

**AGENDA
REGULAR MEETING**

**OCTOBER 9th, 2012
4:30 p.m.**

ST. JOHN'S

MEMORANDUM

October 5th, 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 **Tuesday, October 9th, 2012 at 4:30 p.m.**

Please note there will not be a Special Meeting.

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 9th, 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 October 1st, 2012
- 4. Business Arising from the Minutes**
 - a. Notice of Motion – Councillor O’Leary
100 Water Street – Heritage Designation
 - A. Included in the Agenda**
 - B. Other Matters**
 - C. Notices Published**
- 5. Public Hearings**
- 6. Committee Reports**
 - a. Development Committee Report dated October 2, 2012
 - b. Heritage Advisory Committee Report dated October 9, 2012
 - c. Economic Development & Tourism Standing Committee Report dated August 30, 2012
 - d. Arts Advisory Committee Report (E-poll)
 - e. Audit Standing Committee Report dated September 28, 2012
- 7. Resolutions**
- 8. Development Permits List**
- 9. Building Permits List**
- 10. Requisitions, Payrolls and Accounts**
- 11. Tenders**
 - a. Tender – Purchase of Three (3) Small Double Drum Rollers
 - b. Tender – Dublin Road – Sanitary Sewer Reconstruction

12. Notices of Motion, Written Questions and Petitions

13. Other Business

- a. Memorandum dated October 1, 2012 from the City Solicitor
Re: Newfoundland Power Easement – Churchill Drive
- b. Memorandum dated October 2, 2012 from the City Solicitor
Re: 452 Water Street
- c. Memorandum dated October 4, 2012 from the City Solicitor
Re: 14 MacKenzie Street – City Land
- d. **Correspondence from the Mayor's Office**
- e. **Items Added by Motion**

14. Adjournment

October 1st, 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

SJMC2012-10-01/490R

It was decided on motion of Councillor Tilley; seconded by Councillor Collins: That the Agenda be adopted as presented.

Adoption of Minutes

SJMC2012-10-01/491R

It was decided on motion of Councillor Galgay; seconded by Councillor O'Leary: That the minutes of September 24, 2012 meeting be adopted as presented.

Committee Reports

Development Committee Report

Council considered the following Development Committee Report dated September 24, 2012:

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

SJMC2012-10-01/492R

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

The motion being put was unanimously carried.

Planning & Housing Standing Committee Report dated September 25, 2012

Council considered the following Planning & Housing Standing Committee Report dated 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

SJMC2012-10-01/493R

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

The motion being put was unanimously carried.

Nomenclature Committee Report dated September 26, 2012

Council considered the following Nomenclature Committee Report dated September 26, 2012:

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**

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**

SJMC2012-10-01/494R

It was moved by Councillor Colbert; seconded by Councillor Collins: That the Committee’s recommendations be approved.

The motion being put was unanimously carried.

Development Permits List

Council considered as information the following Development Permits List for the period March 30, 2012 to April 5, 2012:

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

<p>* Code Classification: RES - Residential COM - Commercial AG - Agriculture OT - Other</p>	<p>INST - Institutional IND - Industrial</p>
<p>** 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.</p>	

Gerard Doran
 Development Officer
 Department of Planning

Building Permits List

SJMC2012-10-01/495R

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

2012/09/26

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		

Rejection:

18 Iceland Place - Flag Pole - Rejected
- Contrary to Section 10.10 of the St. John's Development Regulations.

The motion being put was unanimously carried.

Payrolls and Accounts

SJMC2012-10-01/496R

It was moved by Councillor Hickman; seconded by Councillor Hann: That the following Payrolls and Accounts for the week ending September 27th, 2012 be approved:

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

Payroll

Public Works	\$ 388,706.63
Bi-Weekly Administration	\$ 766,726.05
Bi-Weekly Management	\$ 669,445.03

Bi-Weekly Fire Department	\$ 560,120.34
Accounts Payable	\$ 5,052,513.03
Total:	\$ 7,437,511.08

The motion being put was unanimously carried.

Petition

Councillor Galgay tabled a petition the prayer of which read as follows:

Petition to Bell Mobility Inc. and to Industry Canada

WHEREAS: Bell Mobility Inc. is proposing to build a telecommunications tower in the Merrymeeting Road area of St. John's and

WHEREAS: the authorization of Telecommunications facilities falls under the exclusive jurisdiction of the federal government through Industry Canada and

WHEREAS: the petitioners are very concerned about the effect of this tower on property values in the area and

WHEREAS: there may be health risks associated with such a facility and

WHEREAS: possible hazards exist in the physical location of this facility and

WHEREAS: though the petitioners recognize the need for continued development of technology and continued and improved service to customers, an alternate site away from this neighbourhood of children, seniors, high schools, condominiums, small businesses and private properties of significant value **must** be taken into consideration and

WHEREAS: this proposed location is located in a densely populated urban area.

THEREFORE BE IT RESOLVED THAT: Bell Mobility Inc. immediately withdraw this proposal and

BE IT FORTHER RESOLVED THAT: Industry Canada reject this proposal by Bell Mobility Inc.

Designation of 100 Water Street as a Heritage Building

Council considered a memorandum dated September 21, 2012 from the City Solicitor regarding the above noted.

SJMC2012-10-01/497R

It was decided on motion of Councillor Galgay; seconded by Councillor O'Leary: 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 Water Street (Parcel ID#26586) as a heritage building.

Councillor O'Leary then gave the following 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 to 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 1st day of October, 2012.

**Blackmarsh Road - Former Gulliver Farm Development
Westfield Condominium Development**

Council considered a memorandum dated September 21, 2012 from the City Solicitor concerning the above noted.

SJMC2012-10-01/498R

It was moved by Councillor Breen; seconded by Councillor Tilley: That City land required by Westfield Condominium Development at Blackmarsh Road/Captain Whelan Drive, be sold at a rate of \$2.00 per square foot (\$3,950.00), as per the recommendation of the City Solicitor.

The motion being put was unanimously carried.

Economic Development Update October 2012

Councillor Tilley presented the highlights of the October 2012 Economic Development Update.

Councillor Collins

Councillor Collins again asked that priority be given to extending sidewalks in the Kilbride area of Gaze Seed to Ultramar Gas Station.

Councillor O’Leary

Councillor O’Leary advised that she received a call from a downtown business owner commenting on the positive feedback of the cruise ship industry and suggesting that the City focus on the North American Tourism market.

His Worship the Mayor advised that the City is marketed and promoted to the major North American Cruise Lines, however, the port of St. John’s is a little too far east to meet the itinerary of the Canada New England Cruising.

His Worship the Mayor

His Worship the Mayor advised that the City’s leaf composting program may be compromised this year because the cleanup from Tropical Storm Leslie is still continuing, leaving the unavailability of drop off sites and City crews. Residents were asked to either take their leaves to the landfill or place in regular garbage collection.

Adjournment

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

MAYOR

CITY CLERK

BY-LAW NO.

**ST. JOHN'S HERITAGE DESIGNATION (100 WATER STREET, PARCEL ID #26586)
BY-LAW**

PASSED BY COUNCIL ON

, 2012

Pursuant to the powers vested in it under section 355 of the City of St. John's Act, RSNL 1990 c. C-17, as amended and all other powers enabling it, the City of St. John's enacts the following By-Law relating to the heritage designation of 100 Water Street, Parcel ID #26586.

BY-LAW

1. This by-law may be cited as the "St. John's Heritage Designation (100 Water Street, Parcel ID #26586) By-Law.
2. The building situate on property at 100 Water Street (Parcel ID #26586) is designated as a heritage building.

IN WITNESS WHEREOF the Seal of the City of St. John's has been hereunto affixed and this By-Law has been signed by the Mayor and City Clerk this _____ day of _____, 2012.

MAYOR

CITY CLERK

REPORT/RECOMMENDATIONS
Development Committee
October 2, 2012

The following matters were considered by the Development Committee at its meetings held on October 2, 2012. A staff report is attached for Council's information.

RECOMMENDATIONS

- 1. Discretionary Use Application - Public Utility**
Proposed Bell Mobility Cellular Telephone Tower
571 Thorburn Road (Ward 4)
Watershed (W) Zone
-

The Development Committee recommends that this application be approved in accordance with Section 10.46.1 of the St. John's Development Regulations.

- 2. Proposed Rooftop Cellular Telephone Antenna Installation**
Bell Mobility Inc.
22 Gleneyre Street (Wedgewood Medical Building) Ward 1
Commercial Neighbourhood (CN) Zone
-

The Development Committee recommends approval of the cellular telephone antennas installation at 22 Gleneyre Street

- 3. Application for a Proposed Private Planned Unit Development (PUD)**
Ten (10) Two (2) Storey Single Detached Dwellings
Quidi Vidi Village Road (Ward 2)
Applicant: Powder House Hill Investments Ltd.
-

The Development Committee recommends that upon completion of the technical review of the application by staff, that staff be directed to schedule a public meeting, to be chaired by a member of Council.

- 4. Proposed Seniors' Residential Condominium Building**
Four (4) Storey, Sixteen (16) Condominium Units
King Edward Place (Former St. John Ambulance Property) (Ward 2)
Applicant: Southcott Homes Ltd.
-

The Development Committee recommends that Council approve the attached terms of reference for the land use assessment report for the proposed four (4) storey seniors' residential condominium building. As the proposed development is adjacent to an

established residential neighbourhood, it is also recommended that once the report has been received and reviewed by staff, that staff be directed to schedule a public meeting, to be chaired by a member of Council, on the application and Land Use Assessment Report. This process would include a newspaper notice, notices mailed to property owners and occupants/residents in the area, and posting of the Assessment Report on the City's website.

A handwritten signature in black ink, appearing to read 'R. F. Smart', is positioned above the typed name.

Robert F. Smart
City Manager
Chair – Development Committee

Attach.

MEMORANDUM

Date: October 4, 2012

To: His Worship the Mayor and Members of Council

From: Robert Smart, City Manager
Chair-Development Committee

**Re: Department of Planning File No. B-16-T.33/12-00159
Discretionary Use Application - Public Utility
Proposed Bell Mobility Cellular Telephone Tower
571 Thorburn Road (Ward 4)
Watershed (W) Zone**

A Discretionary Use application was submitted on May 24, 2012, by Bell Mobility Inc. to the City to install a tower at the above-referenced site. The application was advertised in accordance with Section 5.5 of the St. John's Development Regulation, Public Notification. At its Regular meeting of June 26, 2012, Council made a decision to defer a decision on this application in order to provide City staff with an opportunity to review written objection to the application. Subsequently, staff requested that the applicant try to relocate the tower to the adjacent Rural (R) Zone where the tower would be allowed as a Permitted Use under the St. John's Development Regulations as a Public Utility. The proponent attempted to relocate the tower outside the Watershed zone, however there are several obstacles in the proposed relocation that could not be overcome. (See attached correspondence from proponent).

The Development Regulations authorize Council to allow a Public Utility as a Discretionary Use in the (W) Zone. A **PUBLIC UTILITY** means all land and buildings used by the municipality or a "Public Utility" defined in the Public Utilities Act, Revised Statutes of Newfoundland, 1970, Chapter 323, as Amended; to provide services for the health, safety and convenience of the general public, and includes land, buildings and facilities to provide water, sewage, electricity, transportation, and radio, television and telephone services.

As in its initial proposal, the tower will be located 350 metres from Thorburn Road on private property in the Watershed Zone. The applicant has advised that the proposed tower will be 60 metres in height with a ground shelter measuring five (5) squares metres housing a battery powered generator for backup power supply.

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

The Development Committee has reviewed the application with respect to the proposed use of the property and how it meets the criteria for development in the Watershed (W) zone. The Committee is of the opinion that Public Utility infrastructure exists through the Watershed zone and is tolerated with minimal impact. The proponent has made considerable effort to relocate the tower and finds no alternative but to install the tower in the subject location.

Recommendation

The Development Committee recommends that this application be approved in accordance with Section 10.46.1 of the St. John's Development Regulations.



Robert Smart, Chair-Development Committee

/amh

Enclosure



Bob Smart, City Manager-Chair Development Committee
City of St. John's
P.O. Box 908
St. John's, NL A1C 5M2

26 September 2012

Dear Mr. Smart,

RE: J1108 Thorburn Road - Proposed **Bell Mobility** Telecommunication Tower

In correspondence dated 04 September 2012, the City of St. John's Development Committee indicated **Bell Mobility** has permission to erect a tower on this site in the portion zoned Rural and should exhaust every possibility to place it outside the Watershed zone.

Bell Mobility staff and representatives from Newfoundland Power and Newfoundland Hydro conducted a site visit on 02 August 2012 to assess the suitability of the rural zone location. While **Bell Mobility** agrees it would be preferable to locate the tower outside of the watershed, based on feedback from Newfoundland Power and Newfoundland Hydro **Bell Mobility** cannot locate its proposed tower in the rural zone for the following reasons:

1. Crossing the Hydro Line

Construction and site access in the rural zone will require crossing the existing Hydro owned 230 kV energized lines. Newfoundland Hydro has recommended the tower be located north of the transmission lines to avoid any crossings.

2. Planned Hydro expansion

Newfoundland Hydro plans to build another transmission line next to the existing one, and therefore requires any tower to be a minimum of one full tower height away from the easement boundary for the transmission line. This is not possible in the alternate site in the rural zone.

3. Grading and current use of the site

In order to bring power to the tower, the lines would need to be placed underground (to cross the Hydro line). Bringing in underground power will create significant risks because: i) the property is an active quarry, with pits dug all over the property and ii) there is substantial variation in the grading on site. Even though the underground power lines will be incased in concrete, they could be dug up in the course of quarry activity which could result in serious harm given that these are 7.2KV lines.

In light of the 1,000 foot setback, **Bell Mobility** believes there would be very little impact on the area if the tower is located in the watershed and will ensure best practices are followed during the build process. There are also other like uses in the immediate area, including a larger CBC tower and transmission line structures.

Given these reasons, **Bell Mobility** now requests approval to construct the proposed tower in the originally proposed location.

Should you require any additional information please do not hesitate to contact me.

Best regards,



Pamela Kennedy

Manager, Real Estate Acquisition and Municipal Affairs

Bell Mobility Inc.

PO Box 880

Halifax, NS B3J 2W3

Email: pamela.kennedy1@bell.ca

Office: 902-486-5514

MEMORANDUM

Date: October 4, 2012

To: His Worship the Mayor and Members of Council

From: Robert Smart, City Manager
Chair-Development Committee

**Re: Proposed Roof top Cellular Telephone Antenna Installation
Bell Mobility Inc.
22 Gleneyre Street (Wedgewood Medical Building) Ward 1
Commercial Neighbourhood (CN) Zone**

An application has been submitted to the City to install fifteen (15) cellular telephone antennas at the above-referenced site. The applicant has advised that the proposed antennas will be placed on the roof of the subject building. The applicant also advises that the antennas will be shrouded and will not be visible from the street.

The proposed use "Cellular Phone Antenna" is considered a Public Utility. A Public Utility is a Permitted Use in the (CN) Zone which is the zone designation of the subject property.

The current site is an alternate location to a nearby thirty (30) metre monopole tower proposal which Council rejected at its regular meeting of January 3, 2012. The previous location was located in the Open Space (O) Zone and was processed as a Discretionary Use. In its decision to reject the application for the monopole tower, Council cited reasons to public concerns regarding the tower and that the tower was to be located on City property.

Recommendation

The Development Committee recommends approval of the cellular telephone antennas installation at 22 Gleneyre Street.



Robert Smart
Chair-Development Committee

/amh

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

MEMORANDUM

Date: October 4, 2012

To: His Worship the Mayor and Members of Council

Re: **Department of Planning File Number B-17-Q.5**
Application for a Proposed Private Planned Unit Development (PUD)
Ten (10) Two (2) Storey Single Detached Dwellings
Quidi Vidi Village Road (Ward 2)
Applicant: Powder House Hill Investments Ltd.

In 2009, Powder House Hill Investments Ltd. applied to develop vacant land (see attached map) on Quidi Vidi Village Road, known locally as “School House Hill”, for a 5-storey, 24-unit apartment building in condominium ownership (4 floors of apartments over 1 basement level of parking). A Land Use Assessment Report was submitted by the proponents and a public meeting was held on the application, on May 17, 2012. The application was subsequently withdrawn by the applicant.

On September 6, 2012, Powder House Hill Investments Ltd. submitted a new application to the City for a proposed Private PUD on the vacant land known as “School House Hill” consisting of ten (10) two (2) storey single detached dwellings in condominium ownership. Off street parking for thirty four (34) vehicles is being provided which exceeds the parking requirements of the St. John’s Development Regulations. (see attached)

Background Information

The subject property is in the Residential Medium Density District of the Municipal Plan and is zoned Comprehensive Development Area 6 (CDA-6) and Open Space (O). The CDA-6 Zone is a holding zone, pending a comprehensive plan for development. The CDA-6 Zone provides that subject to the approval by Council of a planned Unit Development Plan for the site, that Council may allow residential uses on the application property with a maximum allowable density of 50 dwelling units per net hectare.

Nearby houses on Quidi Vidi Village Road and Regiment Road are mostly 2 storeys high, with some 1-storeys as well; they are zoned Residential Quidi Vidi (RQ), Residential Low Density (R1), or Residential Medium Density (R2).

Quidi Vidi Village is part of Planning Area 2 (East End, Battery, Quidi Vidi Village). The Planning Area 2 Development Plan (part of the Municipal Plan) promotes the “Historic Village” by retaining land uses and densities typical to the area, and calls for the preservation of open spaces.

The Quidi Vidi Village Development Plan (2006), adopted in principle by Council in August of that year, calls for a circle of green to be maintained around the upper reaches of the village. Regarding the subject property, the QVV Development Plan recommended that it could be developed with “roadside

ST. JOHN'S

CITY MANAGER

housing in a way that integrates the homes into the landscape”, and that the City purchase the land north of the underground pipeline which bisects the site.

The Development Committee met with the proponents at the Committee meeting held on October 2, 2012 to discuss the application. The Committee is of the opinion that subject to staff completing the technical review of the application that the proposal be brought back for further public consultation.

Recommendation

It is the recommendation of the Development Committee that upon completion of the technical review of the application by staff, that staff be directed to schedule a public meeting, to be chaired by a member of Council on this application.



Robert Smart
City Manager/Chair - Development Committee

JS/dlm

MEMORANDUM

Date: October 4, 2012

To: His Worship the Mayor and Members of Council

**Re: Department of Planning File No. B-17-K.30
Proposed Seniors' Residential Condominium Building
Four (4) Storey, Sixteen (16) Condominium Units
King Edward Place (Former St. John Ambulance Property) (Ward 2)
Applicant: Southcott Homes Ltd.**

An application has been submitted to the City's Department of Planning by Southcott Homes Ltd. requesting approval for a proposed four (4) storey building containing sixteen (16) residential condominium units on the site of the former St. John Ambulance property on Forest Road with a proposed access off King Edward Place. The St. John's Development Regulations require 20 on-site parking spaces to be provided. The preliminary site plan submitted indicates that 22 parking spaces will be provided on-site which slightly exceeds the City's requirements.

The subject property is zoned Institutional (INST) under the St. John's Development Regulations. As per the Development Regulations, a seniors' apartment building is listed as a Permitted Use in the INST Zone. The maximum building height in this zone is limited to three (3) storeys, however, subject to a Land Use Assessment Report the height may be increased to a maximum of ten (10) storeys at the discretion of Council.

The Development Committee met with the proponents at the Committee meeting held on October 2, 2012 to discuss the application.

It was the consensus of the Committee, that the proponents be required to undertake a Land Use Assessment Report which would include clear delineation of access points to the site, as well as other potential developments of the site.

The Development Regulations require that the terms of reference for a Land Use Assessment Report are to be approved by Council and the report must be prepared at the expense of the applicant.

The Development Regulations require that prior to the approval of an Assessment Report that Council shall provide adequate time for a public review of the report using the procedures for public notification as outlined in the Regulations. As the proposed development is adjacent to an established residential neighborhood, it is recommended that a public meeting be held.

RECOMMENDATION:

It is the recommendation of the Development Committee that Council approve the attached terms of reference for the Land Use Assessment Report for the proposed four (4) storey seniors' residential condominium building. As the proposed development is adjacent to an established residential

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

neighborhood, it is also recommended that once the report has been received and reviewed by staff, that staff be directed to schedule a public meeting, to be chaired by a member of Council, on the application and Land Use Assessment Report. This process would include; a newspaper notice, notices mailed to property owners and occupants/residents in the area and posting of the Assessment Report on the City's website.



Robert Smart
City Manager/Chair - Development Committee

JS/dlm

Report/Recommendations

Heritage Advisory Committee

October 9th, 2012 (e-mail poll)

In Attendance: Deputy Mayor Shannie Duff, Chairperson
Councillor Sheilagh O'Leary
Wayne Purchase, Downtown St. John's
Tony Lockyer, Eastern Homebuilder's Association
George Chalker, Heritage Foundation of NL
Anne Hart, Citizen Representative
David Kelland, NL Association of Architects
Taryn Sheppard, Next Up Representative
Melanie DelRizzo, Citizen Representative
Gerard Hayes, Citizen Representative
Ken O'Brien, Manager of Planning & Information
Peter Mercer, Heritage Officer
Helen Miller, Archivist
Margaret Donovan, Tourism Industry Coordinator
Karen Chafe, Recording Secretary

1. 335 Southside Road - Designated Heritage House

The Committee considered an application to install a small extension on the side of the property to enclose a small elevator. The owner advises that the extension will be clad and detailed the same as the existing dwelling.

The Committee recommends approval of the elevator extension.

2. 15 Portugal Cove Road (Heritage Designated Building)

The Committee considered an application to install six new window inserts on the second floor. The proposed windows will be Marvin Double Hung Inserts (see attached). The new windows will be exactly the same as the original in size and shape. The owner advises that only the storm windows on this house are divided and the windows are one over one. The new windows will be white aluminum clad on the exterior and wood on the interior.

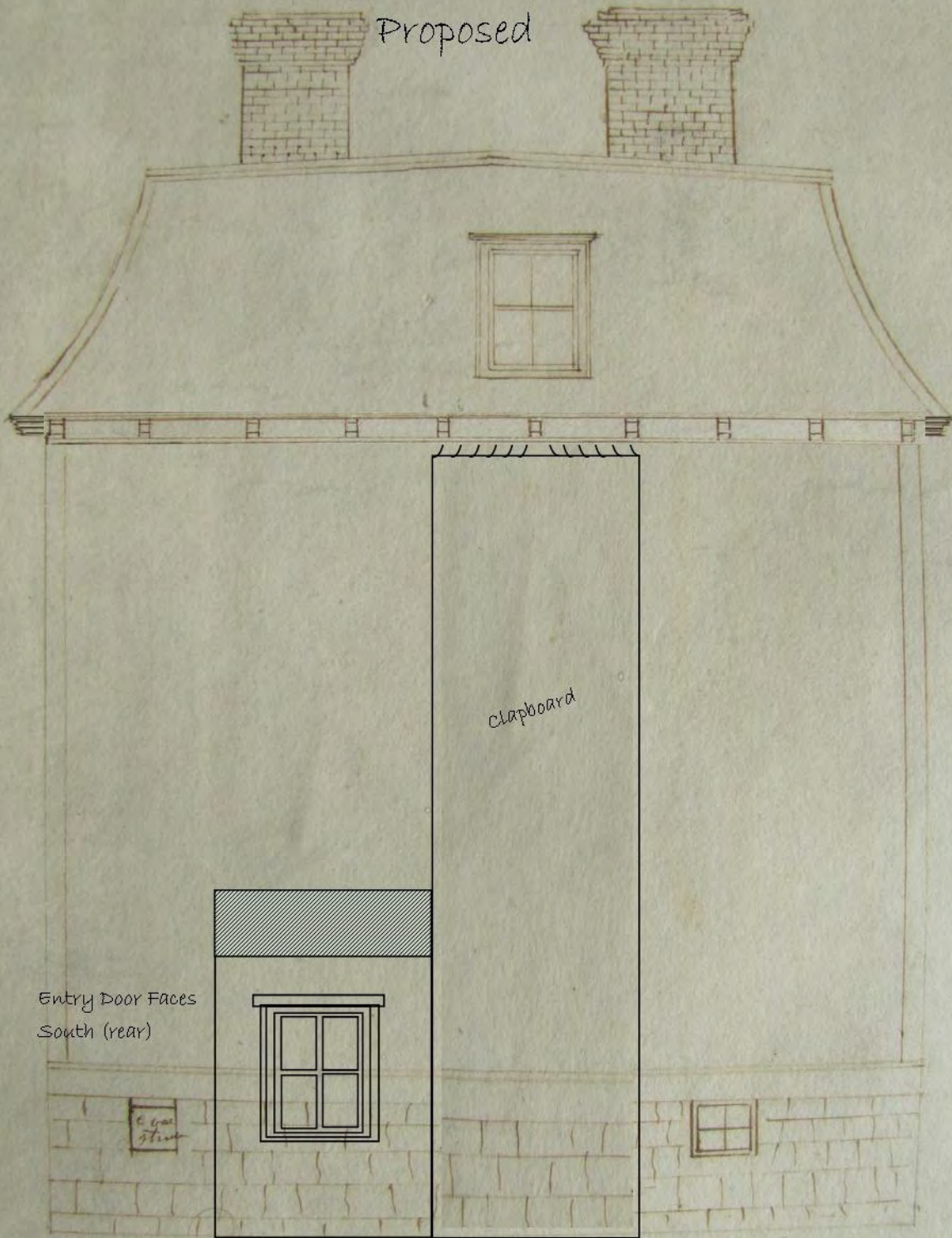
The Committee recommends approval of the windows installation.

Deputy Mayor Shannie Duff
Chairperson

ST. JOHN'S

335 Southside Rd—East Elevation,

Proposed



Entry Door Faces
South (rear)

East End

335 Southside Rd—Front Elevation,
Proposed



Front Elev.



335 Southside Rd. Wire sketch
Proposed Barrier Free Access Elevator.



Heritage Foundation of Newfoundland and Labrador

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015 Portugal Cove Road Municipal Heritage Building

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015 Portugal Cove Road, St. John's, NL.

View of the main facade of 015 Portugal Cove Road, St. John's, NL. Photo taken February 2005.

HFNL 2005

Statement of Significance

Formal Recognition Type

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

Description of Historic Place

This 3 storey concrete Second Empire dwelling is located at 015 Portugal Cove Road St. John's, NL. The designation is confined to the footprint of the building.

Heritage Value

015 Portugal Cove Road has been designated for its aesthetic value.

015 Portugal Cove Road is aesthetically valuable because it is one of the few concrete Second Empire buildings in St. John's. This style is reflected in the Mansard roof, peaked dormer windows, and eaves bracketing. This house is sheathed in concrete brick and stands apart from all other houses in the neighborhood, which have wooden or vinyl exteriors. The industrial appearance is delicately balanced with Second Empire decorative elements such as the covered, open porch with

spindles and dainty brackets. This house still has its original main entrance with sidelights and transom. The interrupted Mansard roof is centrally located and peaked dormers flank either side. Eaves brackets and moulded eaves also add to soften the look of this property.

Source: City of St. John's Archives property file - 015 Portugal Cove Road

Character Defining Elements

All those elements that reflect the Second Empire style, including:

- interrupted mansard roof;
- peaked dormers;
- covered, open porch with spindles and brackets;
- eaves brackets;
- moulded eaves;
- concrete brick construction;
- original entrance with sidelights and transom;
- all window openings and fenestrations; and
- building height, massing and orientation.

Notes of Interest

The mansard roof in the middle of the front facade is interrupted

Covered/open porch with decorative spindels and bracketing

Location and History

Community	St. John's
Municipality	City of St. John's
Civic Address	015 Portugal Cove Road
Significant	1920 - 1925
Architect	Unknown
Builder	Unknown
Style	Second Empire
Building Plan	Rectangular Long Façade





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WHY MARVIN?

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CASEMENT

AWNING

GLIDER

BAY AND BOW

SPECIAL SHAPE

ROUND TOP

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DOUBLE HUNG

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A high performance traditional Double Hung window for remodeling, replacement or new construction.



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Insert replacement windows are installed into an existing window frame. The exterior and interior trim of your house are not disturbed.



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Tilt Pac Double Hung Sash Replacement System

A window sash replacement system that replaces only the sash - the panel of the window that moves up and down - and hardware.



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MarvinWindows; Replacing Windows: 5 Ways Marvin Windows Are Superior In Quality http://t.co/igdLjpP6



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- sliding french doors
- swinging french doors
- arch top french doors
- bi-fold doors
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Report/Recommendations
Economic Development & Tourism Standing Committee
August 30, 2012

In Attendance: Councillor Bruce Tilley, Chairperson
Mayor Dennis O'Keefe
Deputy Mayor Shannie Duff
Councillor Danny Breen
Councillor Tom Hann
Councillor Sheilagh O'Leary
Bob Smart, City Manager
Elizabeth Lawrence, Director of Economic Development, Tourism,
& Culture
Deborah Cook, Manager of Operations & Service Delivery
Heather Mills-Snow, Economic Development Coordinator
Wendy Mugford, Economic Development Coordinator
Margaret Donovan, Tourism Industry Coordinator
Bernadette Walsh, Special Projects Coordinator
Todd Lehr, Tourism Program Analyst
Carolyn Cook, Special Projects Coordinator
Jill Sheppard, Marketing Assistant
Karen Chafe, Recording Secretary

Report:

1. **New Year's Eve 2012**

The Committee considered an issue paper developed by Carolyn Cook, Special Projects Coordinator in response to the Committee's request to explore options for a family friendly New Year's Eve Celebration. Currently, \$26,000 is budgeted for the event. A number of options were outlined with the Committee recommending the following:

That the traditional midnight fireworks display be held as in previous years and that staff further investigate the following suggestions for report back to the Committee:

- **approach the community groups (particularly the Lantern and Mummers festival groups) to determine their willingness and ability to become involved in an early evening family friendly New Year's Eve event and to get their feedback on how such an event could unfold;**
- **outline the extent and cost of materials required for various workshops, i.e. the making of lanterns and/or mummer costumes, glow sticks, tea lights and other safe luminary devices;**
- **investigate access to possible indoor venues in close proximity to Quidi Vidi Lake such as the Boathouse or the Sportsplex wherein the suggested workshops could be held. If such venues are unavailable, consideration could be given to the installation of tents for these activities.**
- **Estimated additional budget required.**

ST. JOHN'S

2. World War I 100th Anniversary Commemoration 2014-2018

The Committee considered an issue paper from the Department of Economic Development, Tourism & Culture regarding the establishment of an Anniversary Commemorations Stakeholder Committee comprised of the Royal Newfoundland Regiment Advisory Council; the Province of NL; Memorial University of NL; Parks Canada; Merchant Marines and various other stakeholders. The City's involvement in this project is in line with the initiative outlined in the *Roadmap 2021* that "*St. John's is a destination of choice for people seeking authentic visitor experiences. ... and that the City capture opportunities related to future special anniversaries and celebrations. These events showcase the city and encourage visits, particularly by expats.*" The following is recommended for approval:

Given the importance of the various events of World War I, the City should establish an interdepartmental committee to develop:

- a. a series of possible programs and initiatives to be undertaken by the City of St. John's or in partnership with the Stakeholder Committee, and
- b. the interdepartmental committee would also act as liaison in support of the Stakeholder Committee.

3. Bowring Park Centenary Celebrations 2014

The Committee considered an issue paper from the Department of Economic Development, Tourism & Culture regarding the Bowring Park Centenary Celebrations for 2014. The Bowring Park Foundation has asked the City to establish a committee to define, develop and implement programming.

The Committee recommends that the Bowring Park Centenary Celebrations 2014 should be led by the Bowring Park Foundation and that they should consult with the City's Department of Parks and Recreation to develop programming. This may also be done in consultation with the Parks and Recreation Standing Committee.

4. St. John's/Waterford Twinning (Request from Margaret Best)

The Committee considered a request from Margaret Walsh Best for support of an exhibit entitled "The Ireland Newfoundland Trail: A Journey of Plants and People." The exhibit of several Newfoundland artisans is reflective of the Ireland/Newfoundland connection and is presently taking place in Waterford, Ireland. In September 2013 the exhibit will travel to St. John's as part of the Newfoundland Irish Connections Festival (formerly Festival of the Sea).

The Committee recommends that financial assistance in the amount of \$1,500 be approved to undertake the exhibit noted above and that this amount be allocated from the budget assigned to the St. John's/Waterford twinning.

5. Social Enterprise Program (Community Sector Council)

The Committee considered background information from the Community Sector Council NL about an event taking place on September 17th (9:00 am – 4:00 pm) entitled "*A day of dialogue on social enterprise and related themes*". The cost of registration is \$30 per individual.

The Committee recommends approval to register a maximum of two staff representatives as well as any council representatives who wish to attend the above-noted event.

**Councillor Bruce Tilley
Chairperson**

**Report/Recommendations
Arts Advisory Committee
October 9, 2012 (e-mail poll)**

Attendees: Deputy Mayor Shannie Duff, Chairperson
Councillor Sheilagh O’Leary
Councillor Sandy Hickman
Peter Rompkey, RCA Theatre
Reg Winsor, NLAC
Michelle Haire, Heritage Canada
Michelle Bush, Performing Arts Representative
Deborah Inkpen, Business Representative
Sheila Perry, Visual Representative
Sara Tilley, Nexter Representative
Danielle Devereaux, Writer’s Alliance
Elizabeth Lawrence, Director of Economic Development, Tourism & Culture
Paul Boundridge, Planning Coordinator
Karen Chafe, Recording Secretary

Report:

1. **Youth Art Exhibit**

The Committee considered a request from the Department of Recreation to hold its annual Youth Art Exhibit in the Great Hall at City Hall from April 26 – May 10, 2013. This exhibition has been held in the Great Hall for the last 10 years and it is always held as part of National Youth Week which takes place from May 1 - 7 each year.

The Committee recommends approval of the Youth Art Exhibit to take place in the Great Hall of City Hall from April 26 – May 10, 2013.

**Deputy Mayor Shannie Duff
Chairperson**

REPORT/RECOMMENDATIONS

Audit Standing Committee

September 28, 2012

In Attendance: Councillor Sandy Hickman, Chairperson
Councillor Bruce Tilley
Councillor Danny Breen
Mr. Harold Squires, Citizen Representative
Mr. Neil Martin, Director of Corporate Services
Mr. Bob Bishop, Director of Finance & City Treasurer
Mr. Sean Janes, City Internal Auditor
Mr. David Royle, Auditor I
Ms. Maureen Harvey, Recording Secretary

Presentation of Fire Prevention Division – Follow-up Audit Report.

Present for the Fire Department Presentation was: Mike Dwyer – Director of Fire Services, Brian Smith – Deputy Chief Support Services, and Jerry Peach – Deputy Chief Operations.

The Committee reviewed the above-noted report which was undertaken to determine the adequacy, effectiveness and timeliness of actions taken by management on audit findings presented in the original audit report, assignment #07-07, dated May 30, 2008.

It was reported that the procedures used in this follow-up consisted of interviews with the SJRFD personnel and review and verification of applicable documentation to assess the status of the recommendations made in the original audit report.

The Report dealt with the following issues and included the issue, status, recommendation, management comments and conclusion:

- a. Public Safety, Awareness and Education
 - i. Strategic goal establishment and communication
 - ii. Strategic goal performance measurement
 - iii. Reporting on performance
- b. Forecasted Inspections
 - i. Inspection planning
 - ii. Reactive inspection scheduling
 - iii. Long term goals (inspections)
 - iv. Risk management model
 - v. Inspection priorities
- c. Consistency in Inspections
 - i. Inspection checklist
 - ii. Average inspection times
 - iii. Quality assurance re-inspections

- iv. Re-inspections to ensure correction of noted violations
- v. Standardized compliance deadlines
- vi. Capacity checks
- vii. Determining capacities
- d. Organized Documentation
 - i. Inspections of Federal and Provincial buildings
 - ii. Training requirements and documentation
 - iii. Data compilation and usage
- e. Other items
 - i. Fire prevention reference manual

New Issues

- a. HTE Computer System
 - i. Information accuracy
 - ii. Electronic files review
- b. Inspection Schedule
 - i. Priority schedule
 - ii. New occupancies
- c. Documentation
 - i. Priority fact sheet

The report was discussed in detail with the following motion brought forward:

Moved by Councillor Tilley; seconded by Councillor Breen that the follow-up report of the St. John's Fire Department – Prevention Division be accepted as presented.

Suggested Changes to the Presentation of Audit Report Findings

The Committee reviewed a memorandum from the City Internal Auditor dated July 30, 2012 which suggests improvements to the effectiveness of the audit reporting process. In addition to the current audit finding sections of: issue, recommendation, management response and conclusion, it is recommended that the following sections be added: action by, information only, and action date.

The new sections will add accountability to the reporting process as they will highlight who is responsible for implementing the recommendations and provide a date by which the recommendation is to be implemented. This will also provide the Audit Committee with additional useful information for fulfilling its duties.

Moved by Councillor Breen; seconded by Councillor Hickman that the Committee accept the recommendation of the City's Internal Audit Division with respect to the presentation of audit report findings.

Suggested Changes to the Follow-up Audit Process

Consideration was given to a memorandum dated September 7, 2012 from the City's Internal Auditor suggesting changes to the follow-up audit process. It was noted that although the City's Internal Audit Division has strived to perform follow-up audits for all audits completed in accordance with the International Standards for the Professional Practice of Internal Auditing, it has not been successful in doing so because of resource limitations and demands to perform new audits.

In an effort to improve the follow-up process, Internal Audit is recommending the following changes:

1. Internal Audit will maintain a spreadsheet of all issues and recommendations made in audit reports including the action dates indicated by management and agreed upon by the Audit Committee.
2. Semi-annually Internal Audit will request status updates from the applicable Director/Manager on issues that have reached their action date. This will result in a timelier follow-up in that Internal Audit will not have to wait for two years to follow-up on more significant findings.
3. If management's status update indicates that the recommendation has not yet been implemented, then a new action date will be requested and a further status will be requested at that time. If management's status update indicates that the recommendation has been implemented, then depending on the risk of exposure involved, Internal Audit may perform follow-up audit procedures to independently verify management's assertion. Other less significant issues may not be verified by Internal Audit.
4. On a semi-annual basis, Internal Audit will provide the Audit Committee with a report indicating the status of all recommendations that have reached their action dates since the last update to the committee.

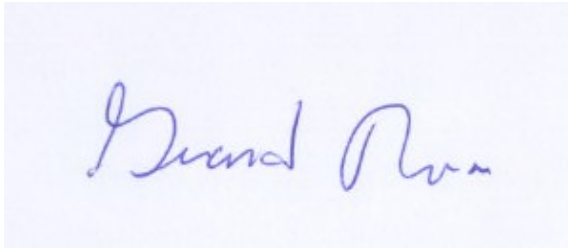
On a motion put forward by Councillor Breen; seconded by Councillor Hickman, the Committee accepted the foregoing recommendations and further that a similar process as outlined be followed for Internal Audit reports previously issued and that any reports issued prior to 2009 that have not yet been followed-up be removed from the audit plan because of resource constraints and the likely significant changes that have occurred in the departments/divisions over the last four years. For reports issued in 2009 and up to 2011, status updates will be required of the applicable management. If any recommendations are found not to be implemented, then an action date for implementation would be requested and the issue would be added to a spreadsheet for future follow-up.

Councillor Sandy Hickman
Chairperson

**DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING
FOR THE PERIOD OF September 28, 2012 TO October 4, 2012**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
COM		Family Home Child Care Service	54 Francis Street	5	Approved	12-10-02
COM	Don Cherry's Sports Grill	Site Improvements	290 Freshwater Road	4	Approved	12-09-28
COM	H&H Development	Office/Warehouse Building	38 Robin Hood Bay Road	1	Approved	12-10-04
COM	Dominion Recycling	Site Work	377 Empire Avenue	4	Approved	12-10-04
COM	Bristol Development	Parking Lot	Kelsey Drive @ Messenger Drive	4	Approved	12-10-04-

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

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 HAMLIN 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 MARS LAND 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	DM	TOWNHOUSING
37 FLEMING ST	DM	TOWNHOUSING
AVALON MALL	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		

MEMORANDUM

Weekly Payment Vouchers For The Week Ending October 4, 2012

Payroll

Public Works	\$ 384,573.51
Bi-Weekly Casual	\$ 25,368.99
Accounts Payable	\$4,890,003.26

Total: \$ 5,299,945.76

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
NEWFOUND CABS	00042908	TRANSPORTATION SERVICES	\$350.93
NEWFOUND CABS	00042909	TRANSPORTATION SERVICES	\$2,026.53
SAFETY SERVICES NFLD & LABRAOR	00042910	COURSE FEES	\$75.00
NEWFOUNDLAND POWER	00042911	ELECTRICAL SERVICES	\$113,747.31
TD WATERHOUSE	00042912	PURCHASE OF PROPERTY	\$253,720.57
NEWFOUNDLAND EXCHEQUER ACCOUNT	00042913	REGISTRATION OF DEED	\$208.00
CANADIAN PARKING ASSOCIATION (CPA)	00042914	BALANCE OF REGISTRATION FEE	\$262.50
LEARMONTH DUNNE & BOULOS	00042915	LAND COMPENSATION	\$3,348.07
ROBERT ANSTEY LAW OFFICE IN TRUST	00042916	PURCHASE OF PROPERTY	\$144,066.23
IRVING OIL	00042917	RELEASE OF SITE SECURITY	\$4,000.00
TD WATERHOUSE	00042918	PURCHASE OF PROPERTY	\$52,213.20
BUTLER, ERIC	00042919	REIMBURSEMENT-CLASS 3 MEDICAL	\$40.00
GEORGE, BRIAN	00042920	MEMBERSHIP DUES	\$949.20
CLARKE, ELIZABETH	00042921	TRAVEL REIMBURSEMENT	\$992.90
O'LEARY, SHEILAGH	00042922	TRAVEL ADVANCE	\$450.50
RALPH, SUSAN	00042923	TRAVEL REIMBURSEMENT	\$121.12
IRVING OIL	00042924	RELEASE OF MAINTENANCE SECURITY	\$8,000.00
ACTION TRUCK CAP & ACCESSORIES	00042925	REPAIR PARTS	\$1,344.44
PARTS FOR TRUCKS INC.	00042926	REPAIR PARTS	\$89.94
NEWFOUNDLAND EXCHEQUER ACCOUNT	00042927	REGISTER EXPROPRIATION RELEASE	\$1,900.00
CANADA POST CORPORATION	00042928	POSTAGE	\$30,000.00
GOODLIFE FITNESS	00042929	FITNESS MEMBERSHIP	\$1,459.21
RBC GLOBAL SERVICES	00042930	PAYROLL DEDUCTIONS	\$760,644.03
VESSEL SERVICES	00042931	RAISING/LOWERING OF FLAGS	\$169.50
UNITED WAY OF NEWFOUNDLAND & LABRADOR	00042932	PAYROLL DEDUCTIONS	\$101.22
HEALTH CARE FOUNDATION	00042933	PAYROLL DEDUCTIONS	\$12.00
IMPRINT SPECIALTY PROMOTIONS LTD	00042934	PLAQUE ENGRAVING	\$16.95
ASSOC OF ENG. TECHNICIANS & TECHNOLOGISTS (00042935	PROFESSIONAL MEMBERSHIP DUES	\$932.25
THE WORKS	00042936	MEMBERSHIP FEES	\$568.72
RECEIVER GENERAL FOR CANADA	00042937	PAYROLL DEDUCTIONS	\$500,633.26
RECEIVER GENERAL FOR CANADA	00042938	PAYROLL DEDUCTIONS	\$129,608.61
ST. JOHN'S FIREFIGHTERS' ASSOC	00042939	PAYROLL DEDUCTIONS	\$15,941.22
NAPE	00042940	PAYROLL DEDUCTIONS	\$638.21
CUPE LOCAL 569	00042941	PAYROLL DEDUCTIONS	\$22,488.55
RECEIVER GENERAL FOR CANADA	00042942	PAYROLL DEDUCTIONS	\$1,360.80
NEWFOUNDLAND EXCHEQUER ACCOUNT	00042943	PAYROLL TAX - SEPTEMBER 2012	\$101,985.25
COOK, CAROLYN	00042944	REIMBURSEMENT - FAM TOUR	\$181.93
BURDEN, TERRY	00042945	TRAVEL REIMBURSEMENT	\$31.97
MOUNT PEARL PAINTING LTD	00042946	PROGRESS PAYMENT	\$83,239.41

FEWER-WILLIAMS, CATHERINE	00042947	REFUND - WATER OFF/ON NOT REQUIRED	\$50.00
GRAND AND TOY	00042948	OFFICE SUPPLIES	\$94.91
MANULIFE FINANCIAL	00042949	LTD PREMIUMS	\$604.27
DAWE & BURKE	00042950	REFUND - MUNICIPAL TAX	\$30.00
HALLIDAY, JANINE	00042951	TRAVEL ADVANCE	\$1,007.50
NEWFOUNDLAND POWER	00042952	ELECTRICAL SERVICES	\$28,525.41
AE CONSULTANTS LTD.	00042953	PROFESSIONAL SERVICES	\$33,462.69
MERCURY CUSTOM INTERIORS LTD	00042954	SUPPLY/INSTALL SHADES	\$1,985.41
APEX CONST. SPECIALITIES INC.	00042955	CONSTRUCTION MATERIALS	\$723.15
MUNICIPAL CONSTRUCTION LIMITED	00042956	ASPHALT	\$756.24
COSTCO WHOLESALE	00042957	MISCELLANEOUS SUPPLIES	\$243.02
KELLOWAY CONSTRUCTION LIMITED	00042958	PAINTING OF FIRE HYDRANTS	\$1,718.68
QUEEN'S PRINTER	00042959	ADVERTISING	\$118.98
LIGHTING & TRAFFIC SYSTEMS LTD	00042960	TRAFFIC CONTROLS	\$8,348.19
HERCULES SLR INC.	00042961	REPAIR PARTS	\$27.01
DOMINION STORES 924	00042962	MISCELLANEOUS SUPPLIES	\$228.73
TOWN OF CONCEPTION BAY SOUTH	00042963	GARBAGE COLLECTION	\$200.00
CHARLES R. BELL LTD.	00042964	APPLIANCES	\$1,695.00
BEST DISPENSERS LTD.	00042965	SANITARY SUPPLIES	\$692.35
ROCKWATER PROFESSIONAL PRODUCT	00042966	CHEMICALS	\$4,107.55
BLAZER CONCRETE SAWING & DRILL	00042967	ASPHALT & CONCRETE SAWING	\$7,119.00
GRAPHIC ARTS & SIGN SHOP LIMITED	00042968	SIGNAGE	\$1,223.23
BREN-KIR INDUSTRIAL SUPPLIES	00042969	INDUSTRIAL SUPPLIES	\$4,164.84
SPECTRUM INVESTIGATION & SECURITY 1998 LTD.	00042970	SECURITY SERVICES	\$19,879.30
WESTERN HYDRAULIC 2000 LTD	00042971	REPAIR PARTS	\$3,830.99
ATLANTIC TRAILER & EQUIPMENT	00042972	REPAIR PARTS	\$435.90
CABOT BUSINESS FORMS/CABOT PROMOTIONS	00042973	BUSINESS FORMS	\$1,101.75
TRIWARE TECHNOLOGIES INC.	00042974	TONER CARTRIDGES	\$967.28
CANADIAN CORPS COMMISSIONAIRES	00042975	SECURITY SERVICES	\$13,337.97
AIR LIQUIDE CANADA INC.	00042976	CHEMICALS AND WELDING PRODUCTS	\$116.38
ROGERS CABLE	00042977	INTERNET SERVICES	\$47.34
SOBEY'S INC	00042978	PET SUPPLIES	\$1,120.83
NORTRAX CANADA INC.,	00042979	REPAIR PARTS	\$2,813.04
ALLAN MURPHY'S MOBILE WELDING SERVICES	00042980	FABRICATE HYDRAULIC TANK	\$847.50
NORTH ATLANTIC SUPPLIES INC.	00042981	INDUSTRIAL SUPPLIES	\$830.83
DULUX PAINTS	00042982	PAINT SUPPLIES	\$146.21
RON FOUGERE ASSOCIATES LTD	00042983	ARCHITECTURAL SERVICES	\$16,088.76
COLONIAL GARAGE & DIST. LTD.	00042984	AUTO PARTS	\$921.70
PETER'S AUTO WORKS INC.	00042985	TOWING OF VEHICLES	\$1,271.25
CONSTRUCTION SIGNS LTD.	00042986	SIGNAGE	\$6,720.11

THE IDEA FACTORY	00042987	PROFESSIONAL SERVICES	\$19,032.33
COUNTRY TRAILER SALES 1999 LTD	00042988	REPAIR PARTS	\$593.25
CRANE SUPPLY LTD.	00042989	PLUMBING SUPPLIES	\$2,347.68
JAMES G CRAWFORD LTD.	00042990	PLUMBING SUPPLIES	\$752.35
FIX-QUIP	00042991	REPAIR PARTS	\$349.45
FASTENAL CANADA	00042992	REPAIR PARTS	\$304.28
ASSOCIATION OF NFLD LAND SURVEYORS	00042993	SURVEY EQUIPMENT	\$1,403.70
KENDALL ENGINEERING LIMITED	00042994	PROFESSIONAL SERVICES	\$8,848.02
CHESTER DAWE CANADA - TOPSAIL RD	00042995	BUILDING SUPPLIES	\$162.16
THE BATTERY HOTEL AND SUITES	00042996	FACILITY RENTAL	\$537.84
CABOT READY MIX LIMITED	00042997	WASHED STONE	\$2,801.54
DICKS & COMPANY LIMITED	00042998	OFFICE SUPPLIES	\$3,307.54
PLATO CONSULTING INC.	00042999	CONSULTING SERVICES	\$19,845.63
HITECH COMMUNICATIONS LIMITED	00043000	REPAIR PARTS	\$570.07
THYSSENKRUPP ELEVATOR	00043001	ELEVATOR MAINTENANCE	\$1,785.40
G & M PROJECT MANAGEMENT	00043002	PROFESSIONAL SERVICES	\$30,711.14
ELECTRONIC CENTER LIMITED	00043003	ELECTRONIC SUPPLIES	\$385.78
EXECUTIVE COFFEE SERVICES LTD.	00043004	COFFEE SUPPLIES	\$109.60
BASIL FEARN 93 LTD.	00043005	REPAIR PARTS	\$2,446.63
ERL ENTERPRISES	00043006	AUTO PARTS/REPAIRS	\$17,281.37
PRINCESS AUTO	00043007	MISCELLANEOUS ITEMS	\$344.52
COASTLINE SPECIALTIES	00043008	PLAYGROUND EQUIPMENT	\$759.36
GREENWOOD SERVICES INC.	00043009	OPEN SPACE MAINTENANCE	\$14,994.51
PROVINCIAL FENCE PRODUCTS	00043010	FENCING MATERIALS	\$6,667.00
PENNEY'S HOLDING LIMITED	00043011	GRAFFITI REMOVAL	\$762.75
DELL CANADA INC.	00043012	TECHNICAL SUPPORT RENEWAL	\$1,579.74
XYLEM CANADA COMPANY	00043013	REPAIR PARTS	\$2,407.24
KEITH W. BUSSEY EXCAVATING LTD	00043014	RENTAL OF EQUIPMENT	\$4,002.46
HARRIS REBAR	00043015	REBAR	\$126.56
HARVEY & COMPANY LIMITED	00043016	REPAIR PARTS	\$3,182.50
HARVEY'S TRAVEL AGENCY LTD.	00043017	AIRFARE COSTS	\$3,207.06
MS GOVERN	00043018	PROFESSIONAL SERVICES	\$25,538.00
GUILLEVIN INTERNATIONAL CO.	00043019	ELECTRICAL SUPPLIES	\$1,088.22
CANADIAN LINEN & UNIFORM	00043020	MAT RENTALS	\$2,630.23
PRACTICAR CAR & TRUCK RENTALS	00043021	VEHICLE RENTAL	\$32,748.53
GRAYMONT (NB) INC.,	00043022	HYDRATED LIME	\$15,802.37
HICKMAN MOTORS LIMITED	00043023	AUTO PARTS	\$134.35
BELL DISTRIBUTION INC.,	00043024	CELL PHONES & ACCESSORIES	\$248.37
RYAN MANSION	00043025	CATERING SERVICES	\$4,788.66
HISCOCK RENTALS & SALES INC.	00043026	HARDWARE SUPPLIES	\$1,118.01

HOLDEN'S TRANSPORT LTD.	00043027	RENTAL OF EQUIPMENT	\$3,051.00
TOTAL LUBRICANTS CANADA INC.,	00043028	LUBRICANTS	\$1,288.20
ON GRADE (NL) INC.,	00043029	SURVEY EQUIPMENT	\$220.23
SCOTIA RECYCLING (NL) LIMITED	00043030	RECYCLING COLLECTION	\$119,734.55
O'BRIEN, GERRY	00043031	PAINTING SERVICES	\$340.00
HICKMAN DODGE JEEP CHRYSLER	00043032	LUBRICANTS	\$213.06
ONX ENTERPRISE SOLUTIONS LIMITED	00043033	SOFTWARE UPGRADES	\$15,424.50
ISLAND HOSE & FITTINGS LTD	00043034	INDUSTRIAL SUPPLIES	\$31.12
PRINTER TECH SOLUTIONS INC.,	00043035	REPAIRS TO EQUIPMENT	\$353.13
BOSCH REXROTH CANADA CORP.	00043036	REPAIR KITS	\$33.63
KERR CONTROLS LTD.	00043037	INDUSTRIAL SUPPLIES	\$86.25
DATARITE.COM	00043038	OFFICE SUPPLIES	\$157.15
MARK'S WORK WEARHOUSE	00043039	PROTECTIVE CLOTHING	\$514.38
JT MARTIN & SONS LTD.	00043040	HARDWARE SUPPLIES	\$651.56
MCLOUGHLAN SUPPLIES LTD.	00043041	ELECTRICAL SUPPLIES	\$378.28
MIKAN INC.	00043042	LABORATORY SUPPLIES	\$868.25
MODERN BUSINESS EQUIPMENT LTD.	00043043	PHOTOCOPIES	\$186.72
MODERN PAVING LTD.	00043044	ASPHALT	\$30,679.89
WAJAX INDUSTRIAL COMPONENTS	00043045	REPAIR PARTS	\$175.25
NU-WAY EQUIPMENT RENTALS	00043046	RENTAL OF EQUIPMENT	\$3,141.40
NEWFOUND DISPOSAL SYSTEMS LTD.	00043047	DISPOSAL SERVICES	\$3,849.91
BELL MOBILITY	00043048	CELLULAR PHONE USAGE	\$1,471.13
BELL ALIANT	00043049	TELEPHONE SERVICES	\$47,529.15
TOROMONT CAT	00043050	AUTO PARTS	\$427.68
NORTH ATLANTIC PETROLEUM	00043051	PETROLEUM PRODUCTS	\$17,601.01
PPG CANADA INC.	00043052	PAINTS	\$4,047.66
GCR TIRE CENTRE	00043053	TIRES	\$22,708.92
PITNEY BOWES OF CANADA LIMITED	00043054	EMPLOYEE TRAINING	\$1,356.00
K & D PRATT LTD.	00043055	FIRE EXTINGUISHERS	\$139.84
PUROLATOR COURIER	00043056	COURIER SERVICES	\$144.72
REPROGRAPHICS LTD.	00043057	PHOTOCOPIES	\$183.14
RIDEOUT TOOL & MACHINE INC.	00043058	TOOLS	\$168.53
NAPA ST. JOHN'S 371	00043059	AUTO PARTS	\$67.80
ROYAL FREIGHTLINER LTD	00043060	REPAIR PARTS	\$668.37
LIFESAVING SOCIETY NFLD & LAB.	00043061	AQUATIC RECERTIFICATION	\$963.89
S & S SUPPLY LTD. CROSSTOWN RENTALS	00043062	REPAIR PARTS	\$1,068.92
ST. JOHN AMBULANCE ASSOCIATION	00043063	FIRST AID/CPR INSTRUCTOR COURSE	\$445.00
ST. PAUL FIRE/MARINE INS. CO.	00043064	CITY'S DEDUCTIBLE - CLAIMS	\$2,250.00
BIG ERICS INC	00043065	SANITARY SUPPLIES	\$104.19
SAUNDERS EQUIPMENT LIMITED	00043066	REPAIR PARTS	\$4,577.80

SMITH STOCKLEY LTD.	00043067	PLUMBING SUPPLIES	\$938.84
SPEEDY GLASS	00043068	WINDSHIELD REPAIRS	\$79.04
STATE CHEMICAL LTD.	00043069	CHEMICALS	\$985.36
SUPERIOR OFFICE INTERIORS LTD.	00043070	OFFICE SUPPLIES	\$839.59
SUPERIOR PROPANE INC.	00043071	PROPANE	\$131.55
TELELINK-THE CALL CENTRE INC.	00043072	MESSAGE MANAGER	\$28.76
THRIFTY CAR RENTALS	00043073	VEHICLE RENTAL	\$2,111.97
TRACTION DIV OF UAP	00043074	REPAIR PARTS	\$347.49
URBAN CONTRACTING JJ WALSH LTD	00043075	PROPERTY REPAIRS	\$1,723.25
WATERWORKS SUPPLIES DIV OF EMCO LTD	00043076	REPAIR PARTS	\$2,940.74
NEDCO ELECTRICAL/WESTBURNE LTD	00043077	ELECTRICAL SUPPLIES	\$739.72
XEROX CANADA LTEE	00043078	PHOTOCOPIES	\$462.37
BELL MOBILITY INC. RADIO DIVISION	00043079	MONTHLY MAINTENANCE CHARGES	\$39.55
CANADIAN PUBLIC WORKS ASSOCIATION	00043080	MEMBERSHIP RENEWAL	\$185.32
NOVA PHYSIOTHERAPY	00043081	MEDICAL FEES	\$150.00
DR. GARY RIDEOUT	00043082	PROFESSIONAL SERVICES	\$20.00
MACPHERSON, LINDA	00043083	REFUND - SWIMMING LESSONS	\$120.00
CONNORS, JAMES	00043084	REFUND - WATER OFF/ON NOT REQUIRED	\$50.00
BROWNE, KAREN	00043085	REFUND - COURSE FEES	\$30.00
AHMAD, RAANA	00043086	REFUND - SOCCER PROGRAM	\$260.00
GALE, KATIE	00043087	REFUND - FIELD RENTAL	\$30.00
CANADIAN NURSES STUDENT ASSOCIATION	00043088	CONFERENCE CONTRIBUTION	\$500.00
MELVIN COOMBS & MARGARET WALSH	00043089	REFUND - CULVERT DEPOSIT	\$500.00
J SUTTON COMMUNICATION INC.	00043090	POSTERS & STICKERS	\$203.40
HALL, EDWARD	00043091	VEHICLE BUSINESS INSURANCE	\$285.00
WINSOR, MICHELLE	00043092	MILEAGE	\$56.71
HYNES, HAZEL	00043093	REFUND - PENSION OVERPAYMENT	\$34.44
SHEPPARD, JILL	00043094	COURSE FEES	\$831.62
ROSE, TRISHA	00043095	MILEAGE	\$58.79
MIKE DOOLING	00043096	MILEAGE	\$154.30
LYNCH KAYLA	00043097	MILEAGE	\$166.49
GRAND AND TOY	00043098	OFFICE SUPPLIES	\$34.17
PARTS FOR TRUCKS INC.	00043099	REPAIR PARTS	\$1,120.17
MR. TURF	00043100	PROPERTY DAMAGE CLAIM	\$3,803.31
SOUND SYMPOSIUM	00043101	PERFORMANCE FEE	\$1,200.00
MCDONALD, IMELDA	00043102	HONORARIUM	\$200.00
THE STEP FIDDLERS	00043103	DOCKSIDE ENTERTAINMENT	\$500.00
BROWN-O'BYRNE, FERGUS	00043104	PERFORMANCE FEE	\$150.00
MONICA DOMINGUEZ	00043105	HONORARIUM	\$100.00
SMITH, GERALD	00043106	HONORARIUM	\$200.00

CAROLYN JACKMAN	00043107	HONORARIUM	\$100.00
RECEIVER GENERAL FOR CANADA	00043108	PAYROLL DEDUCTIONS	\$1,257.44
INNES, EMILY	00043109	HONORARIUM	\$50.00
TAPPER, JESSE	00043110	HONORARIUM	\$50.00
SCHWARTZ, JONATHON	00043111	HONORARIUM	\$100.00
SARAH JANE NORRIS	00043112	HONORARIUM	\$100.00
DETTMER, ELKE	00043113	TRANSLATING SERVICES	\$150.00
FEKETE, ANTOINETTE	00043114	TRANSLATING SERVICES	\$150.00
CAMERON, DUNCAN	00043115	PERFORMANCE FEE	\$150.00
8 LIMB MUAY THAI/KICKBOXING	00043116	REAL PROGRAM	\$650.88
NL CREDIT UNION	00043117	PAYROLL DEDUCTIONS	\$468.26
NEWFOUNDLAND POWER	00043118	ELECTRICAL SERVICES	\$13,088.22
THE SHERIFF'S OFFICE	00043119	WAGE GARNISHMENTS	\$550.00
CIBC	00043120	PAYROLL DEDUCTIONS	\$886.04
WHITE, MARK	00043121	REIMBURSEMENT-HARD DRIVES	\$338.98
ALLIED CONSTRUCTORS INC.	00043122	PROGRESS PAYMENT	\$1,370,896.13
RJG CONSTRUCTION LIMITED	00043123	PROGRESS PAYMENT	\$458,941.59
JDCMI (JACQUES DAOUST COATINGS MGNT INC.,	00043124	PROGRESS PAYMENT	\$91,232.53

TOTAL: \$4,890,003.26

MEMORANDUM

Date: **October 2, 2012**

To: **His Worship the Mayor
and Members of Council**

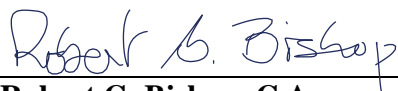
From: **Robert G. Bishop, C.A.
Director of Finance and City Treasurer**

Re: **Tender for Purchase of Three (3) Small Double Drum Rollers**

The results of the Tender for **Purchase of Three (3) Small Double Drum Rollers** are as follows:

Case Atlantic	\$27,945.00
United Rentals	\$28,250.00
Provall	\$28,817.20
Nortrax Canada	\$29,200.00
Stronco	\$33,950.00
S & S Supply	\$37,760.23

It is recommended to award this tender to the lowest bidder of each item meeting specifications, **Case Atlantic (\$27,945.00 each)** as per the Public Tendering Act, taxes not included.



**Robert G. Bishop, C.A.
Director of Finance
and City Treasurer**

/fc

ST. JOHN'S

DEPARTMENT OF FINANCE

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

MEMORANDUM

Date: October 4, 2012

To: His Worship the Mayor and Members of Council

From: Walt Mills, P. Eng
Director of Engineering

Re: Tender – Dublin Road – Sanitary Sewer Reconstruction

The following tenders have been received for the project “**Dublin Road – Sanitary Sewer Reconstruction**”:

- | | | |
|----|---|--------------|
| 1. | Pyramid Construction Limited | \$815,583.15 |
| 2. | Coady Construction & Excavating Limited | \$838,854.37 |
| 3. | Newfound Construction Limited. | \$901,425.30 |
| 4. | Modern Paving Limited | \$904,905.13 |

RECOMMENDATION

It is recommended that the tender be awarded to the lowest bidder, Pyramid Construction Limited in the amount of Eight Hundred Fifteen Thousand, Five Hundred Eighty-Three Dollars and Fifteen Cents.

Walt Mills, P. Eng.,
Director of Engineering

/amh

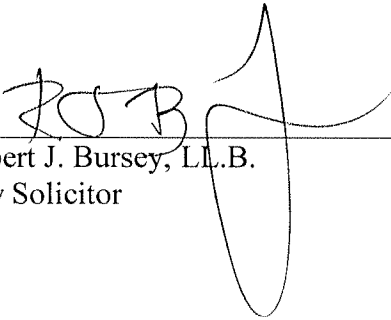
ST. JOHN'S

MEMORANDUM

Date: October 4, 2012
To: Mayor and Members of Council
From: Robert J. Bursey, City Solicitor
Re: Newfoundland Power Easement – Churchill Drive

Newfoundland Power requires an easement for power distribution on the City's land at Pleasantville.

I recommend that approval be given for the execution of the attached Easement and request that this matter be brought before Council at the next Regular Meeting.



Robert J. Bursey, LL.B.
City Solicitor

ST. JOHN'S

LEGAL DEPARTMENT

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

MEMORANDUM

Date: October 2, 2012
To: Mayor and Members of Council
From: Robert J. Bursey, City Solicitor
Re: **452 Water Street**

The owner of 452 Water Street has been using the land at the rear of the property for some time but does not have title to it.

As it abuts two City rights-of-way the lawyer for the owner has requested the City to execute a Quit Claim Deed for this land, as per the attached.

As the City does not have any ownership in this land, I recommend that this Quit Claim Deed be executed and request that this matter be brought before Council for approval at the next Regular Meeting.



Robert J. Bursey, L.L.B.
City Solicitor

RJB/bp
Attachment

ST. JOHN'S

LEGAL DEPARTMENT

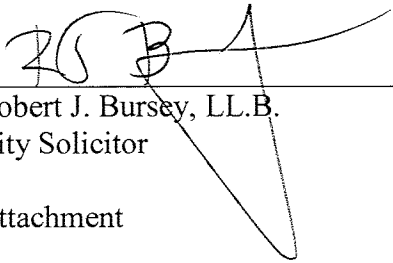
CITY OF ST. JOHN'S PO BOX 908 ST. JOHN'S NL CANADA A1C 5M2 WWW.STJOHNS.CA

MEMORANDUM

Date: October 4, 2012
To: Mayor and Members of Council
From: Robert J. Bursey, City Solicitor
Re: **14 MacKenzie Street – City Land**

Attached is a plan indicating a small parcel of City land in front of 14 MacKenzie Street which the owner wants to purchase in order to replace his water service and increase his driveway width.

I recommend that approval be given to sell at a rate of \$2.00 per square foot (approximately \$250.00) plus usual administration fees and HST and I request that this matter be brought before Council at the next Regular Meeting.



Robert J. Bursey, LL.B.
City Solicitor

Attachment

ST. JOHN'S

LEGAL DEPARTMENT

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