,800,800.00        | 256                     |
| Industrial                                | \$1,800,800.00          | \$3,600,100.00          | 100                     |
| Government/Institutional                  | \$32,100,400.00         | \$15,500,500.00         | -52                     |
| Residential                               | \$162,300,600.00        | \$145,400,100.00        | -10                     |
| Repairs                                   | \$4,100,900.00          | \$4,100,700.00          | 0                       |
| Housing Units (1 & 2<br>Family Dwellings) | 515                     | 474                     |                         |
| <b>TOTAL</b>                              | <b>\$248,503,600.00</b> | <b>\$340,402,200.00</b> | <b>37</b>               |

# MEMORANDUM

## **Weekly Payment Vouchers For The Week Ending September 27, 2012**

### **Payroll**

|                                  |                       |
|----------------------------------|-----------------------|
| <b>Public Works</b>              | <b>\$ 388,706.63</b>  |
| <b>Bi-Weekly Administration</b>  | <b>\$ 766,726.05</b>  |
| <b>Bi-Weekly Management</b>      | <b>\$ 669,445.03</b>  |
| <b>Bi-Weekly Fire Department</b> | <b>\$ 560,120.34</b>  |
| <b>Accounts Payable</b>          | <b>\$5,052,513.03</b> |

**Total: \$ 7,437,511.08**

# **ST. JOHN'S**

DEPARTMENT OF FINANCE

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

| NAME                          | CHEQUE # | DESCRIPTION                         | AMOUNT       |
|-------------------------------|----------|-------------------------------------|--------------|
| GRAND CONCOURSE AUTHORITY     | 00042612 | MAINTENANCE CONTRACTS               | \$3,440.26   |
| JOHNSON FAMILY FOUNDATION     | 00042613 | PROFESSIONAL SERVICES               | \$559.35     |
| THE TELEGRAM                  | 00042614 | ADVERTISING                         | \$167.46     |
| LA BREA INT'L INC.            | 00042615 | PROMOTIONAL MATERIALS               | \$36.16      |
| MCAP LEASING                  | 00042616 | LEASING OF OFFICE EQUIPMENT         | \$775.17     |
| CABOT-EIRIKSSON 1998 INC.     | 00042617 | DISTRIBUTION OF BROCHURES           | \$898.35     |
| NORMAN, JOSEPH                | 00042618 | REFUND - SWIMMING LESSONS           | \$105.00     |
| NEWFOUNDLAND POWER            | 00042619 | ELECTRICAL SERVICES                 | \$170,803.59 |
| THE PUNTERS                   | 00042620 | LUNCHTIME CONCERT PERFORMANCE       | \$104.00     |
| HALLIDAY, JANINE              | 00042621 | TRAVEL ADVANCE                      | \$1,067.50   |
| AON REED STENHOUSE INC        | 00042622 | INSURANCE PREMIUM                   | \$669.00     |
| NEWFOUNDLAND POWER            | 00042623 | ELECTRICAL SERVICES                 | \$13,723.10  |
| PIK-FAST EXPRESS INC.         | 00042624 | BOTTLED WATER                       | \$28.00      |
| GRAND AND TOY                 | 00042625 | OFFICE SUPPLIES                     | \$1,866.27   |
| LA BREA INT'L INC.            | 00042626 | PROMOTIONAL MATERIALS               | \$104.69     |
| SSQ INSURANCE COMPANY INC.    | 00042627 | PAYROLL DEDUCTIONS                  | \$3,999.76   |
| PUBLIC SERVICE CREDIT UNION   | 00042628 | PAYROLL DEDUCTIONS                  | \$7,010.69   |
| DESJARDINS FINANCIAL SECURITY | 00042629 | PAYROLL DEDUCTIONS                  | \$503,585.39 |
| BRADBURY, BLAIR               | 00042630 | REIMBURSEMENT - REGISTRATION FEE    | \$372.90     |
| NEWFOUND CONSTRUCTION LTD.    | 00042631 | PROGRESS PAYMENT                    | \$280,366.15 |
| PYRAMID CONSTRUCTION LIMITED  | 00042632 | PROGRESS PAYMENT                    | \$316,708.20 |
| PARTS FOR TRUCKS INC.         | 00042633 | REPAIR PARTS                        | \$2,842.51   |
| RECEIVER GENERAL FOR CANADA   | 00042634 | PAYROLL DEDUCTIONS                  | \$122,963.91 |
| RECEIVER GENERAL FOR CANADA   | 00042635 | PAYROLL DEDUCTIONS                  | \$4,217.37   |
| BABB LOCK & SAFE CO. LTD      | 00042636 | SUPPLY/INSTALL WINDOW TRACK LOCKS   | \$174.13     |
| THE TELEGRAM                  | 00042637 | ADVERTISING                         | \$267.45     |
| LA BREA INT'L INC.            | 00042638 | PROMOTIONAL MATERIALS               | \$904.00     |
| OSEDE ONODENALORE             | 00042639 | SOCCER REFEREE                      | \$75.65      |
| NLSA BOYS U15 SOCCER TEAM     | 00042640 | TRAVEL ASSISTANCE GRANT             | \$400.00     |
| EASTERN WASTE MANAGEMENT      | 00042641 | FOURTH QUARTER - 2012 PAYMENT       | \$484,207.75 |
| STEVENSON, MICHELLE           | 00042642 | EDUCATION INCENTIVE                 | \$100.00     |
| SOBEYS ROPEWALK LANE          | 00042643 | SUPPLIES - ST. JOHN'S & CANADA DAYS | \$1,284.21   |
| DAVID RICHE IN TRUST          | 00042644 | PURCHASE OF LAND                    | \$16,000.00  |
| MUGFORD, WENDY                | 00042645 | TRAVEL ADVANCE                      | \$1,566.00   |
| KING, ROBIN                   | 00042646 | TRAVEL ADVANCE                      | \$2,047.06   |
| GRIFFITHS, GARETH             | 00042647 | REIMBURSEMENT - CLASS 3 MEDICAL     | \$50.00      |
| PITCHER, CHRIS                | 00042648 | TRAVEL ADVANCE                      | \$2,806.00   |
| LAWRENCE, ELIZABETH           | 00042649 | TRAVEL ADVANCE                      | \$1,591.00   |
| BURDEN, TERRY                 | 00042650 | REIMBURSEMENT - CLASS 3 MEDICAL     | \$50.00      |



|   |          |                              |              |
|---|----------|------------------------------|--------------|
| KINCADE, DEANNE                               | 00042651 | TRAVEL ADVANCE               | \$1,767.50   |
| LYGHTLE BRUSHETT, LINDSAY                     | 00042652 | TRAVEL ADVANCE               | \$633.51     |
| GRAND AND TOY                                 | 00042653 | OFFICE SUPPLIES              | \$1,217.30   |
| NEWFOUNDLAND POWER                            | 00042654 | ELECTRICAL SERVICES          | \$12,777.93  |
| PARTS FOR TRUCKS INC.                         | 00042655 | REPAIR PARTS                 | \$4,474.87   |
| AE CONSULTANTS LTD.                           | 00042656 | PROFESSIONAL SERVICES        | \$98,570.41  |
| ACTION TRUCK CAP & ACCESSORIES                | 00042657 | REPAIR PARTS                 | \$13.88      |
| ANIXTER CANADA INC.                           | 00042658 | TECK CABLE                   | \$308.46     |
| ASHFORD SALES LTD.                            | 00042659 | REPAIR PARTS                 | \$218.55     |
| B & B SALES LTD.                              | 00042660 | SANITARY SUPPLIES            | \$728.85     |
| MIGHTY WHITES LAUNDROMAT                      | 00042661 | LAUNDRY SERVICES             | \$12.43      |
| COSTCO WHOLESALE                              | 00042662 | MISCELLANEOUS SUPPLIES       | \$1,055.76   |
| KELLOWAY CONSTRUCTION LIMITED                 | 00042663 | CONTRACT PAYMENT             | \$47,275.59  |
| RDM INDUSTRIAL LTD.                           | 00042664 | INDUSTRIAL SUPPLIES          | \$1,211.80   |
| GULLIVER'S CITY WIDE TAXI                     | 00042665 | TRANSPORTATION SERVICES      | \$39.25      |
| LIGHTING & TRAFFIC SYSTEMS LTD                | 00042666 | TRAFFIC CONTROLS             | \$11,446.45  |
| DOMINION STORES 924                           | 00042667 | MISCELLANEOUS SUPPLIES       | \$188.63     |
| DE-WATERING TECHNOLOGY                        | 00042668 | DISPOSAL SERVICES            | \$1,862.23   |
| GRAND CONCOURSE AUTHORITY                     | 00042669 | PROFESSIONAL SERVICES        | \$139,567.50 |
| TONY'S TAILOR SHOP                            | 00042670 | REPAIRS TO BUNKER SUITS      | \$418.10     |
| CHARLES R. BELL LTD.                          | 00042671 | APPLIANCES                   | \$1,617.03   |
| BEST DISPENSERS LTD.                          | 00042672 | SANITARY SUPPLIES            | \$1,261.35   |
| WASTE MANAGEMENT                              | 00042673 | COLLECTION SERVICES          | \$607.64     |
| CREDIT INFORMATION SERVICES NFLD LTD.         | 00042674 | CREDIT INFORMATION           | \$159.78     |
| ROCKWATER PROFESSIONAL PRODUCT                | 00042675 | CHEMICALS                    | \$6,629.48   |
| BLAZER CONCRETE SAWING & DRILL                | 00042676 | ASPHALT & CONCRETE CUTTING   | \$3,898.50   |
| MARITIME TURF SUPPLIES                        | 00042677 | REPAIR PARTS                 | \$585.34     |
| TRACT CONSULTING INC                          | 00042678 | PROFESSIONAL SERVICES        | \$10,480.78  |
| BREN-KIR INDUSTRIAL SUPPLIES                  | 00042679 | INDUSTRIAL SUPPLIES          | \$3,498.99   |
| FRESHWATER SUZUKI                             | 00042680 | REPAIR PARTS FOR EQUIPMENT   | \$101.84     |
| BROWNE'S AUTO SUPPLIES LTD.                   | 00042681 | AUTOMOTIVE REPAIR PARTS      | \$358.41     |
| CANSEL SURVEY EQUIPMENT INC.                  | 00042682 | SAFETY VESTS                 | \$216.11     |
| SOBEY'S #604                                  | 00042683 | GROCERY ITEMS                | \$33.89      |
| FARRELL'S EXCAVATING LTD.                     | 00042684 | ASPHALT                      | \$1,566.18   |
| BUGDEN'S TAXI 1970 LTD.                       | 00042685 | TRANSPORTATION SERVICES      | \$92.50      |
| TIM HORTON'S - OLD PLACENTIA RD               | 00042686 | COFFEE SUPPLIES              | \$49.68      |
| CO-OP FEEDS/COUNTRY RIBBON INC FEEDS DIVISION | 00042687 | DUCK FEED                    | \$175.90     |
| STAPLES THE BUSINESS DEPOT - STAVANGER DR     | 00042688 | STATIONERY & OFFICE SUPPLIES | \$443.81     |
| TRIWARE TECHNOLOGIES INC.                     | 00042689 | INK CARTRIDGES               | \$534.49     |
| COLLEGE OF THE NORTH ATLANTIC                 | 00042690 | SCHOLARSHIP                  | \$600.00     |

|                                    |          |                                |             |
|------------------------------------|----------|--------------------------------|-------------|
| AIR LIQUIDE CANADA INC.            | 00042691 | CHEMICALS AND WELDING PRODUCTS | \$28,198.63 |
| CANCELLED                          | 00042692 | CANCELLED                      | \$0.00      |
| WAL-MART 3196-ABERDEEN AVE.        | 00042693 | MISCELLANEOUS SUPPLIES         | \$836.05    |
| ROGERS CABLE                       | 00042694 | INTERNET SERVICES              | \$162.58    |
| SOBEY'S INC                        | 00042695 | PET SUPPLIES                   | \$1,489.91  |
| CAPITAL PRE-CAST LIMITED           | 00042696 | SALES PRECAST                  | \$4,039.75  |
| SHEPPARD CASE ARCHITECTS           | 00042697 | PROFESSIONAL SERVICES          | \$12,500.00 |
| MAC TOOLS                          | 00042698 | TOOLS                          | \$2,104.97  |
| CLARKE'S TRUCKING & EXCAVATING     | 00042699 | GRAVEL                         | \$737.14    |
| CLEARWATER POOLS LTD.              | 00042700 | POOL SUPPLIES                  | \$427.12    |
| WAL-MART 3093-MERCHANT DRIVE       | 00042701 | MISCELLANEOUS SUPPLIES         | \$276.58    |
| DULUX PAINTS                       | 00042702 | PAINT SUPPLIES                 | \$521.63    |
| COLONIAL GARAGE & DIST. LTD.       | 00042703 | AUTO PARTS                     | \$228.83    |
| EASTERN VALVE & CONTROL SPEC.      | 00042704 | REPAIR PARTS                   | \$1,797.16  |
| PETER'S AUTO WORKS INC.            | 00042705 | TOWING OF VEHICLES             | \$141.25    |
| CONCRETE PRODUCTS 2001 LTD.        | 00042706 | CONCRETE                       | \$418.83    |
| CONSTRUCTION SIGNS LTD.            | 00042707 | SIGNAGE                        | \$1,303.46  |
| THE IDEA FACTORY                   | 00042708 | PROFESSIONAL SERVICES          | \$194.93    |
| CANCELLED                          | 00042709 | CANCELLED                      | \$0.00      |
| SCOTT WINSOR ENTERPRISES INC.,     | 00042710 | REMOVAL OF GARBAGE & DEBRIS    | \$197.75    |
| COUNTER CORNER LTD.                | 00042711 | BLADE SHARPENING               | \$69.16     |
| COUNTRY TRAILER SALES 1999 LTD     | 00042712 | REPAIR PARTS                   | \$760.49    |
| MASK SECURITY INC.                 | 00042713 | TRAFFIC CONTROL                | \$41,740.57 |
| CROSBIE INDUSTRIAL SERVICE LTD     | 00042714 | CONTRACT PAYMENT               | \$36,527.18 |
| NEWFOUND CABS                      | 00042715 | TRANSPORTATION SERVICES        | \$2,377.46  |
| HARTY'S INDUSTRIES                 | 00042716 | WELDING REPAIRS                | \$954.85    |
| CUMMINS EASTERN CANADA LP          | 00042717 | REPAIR PARTS                   | \$481.45    |
| MCINNES COOPER                     | 00042718 | PROFESSIONAL SERVICES          | \$2,123.22  |
| CREDIT RECOVERY 2003 LIMITED       | 00042719 | CREDIT COLLECTIONS             | \$4,466.96  |
| CABOT READY MIX LIMITED            | 00042720 | ASPHALT & WASHED STONE         | \$3,504.30  |
| DICKS & COMPANY LIMITED            | 00042721 | OFFICE SUPPLIES                | \$1,585.81  |
| WAJAX POWER SYSTEMS                | 00042722 | REPAIR PARTS                   | \$336.87    |
| EAST COAST HYDRAULICS              | 00042723 | CYLINDER REPAIRS               | \$620.86    |
| DOMINION RECYCLING LTD.            | 00042724 | PIPE                           | \$242.95    |
| THYSSENKRUPP ELEVATOR              | 00042725 | ELEVATOR MAINTENANCE           | \$565.00    |
| RUSSEL METALS INC.                 | 00042726 | METALS                         | \$711.90    |
| CANADIAN TIRE CORP.-ELIZABETH AVE. | 00042727 | MISCELLANEOUS SUPPLIES         | \$2,052.15  |
| CANADIAN TIRE CORP.-KELSEY DR.     | 00042728 | MISCELLANEOUS SUPPLIES         | \$611.54    |
| ROGERS BUSINESS SOLUTIONS          | 00042729 | DATA & USAGE CHARGES           | \$5,820.54  |
| EAST COAST MARINE & INDUSTRIAL     | 00042730 | MARINE & INDUSTRIAL SUPPLIES   | \$5,836.45  |

|   |          |                                       |             |
|---|----------|---------------------------------------|-------------|
| ELECTRIC MOTOR & PUMP DIV.              | 00042731 | REPAIR PARTS                          | \$238.43    |
| ELECTRONIC CENTER LIMITED               | 00042732 | ELECTRONIC SUPPLIES                   | \$408.19    |
| EMCO SUPPLY                             | 00042733 | REPAIR PARTS                          | \$548.97    |
| EM PLASTIC & ELECTRIC PROD LTD          | 00042734 | GLASS                                 | \$254.25    |
| SHIRLEY BISHOP                          | 00042735 | CLEANING SERVICES                     | \$800.00    |
| THE TELEGRAM                            | 00042736 | ADVERTISING                           | \$9,243.14  |
| FACTORY FOOTWEAR OUTLET LTD.            | 00042737 | PROTECTIVE FOOTWEAR                   | \$1,051.89  |
| DOMINION STORE 935                      | 00042738 | MISCELLANEOUS SUPPLIES                | \$282.80    |
| 21ST CENTURY OFFICE SYSTEMS 1992 LTD.   | 00042739 | STATIONERY & OFFICE SUPPLIES          | \$1,450.58  |
| BASIL FEARN 93 LTD.                     | 00042740 | REPAIR PARTS                          | \$264.42    |
| EXECUTIVE TAXI LIMITED                  | 00042741 | TRANSPORTATION SERVICES               | \$98.31     |
| MAYNARD-REECE ENGINEERING EQUIPMENT LTD | 00042742 | REPAIR PARTS                          | \$17,531.95 |
| ERL ENTERPRISES                         | 00042743 | AUTO PARTS/REPAIRS                    | \$6,013.14  |
| GAZE SEED COMPANY 1987 LTD.             | 00042744 | GARDENING SUPPLIES                    | \$274.59    |
| DWD ENTERPRISES INC.(STOGGERS' PIZZA)   | 00042745 | REFRESHMENTS                          | \$229.83    |
| MILLENNIUM EXPRESS                      | 00042746 | COURIER SERVICES                      | \$225.44    |
| DALHOUSIE UNIVERSITY                    | 00042747 | TUITION FEES                          | \$17,500.00 |
| DEVONSHIRE PET MEMORIAL SERVICES INC.   | 00042748 | PROFESSIONAL SERVICES                 | \$3,322.20  |
| COASTLINE SPECIALTIES                   | 00042749 | SUPPLY & INSTALL PLAYGROUND EQUIPMENT | \$59,674.17 |
| GREENWOOD SERVICES INC.                 | 00042750 | OPEN SPACE MAINTENANCE                | \$5,035.84  |
| ATLANTIC OILFIELD & INDUSTRIAL SUPPLY   | 00042751 | INDUSTRIAL SUPPLIES                   | \$2,968.14  |
| EAGLE EXCAVATION                        | 00042752 | REFUND - STREET EXCAVATION PERMIT     | \$200.00    |
| PROVINCIAL FENCE PRODUCTS               | 00042753 | FENCING MATERIALS                     | \$2,898.45  |
| WOLSELEY CANADA WATERWORKS              | 00042754 | INDUSTRIAL SUPPLIES                   | \$791.47    |
| THAT PRO LOOK                           | 00042755 | RECREATION SUPPLIES                   | \$142.32    |
| PETTY HARBOUR CANVAS CO. LTD.           | 00042756 | PROFESSIONAL SERVICES                 | \$339.00    |
| EASTERN PROPANE                         | 00042757 | PROPANE                               | \$81.66     |
| CASE ATLANTIC                           | 00042758 | REPAIR PARTS                          | \$342.06    |
| SERVICE PLUS INC.                       | 00042759 | RENTAL OF EQUIPMENT                   | \$7,647.84  |
| MS GOVERN                               | 00042760 | PROFESSIONAL SERVICES                 | \$4,646.90  |
| TIM HORTON'S - 139 TORBAY ROAD          | 00042761 | COFFEE SUPPLIES                       | \$248.70    |
| G4S CASH SERVICES (CANADA) LTD          | 00042762 | RENTAL OF SAFE                        | \$47.97     |
| NOVATECH                                | 00042763 | INDUSTRIAL SUPPLIES                   | \$858.80    |
| BRENNTAG CANADA INC                     | 00042764 | CHLORINE                              | \$10,717.63 |
| PRACTICAR CAR & TRUCK RENTALS           | 00042765 | VEHICLE RENTAL                        | \$1,570.70  |
| HICKMAN MOTORS LIMITED                  | 00042766 | AUTO PARTS                            | \$2,427.51  |
| HISCOCK RENTALS & SALES INC.            | 00042767 | HARDWARE SUPPLIES                     | \$395.44    |
| HOLDEN'S TRANSPORT LTD.                 | 00042768 | RENTAL OF EQUIPMENT                   | \$542.40    |
| HONDA ONE                               | 00042769 | REPAIR PARTS                          | \$975.00    |
| RHONDA KELLOWAY                         | 00042770 | CLEANING SERVICES                     | \$320.00    |

|                                       |          |                        |             |
|---------------------------------------|----------|------------------------|-------------|
| PENNECON ENERGY TECHNICAL SERVICE     | 00042771 | REPAIRS TO MOTOR       | \$6,366.47  |
| ONX ENTERPRISE SOLUTIONS LIMITED      | 00042772 | SOFTWARE UPGRADES      | \$1,706.75  |
| ISLAND HOSE & FITTINGS LTD            | 00042773 | INDUSTRIAL SUPPLIES    | \$80.49     |
| PRINTER TECH SOLUTIONS INC.,          | 00042774 | REPAIRS TO EQUIPMENT   | \$517.54    |
| CDMV                                  | 00042775 | VETERINARY SUPPLIES    | \$840.09    |
| IDEXX LABORATORIES                    | 00042776 | VETERINARY SUPPLIES    | \$447.48    |
| MAR-CO CLAY PRODUCTS INC.,            | 00042777 | CLAY                   | \$2,266.78  |
| PFIZER ANIMAL HEALTH                  | 00042778 | VETERINARY SUPPLIES    | \$375.73    |
| PRIME FASTENERS MARITIMES LTD.        | 00042779 | REPAIRS TO TOOLS       | \$93.63     |
| FIKE CANADA INC.,                     | 00042780 | FREIGHT CHARGES        | \$85.29     |
| KENT BUILDING SUPPLIES                | 00042781 | BUILDING SUPPLIES      | \$322.04    |
| AZTEC ELECTRONIC                      | 00042782 | REPAIRS TO EQUIPMENT   | \$91.90     |
| KERR CONTROLS LTD.                    | 00042783 | INDUSTRIAL SUPPLIES    | \$331.94    |
| DATARITE.COM                          | 00042784 | INK CARTRIDGES         | \$251.31    |
| MARK'S WORK WEARHOUSE                 | 00042785 | PROTECTIVE CLOTHING    | \$1,864.57  |
| MIKAN INC.                            | 00042786 | LABORATORY SUPPLIES    | \$472.73    |
| KONICA MINOLTA BUSINESS SOLUTIONS     | 00042787 | PHOTOCOPIES            | \$102.04    |
| WAJAX INDUSTRIAL COMPONENTS           | 00042788 | REPAIR PARTS           | \$248.43    |
| NEWFOUND DISPOSAL SYSTEMS LTD.        | 00042789 | DISPOSAL SERVICES      | \$13,390.12 |
| NEWFOUNDLAND DISTRIBUTORS LTD.        | 00042790 | INDUSTRIAL SUPPLIES    | \$323.96    |
| TRC HYDRAULICS INC.                   | 00042791 | REPAIR PARTS           | \$2,097.46  |
| BELL MOBILITY                         | 00042792 | CELLULAR PHONE USAGE   | \$5,003.57  |
| TOROMONT CAT                          | 00042793 | AUTO PARTS             | \$2,568.77  |
| NORTH ATLANTIC PETROLEUM              | 00042794 | PETROLEUM PRODUCTS     | \$66,882.88 |
| PBA INDUSTRIAL SUPPLIES LTD.          | 00042795 | INDUSTRIAL SUPPLIES    | \$728.45    |
| GCR TIRE CENTRE                       | 00042796 | TIRES                  | \$1,076.83  |
| PERIDOT SALES LTD.                    | 00042797 | REPAIR PARTS           | \$571.03    |
| THE HUB                               | 00042798 | CATERING SERVICES      | \$1,688.22  |
| POLAR FARMS LIMITED                   | 00042799 | KENTUCKY BLUEGRASS SOD | \$555.28    |
| K & D PRATT LTD.                      | 00042800 | FIRE EXTINGUISHER      | \$46.61     |
| PUROLATOR COURIER                     | 00042801 | COURIER SERVICES       | \$75.13     |
| REPROGRAPHICS LTD.                    | 00042802 | TONER CARTRIDGES       | \$316.97    |
| RIDEOUT TOOL & MACHINE INC.           | 00042803 | TOOLS                  | \$1,420.29  |
| NAPA ST. JOHN'S 371                   | 00042804 | AUTO PARTS             | \$372.87    |
| TRANSCONTINENTAL NFLD & LABRADOR DIV. | 00042805 | PRINTING SERVICES      | \$14,027.60 |
| ROYAL FREIGHTLINER LTD                | 00042806 | REPAIR PARTS           | \$1,774.95  |
| S & S SUPPLY LTD. CROSSTOWN RENTALS   | 00042807 | REPAIR PARTS           | \$1,526.07  |
| SAMEDAY WORLDWIDE                     | 00042808 | COURIER SERVICES       | \$38.58     |
| BIG ERICS INC                         | 00042809 | SANITARY SUPPLIES      | \$1,081.22  |
| SAUNDERS EQUIPMENT LIMITED            | 00042810 | REPAIR PARTS           | \$2,455.44  |

|  |          |                                      |            |
|--|----------|--------------------------------------|------------|
| DARLENE SHARPE                         | 00042811 | CLEANING SERVICES                    | \$1,200.00 |
| SMITH STOCKLEY LTD.                    | 00042812 | PLUMBING SUPPLIES                    | \$148.88   |
| SMITH'S HOME CENTRE LIMITED            | 00042813 | ROPE                                 | \$60.97    |
| STATE CHEMICAL LTD.                    | 00042814 | CHEMICALS                            | \$395.50   |
| SUPERIOR OFFICE INTERIORS LTD.         | 00042815 | OFFICE SUPPLIES                      | \$3,497.29 |
| SUPERIOR PROPANE INC.                  | 00042816 | PROPANE                              | \$134.53   |
| ASSOC OF ENG. TECHNICIANS NFLD.        | 00042817 | ANNUAL MEMBERSHIP DUES               | \$2,796.75 |
| TORBAY ROAD ANIMAL HOSPITAL            | 00042818 | VETERINARY SERVICES                  | \$202.58   |
| TRACTION DIV OF UAP                    | 00042819 | REPAIR PARTS                         | \$8,443.42 |
| URBAN CONTRACTING JJ WALSH LTD         | 00042820 | PROPERTY REPAIRS                     | \$395.50   |
| WAL-MART 3092-KELSEY DRIVE             | 00042821 | MISCELLANEOUS SUPPLIES               | \$520.56   |
| DR. PETER ROBBINS                      | 00042822 | PROFESSIONAL SERVICES                | \$20.00    |
| SAFER, ANDREW                          | 00042823 | PROFESSIONAL SERVICES                | \$3,220.50 |
| WALLNUTS INC.                          | 00042824 | REAL PROGRAM                         | \$610.20   |
| STACK AND ASSOCIATES                   | 00042825 | REFUND - COMPLIANCE LETTER           | \$150.00   |
| DR. WENDY WHELAN                       | 00042826 | PROFESSIONAL SERVICES                | \$20.00    |
| PIKE LAW OFFICES                       | 00042827 | REFUND - COMPLIANCE LETTER           | \$150.00   |
| BELL MOBILITY INC. RADIO DIVISION      | 00042828 | MONTHLY MAINTENANCE CHARGES          | \$4,007.02 |
| STAPLES THE BUSINESS DEPOT - KELSEY DR | 00042829 | STATIONERY & OFFICE SUPPLIES         | \$78.81    |
| ALEX FOLEY'S ACADEMY OF MATIAL ARTS    | 00042830 | REAL PROGRAM                         | \$255.00   |
| CHRIS GALE                             | 00042831 | REFUND - SWIMMING LESSONS            | \$60.00    |
| LYNNETTE WOODROW                       | 00042832 | REFUND - SWIMMING LESSONS            | \$120.00   |
| TIM HORTONS #549                       | 00042833 | COFFEE SUPPLIES                      | \$59.99    |
| IDANCE SHAWN SILVER IRISH DANCING INC. | 00042834 | REAL PROGRAM                         | \$150.00   |
| CBR MINOR HOCKEY ASSOCIATION           | 00042835 | REAL PROGRAM                         | \$300.00   |
| KID'S TREE LEARNING & MUSIC CENTRE     | 00042836 | REAL PROGRAM                         | \$680.00   |
| TERRA NOVA NATIONAL PARK               | 00042837 | SENIOR'S OUTING                      | \$37.40    |
| DANCE STUDIO EAST                      | 00042838 | REAL PROGRAM                         | \$300.00   |
| CLOVER CONSTRUCTION INC.               | 00042839 | RELEASE OF DEPOSIT                   | \$1,000.00 |
| FINN, CATHERINE                        | 00042840 | REFUND - MATERIALS FOR NLS COURSE    | \$26.25    |
| OLD TOWN PIZZERIA                      | 00042841 | REFRESHMENTS                         | \$89.12    |
| HANLEY CONSTRUCTION                    | 00042842 | RELEASE-MAINTENANCE SECURITY DEPOSIT | \$3,000.00 |
| PERRY & POWER                          | 00042843 | REFUND - COMPLIANCE LETTER           | \$150.00   |
| LACEY, JILL                            | 00042844 | REFUND - SOCCER PROGRAM              | \$130.00   |
| TOBIN, CHRISTINA                       | 00042845 | REFUND - SWIMMING LESSONS            | \$42.00    |
| NOFTALL, SANDRA                        | 00042846 | REFUND - SWIMMING LESSONS            | \$40.00    |
| HAYWARD, GLENDA                        | 00042847 | REFUND - SWIMMING LESSONS            | \$40.00    |
| CLARKE, JUNE                           | 00042848 | REFUND - DANCE LESSONS               | \$50.00    |
| OAKLEY, PAULINE                        | 00042849 | REFUND - KEY                         | \$50.00    |
| ROWE, GAYNA                            | 00042850 | PHOTOGRAPHY SERVICES                 | \$81.09    |

|                                      |          |  |              |
|--------------------------------------|----------|--|--------------|
| SCOTT, CATHERINE                     | 00042851 | REFUND - SWIMMING LESSONS                  | \$40.00      |
| PARRILL, TINA                        | 00042852 | REFUND - SWIMMING LESSONS                  | \$40.00      |
| MURPHY, KIM                          | 00042853 | REFUND - SWIMMING LESSONS                  | \$42.00      |
| DUFF, JUDY                           | 00042854 | REFUND - KEY DEPOSIT                       | \$50.00      |
| RICKS, MARY                          | 00042855 | REFUND - DANCE LESSONS                     | \$44.00      |
| CONNORS, BRIDGET                     | 00042856 | REFUND - APPLICATION FEE                   | \$50.00      |
| BENNETT, RAY                         | 00042857 | REFUND - GUITAR LESSONS                    | \$39.00      |
| BISHOP, WAYNE                        | 00042858 | REFUND - CAMP DISCOVERY                    | \$75.00      |
| COFFIN, KATHY                        | 00042859 | REFUND - SWIMMING LESSONS                  | \$70.00      |
| MILLER, HELEN                        | 00042860 | VEHICLE BUSINESS INSURANCE                 | \$174.00     |
| KEATING, ANDREA                      | 00042861 | SMOKING CESSATION PROGRAM                  | \$50.66      |
| WHITE, LESLIE                        | 00042862 | REFUND - SWIMMING LESSONS                  | \$40.00      |
| CAREW, RANDY                         | 00042863 | REIMBURSEMENT - INTERNET CHARGES           | \$49.70      |
| STUCKLESS, MARK                      | 00042864 | VEHICLE BUSINESS INSURANCE                 | \$304.00     |
| CHAFE, DEREK                         | 00042865 | REIMBURSEMENT - REGISTRATION FEE           | \$728.85     |
| DODD, DARREN                         | 00042866 | VEHICLE BUSINESS INSURANCE                 | \$298.00     |
| CANTWELL, MICHAEL                    | 00042867 | VEHICLE BUSINESS INSURANCE                 | \$186.00     |
| PARDY, SHELLEY                       | 00042868 | VEHICLE BUSINESS INSURANCE                 | \$211.00     |
| RICHARD HYNES                        | 00042869 | EMBROIDERY SERVICES                        | \$97.09      |
| KINCADE, DEANNE                      | 00042870 | REFUND - REGISTRATION FEE                  | \$730.79     |
| SCOTT HOUNSELL                       | 00042871 | REIMBURSEMENT - FILING & REGISTRATION FEES | \$25.00      |
| HILLIARD, ROSE                       | 00042872 | MILEAGE                                    | \$52.91      |
| CAMPBELL, TOM                        | 00042873 | VEHICLE BUSINESS INSURANCE                 | \$116.00     |
| MCCORMACK, JAIME                     | 00042874 | SMOKING CESSATION PROGRAM                  | \$16.96      |
| MCCLOUGHLAN SUPPLIES LTD.            | 00042875 | ELECTRICAL SUPPLIES                        | \$1,230.68   |
| WATERWORKS SUPPLIES DIV OF EMCO LTD  | 00042876 | REPAIR PARTS                               | \$19,492.32  |
| HARRIS & ROOME SUPPLY LIMITED        | 00042877 | ELECTRICAL SUPPLIES                        | \$1,358.98   |
| CITY OF ST. JOHN'S                   | 00042878 | REPLENISH PETTY CASH                       | \$128.79     |
| TD WATERHOUSE                        | 00042879 | PURCHASE OF PROPERTY                       | \$52,213.20  |
| INNOVATIVE SURFACE SOLUTIONS         | 00042880 | PETROLEUM PRODUCTS                         | \$11,498.54  |
| NEWFOUNDLAND POWER                   | 00042881 | ELECTRICAL SERVICES                        | \$7,034.24   |
| BELL MOBILITY                        | 00042882 | CELLULAR PHONE USAGE                       | \$559.35     |
| NEWFOUNDLAND LIQUOR CORP.            | 00042883 | SETTLEMENT-CONVENTION CENTRE EXPANSION     | \$47,500.00  |
| CITY OF ST. JOHN'S                   | 00042884 | REPLENISH PETTY CASH                       | \$66.59      |
| ROBERT ANSTEY LAW OFFICE IN TRUST    | 00042885 | PURCHASE OF PROPERTY                       | \$705,690.31 |
| TD WATERHOUSE                        | 00042886 | PURCHASE OF PROPERTY                       | \$253,720.57 |
| HAINES, ARNOLD                       | 00042887 | PURCHASE OF PROPERTY                       | \$263,375.92 |
| SKINNER, BEVERLY                     | 00042888 | TRAVEL ADVANCE                             | \$1,782.61   |
| BISHOP, LINDA                        | 00042889 | TRAVEL REIMBURSEMENT                       | \$1,746.00   |
| COADY CONSTRUCTION & EXCAVATION LTD. | 00042890 | PROGRESS PAYMENT                           | \$626,840.32 |

|  |          |                                      |                       |
|--|----------|--------------------------------------|-----------------------|
| INFINITY CONSTRUCTION                  | 00042891 | PROGRESS PAYMENT                     | \$13,426.84           |
| INFINITY CONSTRUCTION                  | 00042892 | PROGRESS PAYMENT                     | \$181,914.19          |
| CANADIAN TECHNICAL ASPHALT ASSOCIATION | 00042893 | CONFERENCE REGISTRATION FEE          | \$700.00              |
| STEELE COMMUNICATIONS                  | 00042894 | ADVERTISING                          | \$427.14              |
| CANADIAN TECHNICAL ASPHALT ASSOCIATION | 00042895 | CONFERENCE REGISTRATION FEE          | \$700.00              |
| TRANSPORTATION ASSOC OF CANADA         | 00042896 | CONFERENCE REGISTRATION FEE          | \$1,265.00            |
| GENTARA REAL ESTATE LP                 | 00042897 | LEASE OF OFFICE SPACE                | \$27,129.44           |
| GORDON BARNES                          | 00042898 | PROFESSIONAL SERVICES                | \$2,400.00            |
| CANADIAN PARKING ASSOCIATION (CPA)     | 00042899 | CONFERENCE REGISTRATION FEE          | \$572.25              |
| EAGLES, MICHELLE                       | 00042900 | PAYROLL - BANNERMAN PARK             | \$1,432.16            |
| PUBLIC SERVICE CREDIT UNION            | 00042901 | PAYROLL DEDUCTIONS                   | \$8,678.35            |
| WINSOR, ALBION & VERNA                 | 00042902 | RELEASE-MAINTENANCE SECURITY DEPOSIT | \$1,500.00            |
| LESTER'S FARM MARKET                   | 00042903 | REFRESHMENTS                         | \$59.32               |
| CONTROLS & EQUIPMENT LTD.              | 00042904 | REPAIR PARTS                         | \$9,418.70            |
| CONTROLS & EQUIPMENT LTD.              | 00042905 | REPAIR PARTS                         | \$2,103.07            |
| HISCOCK'S SPRING SERVICE               | 00042906 | REPAIR PARTS                         | \$837.98              |
| HISCOCK'S SPRING SERVICE               | 00042907 | REPAIR PARTS                         | \$763.20              |
|  |          | <b>TOTAL</b>                         | <b>\$5,052,513.03</b> |

# MEMORANDUM

Date: September 21, 2012

To: His Worship the Mayor and Members of Council

From: Robert Bursey, City Solicitor

Re: **Designation of 100 Water Street as a Heritage Building**

---

The City has received an application to demolish the building situate at 100 Water Street (Parcel ID #26586) and former the home of Breakwater Books. The building has been designated as a heritage building under the St. John's Development Regulations enacted under the Urban and Rural Planning Act.

Section 355 of the City of St. John's Act, also empowers the City, by by-law to designate the subject structure as a heritage building, thereby preventing the demolition. Such a by-law must be enacted within 90 days of receipt of the application to demolish.

At its Regular Meeting on September 17, 2012, Council, following consideration of a memorandum dated September 12, 2012, from the Director of Building and Property Management, and item 2 (with related attachments) of the Heritage Advisory Committee Report dated August 22, 2012, (copies of both are attached), accepted the recommendation of the Committee and the Director that the application for demolition of the building be denied.

Further to the foregoing, it is recommended that Council enact a by-law, pursuant to s. 355 of the City of St. John's Act, to designate the building situate at 100 New Gower Street (Parcel ID #26586) as a heritage building. In this regard, it is further recommended that the attached Notice of Motion be made.



Robert Bursey, LL.B.  
City Solicitor

RJB/kab  
Attachments

# ST. JOHN'S

LEGAL DEPARTMENT

UNITED STATES OF AMERICA



# MEMORANDUM

Date: September 12, 2012

To: Mayor Dennis O'Keefe  
and Members of Council

From: David Blackmore, R.P.A.  
Director of Building and Property Management

Re: **Application for Demolition  
100 Water Street**

---

Council has been requested to consider an application for the demolition of the above noted property without reference to future development or use of the site.

Council has considered the report of the Heritage Committee with respect to the historical significance.

In addition to this report an inspection has been carried out to determine the physical condition of the building with respect to assessing the cost to preserve the building.

The inspection has revealed the building to be in good condition, both on the interior as well as the exterior, with the requirements of preservation falling into the category of general maintenance.

Council, in considering the designation of this property, must also address the issue of compatibility of preservation with other lawful uses of the building.

The building is located in a CCM Zone which provides a wide variety of uses complimentary of the Downtown location. The building, as it currently stands, maximizes the building footprint and floor area ratio requirements for the site.

Based upon the report of the Heritage Committee; the fact that the building is structurally sound and requires only minor maintenance; and the compatibility for other lawful uses of the existing structure, it is recommended that Council proceed with the Heritage Designation and reject the application for demolition as per Section 355 of the City of St. John's Act.

---

David Blackmore

# ST. JOHN'S

---

DEPARTMENT OF BUILDING  
& PROPERTY MANAGEMENT  
CITY OF ST. JOHN'S 100 BOX 108 ST. JOHN'S NL CANADA A1C 5M2 WWW.SJOHNS.CA

# Report/Recommendations

## Heritage Advisory Committee

August 22, 2012

In Attendance: Deputy Mayor Shannie Duff, Chairperson  
Wayne Purchase, Downtown St. John's  
Tony Lockyer, Eastern Homebuilder's Association  
George Chalker, Heritage Foundation of NL  
Anne Hati, Citizen Representative  
Dave Blackmore, Director of Building and Property Management  
Ken O'Brien, Manager of Planning & Information  
Peter Mercer, Heritage Officer  
Maureen Harvey, Recording Secretary

1. 40 Henry Street- Former Star of the Sea property

Subsequent to a previous Heritage Advisory Committee meeting, the developer of the former "Star of the Sea" property has submitted a revised design plan. The Committee met with the developer, Mr. Vahe Kouyoumdjian and reviewed the site plan, floor plans, parking area plans, design concept, elevations and design rationale.

Drawings are on file with the Office of the City Clerk.

The Committee recommends approval of the July 27, 2012 design for there-development of the former "Star of the Sea" property located at 40 Henry Street. The City's Department of Planning will provide a separate report to Council once all Planning, Engineering, and other staff reviews have been completed.

2. 100 Water Street- Breakwater Books Building

The Committee considered an application from KMK Development to demolish the building located at 100 Water Street which is designated by Council as a heritage building.

The Committee strongly recommends that Council reject the application for demolition of property at 100 Water Street. This building is an important heritage structure by reason of its age, architecture and historic associations (see attached statement of historic significance). The building appears to be in sound structural condition. It is located on a site adjacent to the War Memorial and close to a number of significant heritage buildings, including the newly restored King George V Building and the Javelin Building.

# ST. J H N 'S

3. Protection of Designated Heritage Buildings

Some concern was expressed about the legal protection for buildings designated by Council as Heritage Buildings.

The Committee recommends that Council request staff to explore this issue to ensure that the City does have the power under existing legislation and by-laws to enable council to legally protect designated Heritage Buildings from demolition.

4. Mallard Cottage-8 Barrow's Road (Restoration and Building Extension)

At the last meeting of the Heritage Advisory Committee, a recommendation was made for approval for the restoration of Mallard Cottage. With respect to the proposed expansion for kitchen and dining space, the matter was deferred pending receipt of drawings illustrating proposed elevations.

The Committee met with Mr. Todd Perrin to discuss and reviewed the plans and is pleased that the expansion is in keeping with the original design of the building and that the extension's design will match the character of the old.

The Committee recommends approval for the expansion of the restaurant kitchen and dining space at Mallard Cottage.

5. Proposal to construct a fence at 26 King's Bridge Road

The Committee considered a request from the property owner at 26 King's Bridge Road. Having reviewed the documentation, the Committee is satisfied that a fence was located on the property years ago and that the application for a 6' wooden fence is appropriate.

The Committee recommends that the construction of a fence measuring up to 6' at 26 King's Bridge Road be approved subject to its design and location being approved by the City's Traffic Division and that it be covered with a solid paint or stain.

Deputy Mayor Shannie Duff  
Chairperson



# Heritage Foundation of Newfoundland and Labrador

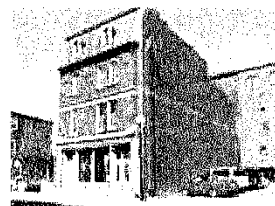
Home About Programs Inventories and Reports Restoration Resources Events Links

Search

## Breakwater Books (former S.O. Steele Building) Municipal Heritage Building

Property Search

Intangible  
Cultural Heritage



Breakwater Books Building, 100 Water Street  
View of Breakwater Books (former S.O. Steele Building), facing north.  
Photo taken June 8, 2007.  
Deborah O'Rielly HFNL 2007

### Statement of Significance

#### Formal Recognition Type

City of St. John's Heritage Building, Structure, Land or Area

#### Description of Historic Place

Breakwater Books (former S.O. Steele Building) is a three-and-a-half storey brick building located at 100 Water Street, St. John's. The designation is confined to the footprint of the building.

#### Heritage Value

Architecturally, Breakwater Books (former S.O. Steele Building) is significant because it is an excellent example of Victorian Second Empire style commercial architecture. Virtually unaltered since its erection in 1894, this building features the original picture windows, recessed entranceways and transom lights, all typical of this type of architecture. Since the original occupants both worked and lived in this building it was designed to serve this dual purpose, having the shop located on the ground level and residential space on the upper levels. The structure's fourth storey concave mansard roof with hooded dormers is characteristic of the Second Empire style made popular by builders J.

and J. T. Southcott in the years after the 1892 fire. The exterior decoration on this building is typical of early 20th century commercial buildings, having a rather ornate store front and a number of less decorative upper levels. Though there is a belt course separating each of the upper levels and arched brickwork surrounding the third storey windows, these features are rather simplistic, resulting in the storefront receiving increased attention.

Historically, Breakwater Books (former S.O. Steele Building) is significant because of the persons associated with it. Samuel Owen Steele, who inherited this house from Hannah Martin, was well known within the region for being both a dry goods merchant and an importer of china. It was in this building that he established the china shop, importing in dinnerware from as far away as Japan. Samuel's two sons, Owen and James, were also well known for their involvement in the First World War. Owen, who was killed at the Somme on July 8, 1916, by a German shell, kept a detailed diary of his service during the war, providing an excellent account of the exploits of Newfoundlanders who fought in the First World War. James survived the war, including the attack at Beaumont Hamel that killed or wounded 710 of his fellow Newfoundland soldiers.

Source: City of St. John's, Meeting held 1989/07/21

### Character Defining Elements

All original features which relate to the age and construction of the building in a commercial Second Empire style, including:

- original storefront layout, mansard roof with bonneted dormers, brick exterior;
- original window and door openings;
- all original windows including the storefront picture windows;
- original doors;
- size and appearance of transoms above doorways;
- base panels;
- signage typical of early 20th century storefronts;
- pilasters along storefront;
- all decorative brickwork;
- all other decorative features including mouldings and trim;
- belt course;
- overall dimensions, height and location of structure; and,
- all interior features of house reflective of age, design and usage of original building.

### Location and History

**Community** St. John's

**Municipality** City of St. John's

**Civic Address** 100 Water Street

**Construction** 1894 - 1894

**Style** Second Empire

**Building Plan** Rectangular Short Fat;:ade

**Website Link** [www.breakwater.nf.net/index.php](http://www.breakwater.nf.net/index.php)

**Map**    Satellite    Terrain

**Breakwater Books (former S.O. Steele Building) Municipal Heritage Building**  
100 Water Street

**NOTICE OF MOTION**

**TAKE NOTICE** that I will at the next regular meeting of the St. John's Municipal Council move a motion to adopt the Heritage Designation (100 Water Street, Parcel ID#26586) By-Law so as have the building situate on property at 100 Water Street (Parcel ID #26586) designated as a heritage building.

DATED at St. John's, NL this                      day of    '2012.

---

COUNCILLOR

**ST. J HNS**

# MEMORANDUM

---

Date: September 24, 2012

To: His Worship the Mayor & Members of Council

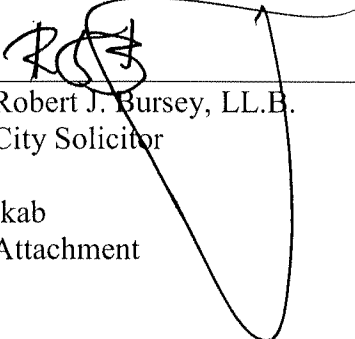
From: Robert Bursey, City Solicitor

**Re: Blackmarsh Road – Former Gulliver Farm Development  
Westfield Condominium Development**

---

The Developer of the above noted condominium development at Blackmarsh Road/Captain Whelan Drive requires a strip of City land as indicated on the attached plan.

I recommend that this land be sold at a rate of \$2.00 per square foot (\$3,950.00) and request that this matter be brought before Council at the next Regular Meeting.

  
\_\_\_\_\_  
Robert J. Bursey, LL.B.  
City Solicitor

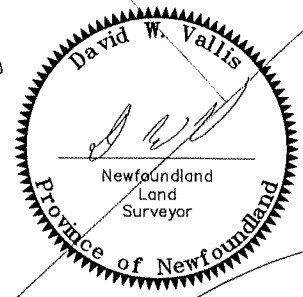
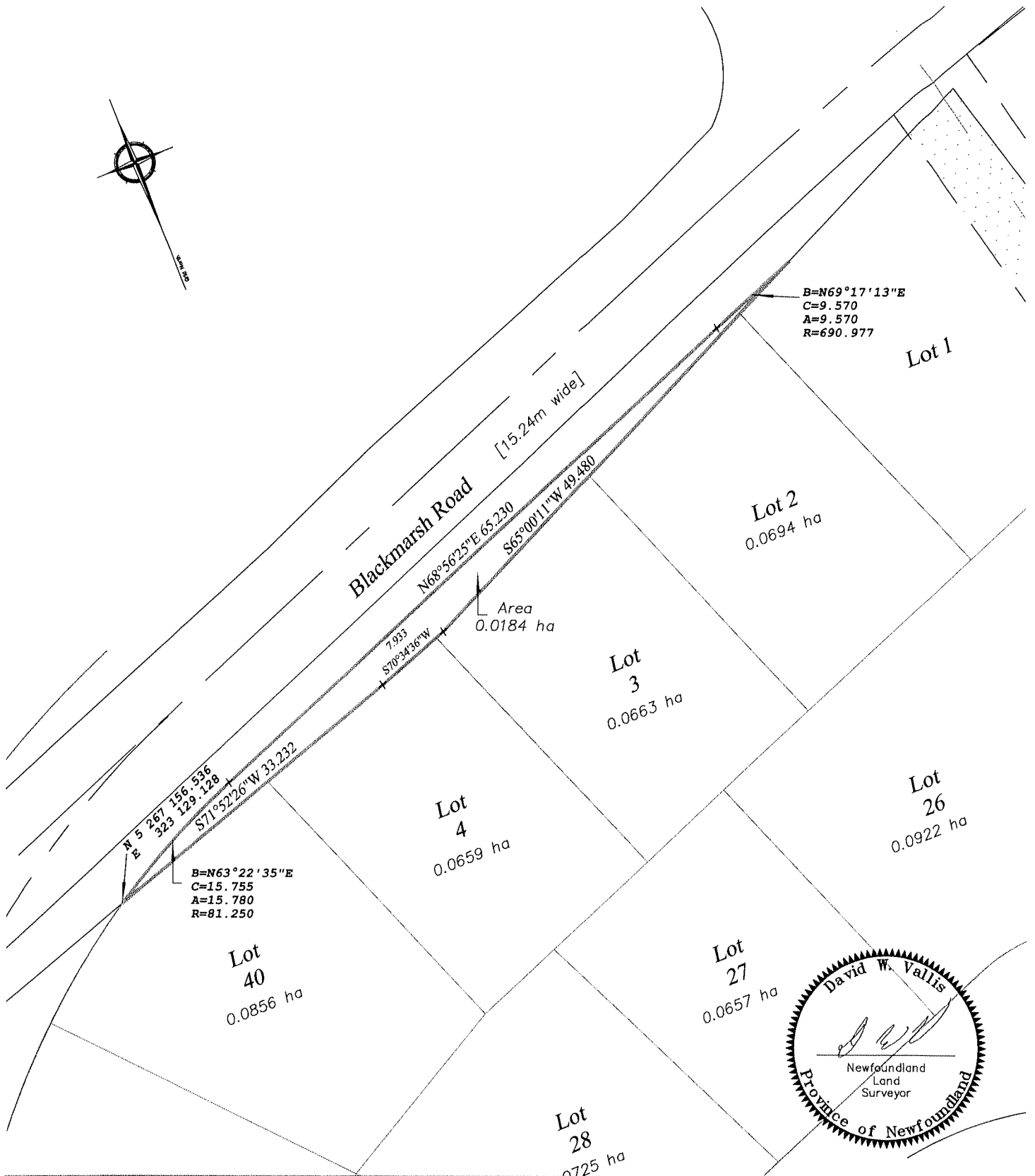
/kab  
Attachment

---

# ST. JOHN'S

LEGAL DEPARTMENT

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



Notes:- This plan certifies the information as of the date shown and only as of this date. All distances are Metric.

© D.W. Vallis, Newfoundland Land Surveyor, 2012. Unauthorized use, alteration or reproduction of this property report is prohibited by law as outlined in the Copyright Act. However, use and reproduction thereof by or on behalf of the person to whom this report is addressed is permitted, provided that no alterations whatsoever are made thereto.

For further information contact the author at [709] 747-5923, Fax 747-0177, E-Mail dvallis@nf.aibn.com [C.M.53][NAD 83][GPS][RTK]

|  |                 |
|--|-----------------|
| <b>Boundary Survey</b><br><i>To be Acquired from City of St. John's</i><br>Westfield Condominiums, Blackmarsh Road, St. John's, NL | date: 18 Jul 12 |
|  | scale: 1:500    |
|  | job 11256-2ba   |



# MEMORANDUM

Date: October 1, 2012  
To: Mayor O'Keefe and City Council  
From: Department of Economic Development, Tourism & Culture  
Re: **October 2012 Economic Update**

---

Attached is the monthly newsletter of the Department of Economic Development, Tourism & Culture. The newsletter is circulated to over 1,500 people locally and nationally. It is also available on-line at [www.stjohns.ca](http://www.stjohns.ca).

For further information please contact Wendy Mugford at 576-8107 or email: [business@stjohns.ca](mailto:business@stjohns.ca)

---

Wendy Mugford  
Economic Development Coordinator

# ST. JOHN'S

DEPARTMENT OF ECONOMIC DEVELOPMENT,  
TOURISM & CULTURE  
CITY OF ST. JOHN'S PO BOX 908 ST. JOHN'S NL CANADA A1C 5M2 WWW.STJOHNS.CA

# Economic Update

October 2012

e-mail  
business@stjohns.ca to  
receive this newsletter in  
your inbox

## Business Briefs

According to the latest census release, there were 78,960 private households in St. John's metro in 2011, an increase of 11.7% from 2006. The average household size remains unchanged from 2006 at 2.5 persons residing in private households. In St. John's metro, 56.8% of private households lived in single-detached houses and 0.7% lived in apartments in buildings that have five or more storeys. The rest lived in other types of dwelling structures. In St. John's metro, 68.2% of census families were married couples in 2011, while 14.3% were common-law couples and 17.6% were lone-parent families.

\*\*\*

Broker Westshore, a leading global offshore shipbroker for the oil and energy industry, has opened an office in St John's, in order to assist with ship brokerage projects in the North Atlantic and Arctic areas. The company intends to build their local knowledge of the operators in the region and work on developing strong relations in the offshore industry in Canada. The company's new office is located at 106 Water Street.

The number of new motor vehicles sold in July 2012 increased 11.2% to 3,212 units in Newfoundland and Labrador. Nationally, the number of new motor vehicles sold in Canada increased 5.0% for the same month.

\*\*\*

A new report from the Canadian Centre for Policy Alternatives shows that Newfoundland and Labrador is the most affordable province for university education, both for median- and low-income families, while Ontario and Nova Scotia are among the least affordable. Average tuition and compulsory fees in Newfoundland and Labrador are \$2,893 per academic year. The report credits the province for providing up-front assistance for students, a zero interest policy on student loans and debt forgiveness. [www.policyalternatives.ca](http://www.policyalternatives.ca)

\*\*\*

The Department of Innovation, Business and Rural Development announced a call for expressions of interest to the **Technology Utilization Program** for businesses that are interested in expanding their technology capacity to increase competitiveness and productivity. Additional details on the program are available at [www.ibrd.gov.nl.ca](http://www.ibrd.gov.nl.ca)

## Economic Indicators

- The New Housing Price Index for St. John's Metro was **147.9** in July 2012 up **0.8%** compared to the same month in the previous year.
- The Consumer Price Index for St. John's Metro was **123.8** in August 2012 up **1.6%** compared to the same month in the previous year.

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

|                           | Aug 12  | Chg.* |
|---------------------------|---------|-------|
| <b>Labour Force</b>       | 117,100 | 4.7%  |
| <b>Unemployment Rate</b>  | 7.1%    | 0.5pt |
| <b>Employment Rate</b>    | 66.9%   | 2.1pt |
| <b>Participation Rate</b> | 72.0%   | 2.6pt |

\* Same month previous year.

## City Building Permits (Year to date as of Sept 24, 2012)

| Type          | 2011                 | 2012                 | % Variance |
|---------------|----------------------|----------------------|------------|
| Commercial    | \$46,400,900         | \$165,900,100        | 258        |
| Industrial    | 1,800,800            | 3,600,100            | 100        |
| Institutional | 32,100,400           | 15,500,500           | -52        |
| Residential   | 156,700,900          | 142,300,300          | -9         |
| Repairs       | 4,000,000            | 4,000,000            | 0          |
| <b>Total</b>  | <b>\$241,003,000</b> | <b>\$331,301,000</b> | <b>37</b>  |



# ST. JOHN'S

DEPARTMENT OF ECONOMIC DEVELOPMENT,  
TOURISM & CULTURE

## Business Approvals

Dance school, 93 Torbay Rd.

RBC, Kelsey Dr.

Jin Dragon Inc., 27 Blackmarsh Rd.

Saltwater Restaurant, 286 Duckworth St.

Lawton's Wholesale, 59-61 Pippy Pl.

Great Canadian Dollar Store, 27 Elizabeth Ave.

Halloween Alley, 16 -72 Hamlyn Rd.

Christmas Warehouse, 323 Kenmount Rd.

Dog grooming business, 600 Topsail Rd.

Dental clinic, 255 Majors Path

Retail clothing & crafts, 206 Duckworth St.

## New Home Based Business

Electrical contractor, 33 Dorset St.

Hair salon, 129 Penney Cres.

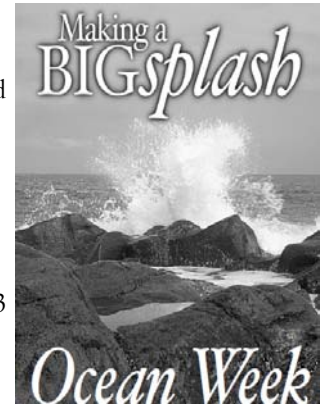
## Initiatives

### Ocean Week 2012

*Ocean Week* recognizes the significance of the ocean and oceans related industries, and highlights the growing ocean technology sector. This year the week will be held from **October 21 - 27**. Some of the events include:

- Ocean Innovation Conference, October 21-24
- Canadian Underwater Conference and Exhibition, October 21-23
- Ocean Film Night – *Atlantic Crossing: A Robot's Daring Mission*, Bruneau Centre, MUN, October 23 7:30 pm
- Reading with author Robert Parsons *Tales of the North Atlantic*, A.C Hunter Public Library, October 24 7 pm

Also, during *Ocean Week*, the City of St. John's will be hosting the *World Energy Cities Partnership Annual General Meeting*. This international event will have representatives from 19 energy cities worldwide gather to share experiences and knowledge. This event will be the first time the group has visited St. John's and offers a great opportunity to promote St. John's and local energy and ocean industries. For additional information about Ocean Week visit [www.stjohns.ca](http://www.stjohns.ca)



## Upcoming Events

|  |             |  |
|--|-------------|--|
| Ocean Technology Speaker Series  | Oct 4       | <a href="mailto:cathy.hogan@oceansadvance.net">cathy.hogan@oceansadvance.net</a>                   |
| Festival of New Dance  | Oct 9 – 14  | <a href="http://festivalofnewdance.ca">festivalofnewdance.ca</a>                                   |
| Lunch and Learn - Exporting 101  | Oct 10      | email: <a href="mailto:info.cb.nl@acoa-apeca.gc.ca">info.cb.nl@acoa-apeca.gc.ca</a>                |
| International Association of Maritime Universities   | Oct 15–17   | <a href="http://www.iamu-edu.org">www.iamu-edu.org</a>   |
| Speed Networking: St. John's Board of Trade  | Oct 16      | <a href="http://bot.nf.ca">bot.nf.ca</a>   |
| St. John's International Women's Film Festival   | Oct 16 – 20 | <a href="http://www.womensfilmfestival.com">www.womensfilmfestival.com</a>                         |
| Noia Lunch – <i>Lessons learned from Western Australia's investment in its energy future</i> | Oct 24      | <a href="http://www.noia.ca">www.noia.ca</a>   |
| 2012 Atlantic Green Forum  | Oct 28 – 30 | <a href="http://landscapenl.com">landscapenl.com</a>   |
| Mineral Resources Review   | Nov 1–3     | <a href="http://www.nr.gov.nl.ca/nr/mines/mineral.html">www.nr.gov.nl.ca/nr/mines/mineral.html</a> |

# ST. JOHN'S

DEPARTMENT OF ECONOMIC DEVELOPMENT,  
TOURISM & CULTURE

348 Water Street  
City of St. John's, P.O. Box 908  
St. John's, NL A1C 5M2  
709-576-8107 [business@stjohns.ca](mailto:business@stjohns.ca)