

**AGENDA
REGULAR MEETING**

**APRIL 29th, 2013
4:30 p.m.**

ST. JOHN'S


MEMORANDUM

April 26th, 2013

In accordance with Section 42 of the City of St. John's Act, the Regular Meeting of the St. John's Municipal Council will be held on **Monday, April 29th, 2013 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 **4:00 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
APRIL 29th, 2013
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 April 23rd, 2013
 - 4. Business Arising from the Minutes**
 - A. Included in the Agenda**
 - B. Other Matters**
 - C. Notices Published**
 - 1. A Discretionary Use Application** has been submitted by The Society of St. Vincent De Paul to construct a six (6) unit Multiple Dwelling at **Civic No. 71 Guy Street**. Each unit will provide single person occupancy with on-site parking provided for the six units. The Society of St. Vincent De Paul is developing these units to provide affordable housing for their clients in an effort to assist them with independent living. All units are being constructed to universal design accessibility requirements. (**Ward 4**)
 - 2. A Discretionary Use Application** has been submitted by Newfoundland and Labrador Housing to demolish the existing dwelling located at **Civic No. 1 Prospero Place** to construct a Multiple Dwelling. The dwelling will contain four units; each unit will contain one bedroom with on-site parking provided for the four units. All units are to incorporate features of universal design where feasible and practical. (**Ward 4**)
- Two (2) Submissions**
- 5. Public Hearings**
 - 6. Committee Reports**
 - a. Development Committee Report dated April 23, 2013
 - b. Special Events Advisory Committee Report dated April 25, 2013

- 7. Resolutions**
- 8. Development Permits List**
- 9. Building Permits List**
- 10. Requisitions, Payrolls and Accounts**
- 11. Tenders**
 - a. Tender – Ten (10) Mid-sized Loaders (Snow Clearing)
 - b. Tender – Sixteen (16) Large-Sized Loaders (Snow Clearing)
- 12. Notices of Motion, Written Questions and Petitions**
- 13. Other Business**
 - a. Road Map 2012
 - b. Correspondence from the Mayor's Office**
 - c. Items Added by Motion
- 14. Adjournment**

April 23rd, 2013

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: Deputy Mayor Duff; Councillors O'Leary, Hann, Breen, Galgay, Tilley, Hanlon and Collins.

Regrets: Councillors Hickman and Colbert.

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

Call to Order and Adoption of the Agenda

SJMC2013-04-23/174R

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

Adoption of Minutes

SJMC2013-04-23/175R

It was decided on motion of Councillor Breen; seconded by Councillor Galgay: That the minutes of April 15th, 2013 meeting be adopted as presented.

Business Arising

**Proposed Expansion to Existing Quarry
East White Hills Road (Ward 1)
Applicant: Capital Ready-Mix Ltd.**

Under business arising, Council considered a memorandum dated April 18, 2013 from the Acting Director of Planning concerning the above noted.

SJMC2013-04-23/176R

It was moved by Councillor Hann; seconded by Councillor Hanlon: That the following Resolutions for St. John’s Municipal Plan Amendment Number 113, 2013 and St. John’s Development Regulations Amendment Number 567, 2013 which will be referred to the Department of Municipal Affairs for review and consideration of a Regional Plan amendment; be adopted, and further that the following St. John’s Development Regulations Amendment Number 568, 2013 be adopted, which will be referred to the Department of Municipal Affairs for Provincial registration.

**RESOLUTION
ST. JOHN’S MUNICIPAL PLAN
AMENDMENT NUMBER 113, 2013**

WHEREAS the City of St. John’s wishes to allow the development of property in the area of East White Hills Road in order to permit the expansion of existing quarry operations.

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

Redesignate land in the area of East White Hills Road from the Rural Land Use District to the Industrial Land Use District as shown on Map III-1A attached.

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

IN WITNESS THEREOF the Seal of the City of St. John’s has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this

23rd day of April, 2013.

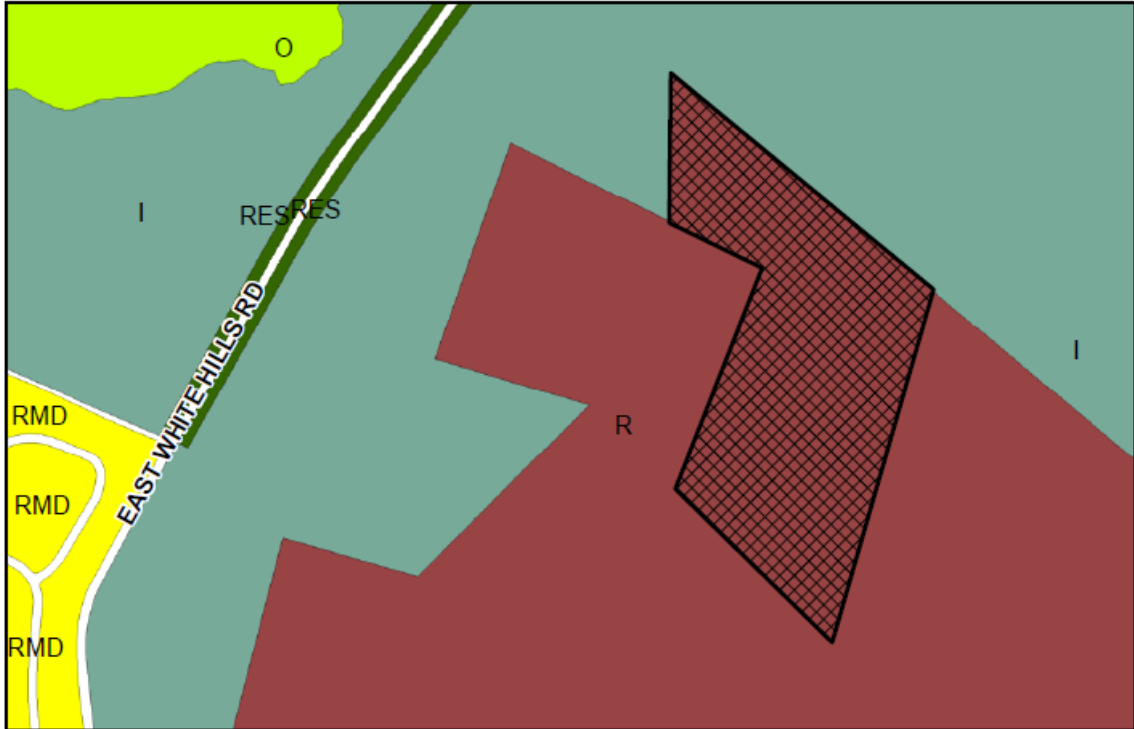
Mayor

City Clerk

Provincial Registration

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

MCIP



**CITY OF ST. JOHN'S
MUNICIPAL PLAN
Amendment No. 113, 2013
[Map III-1A]**

2011 03 28 SCALE: 1:7500
CITY OF ST. JOHN'S
DEPARTMENT OF PLANNING

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



AREA PROPOSED TO BE REDESIGNATED FROM
RURAL (R) LAND USE DISTRICT TO
INDUSTRIAL (I) LAND USE DISTRICT

EAST WHITE HILLS ROAD

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 567, 2013**

WHEREAS the City of St. John's wishes to allow the development of property in the area of East White Hills Road in order to permit the expansion of existing quarry operations.

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

Rezone land in the area of East White Hills Road from the Rural (R) Zone and the Commercial Industrial (CI) Zone to the Industrial General (IG) Zone as shown on Map Z-1A attached.

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

IN WITNESS THEREOF the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this 23rd day of April, 2013.

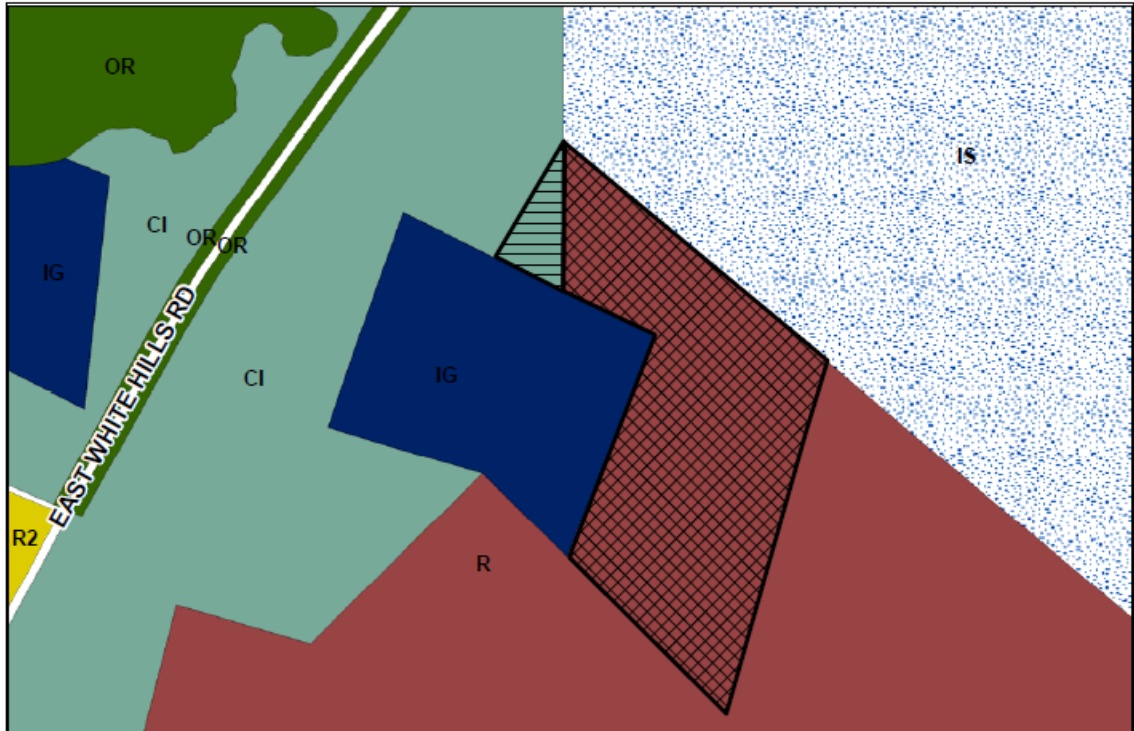
Mayor

City Clerk

Provincial Registration

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


MCIP




**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 567, 2013
[Map Z-1A]**

2013 03 28 SCALE: 1:7500
CITY OF ST. JOHN'S
DEPARTMENT OF PLANNING

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

 AREA PROPOSED TO BE REZONED FROM
RURAL (R) LAND USE ZONE TO
INDUSTRIAL GENERAL (IG) LAND USE ZONE

 AREA PROPOSED TO BE REZONED FROM
COMMERCIAL INDUSTRIAL (CI) LAND USE ZONE
TO INDUSTRIAL GENERAL (IG) LAND USE ZONE

EAST WHITE HILLS ROAD

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 568, 2013**

WHEREAS the City of St. John's wishes to allow the development of property in the area of East White Hills Road in order to permit the expansion of existing quarry operations.

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

**Rezone land in the area of East White Hills Road from
the Commercial Industrial (CI) Zone to the Industrial
General (IG) Zone as shown on Map Z-1A attached.**

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

IN WITNESS THEREOF the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this 23rd day of April, 2013.

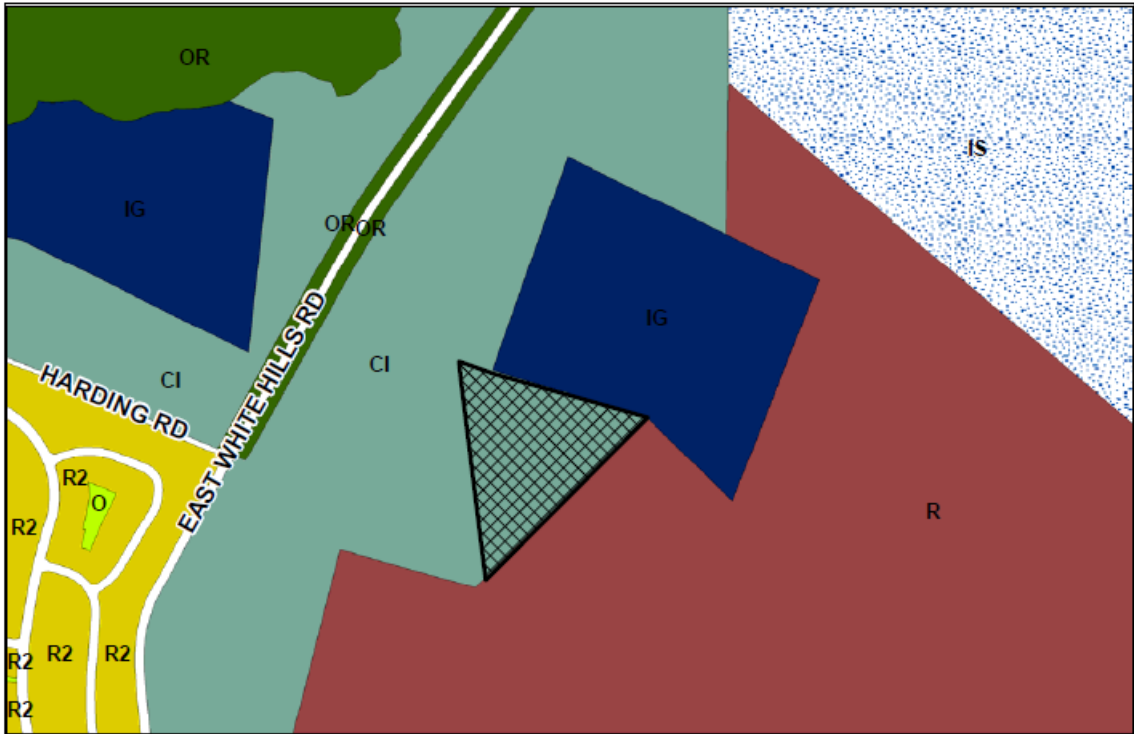
Mayor

City Clerk

Provincial Registration

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

MCIP



**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 568, 2013
[Map Z-1A]**

2013 03 28 SCALE: 1:7500
CITY OF ST. JOHN'S
DEPARTMENT OF PLANNING

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



AREA PROPOSED TO BE REZONED FROM
COMMERCIAL INDUSTRIAL (CI) LAND USE ZONE
TO INDUSTRIAL GENERAL (IG) LAND USE ZONE

EAST WHITE HILLS ROAD

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

This application was deferred at last week's Regular Meeting of Council due to concerns raised by Deputy Mayor Duff with respect to transfer of land at Lundrigans Marsh to the City and the submission of a mitigation plan for Parcel A of the subject land, East White Hills. Deputy Mayor Duff was satisfied, as outlined in an email from Mr. Hedley Blundon, that the two parcels of land in the Lundrigans Marsh area totaling 3.12 ha had been transferred to the City in mid February. With regards to remediation of the quarry, the provincial government requires all quarry operators to file a five year quarry plan, which must include remediation of past quarry operations. Capital Ready-Mix have committed to the City that these plans will be presented to Council for their perusal and approval. Mr. Blundon also noted that Capital Ready-Mix remediation of their Foxtrap pits had been adopted by the province as the standard for pit remediation in the province. They have also contact MUN engineering department to develop two models showing the quarry at the end of life using vertical down extraction and horizontal outward extraction.

Deputy Mayor Duff expressed concern that the Province does not have any requirements for progressive remediation. Councillor Hann noted that the Province is starting to get into progressive remediation through the Department of Environment and suggested that the Deputy Mayor's concerns be brought to the attention of the proponent who might be able to allay the concerns raised by her.

Following discussion, the motion being put was unanimously carried.

**Downtown Parking Study
St. John's Municipal Plan Amendment Number 87, 2013 &
St. John's Development Regulations Amendment Number 494, 2013**

Under business arising, Council considered a memorandum dated April 18, 2013 from the Acting Director of Planning regarding the above noted.

**RESOLUTION
ST. JOHN'S DEVELOPMENT
REGULATIONS AMENDMENT
NUMBER 494, 2013**

WHEREAS the City of St. John's wishes to implement the recommendations of the St. John's Downtown Parking Study that has been adopted by the City.

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

1. Repeal Map D in Section 3 – "Parking Exempt Areas".
2. Add a new map in Section 3 to be entitled "Map D – Area Subject to the Downtown Parking Standard".
3. Repeal Section 7.13 ("Parking Lot") and replace with the following new Section 7.13 to read as follows:

"7.13 PARKING LOT/INTERIM PARKING LOT

7.13.1 Parking Lots are subject to the following requirements:

- (a) the parking area shall be on a Lot having an area of not more than 0.5 ha;
- (b) the owner of the Parking Lot shall submit to Council an acceptable development plan including the following:
 - (i) number and location of parking spaces;
 - (ii) ingress and egress of Parking Lot;
 - (iii) area to be landscaped and screened and type of landscaping to be used;
 - (iv) profiles of same site plan showing grade elevations of parking area to the satisfaction of Council;
- (c) an agreement between the owner of the land and the City, including an approved development plan, shall be registered in the Registry of Deeds of Newfoundland restricting the use of such land to parking.

7.13.2 In the area subject to the Downtown Parking Standard, as described on Map D, Section 3, Council may permit Interim Parking Lots to which the following shall apply:

- (a) Council may, in relation to an application for an Interim Parking Lot, relax or waive, to such extent as may be recommended by the Director of Engineering following review of the application, the minimum standards or requirements that apply to permanent Parking Lots and Parking Areas under these Regulations.
- (b) The initial period of time for which an Interim Parking Lot may be permitted shall not exceed three (3) years. Upon application, Council, on the recommendation of the Director of Engineering, may permit an extension of the initial period for a further period of not more than two (2) years.
- (c) Immediately on expiration of the period, including any permitted extension, during which an Interim Parking Lot is permitted, an Interim Parking Lot shall lose its designation as such and shall cease to be used for the parking of motor vehicles.

4. Repeal Section 9.1.2(1) "Parking Relief" and replace it with the following new section:

"9.1.2(1) Parking Relief

Except in the area which is subject to the Downtown Parking Standard, as described on Map D, Section 3, Council may relieve an applicant of all or part of the parking required under Section 9.1.1, provided that the applicant is able to show that because of the particular characteristics of the Development that the actual parking requirements within the foreseeable future are expected to be lower than those required by the City standard."

5. Repeal Section 9.1.2(2) "Parking Exempt Area" and replace with a new section to read as follows:

"9.1.2(2) Downtown Parking Standard – Non-Residential/Residential

(I) Non-Residential Parking Standard

- (i) For new Developments involving commercial, retail, office, institutional and all other forms of non-residential Development, excepting Hotels, in the area subject to the Downtown Parking Standard as described on Map D, Section 3, the on-site, off-street parking requirement shall be as follows:

- (a) For Lots with a Lot Area greater than 350 square metres and less than 2500 square metres, one (1) on-site, off-street parking space for every 100 square metres of Net Floor Area of any new building or construction pertaining to non-residential Development on the Lot;

- (b) For Lots with a Lot Area from 2500 square metres to 4000 square metres, inclusive, one (1) on-site, off-street parking space for every 75 square metres of Net Floor Area of any new building or construction pertaining to non-residential Development on the Lot;
 - (c) For Lots with a Lot Area greater than 4000 square metres, one (1) on-site, off-Street parking space for every 60 square metres of Net Floor Area of any new building or construction pertaining to non-residential Development on the Lot.
- (ii) For new Hotels constructed or developed on Lots in the area subject to the Downtown Parking Standard as described on Map D, Section 3, the on-site, off-street parking requirement shall be one (1) parking space for every four (4) guest sleeping rooms, in addition to one (1) parking space for every seven (7) square metres of banquet/seminar/conference/meeting space.
 - (iii) (a) Notwithstanding ss. 9.1.2(2) (I)(i) and (ii), where an existing non-residential Development was constructed further to an Approval issued prior to the coming into force of the Downtown Parking Standard which Approval permitted a lesser parking requirement than stipulated by ss. 9.1.2(2)(I)(i) and (ii), then the parking requirement for the said non-residential Development shall, except as s. 9.1.2(2) may otherwise, from time to time, apply, remain as established pursuant to the said Approval.
 - (b) Notwithstanding ss. 9.1.2(I)(i) and (ii), where yet to be constructed non-residential Development is the subject of a valid, unexpired Approval-in-Principle issued prior to the coming into force of the Downtown Parking Standard which Approval-in-Principle contemplates a lesser parking requirement than that stipulated by ss. 9.1.2(2)(I)(i) and (ii), then the parking requirement for the said proposed non-residential Development shall, except as s. 9.1.2(2) may otherwise, from time to time, apply, be as established pursuant to such final Approval as may be forthcoming in relation to the said Approval-in-Principle. Where final Approval is not sought or is not forthcoming prior to the lapse or expiry of the Approval-in-Principle, then the applicable Downtown Parking Standard as set forth in s. 9.1.2(2) shall apply to any Development or re Development of the property.

(II) Residential Parking Standard

- (i) For new residential Developments in the area subject to the Downtown Parking Standard, as described in Map D, Section 3, excepting only

residential Development on Water Street and Duckworth Street, on-site, off-street parking shall be required at the rate of one (1) on-site, off-street parking space per Dwelling Unit.

- (ii) (a) Notwithstanding ss. 9.1.2(II)(i), where an existing residential Development was constructed further to an Approval issued prior to the coming into force of the Downtown Parking Standard which Approval permitted a lesser parking requirement for the said residential Development, then the parking requirement for the said residential Development shall, except as s. 9.1.2(2) may otherwise, from time to time, apply, remain as established pursuant to the said Approval.
- (b) Notwithstanding ss. 9.1.2(II)(i), where yet to be constructed residential Development is the subject of a valid, unexpired Approval-in-Principle issued prior to the coming into force of the Downtown Parking Standard which Approval-in-Principle contemplates a lesser parking requirement than that stipulated by ss. 9.1.2(II)(i), then the parking requirement for the said proposed residential Development shall, except as s. 9.1.2(2) may otherwise, from time to time, apply, be as established pursuant to such final Approval as may be forthcoming in relating to the said Approval-in-Principle. Where final Approval is not sought or is not forthcoming prior to the lapse or expiry of the Approval-in-Principle, then the applicable Downtown Parking Standard as set forth in s. 9.1.2(2) shall apply to any Development or re-Development of the property.
- (iii) No parking spaces are required for new residential Developments or renovations on Lots on Water Street or Duckworth Street containing up to five (5) Dwelling Units. One (1) on-site, off-street parking space shall be required for each Dwelling Unit exceeding five (5).

(III) Other

- (i) Where any building or construction pertaining to non-residential and/or residential Development in the area subject to the Downtown Parking Standard to which the Non-Residential Parking Standard or the Residential Parking Standard as set forth in s 9.2.1.2(2) does not apply is demolished or removed from the Lot on which it is situated, then any new Development that replaces the same shall, in its entirety, be subject to the applicable Downtown Parking Standard as determined pursuant to s. 9.1.2(2)(I)(i) or (ii) or s.9.1.2(2)(II)(i) or (iii) as the case may be.
- (ii) Excepting only s. 9.1.2(2)(II)(iii), neither the Residential nor the Non-Residential Downtown Parking Standard shall apply to building or construction pertaining to

Development on Lots on Water Street and Duckworth Street that are less than 350 square metres in Lot Area.

- (iii) Where existing Development to which the Downtown Parking Standard does not apply by virtue of the operation of s. 9.1.2(2)(I)(iii) or s. 9.1.2(2)(II)(ii) is renovated so as to increase or expand the Net Floor Area, or the number of rooms, or the number of Dwelling Units, as the case may be, then the following shall apply:
 - (a) in the case of non-residential Development, excepting Hotels, the applicable Non-Residential Parking Standard as determined pursuant to s. 9.1.2(2)(I)(i) shall apply to the increased Net Floor Area;
 - (b) in the case of Hotels, the applicable Non-Residential Parking Standard as determined pursuant to s. 9.1.2(2)(I)(ii) shall apply to additional guest sleeping rooms and increased banquet/ seminar/ conference/meeting space;
 - (c) in the case of residential Development that is within the area subject to the Downtown Parking Standard but is not located on Water Street or Duckworth Street, the Residential Parking Standard as determined pursuant to s. 9.1.2(2)(II)(i) shall apply to each new Dwelling Unit created where the total number of Dwelling Units, whether existing or created, exceeds two (2);
 - (d) in the case of residential Development that is within the area subject to the Downtown Parking Standard and is located on Water Street or Duckworth Street, the Residential Parking Standard as determined pursuant to s. 9.1.2(2)(II)(i) shall apply to each new Dwelling Unit created where the total number of Dwelling Units, either existing or created, exceeds five (5).
- (IV) Discretion
- (i) Notwithstanding anything else contained in s. 9.1.2(2) or s. 9.2.1(3), Council may:
 - (a) where it determines that provision of the required on-site, off-street parking is not appropriate for a particular development, site, or property for reasons relating to safety, vehicular traffic, pedestrian traffic, access, servicing, other site infrastructure and/or development related issues, or archaeological/heritage issues; or
 - (b) where requested by the Applicant, permit the following:
 - (1) provision of a cash-in-lieu payment in satisfaction of part or all of the on-site, off-street parking space requirement pursuant to the

Applicable Downtown Parking Standard in an amount as established, from time to time, by resolution of Council;

- (2) provision of permanent or long-term off-site, off-street parking in satisfaction of part or all of the on-site, off-street parking space requirement pursuant to the applicable Downtown Parking Standard at a location and on terms acceptable to Council; or
 - (3) provision of any combination, as may be acceptable to Council, of a cash-in-lieu payment, acceptable off-site, off-street parking, and/or on-site, off-street parking in satisfaction of the on-site, off-street parking requirement pursuant to the applicable Downtown Parking Standard.
- (ii) Monies from cash-in-lieu payments to the City pursuant to s.2.1.2(2)(IV)(i) shall be:
- (a) used to fund the creation of new or additional public parking spaces; and/or
 - (b) applied against costs incurred by the City in maintaining and/or retaining existing public parking spaces; and/or
 - (c) used to fund initiatives that will, in the opinion of Council, reduce demand for public parking spaces;

in the area which is subject to the Downtown Parking Standard.

- (iii) The amount of cash-in-lieu payment as established by Council from time to time shall be based on the estimated cost, as determined by the Director of Engineering, of constructing indoor parking in the area which is subject to the Downtown Parking Standard.

(V) Damage/Destruction of Development

- (i) Where any building or construction pertaining to non-residential, Hotel, or residential Development that is not subject to the applicable Downtown Parking Standard by operation of s. 9.1.2(2)(I)(iii) or s. 9.1.2(2)(II)(ii) is destroyed or damaged or deteriorated so as to render the same uninhabitable or unfit for use, and where within three (3) years of the date of said destruction, damage or deterioration:
 - (1) the building or construction pertaining to the Development is removed; and
 - (2) a permit is issued by Council approving a new or replacement Development to be constructed at the site of the original Development;

then the applicable Downtown Parking Standard as required by ss. 9.1.2(2)(I)(i), or (ii), or ss. 9.1.2(2)(II)(i) or (iii) shall apply only to any increase in the Net Floor Area, or the number of rooms and/or the increase in banquet/seminar/conference/meeting space, or the number of Dwelling Units, as the case may be, beyond that which existed in the building or construction pertaining to the original Development. The parking standard applicable to the remainder of the Development shall be equivalent to the on-site, off-street parking that was available prior to the building or construction on the Lot becoming uninhabitable or unfit for use.

- (ii) If the building or construction pertaining to the original Development is not removed and/or a permit approving a new or replacement Development is not issued within the said three (3) year period, then the applicable Downtown Parking Standard as provided for in s. 9.1.2(2) (I)(i) or (ii) or s. 9.1.2(2)(II)(i) shall apply to the whole of any Development either existing or new, on the Lot.
- (iii) Subsection 9.1.2(2)(V)(i) is not applicable where the Lot, for purposes of Development or re-Development, is assembled with other lands to form a larger Lot. In such circumstances, the applicable Downtown Parking Standard as required by ss. 9.1.2(2)(I)(i) or (ii), or ss. 9.1.2(2)(II)(i) or (iii) shall apply to the whole Development or re-Development.

(VI) Unapproved Parking Reduction

- (i) If, at any time, the on-site and/or acceptable off-site, off-street parking for a particular Development is reduced below the level as stipulated, provided for, or otherwise approved pursuant to s.9.1.2(2), then any said reduction shall be immediately and fully redressed by the owner and/or the occupant of the Development and/or the Lot on which the Development exists.

6. Repeal Section 9.1.2(3) – “Downtown Residential Parking”.

7. Repeal Section 9.2.1(3) and replace it with the following new Section:

“9.2.1(3) A Parking Area shall be situated on the Lot on which the Use or Development it is accessory to is located except as otherwise provided in s. 9.2.1(4) or s. 9.1.2(2)(IV).”

8. Repeal Section 9.2.1(4) and replace it with the following new Section:

“(4) The Director of Planning or designate may except a Development, except an Infill Housing Development or a Development which is subject to the Downtown Parking Standard, from the requirements of Subsection 9.2.1(3) provided:

(a) the Lot accommodating the Parking Area shall be located not more than 200 metres from the Lot on which the Use requiring the off-street parking is located; and

(b) the Lot accommodating the Parking Area shall be used only for off-street parking for the Use to which it is accessory as long as the Use remains in operation or requires the Parking Area.”

9. Add a new section to Section 9, to read as follows:

“9.4 Access/egress points from a Public Street to a Parking Area or a private driveway are subject to the approval of the Director of Engineering or designate.”

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

IN WITNESS THEREOF the Seal of the City of St. John’s has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this 23rd day of April, 2013.

Mayor

City Clerk

It was suggested during discussion, that the City become more aggressive towards public transit. Councillor Hann agreed that a regional transit system would play a significant role in addressing the parking and transportation problems, however, would require considerable funding and need all players at the table.

It was noted that following final approval of the Resolutions the City will engage in an appropriate Communication strategy.

The motion being put was unanimously carried.

**St. John’s Urban Region Regional Plan Amendment 1, 2012
St. John’s Municipal Plan Amendment Number 95, 2013 &
St. John’s Development Regulations Amendment Number 512, 2013
Maddox Cove Road**

Under business arising, Council considered a memorandum dated April 18, 2013 from the Acting Director of Planning regarding the above noted.

SJMC2013-04-23/178R

**It was moved by Councillor Collins; seconded by Councillor Tilley:
That the following Resolutions for St. John’s Municipal Plan Amendment Number 95, 2013 and St. John’s Development Regulations Amendment Number 512, 2013 be adopted; and further that Ms. Marie Ryan, a member of the City’s commissioner list, be appointed as the commissioner to conduct a public hearing on the Municipal Plan and Development Regulations amendments, the proposed date for the hearing being May 21, 2013.**

**RESOLUTION
ST. JOHN’S MUNICIPAL PLAN
AMENDMENT NUMBER 95, 2013**

WHEREAS the City of St. John’s wishes to redesignate land on the west end of Maddox Cove Road, adjacent to the municipal boundary of the City with the Town of Petty Harbour-Maddox Cove, to allow residential development with private on-site water and septic sewer services.

BE IT THEREFORE RESOLVED that the City of St. John’s hereby adopts the following map amendment to the St. John’s Municipal Plan pursuant to the provisions of the Urban and Rural Planning Act:

Redesignate land at the west end of Maddox Cove Road, adjacent to the municipal boundary of the City with the Town of Petty Harbour-Maddox Cove, from the Restricted Land Use District to the Rural Land Use District as shown on Map III-IA attached.

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

IN WITNESS THEREOF the Seal of the City of St. John’s has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this

23rd day of April, 2013.

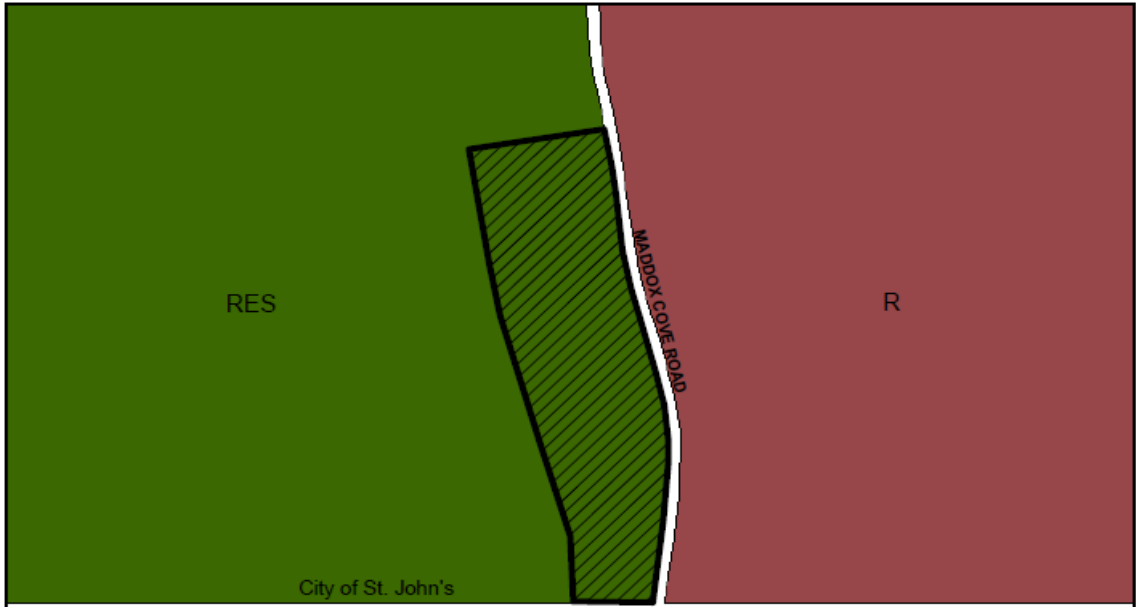
Mayor

City Clerk

Provincial Registration

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

MCIP



Town of Petty Harbour - Maddox Cove

**CITY OF ST. JOHN'S
MUNICIPAL PLAN
Amendment No. 95, 2013
[Map III-1A]**

2011 09 21 SCALE: 1:3000
CITY OF ST. JOHN'S
DEPARTMENT OF PLANNING

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



AREA PROPOSED TO BE REDESIGNATED FROM
RESTRICTED (RES) LAND USE DISTRICT TO
RURAL (R) LAND USE DISTRICT

MADDOX COVE ROAD PROPERTIES

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 512, 2013**

WHEREAS the City of St. John's wishes to rezone land on the west end of Maddox Cove Road, adjacent to the municipal boundary of the City with the Town of Petty Harbour-Maddox Cove to allow residential development with private on-site water and septic sewer services.

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

Rezone land at the west end of Maddox Cove Road, adjacent to the municipal boundary of the City with the Town of Petty Harbour-Maddox Cove, from the Open Space Reserve (OR) Zone to the Rural Residential Infill (RRI) Zone as shown on Map Z-IA attached.

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

IN WITNESS THEREOF the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this 23rd day of April, 2013.

Mayor

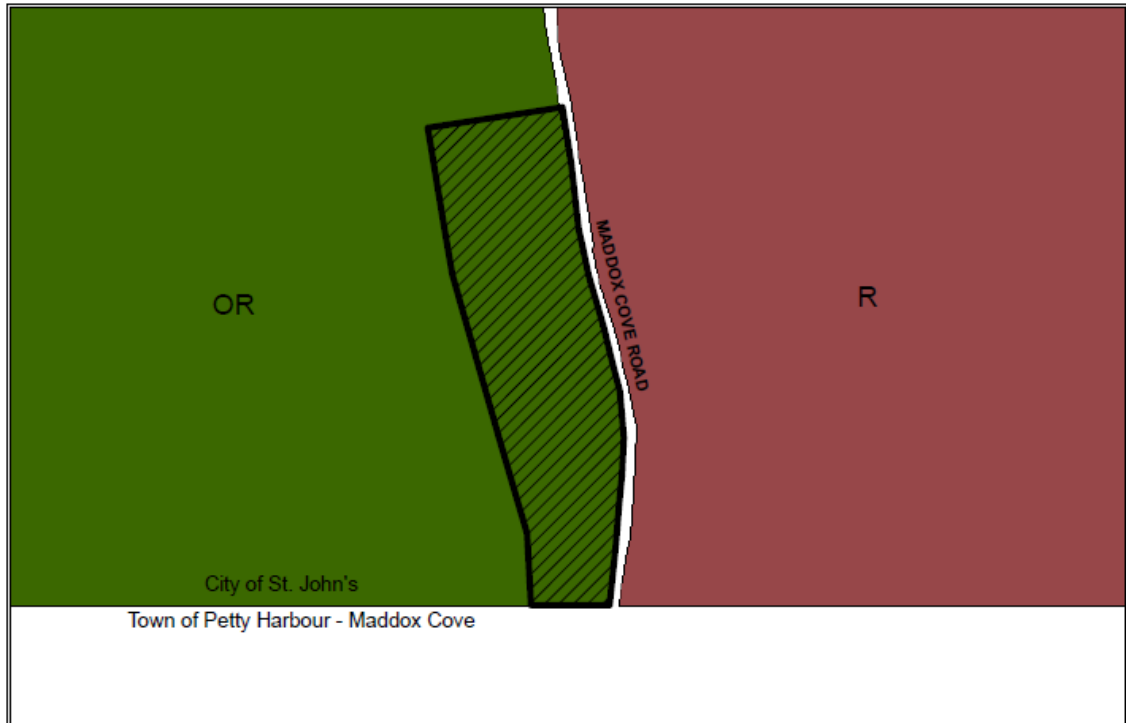
City Clerk

Provincial Registration

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

MCIP

The motion being put was unanimously carried.



**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 512, 2013
[Map Z-1A]**

2011 09 21 SCALE: 1:3000
CITY OF ST. JOHN'S
DEPARTMENT OF PLANNING

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



AREA PROPOSED TO BE REZONED FROM
OPEN SPACE RESERVE (OR) LAND USE ZONE TO
RURAL RESIDENTIAL INFILL (RRI) LAND USE ZONE

MADDOX COVE ROAD PROPERTIES

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

Notice of Motion –St. John’s Electrical By-Law

SJMC2013-04-23/179R

Pursuant to Notice of Motion, it was moved by Councillor Hanlon; seconded by Councillor Tilley: That the Following By-law be adopted.

BY-LAW NO.

ST. JOHN’S ELECTRICAL (AMENDMENT NO. 1 – 2013) BY-LAW

PASSED BY COUNCIL ON APRIL 23, 2013

Pursuant to the powers vested in it under 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.

BY-LAW

1. This By-Law may be cited as the St. John’s Electrical (Amendment No. 1 – 2013) By-Law.
2. Section 13 of the St. John’s Electrical By-Law is repealed and the following substituted:
 - “13. The 2012 Canadian Electrical Code of the Canadian Standards Association and all amendments thereto adopted by the said Association are hereby declared to be and shall be taken as part and parcel of this By-Law as if same were repeated herein, in full, and all provisions of the said code shall apply to all electrical work and installations.”

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 23rd day of April,2013.

MAYOR

CITY CLERK

The motion being put was unanimously carried.

Principles of the CCA from Transport Canada

Under business arising, Councillor O’Leary referred to the above noted matter and the document on same which was provided to all members of Council for review. She asked that Council discuss how it can engage in the principles set out by Transport Canada. The matter was referred to a future special meeting of Council.

Development Permits

Council considered as information the following Weekly Development Permits for the period April 5 to 18, 2013 to April

DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING
FOR THE PERIOD OF April 5, 2013 TO April 18, 2013

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
COM		Home Office – General Contractor	117 Craigmillar Avenue	2	Approved	13-04-11
COM	EXP Architects Inc.	Site Redevelopment Of Service Station	225 Logy Bay Road	1	Approved	13-04-15
COM		Home Office – Kitchen Installer/Contractor	47 Boyle Street	3	Approved	13-04-16

* 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



Building Permits List

SJMC2013-04-23/180R

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

**Building Permits List
Council's April 23, 2013 Regular Meeting**

Permits Issued: 2013/04/11 To 2013/04/17

Class: Commercial

390 Duckworth St	Rn	Eating Establishment
330 Lemarchant Rd	Ms	Convenience Store
430-432 Main Rd	Ms	Convenience Store
449 Newfoundland Dr	Ms	Convenience Store
260 Portugal Cove Rd	Ms	Convenience Store
260 Portugal Cove Rd	Ms	Retail Store
50 White Rose Dr -Golftown	Sn	Retail Store
295-301 Water St	Rn	Service Shop
288 Duckworth St	Sw	Restaurant
131 Lemarchant Rd	Rn	Patio Deck
288 Duckworth St	Rn	Restaurant
187 Water St	Rn	Restaurant
302 Lemarchant Rd	Rn	Office
50 White Rose Dr,Unit B	Rn	Retail Store
48 Kenmount Rd - Intersport	Cr	Retail Store
125 Harbour Dr	Nc	Restaurant

This Week \$ 3,240,796.00

Class: Industrial

This Week \$.00

Class: Government/Institutional

340 East White Hills Rd	Sw	Admin Bldg/Gov/Non-Profit
-------------------------	----	---------------------------

This Week \$ 300,000.00

Class: Residential

4 Aldergrove Pl, Lot 253	Nc	Single Detached Dwelling
Blackmarsh Rd, Lot 28	Nc	Accessory Building
34 Bristol St	Nc	Accessory Building
51 Calver Ave	Nc	Fence
19 Cypress St	Nc	Accessory Building
40 Edison Pl	Nc	Accessory Building
8 Gibbons Pl, Lot 19	Nc	Single Detached & Sub.Apt
10 Gibbons Pl, Lot 18	Nc	Single Detached & Sub.Apt
10 Glenview Terr	Nc	Fence

10 Halliday Pl, Lot 5	Nc	Single Detached Dwelling
41 Kenai Cres, Lot 231	Nc	Single Detached Dwelling
53 Kenai Cres, Lot 225	Nc	Single Detached Dwelling
63 Ladysmith Dr	Nc	Fence
12 Pitcher's Path	Nc	Fence
6 Rawlins Pl	Nc	Accessory Building
28 Rose Abbey St Lot 163	Nc	Single Detached Dwelling
20 Royal Oak Dr	Nc	Accessory Building
20 Sgt. Craig Gillam Ave	Nc	Fence
37 Sgt. Craig Gillam Ave	Nc	Patio Deck
636 Southside Rd	Nc	Accessory Building
29a Point Leamington St	Co	Home Office
21 Glasgow Pl	Cr	Subsidiary Apartment
80 Hamilton Ave	Cr	Subsidiary Apartment
8 Empire Ave	Ex	Single Detached Dwelling
13 Glenridge Cres	Ex	Single Detached Dwelling
34 London Rd	Ex	Subsidiary Apartment
12 Meadowbrook Park Rd	Ex	Single Detached Dwelling
34 Meadowbrook Park Rd	Ex	Single Detached Dwelling
19 Roche St	Ex	Single Detached Dwelling
2 Abraham St	Rn	Single Detached Dwelling
16 Bannerman St	Rn	Townhousing
5 Belfast St	Rn	Single Detached Dwelling
295 Empire Ave	Rn	Subsidiary Apartment
47 Fleming St	Rn	Single Detached Dwelling
36 Gear St	Rn	Semi-Detached Dwelling
291 Hamilton Ave	Rn	Single Detached Dwelling
5 Ironwood Pl	Rn	Single Detached Dwelling
30 Meadowbrook Park Rd	Rn	Mobile Home
34 Meadowbrook Park Rd	Rn	Single Detached Dwelling
22 Morris Ave	Rn	Single Detached Dwelling
94 Prowse Ave	Rn	Single Detached Dwelling
82 Viking Rd	Rn	Single Detached & Sub.Apt

This Week \$ 2,462,565.00

Class: Demolition

37 Bannerman St	Dm	Single Detached Dwelling
26 Rostellan Pl	Dm	Single Detached Dwelling

This Week \$ 20,000.00

This Week's Total: \$

6,023,361.00

Repair Permits Issued: 2013/04/11 To 2013/04/17 \$ 37,300.00

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		

Year To Date Comparisons			
April 23, 2013			
Type	2012	2013	% Variance (+/-)
Commercial	\$105,000,900.00	\$37,800,700.00	-64
Industrial	\$1,300,100.00	\$28,000.00	-98
Government/Institutional	\$11,100,200.00	\$7,100,100.00	-36
Residential	\$39,500,900.00	\$29,000,000.00	-27
Repairs	\$900,600.00	\$700,600.00	-22
Housing Units (1 & 2 Family Dwellings)	126	86	
Total	\$157,802,700.00	\$74,629,400.00	-53

Respectfully Submitted,

David Blackmore, R.P.A.
Deputy City Manager - Planning, Development & Engineering

Payrolls and Accounts

SJMC2013-04-23/181R

It was moved by Councillor Collins; seconded by Councillor Tilley: That the following Payrolls and Accounts for the week ending April 19th, 2013 be approved:

**Weekly Payment Vouchers
For The
Week Ending April 18, 2013**

Payroll

Public Works	\$ 344,558.83
Bi-Weekly Casual	\$ 19,838.22
Accounts Payable	\$2,004,660.40
Total:	\$2,369,057.45

The motion being put was unanimously carried.

City of St. John's Emergency Management Plan

Council considered a memorandum dated April 15, 2013 from the Deputy City Manager, Corporate Services & City Clerk regarding the above noted.

SJMC2013-04-23/182R

It was moved by Councillor Breen; seconded by Deputy Mayor Duff: That the City of St. John's Emergency Management Plan be formally adopted, and the Mayor authorized to sign off on the plan.

The motion being put was unanimously carried.

Councillor O'Leary

Councilor O'Leary updated Council on her attendance at the Stewardship Association of Municipalities (SAM) Annual General Meeting, Bay Roberts, April 19 to 20, 2013.

Councillor Hanlon

Councillor Hanlon provided an update on her attendance at the NLOWE 2013 annual conference in Gander, April 17 and 18, 2013.

His Worship the Mayor

His Worship the Mayor tabled an email from Jonathan Galgay expressing appreciation to the City for paying tribute to his late father, Gus Galgay in recognizing Galgay's Range, along with other Ranges in the City.

Adjournment

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

MAYOR

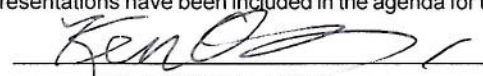
CITY CLERK

NOTICES PUBLISHED

Applications which have been advertised in accordance with the requirements of Section 5.5 of the St. John's Development Regulations and which are to be considered for approval by Council at the **Regular Meeting of Council on Monday, April 29, 2013**

Ref #	Property Location/ Zone Designation	Ward	Application Details	Floor Area (square metres)	# of Employees (includes the applicant)	# of On-Site Parking Spaces	Written Representations Received	Department of Planning Notes
1	Civic Number 1 Prospero Place Residential Medium Density (R2) Zone	4	A Discretionary Use Application has been submitted by Newfoundland and Labrador Housing to demolish the existing dwelling located at Civic No. 1 Prospero Place to construct a Multiple Dwelling. The dwelling will contain four (4) units; each unit will contain one (1) bedroom with on-site parking provided for the four units. All units are to incorporate features of universal design where feasible and practical.				2 submissions received	The Department of Planning recommends approval of the application subject to all applicable City requirements.
2	Civic Number 71 Guy Street Residential Medium Density (R2) Zone	4	A Discretionary Use Application has been submitted by The Society of St. Vincent De Paul to construct a six (6) unit Multiple Dwelling at Civic No. 71 Guy Street . Each unit will provide single person occupancy with on-site parking provided for the six units. The Society of St. Vincent De Paul is developing these units to provide affordable housing for their clients in an effort to assist them with independent living. All units are being constructed to universal design accessibility requirements.				No submissions received	The Department of Planning recommends approval of the application subject to all applicable City requirements

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


 Ken O'Brien, MCIP
 Acting Director of Planning

Good morning,

I would like to make a submission on the Discretionary Use Application for Civic No. 1 Prospero Place. I would request that council ensure the development of this dwelling not further impact water runoff from higher ground.

Since the development of the Gushue Highway and access road to Old Pennywell Road began two years ago, there has been a significant increase in water run off from the higher elevation of Old Pennywell Road and Prospero onto the lower elevation of Neptune Road. The bowl-shaped valley between Civic No. 1 Prospero Place and the south side of Neptune Road has flooded in the Spring of 2011, 2012 and 2013.

While I do not oppose the development of housing on this property, the developer must ensure that water is not diverted into the valley below and northeast of Civic No. 1 Prospero Place into the backyards of Neptune Rd, south side of the street. It would be beneficial to consider a system to divert water from the back of Civic No. 1 Prospero Place into the city water system.

Thank you for your consideration of this submission. If further clarification is required, please do not hesitate to contact me.

Subject: 1 Prospero Place

To: cityclerk@stjohns.ca

In reference to the above-noted application, we wish to offer our concerns with the conditional use application for 1 Prospero Place. This site held a two-apartment family dwelling until it was destroyed by fire while under renovation. We have concerns about parking - with one parking place per apartment, where will visitors park? We also have concerns about snow clearing in the area. This building is located on the corner of a very busy street - Old Pennywell Road, which has seen an immense increase in traffic since it was opened up to Kenmount Road a number of years ago. There is nowhere for the plow to put the snow now - what will it be like once this construction is completed and the units are occupied?

We respectfully request that you take our concerns into consideration when making your decision. Thank you.

Signed by Four (4) Residents

REPORT/RECOMMENDATIONS

Development Committee

April 23, 2013

The following matter was considered by the Development Committee at its meeting held on April 23, 2013. A staff report is attached for Council's information.

1. Proposed Demolition and Rebuild of Dwelling

**Civic Nol. 28 Healey's Pond Crescent
Town of Portugal Cove-St. Philips
Broad Cove River Watershed (W) Zone**

Recommendation:

Council approve the demolition and application to erect the new dwelling proposed pursuant to Section 104 (4) (d) of the City of St. John's Act, subject to the proponent satisfying Service NL conditions for septic disposal field and that the new dwelling not have an oil fire heating system.

2. Proposed Dwelling

**Applicant: Stantec Architect
Civic No. 2A Outer Battery Road
Residential Battery (RB) Zone (Ward 2)**

Recommendation:

Based on the fact that the proposed new dwelling will not have any interference with the private views from other properties in the area, it is recommended that Council grant Approval-in-Principle to the application subject to the following conditions:

- 1) Approval of the building elevations by the City's Heritage Officer; and
- 2) Compliance with all requirements of the City's Department of Engineering and Department of Building and Management.



Robert F. Smart
City Manager
Chair – Development Committee

attach/sba

MEMORANDUM

Date: April 25, 2013

To: His Worship the Mayor & Members of Council

From: Robert Smart, City Manager
Chair-Development Committee


Re: **Department of Planning / File No. 13-00088/B-17-H.6**
Proposed Demolition and Rebuild of Dwelling
Civic No. 28 Healey's Pond Crescent
Town of Portugal Cove - St. Philips
Broad Cove River Watershed (W) Zone

An application has been referred to the Department of Planning and Development from the Town of Portugal Cove-St. Philips regarding the above referenced development. The property is situated within the Broad Cove River Watershed of the City of St. John's where development or extension to existing development is regulated by the City of St. John's Act. The applicant has proposed to demolish the existing 190 m² dwelling and rebuild. Upon inspection of the dwelling by an engineer, whereby a report is attached, it was revealed that the house has endured considerable structure deterioration. Demolition is the most practical option for the dwelling as extensive repairs required would not add additional years of use to the house.

The applicant is requesting that the new home be 260 m² in total floor area, a 37% increase in the floor area of the homestead. Section 104 of the City of St. John's Act states Council may permit the reconstruction of a dwelling to a maximum of 50% larger in floor area than the existing dwelling.

Recommendation

Council approve the demolition and application to the erect the new dwelling proposed pursuant to Section 104 (4) (d) of the City of St. John's Act, subject to the proponent satisfying Service NL conditions for septic disposal field and that the new dwelling not have an oil fire heating system.


Robert Smart, City Manager
Chair-Development Committee

GJD/spl

ST. JOHN'S

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

██████████
ADVANTAGE MANAGEMENT LTD.
322 WATERFORD BRIDGE ROAD
ST. JOHN'S, NEWFOUNDLAND
A1E 1E9

Tel/Fax (709) 368-8547 Cell 685-3671
██████████



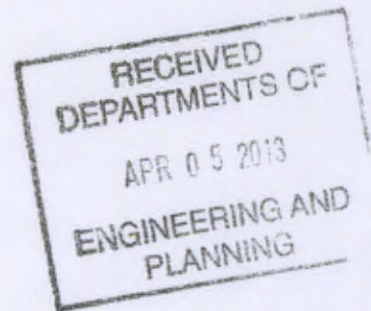
October 8, 2012

Town of Portugal Cove-St. Philip's
1119 Thorburn Road
Portugal Cove-St. Philip's, NL
A1M 1T6

Attn : ██████████

RE : ██████████

Replacement of Residence
28 Healey's Pond Crescent
Portugal Cove-St. Philip's, NL



Dear Sir:

We were asked to investigate the structure of the above noted house by ██████████ with reference to do doing renovations to the house.

It is my professional opinion that the condition of the house does not justify the renovations that were proposed.

The house is obviously an old summer residence that has been structurally altered at times over the years and the work was not performed with due care or to any building code.

The main observation point is in the crawl space where it can be seen that there has been stability problems with the movement of the posts the house was propped up on and the cinder blocks used to try and correct the problem.

The floor joists are all over spanned and indeed some are only 2x4's. It can be assumed that the rest of the framing that is not visible is as inferior as that what can be seen.

It is my recommendation that ██████████ make application to demolish the house and replace it with a new one. The existing structure of the house does not warrant the value of the renovations proposed.

I understand that the house is in an existing watershed and no new proposed housing is permitted but there is precedence for the replacement of existing houses with an increase of up to 50% of the area of their footprint on the land.

The attached plan shows such a possible footprint that can be easily accommodated on the lot with very little disturbance to the existing property.

We trust that we can expect a favorable reply after the necessary procedures are followed. If there are any questions please contact me.

Yours truly,

[Redacted signature] ✓

[Redacted signature] ✓

RECEIVED
DEPARTMENTS OF
APR 05 2013
ENGINEERING AND
PLANNING

MEMORANDU

Date: April 25, 2013

To: His Worship the Mayor and Members of Council

From: Bob Smart, City Manger
Chair- Development Committee

Re: Department of Planning File No. 13-00036/B-17-O.2
Proposed Dwelling
Applicant: Stantec Architect
Civic No. 2A Outer Battery Road
Residential Battery (RB) Zone (Ward 2)

An application has been submitted requesting Approval-in-Principal from Council to build a single detached dwelling situated at Civic No. 2A Outer Battery Road. The existing abandoned building on the property will be removed prior to the construction of the proposed dwelling. The proposed dwelling will occupy approximately the same footprint as the existing building.

The application site is zoned Residential Battery (RB) under the St. John's Development Regulations and is also within the Battery Development Guideline Study Area. A single detached dwelling is a permitted use in the RB Zone.

The application has been reviewed by the Department of Engineering and the property can be serviced by municipal water and sewer. The lot can also accommodate on-site parking.

The proposal has been reviewed by planning staff and because of its unique location being close to the water level of the harbour, the site does not conflict with the Battery Development Guideline Study.

Recommendation


Based on the fact that the proposed new dwelling will not have any interference with the private views from other properties in the area, it is recommended that Council grant Approval-in-Principle to the application subject to the following conditions:

1. Approval of the building elevations by the City's Heritage Officer; and

ST. JOHN'S

CITY MANAGER

2. Compliance with all requirements of the City's Department of Engineering and Department of Building and Property Management.



Robert Smart
Chair- Development Committee

GJD/spl

Enclosure



MEMORANDUM

Date: April 25, 2013

To: His Worship the Mayor and Members of Council

From: Robin King, P. Eng.
Chairperson, Special Events Advisory Committee

Re: Special Events Advisory Recommendation

The following recommendations of the Committee are forwarded to Council for approval in principle subject to any conditions that may be required by the Special Events Advisory Committee:

- 1) **Event:** Harbourfront 10 km Road Race
Location: Harbourfront
Date: May 19, 2013
Time: 8:00 to 9:30 a.m.

The following road closures are required for this event.

Harbour Drive - both directions;
Water Street - eastbound - Waldegrave Street to Prescott Street
Waterford Bridge Road - westbound - Water Street to Waterford Lane
Southside Road - eastbound - Waterford Lane to Blackhead Road

- 2) **Event:** NL Folk Festival
Location: Bowring Park
Date: August 9-11, 2013
Time: 6 p.m. to 12:00 a.m.

The Organizer is looking to have the noise by - law extended until 12:00 a.m. August 9-11.

Recommendation:

It is the recommendation of the Committee that Council approve the above noted events, subject to the conditions set out by the Special Events Advisory Committee.

Robin King, P. Eng.
Chairperson – Special Events Advisory Committee

ST. JOHN'S

DEPARTMENT OF ENGINEERING

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

**DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING
FOR THE PERIOD OF April 19, 2013 TO April 25, 2013**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
COM	Pinnacle Engineering Ltd.	Commercial Building	25 Hebron Way	1	Approved	13-04-25
COM		Home Office – Admin for Home Interior Business	8 Brighton Place	1	Approved	13-04-24
COM		Home Office - Surveying	31 Great Eastern Avenue	4	Approved	13-04-24

* 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**

Building Permits List

Council's April 29, 2013 Regular Meeting

Permits Issued: 2013/04/18 To 2013/04/24

Class: Commercial

116 Duckworth St-Outcast Gamin	Co	Retail Store
150 Kenmount Rd	Co	Club
5 Lewisporte Pl	Co	Service Shop
681 Topsail Rd -Island Frozen	Co	Retail Store
50 Kelsey Dr	Nc	Fence
31 Airport Rd	Sn	Service Shop
217 Lemarchant Rd	Sn	Office
11 Major's Path	Sn	Service Station
35 Campbell Ave	Rn	Pharmacy
93 Torbay Rd-Dance Studio	Sw	Commercial School
22-24 Blackmarsh Rd	Ex	Parking Lot
93 Torbay Rd-Dance Studio	Cr	Commercial School
145 Kelsey Dr, Lot # 3	Nc	Office

This Week \$ 2,732,800.00

Class: Industrial

This Week \$.00

Class: Government/Institutional

This Week \$.00

Class: Residential

38 Outer Battery Rd	Nc	Accessory Building
11 Capulet St Lot 212	Nc	Single Detached Dwelling
33 Cappahayden St, Lot 23	Nc	Single Detached Dwelling
18 Chafe Ave	Nc	Fence
57 Chafe Ave	Nc	Accessory Building
172 Cheeseman Dr, Lot 175	Nc	Accessory Building
43 Country Grove Pl	Nc	Accessory Building
43 Country Grove Pl	Nc	Fence
11 Della Dr	Nc	Accessory Building
17 Durham Pl	Nc	Fence
80 Eastbourne Cres	Nc	Patio Deck
9 Eastmeadows Pl	Nc	Single Detached Dwelling
140 Forest Rd	Nc	Accessory Building
4 Gibbons Pl, Lot 21	Nc	Single Detached & Sub.Apt
36 Glenlonan St	Nc	Accessory Building
7 Keats Pl	Nc	Fence
18 Kenai Cres, Lot 185	Nc	Single Detached Dwelling
62 Kenai Cres	Nc	Accessory Building
33 Kenai Cres	Nc	Accessory Building
114 Ladysmith Dr, Lot 219	Nc	Single Detached & Sub.Apt
8 Eastmeadows Place	Nc	Single Detached Dwelling
97 Pennywell Rd	Nc	Patio Deck

40 Queen's Rd	Nc	Fence
1 Rankin St	Nc	Single Detached & Sub.Apt
83 Rotary Dr	Nc	Accessory Building
108 St. Clare Ave	Nc	Fence
61 Sunset St	Nc	Accessory Building
17 Tigress St, Lot 628	Nc	Single Detached & Sub.Apt
19 Tigress St, Lot 627	Nc	Single Detached & Sub.Apt
21 Tigress St, Lot 626	Nc	Single Detached & Sub.Apt
25 Tigress St, Lot 624	Nc	Single Detached Dwelling
26 Sitka St, Lot 279	Nc	Single Detached & Sub.Apt
126 Waterford Bridge Rd	Nc	Accessory Building
99 Winslow St	Nc	Patio Deck
47 Boyle St	Co	Single Detached Dwelling
18 Glenlonan St	Co	Single Detached & Sub.Apt
66 Penney Cres	Ex	Single Detached Dwelling
1- 7 Algerine Place	Rn	Townhousing
1-10 Eagle Court	Rn	Townhousing
14 Kenai Cres, Lot 183	Rn	Single Detached Dwelling
15 Oberon St	Rn	Single Detached Dwelling
45 Pearson St	Rn	Single Detached Dwelling
30 Sequoia Dr	Rn	Single Detached Dwelling
90 Oxen Pond Rd	Sw	Single Detached & Sub.Apt

This Week \$ 2,620,736.00

Class: Demolition

This Week \$.00

This Week's Total: \$ 5,353,536.00

Repair Permits Issued: 2013/04/18 To 2013/04/24 \$ 119,050.00

130 Freshwater Road Garage Extension Rejected Due To Section 10.5.3(6)Of The City Of St. John's Development Regulations.

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		

Year To Date Comparisons

April 29, 2013

Type	2012	2013	% Variance (+/-)
Commercial	\$115,600,600.00	\$40,500,500.00	-65
Industrial	\$3,600,100.00	\$28,000.00	-99
Government/Institutional	\$11,100,200.00	\$7,100,100.00	-36
Residential	\$44,400,100.00	\$31,600,700.00	-29
Repairs	\$1,000,000.00	\$800,700.00	-20
Housing Units (1 & 2 Family Dwellings)	142	99	
Total	\$175,701,000.00	\$80,030,000.00	-54

Respectfully Submitted,

David Blackmore, R.P.A.
Deputy City Manager - Planning, Development & Engineering

MEMORANDUM

Weekly Payment Vouchers For The Week Ending April 25, 2013

Payroll

Public Works	\$ 331,412.42
Bi-Weekly Administration	\$ 697,616.15
Bi-Weekly Management	\$ 688,142.48
Bi-Weekly Fire Department	\$ 575,330.18
Accounts Payable	\$2,379,824.74

Total: **\$ 4,672,325.97**

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
POM INCORPORATED	0000000598	COMPUTER SUPPLIES	\$7,227.50
SWANA	0000000599	REGISTRATION FEES	\$474.95
M-B COMPANIES INC.	0000000600	REPAIR PARTS	\$146.23
SOLARWINDS	0000000601	ANNUAL MAINTENANCE RENEWAL	\$1,150.21
DESERT DIAMOND INDUSTRIES	0000000602	REPAIR PARTS	\$1,154.34
CITYSOURCED INC.,	0000000603	COMPUTER SUPPLIES	\$14,455.00
PUBLIC SERVICE CREDIT UNION	00051846	PAYROLL DEDUCTIONS	\$6,721.88
NEWFOUNDLAND POWER	00051847	ELECTRICAL SERVICES	\$70,360.48
ROYAL BANK VISA	00051848	VISA PAYMENT	\$5,533.47
ROYAL BANK VISA	00051849	VISA PAYMENT	\$24.82
NEWFOUNDLAND & LABRADOR FOLK ARTS SOCIETY	00051850	SPECIAL EVENTS AND FESTIVAL GRANT	\$15,300.00
CANADIAN TIRE CORP.-KELSEY DR.	00051851	MISCELLANEOUS SUPPLIES	\$177.05
RECEIVER GENERAL FOR CANADA	00051852	PAYROLL DEDUCTIONS	\$110,445.75
RECEIVER GENERAL FOR CANADA	00051853	PAYROLL DEDUCTIONS	\$3,777.49
BOX FIT	00051854	REAL PROGRAM	\$1,422.44
RALPH, SUSAN	00051855	TRAVEL ADVANCE	\$1,642.00
TOBIN, JUDY	00051856	TRAVEL ADVANCE	\$267.50
AIMS LTD.	00051857	REPAIRS TO OVERHEAD DOORS	\$1,915.35
SERVICEMASTER CONTRACT SERVICE	00051858	CLEANING SERVICES	\$485.90
ATLANTIC OFFSHORE MEDICAL SERV	00051859	MEDICAL SERVICES	\$1,657.49
ATLANTIC PURIFICATION SYSTEM LTD	00051860	WATER PURIFICATION SUPPLIES	\$382.18
AVALON STEAMATIC LTD.	00051861	CLEANING SERVICES	\$796.65
B & B SALES LTD.	00051862	SANITARY SUPPLIES	\$111.76
BABB LOCK & SAFE CO. LTD	00051863	PROFESSIONAL SERVICES	\$54.58
E TUCKER AND SONS LTD.	00051864	PROFESSIONAL SERVICES	\$926.60
BRINK'S CANADA LIMITED	00051865	DELIVERY SERVICES	\$1,058.07
KELLOWAY CONSTRUCTION LIMITED	00051866	CLEANING SERVICES	\$22,991.51
RDM INDUSTRIAL LTD.	00051867	INDUSTRIAL SUPPLIES	\$94.85
BAKER FLOORING CONTRACTS LTD.	00051868	SUPPLY/INSTALL FLOORING	\$108.62
NEWFOUNDLAND EXCHEQUER ACCOUNT	00051869	REGISTRATION OF EASEMENT	\$50.00
LIGHTING & TRAFFIC SYSTEMS LTD	00051870	TRAFFIC CONTROLS	\$9,496.02
HERCULES SLR INC.	00051871	REPAIR PARTS	\$1,138.41
STAPLES THE BUSINESS DEPOT - OLD PLACENTIA RD	00051872	STATIONERY & OFFICE SUPPLIES	\$203.24
BELBIN'S GROCERY	00051873	CATERING SERVICES	\$225.75
THE HUB TROPHIES & MEDICAL SUPPLIES	00051874	NAME PLATES	\$102.27
CABOT PEST CONTROL	00051875	PEST CONTROL	\$670.10
BARBARA ASHLEY SCHOOL OF DANCE	00051876	REAL PROGRAM	\$990.00
BEST DISPENSERS LTD.	00051877	SANITARY SUPPLIES	\$590.00
PLAZA BOWL LIMITED	00051878	YOUTH GROUP PROGRAM	\$154.00
ROCKWATER PROFESSIONAL PRODUCT	00051879	CHEMICALS	\$10,017.34
MARY BROWN'S	00051880	MEAL ALLOWANCES	\$198.43
FORBES STREET HOLDINGS LTD	00051881	REFURBISH VACANT UNIT	\$2,231.75
GRAPHIC ARTS & SIGN SHOP LIMITED	00051882	SIGNAGE	\$196.62
BARNES/BOWMAN DISTRIBUTION	00051883	REPAIR PARTS	\$882.48
BRENKIR INDUSTRIAL SUPPLIES	00051884	PROTECTIVE CLOTHING	\$13,054.25
ST. JOHN'S AMATEUR BASEBALL	00051885	SPORTS GRANT	\$3,400.00
ST. JOHN'S SENIOR SOCCER	00051886	SPORTS GRANT	\$3,400.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
FARRELL'S EXCAVATING LTD.	00051887	ROAD GRAVEL	\$2,462.38
GRAND AND TOY	00051888	OFFICE SUPPLIES	\$583.74
SPECTRUM INVESTIGATION & SECURITY 1998 LTD.	00051889	SECURITY SERVICES	\$9,939.64
WESTERN HYDRAULIC 2000 LTD	00051890	REPAIR PARTS	\$2,121.01
BDI CANADA INC	00051891	REPAIR PARTS	\$734.50
OUTFITTERS	00051892	PROTECTIVE CLOTHING	\$115.83
ATLANTIC TRAILER & EQUIPMENT	00051893	REPAIR PARTS	\$5,512.83
STAPLES THE BUSINESS DEPOT - STAVANGER DR	00051894	STATIONERY & OFFICE SUPPLIES	\$190.18
DELIA PEWTER	00051895	PROMOTIONAL ITEMS	\$366.12
TRIWARE TECHNOLOGIES INC.	00051896	COMPUTER EQUIPMENT	\$3,508.65
CHESTER DAWE CANADA - O'LEARY AVE	00051897	BUILDING SUPPLIES	\$1,103.98
AEARO CANADA LIMITED	00051898	PRESCRIPTION SAFETY GLASSES	\$335.25
AIR LIQUIDE CANADA INC.	00051899	CHEMICALS AND WELDING PRODUCTS	\$3,097.88
CANAVAN'S AUTO APPRAISERS LTD.	00051900	DAMAGE CLAIM	\$214.70
HISCOCK'S SPRING SERVICE	00051901	REPAIR PARTS	\$2,212.43
COASTAL DOOR & FRAME LTD	00051902	DOORS/FRAMES	\$480.25
D PETERS BRONZE & BRASS	00051903	NAME PLATES	\$562.74
NORTRAX CANADA INC.,	00051904	REPAIR PARTS	\$6,970.09
CBCL LIMITED	00051905	PROFESSIONAL SERVICES	\$5,627.40
COADY'S METAL WORKS LTD.	00051906	PROFESSIONAL SERVICES	\$299.45
DULUX PAINTS	00051907	PAINT SUPPLIES	\$179.51
PF COLLINS CUSTOMS BROKER LTD	00051908	DUTY AND TAXES	\$23.10
COLONIAL GARAGE & DIST. LTD.	00051909	AUTO PARTS	\$394.88
CONCRETE PRODUCTS 2001 LTD.	00051910	REPAIR PARTS	\$48.95
CONTROLS & EQUIPMENT LTD.	00051911	REPAIR PARTS	\$141.25
MASK SECURITY INC.	00051912	TRAFFIC CONTROL	\$1,576.81
CRANE SUPPLY LTD.	00051913	PLUMBING SUPPLIES	\$485.90
JAMES G CRAWFORD LTD.	00051914	PLUMBING SUPPLIES	\$1,799.67
SHU-PAK EQUIPMENT INC.	00051915	REPAIR PARTS	\$519.50
CROSBIE INDUSTRIAL SERVICE LTD	00051916	PROFESSIONAL SERVICES	\$364.00
THOMAS GLASS INCORPORATED	00051917	GLASS INSTALLATION	\$339.00
FASTENAL CANADA	00051918	REPAIR PARTS	\$151.35
LONG & MCQUADE	00051919	REAL PROGRAM	\$642.50
CURTIS DAWE	00051920	PROFESSIONAL SERVICES	\$74,597.58
HANLONS TAEWONDO	00051921	REAL PROGRAM	\$1,870.00
KENDALL ENGINEERING LIMITED	00051922	PROFESSIONAL SERVICES	\$3,296.78
CUSTOM DRY CLEANERS	00051923	DRY-CLEANING SERVICES	\$31.64
CRAWFORD & COMPANY CANADA INC	00051924	ADJUSTING FEES	\$1,100.00
CABOT READY MIX LIMITED	00051925	STONE	\$3,876.65
DICKS & COMPANY LIMITED	00051926	OFFICE SUPPLIES	\$859.03
WAJAX POWER SYSTEMS	00051927	REPAIR PARTS	\$1,456.93
REEFER REPAIR SERVICES LTD.	00051928	REPAIR PARTS	\$117.97
DOMINION RECYCLING LTD.	00051929	REBAR	\$394.14
THYSSENKRUPP ELEVATOR	00051930	ELEVATOR MAINTENANCE	\$2,466.23
CANADIAN TIRE CORP.-ELIZABETH AVE.	00051931	MISCELLANEOUS SUPPLIES	\$782.62
CANADIAN TIRE CORP.-MERCHANT DR.	00051932	MISCELLANEOUS SUPPLIES	\$424.70
JAMES R EALES EQUIP RENTAL LTD	00051933	SNOW CLEARING & ICE CONTROL SERVICES	\$4,407.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
EAST CHEM INC.	00051934	CHEMICALS	\$663.81
ELECTRONIC CENTER LIMITED	00051935	ELECTRONIC SUPPLIES	\$163.68
NATIONAL ENERGY EQUIPMENT INC.	00051936	PROFESSIONAL SERVICES	\$84.75
ENVIROMED ANALYTICAL INC.	00051937	REPAIR PARTS AND LABOUR	\$169.50
EXECUTIVE COFFEE SERVICES LTD.	00051938	COFFEE SUPPLIES	\$67.80
FACTORY FOOTWEAR OUTLET LTD.	00051939	PROTECTIVE FOOTWEAR	\$180.78
DOMINION STORE 935	00051940	MISCELLANEOUS SUPPLIES	\$115.79
EMERGENCY REPAIR LIMITED	00051941	AUTO PARTS AND LABOUR	\$13,236.52
O'KEEFE'S FLOWERS	00051942	FLOWERS	\$96.05
CRUISE ASSOCIATION OF NEWFOUNDLAND & LABRADOR	00051943	REGISTRATION FEE & BAGGAGE FEES	\$293.24
PRINCESS AUTO	00051944	MISCELLANEOUS ITEMS	\$808.94
IMPACT SIGNS AND GRAPHICS	00051945	SIGNAGE	\$176.28
CITY WIDE TAXI	00051946	TRANSPORTATION SERVICES	\$27.00
COASTLINE SPECIALTIES	00051947	REPAIR PARTS	\$660.39
ATLANTIC OILFIELD & INDUSTRIAL SUPPLY	00051948	INDUSTRIAL SUPPLIES	\$3,923.20
SIMPLEX GRINNELL	00051949	PROFESSIONAL SERVICES	\$344.65
PROVINCIAL FENCE PRODUCTS	00051950	FENCING MATERIALS	\$220.35
PESPA SYSTEMS	00051951	NETWORK LICENSE MAINTENANCE RENEWAL	\$558.79
WOLSELEY CANADA WATERWORKS	00051952	REPAIR PARTS	\$124.19
ELECTRONIC WARFARE ASSOCIATES- CANADA LTD.	00051953	PROFESSIONAL SERVICES	\$11,272.88
THE WORKS	00051954	REAL PROGRAM	\$487.49
EASTERN PROPANE	00051955	PROPANE	\$106.73
KEITH W. BUSSEY EXCAVATING LTD	00051956	RENTAL OF EQUIPMENT	\$4,972.00
HARRIS & ROOME SUPPLY LIMITED	00051957	ELECTRICAL SUPPLIES	\$68.77
HARVEY & COMPANY LIMITED	00051958	REPAIR PARTS	\$6,891.31
A HARVEY & CO. LTD.	00051959	ROAD SALT	\$68,624.66
HARVEY'S OIL LTD.	00051960	PETROLEUM PRODUCTS	\$673.48
G4S CASH SERVICES (CANADA) LTD	00051961	MONTHLY RENTAL OF SAFE	\$47.97
HATCH MOTT MACDONALD	00051962	PROFESSIONAL SERVICES	\$4,172.60
CANADIAN LINEN & UNIFORM	00051963	MAT RENTALS	\$2,953.59
BRENNTAG CANADA INC	00051964	CHLORINE	\$5,254.50
ECONOLITE CANADA INC.,	00051965	REPAIR PARTS	\$115,969.64
HISCOCK RENTALS & SALES INC.	00051966	HARDWARE SUPPLIES	\$168.09
KNIGHTSBRIDGE ROBERTSON SURRETTE	00051967	ASSESSMENT SERVICES	\$169.50
HOLDEN'S TRANSPORT LTD.	00051968	RENTAL OF EQUIPMENT	\$1,638.50
ON GRADE (NL) INC.,	00051969	SURVEY EQUIPMENT	\$163.85
PENNECON ENERGY TECHNICAL SERVICE	00051970	PROFESSIONAL SERVICES	\$3,586.79
SCOTIA RECYCLING (NL) LIMITED	00051971	REPAIR PARTS	\$482.01
CERTIFIED LABS	00051972	REPAIR PARTS	\$360.41
KAMAN ENTERPRISES INC.,	00051973	FINAL CLAIM FOR WINDSOR LAKE TREATMENT PLAN	\$39,550.00
CAL-CHEK CANADA	00051974	PROFESSIONAL SERVICES	\$491.55
CDMV	00051975	VETERINARY SUPPLIES	\$693.96
KANSTOR INC.	00051976	REPAIR PARTS	\$87.92
KAVANAGH & ASSOCIATES	00051977	PROFESSIONAL SERVICES	\$16,285.07
FINE FOOD FACTORY	00051978	SANDWICH TRAYS	\$160.00
HTM SENSORS	00051979	REPAIR PARTS	\$1,663.36
PARKING DEVELOPMENT GROUP	00051980	PROFESSIONAL SERVICES	\$5,948.80

NAME	CHEQUE #	DESCRIPTION	AMOUNT
B & R EQUIPMENT SALES	00051981	REPAIR PARTS	\$847.01
LIVINGWORKS EDUCATION	00051982	RECREATION SUPPLIES	\$287.02
KERR CONTROLS LTD.	00051983	INDUSTRIAL SUPPLIES	\$754.59
MANNA EUROPEAN BAKERY AND DELI LTD	00051984	REFRESHMENTS	\$246.98
MARK'S WORK WEARHOUSE	00051985	PROTECTIVE CLOTHING	\$231.48
JT MARTIN & SONS LTD.	00051986	HARDWARE SUPPLIES	\$127.75
MEMORIAL UNIVERSITY OF NFLD.	00051987	EMPLOYEE TRAINING	\$779.70
MIKAN INC.	00051988	LABORATORY SUPPLIES	\$564.83
MODERN BUSINESS EQUIPMENT LTD.	00051989	LEASING OF EQUIPMENT	\$42.31
WAJAX INDUSTRIAL COMPONENTS	00051990	REPAIR PARTS	\$51.60
NU-WAY EQUIPMENT RENTALS	00051991	RENTAL OF EQUIPMENT	\$4,935.84
NEWFOUND DISPOSAL SYSTEMS LTD.	00051992	DISPOSAL SERVICES	\$1,698.98
NEWFOUNDLAND DISTRIBUTORS LTD.	00051993	INDUSTRIAL SUPPLIES	\$335.04
NEWFOUNDLAND DESIGN ASSOCIATES	00051994	PROFESSIONAL SERVICES	\$8,219.63
TRC HYDRAULICS INC.	00051995	REPAIR PARTS	\$1,013.43
NFLD KUBOTA LTD.	00051996	REPAIR PARTS	\$2,350.26
TOROMONT CAT	00051997	AUTO PARTS	\$311.25
NORTH ATLANTIC PETROLEUM	00051998	PETROLEUM PRODUCTS	\$98,648.34
PBA INDUSTRIAL SUPPLIES LTD.	00051999	INDUSTRIAL SUPPLIES	\$327.04
GCR TIRE CENTRE	00052000	TIRES	\$10,054.36
PERIDOT SALES LTD.	00052001	REPAIR PARTS	\$288.42
PITNEY BOWES OF CANADA LIMITED	00052002	OFFICE SUPPLIES	\$332.22
K & D PRATT LTD.	00052003	REPAIR PARTS AND CHEMICALS	\$46.61
PROFESSIONAL UNIFORMS & MATS INC.	00052004	PROTECTIVE CLOTHING	\$507.36
RIDEOUT TOOL & MACHINE INC.	00052005	TOOLS	\$190.81
NAPA ST. JOHN'S 371	00052006	AUTO PARTS	\$393.21
ROYAL FREIGHTLINER LTD	00052007	REPAIR PARTS	\$1,315.84
ST. JOHN'S BOARD OF TRADE	00052008	ADVERTISING	\$96.05
BIG ERICS INC	00052009	SANITARY SUPPLIES	\$1,447.55
SANSOM EQUIPMENT LTD.	00052010	REPAIR PARTS	\$1,707.06
STRONGCO	00052011	AUTO PARTS	\$1,099.31
SPEEDY GLASS	00052012	WINDSHIELD REPAIRS	\$2,219.22
STEELFAB INDUSTRIES LTD.	00052013	STEEL	\$381.32
TRACTION DIV OF UAP	00052014	REPAIR PARTS	\$6,835.25
URBAN CONTRACTING JJ WALSH LTD	00052015	PROPERTY REPAIRS	\$678.00
SIEMENS CANADA LIMITED	00052016	MOTOR/REPAIRS	\$2,430.91
WAL-MART 3092-KELSEY DRIVE	00052017	MISCELLANEOUS SUPPLIES	\$105.93
RECEIVER GENERAL	00052018	DOSIMETER SERVICES	\$87.57
ELTON, DOUG	00052019	REAL PROGRAM	\$96.05
CONNIE PARSONS SCHOOL OF DANCE	00052020	REAL PROGRAM	\$90.00
CMHC	00052021	REGISTRATION FEE	\$90.00
DR. F.F. JARDINE	00052022	MEDICAL EXAMINATION	\$20.00
FRENCH & ASSOCIATES	00052023	REFUND COMPLIANCE LETTER	\$150.00
DISCOVER MUSIC SCHOOL	00052024	REAL PROGRAM	\$1,385.32
ST. JOHN'S THERAPEUTIC RIDING ASSOCIATION, "RAINBOW RIDER	00052025	SPORTS GRANT	\$5,124.00
WATERFORD VALLEY SOFTBALL	00052026	SPORTS GRANT	\$5,520.00
ST. JOHN'S ROWING CLUB	00052027	SPORTS GRANT	\$7,920.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
DR. RANDY HART	00052028	MEDICAL EXAMINATION	\$20.00
PRINCE OF WALES SKATING CLUB	00052029	SPORTS GRANT	\$18,114.41
ST. JOHN'S MINOR BASEBALL ASSOCIATION	00052030	SPORTS GRANT	\$21,228.00
BELL MOBILITY INC. RADIO DIVISION	00052031	MAINTENANCE CHARGES & REPAIRS	\$992.14
GRANT, DR. W. F.	00052032	MEDICAL EXAMINATION	\$20.00
NEWFOUNDLAND EXCHEQUER ACCOUNT	00052033	LEGAL CLAIM	\$11.30
MVT CANADIAN BUS, INC.	00052034	1ST QUARTER PAYMENT FOR GOBUS 2013	\$511,198.62
PROFESSIONAL MUNICIPAL ADMINISTRATORS	00052035	REGISTRATION FEE	\$1,293.80
CANADIAN URBAN TRANSIT ASSOCIATION	00052036	CONFERENCE & MEMBERSHIP FEES	\$1,402.55
DR. GREG RIDEOUT	00052037	MEDICAL EXAMINATION	\$20.00
NL ASSOCIATION OF MUNICIPAL POLICE AND ENFORCEMENT OFFI	00052038	MEMBERSHIP FEES	\$150.00
JLG TRANSPORTATION LTD.	00052039	TRANSPORTATION SERVICES	\$124.00
MAURICE SHEPPARD	00052040	PROFESSIONAL SERVICES	\$100.00
HOWARD & SHIRLEY HULAN	00052041	REFUND DUPLICATE PAYMENT OF TAXES	\$1,690.17
ROBERT & SHELIA BENMORE	00052042	REFUND OVERPAYMENT OF TAXES	\$63.96
JOANNE DURDLE	00052043	REFUND OVERPAYMENT OF TAXES	\$188.14
MRS. ALISON OKE	00052044	REFUND OVERPAYMENT OF TAXES	\$236.27
RUSSELL & MURIEL WICKS	00052045	REFUND OVERPAYMENT OF TAXES	\$168.40
CEDRIC & HELEN ANSTEY	00052046	REFUND OVERPAYMENT OF TAXES	\$219.21
EMMA MACKENZIE HOUSSER	00052047	REFUND OVERPAYMENT OF TAXES	\$68.12
SIGNAL HILL ROAD PROPERTIES ULC	00052048	REFUND COMM REALTY TAX	\$13,006.36
QUIGLEY, CRAIG	00052049	REIMBURSEMENT FOR TUITION	\$600.00
RYAN, LEANN	00052050	MILEAGE	\$139.05
MURPHY, ROBYN	00052051	MILEAGE	\$48.24
SHEA FRANCIS	00052052	MILEAGE	\$36.74
MCGRATH, CINDY	00052053	REIMBURSEMENT MEALS - ACO APPRECIATION WEEK	\$94.92
ROCHE, WAYNE	00052054	MILEAGE	\$36.00
JOHN CUMBY	00052055	MILEAGE	\$18.55
DAY, DAVID	00052056	REIMBURSEMENT FOR REFRESHMENT	\$47.18
BREAU, MAISIE	00052057	CROSSING GUARD MILEAGE	\$139.00
KATHERINE CHEESEMAN	00052058	MILEAGE	\$10.01
SMITH STOCKLEY LTD.	00052059	PLUMBING SUPPLIES	\$177.65
WATERWORKS SUPPLIES DIV OF EMCO LTD	00052060	REPAIR PARTS	\$1,548.35
KIRKLAND BALSOM & ASSOC.	00052061	COURT OF APPEAL REFUND	\$400.00
FAIRVIEW INVESTMENTS LTD	00052062	COURT OF APPEAL REFUND	\$400.00
FROG POND HOLDING LTD.	00052063	COURT OF APPEAL REFUND	\$200.00
AEC INTERNATIONAL INC.	00052064	COURT OF APPEAL REFUND	\$200.00
ALIANTELECOM INC.	00052065	COURT OF APPEAL REFUND	\$200.00
TURNER DRAKE & PARTNERS LIMITED	00052066	COURT OF APPEAL REFUND	\$200.00
FREDERICK & BARBARA O'KEEFE	00052067	COURT OF APPEAL REFUND	\$60.00
KING WILLIAM DEVELOPMENT	00052068	COURT OF APPEAL REFUND	\$720.00
MARTEK MORGAN FINCH	00052069	COURT OF APPEAL REFUND	\$60.00
CARL & ELIZABETH YETMAN	00052070	COURT OF APPEAL REFUND	\$60.00
HELEN BUGLER	00052071	COURT OF APPEAL REFUND	\$60.00
SANDRA WILLIAMS	00052072	COURT OF APPEAL REFUND	\$60.00
NORMAN WILLIAMS	00052073	COURT OF APPEAL REFUND	\$120.00
CHARLENE WISEMAN	00052074	COURT OF APPEAL REFUND	\$60.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
PATRICK AND THERESA ROYLE	00052075	COURT OF APPEAL REFUND	\$60.00
GORDON BARNES	00052076	PROFESSIONAL SERVICES	\$2,400.00
SSQ INSURANCE COMPANY INC.	00052077	PAYROLL DEDUCTIONS	\$3,947.79
DEER PARK CONTRACTING LTD.	00052078	REFUND POLE DEPOSIT	\$4,000.00
DESJARDINS FINANCIAL SECURITY	00052079	PAYROLL DEDUCTIONS	\$507,579.29
JDCMI (JACQUES DAOUST COATINGS MANAGEMENT INC.,	00052080	PROGRESS PAYMENT	\$59,890.00
NEWFOUNDLAND EXCHEQUER ACCOUNT	00052081	REGISTRATION OF EASEMENT	\$200.00
ANCHORAGE CONTRACTING SERVICES	00052082	PROGRESS PAYMENT	\$78,355.26
STANTEC ARCHITECTURE LTD.	00052083	CONSULTING FEES	\$80,359.72
PARTS FOR TRUCKS INC.	00052084	REPAIR PARTS	\$1,135.29
CITY OF ST. JOHN'S	00052085	REPLENISH PETTY CASH	\$155.03
PUBLIC SERVICE CREDIT UNION	00052086	PAYROLL DEDUCTIONS	\$9,400.82
BOYNE CLARKE LLP IN TRUST	00052087	EMPLOYEE DEDUCTIONS	\$1,804.48
INSTITUTE OF PUBLIC ADMINISTRATION (IPAC NEWFOUNDLAND AN	00052088	REGISTRATION FEE	\$60.00
KMK LEGAL SERVICES PLC INC. "IN TRUST"	00052089	REFUND SECURITY DEPOSIT	\$75,000.00
NEWFOUNDLAND POWER	00052090	ELECTRICAL SERVICES	\$25,567.26

TOTAL: \$2,379,824.74

MEMORANDUM

Date: April 24, 2013
Mr. Neil Martin , Ms. Margaret Bennett, Ms. Phyllis Bartlett

From: John Hamilton – Senior Buyer

Re: Council Approval Tender 2013048 Lease of Ten (10) Mid-Sized Loaders (Snow Clearing)

Mr. Martin

The results of Tender 2013048 Lease of Ten (10) Mid-Sized Loaders (Snow Clearing):

Bids were received from:

	Per Month (each)	Extended 10 units 42 months
Nortrax	\$ 5,613.08	\$ 2,357,493.60
Toromont Cat	\$ 5,805.45	\$ 2,438,289.00
Strongco Ltd.	\$ 7,250.08	\$ 3,045,033.60
S & S Supply	\$ 8,940.56	\$ 3,755,035.20

It is recommended to award this tender to the lowest overall bidder meeting specifications, **Nortrax** as per the Public Tendering Act. Taxes are included

John Hamilton
Senior Buyer

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: April 24, 2013
Mr. Neil Martin , Ms. Margaret Bennett, Ms. Phyllis Bartlett

From: John Hamilton – Senior Buyer

Re: Council Approval Tender 2013049 Lease of Sixteen (16) Large-Sized Loaders (Snow Clearing)

Mr. Martin

The results of Tender 2013049 Lease of Sixteen (16) Large Sized Loaders (Snow Clearing):

Bids were received from:

	Per Month (each)	Extended 16 units 42 months
Toromont Cat Bid #1	\$ 6,145.58	\$ 4,129,829.76
Toromont Cat bid #2	\$ 6,563.68	\$ 4,410,792.96
Nortrax	\$ 6,662.58	\$ 4,477,253.76
Strongco Ltd.	\$ 8,384.60	\$ 5,634,451.20

It is recommended to award this tender to the lowest overall bidder meeting specifications, **Toromont Cat** as per the Public Tendering Act. Taxes are included

John Hamilton
Senior Buyer

ST. JOHN'S

DEPARTMENT OF FINANCE

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

ROADMAP 2021

HIGHLIGHTS YEAR 1



A STRATEGIC ECONOMIC PLAN FOR ST. JOHN'S



Message from the Mayor

Just over one year ago the City launched Roadmap 2021, our strategic economic plan. Since that time, we have been working with our partners to deliver on the many action items identified in the Roadmap.

Roadmap 2021 offers a vision of St. John's as a vibrant city capitalizing on its energy, creativity and distinctiveness to embrace economic progress and enhance quality of life. It's been a great year of working together to realize that vision.

Council will continue with the implementation of Roadmap 2021 as a means of delivering on the City's economic development mandate. Roadmap 2021 will carry us forward as we build on our past achievements and chart a course to create a strong, vital and liveable capital city.

Dennis O'Keefe
Mayor

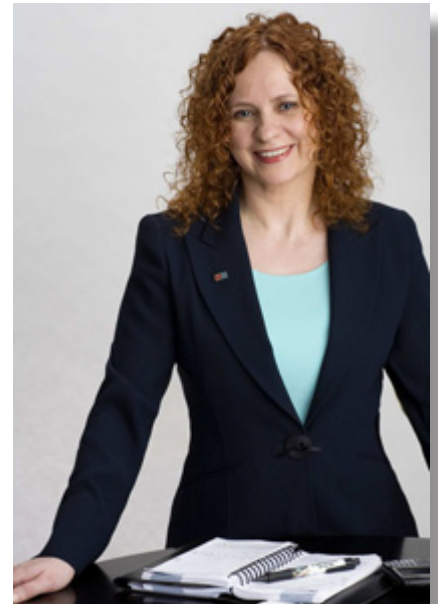
Message from the Chair of the Roadmap Liaison Committee

As Chair of the Liaison Committee, I am thrilled to present this report of highlights from our first year of implementation for Roadmap 2021. We've made some great progress, the results of which are presented in the following pages.

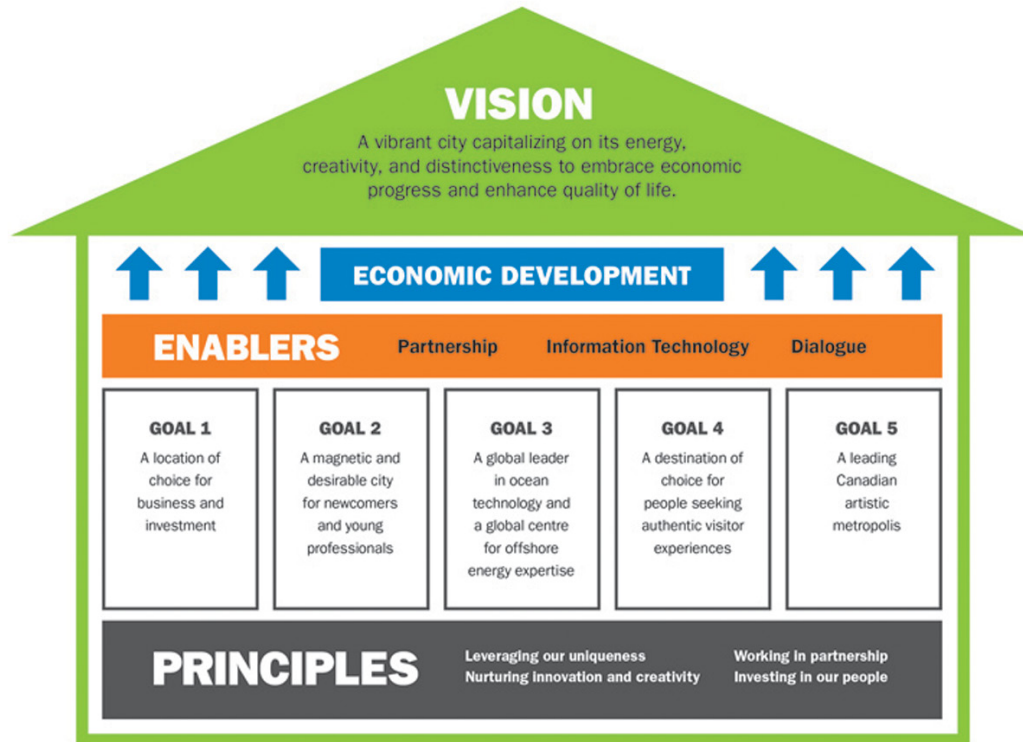
From the very beginning, we have advocated that the Roadmap be an evergreen document; one that we continually review, update and keep current. Recently, we came together with our Liaison and Working Committees to review our progress and make the necessary adjustments. We're on track and the work continues in earnest.

We also made a commitment to keep the lines of communication open as we embark on this ambitious undertaking. We hope this report serves to not only provide some highlights of our progress, but also encourages you to continue the dialogue by getting in touch.

Debbie Hanlon
Ward 4, Councillor



Roadmap 2021 is a long-term vision and action plan to guide our city’s economic development over the next ten years. It articulates a bold vision, sets guiding principles, identifies strategic goals and outlines a series of priority actions to be undertaken by the City of St. John’s and its various partners. Roadmap 2021 is about embracing new directions, leveraging opportunities, building partnerships, developing linkages and taking new approaches to support the advancement of Newfoundland and Labrador’s capital city. You can access Roadmap 2021 online at: www.stjohns.ca/publications/roadmap-2021



Since we launched the Roadmap in December 2011, the St. John’s economy has continued to perform exceptionally well. Large natural resource projects have brought technical, construction and service employment to the city. In turn, significant investments are being made by the private sector in office, hotel and retail developments. The labour force participation rate in St. John’s exceeds that of the nation and employment growth has been primarily in full time jobs. On a comparative basis, median family incomes in St. John’s have been growing faster than in most other cities in Canada. The rate of economic activity is surpassing annual forecasts in areas of housing starts and population growth. It is indeed a time of opportunity and it is against this economic backdrop that we are implementing Roadmap 2021.



GOAL 1: A location of choice for business and investment

New processes for public input

Utilizing technology is one means of enabling greater public engagement in civic matters. In February 2012, the Mayor's Symposium for the St. John's Municipal Plan Review used a real-time voting and feedback technology to engage attendees. The Municipal Plan Review process also reached out to the broader community via social media, gathering opinion through online polls and discussions. We're committed to creating new opportunities for the public to play a role in shaping the future of our city.



Photo credit: Paul Daly

Dialogue and creative approaches to heritage, density and sustainability

Sometimes novel ideas generate great dialogue and vice versa. In June 2012, the Royal Architectural Institute of Canada (RAIC) held their Festival of Architecture in St. John's for the very first time. The event featured an innovative design studio in which architecture students presented concept designs for three strategic sites in St. John's. Delegates, local officials, developers and members of the business community were on hand to participate in the dialogue. We were pleased to partner with the RAIC on the design studio and we were encouraged by the students' creativity.

Actions that we have moved up on the priority timeline

Lands inventory

The economy in St. John's continues to thrive and interest in development is stronger than ever. We're undertaking an inventory to identify lands available for commercial and residential development earlier than we had originally identified in Roadmap 2021. Work is now underway.



**We are the only barriers to the greatness of our city.
Remember who we are and what makes us special.
Then modernize. Innovate. Take risks.**

*- Emad Rizkalla, President and CEO,
Bluedrop Performance Learning Inc.
Member, Roadmap Advisory Committee.*

GOAL 2: A magnetic and desirable city for newcomers and young professionals

Establish 19-35 year olds on city advisory committees

Young people bring new and different perspectives to local issues. In December 2011, we launched the NextUp! Program, an initiative to enlist the participation of the next generation in municipal government. We invited 19-35 year olds to join several city advisory committees and the response was fantastic. We now have young people appointed to the Heritage Advisory Committee, the Mayor's Advisory Committee on Seniors, the Mayor's Advisory Committee on the Status of Persons with Disabilities, the Arts Advisory Committee, the Environmental Advisory Committee and the Urban Forest Advisory Committee. The Municipal Plan Review Advisory Group also has a next generation representative. We're so pleased to be working with such talented and creative young people to build a better city.

NEXTUP!

Engaging the next generation

Welcoming community

Attracting newcomers is vitally important to the future of our city and creating a welcoming community is one means of enhancing newcomer settlement and integration. In June 2012, with our partners at Citizenship and Immigration Canada, we hosted a citizenship ceremony at City Hall. As the twenty individuals received their Canadian Citizenship, they also received an information package and survey from the City. The meet and greet time at the reception was especially enjoyable. The information we gathered from participants will help us develop new welcoming community initiatives.



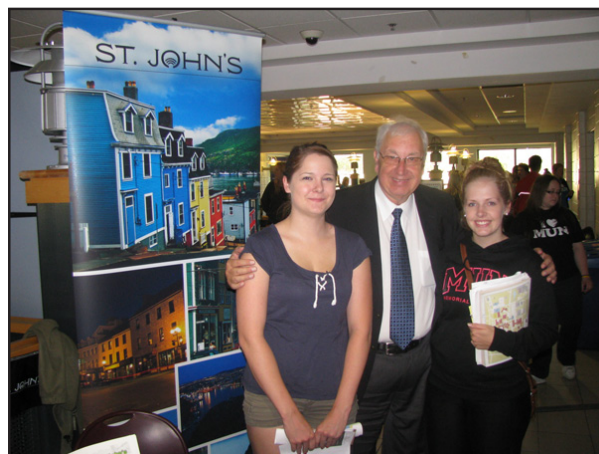
The New Canadians Choir brightened up the Great Hall at City Hall by performing some festive tunes in December. Part of the choir's performance was featured in a national CBC news story.



Communicating with students

The post-secondary student community in St. John's is an immense source of talent. Communicating with students over the course of their studies is a first step in encouraging them to live and work in St. John's.

In August 2012, we participated in the orientation program for first year students at Memorial University. Councillor Bruce Tilley and city staff were on hand to welcome students to St. John's and provide information on the city.



We are also reaching out to international post-secondary students. Working with the Professional Skills Development Program for International Students at Memorial University, we invited 20 international students to network with dignitaries and energy professionals at the Annual General Meeting of the World Energy Cities Partnership held in St. John's in October 2012. The students were delighted with the opportunity, the international delegates embraced the concept and businesses remarked about the potential for future collaboration.

In February 2013, Mayor Dennis O'Keefe and Councillor Bruce Tilley met with students from the Entrepreneurship Training Program for International Graduate Students. The exchange of information was fantastic and we look forward to continuing the dialogue.



Actions that we have moved up on the priority timeline

Community Market

Community markets support local food and products, highlight multiculturalism, encourage social cohesion and ultimately contribute to the vibrancy of a city. Roadmap 2021 identified the need to enhance the presence of a community market in St. John's. We'll be working with partners to move this project forward in the coming weeks.



GOAL 3: A global leader in ocean technology and a global centre for offshore energy expertise



Enhance Ocean Week

Ocean Week profiles the ocean technology expertise that exists in St. John's and enhances awareness of the importance of the ocean to the local economy and everyday life. In October 2012, we celebrated the 10th anniversary of Ocean Week with more events than ever before. Two industry conferences, an ocean technology speaker series event, a public lecture, ocean film night, a reading at the library and much more. A great week thanks to our partners at OceansAdvance; Ocean Innovation and the Marine Institute; and the A.C. Hunter Public Library.

Enhance participation in international city memberships

St. John's became a member of the World Energy Cities Partnership (WECP) in 2002. The WECP is a non-profit organization whose 19 member cities are globally recognized as international energy capitals. In 2011, we took on a more active role in the WECP as Mayor Dennis O'Keefe accepted the Presidency of the organization. In October 2012, we hosted the WECP's Annual General Meeting (AGM) and welcomed delegates from 12 countries to the city. The AGM was an immense success due to partnerships with government, industry, and academic institutions and the participation and enthusiasm of local and international post-secondary students. Making international connections such as those afforded by our membership in the WECP, opens up opportunities to profile the city and build new business relationships.



Attraction of ocean and energy related conferences

Attracting industry specific conferences enables us to showcase local knowledge, increase opportunities for business development and strengthen our position as a City of Ocean Excellence. From September 14-19, 2014 St. John's will play host to the MTS/IEEE OCEANS conference and exhibition. OCEANS is a major forum for scientists, engineers and end-users throughout the world to present the latest research, developments and applications in oceanic science and engineering. We're pleased to be working with the sponsoring societies IEEE and MTS, and our local partners the Department of Innovation, Business and Rural Development; OceansAdvance; the Marine Institute; and the Atlantic Canada Opportunities Agency to welcome more than 1,000 delegates to the city. OCEANS presents an unprecedented opportunity for the local ocean technology industry to make the international connections that will help establish St. John's as a global leader in ocean technology.



GOAL 4: A destination of choice for people seeking authentic visitor experiences



National Geographic Geotourism MapGuide

St. John's offers visitors a unique blend of history, culture and natural experiences. Showcasing the city's unique tourism assets is key to building the industry. In 2012, as part of a National Geotourism Stewardship Council, we partnered to develop a print map and interactive website of Eastern Newfoundland. The project highlights some of our natural, historic, and cultural assets and benefits from National Geographic's mapmaking expertise and internationally recognized brand. It's an important and effective platform for promoting ourselves to the world. An official launch of the project will take place in the spring of 2013. You can check out the website at www.nlgeotourism.com.

Capture opportunities related to special anniversaries and celebrations

Special celebrations provide an opportunity to showcase the city and encourage visits, particularly by expatriates. In August 2012, we partnered with Memorial University to participate in events and festivities for Reunion 2012. Memorial alumni from around the world attended the reunion and participated in more than 70 events scheduled over 5 days. It was a fantastic opportunity to showcase St. John's and 'Have a Time.'



Develop the Quidi Vidi craft incubator and visitor centre

The Quidi Vidi Village Plantation opened in the summer of 2012. Supported in part by the City of St. John's and the Atlantic Canada Opportunities Agency, the facility serves as both an information centre for visitors wishing to explore Quidi Vidi Village and a craft incubator for local artisans who occupy its purpose-built studio spaces. The Craft Incubator is designed to provide emerging artisans with the skills, support and space to develop and launch their professional craft careers. Incubator programming was made possible through partnerships with the Anna Templeton Centre for Craft, Art and Design; RBC; and the Government of Newfoundland &

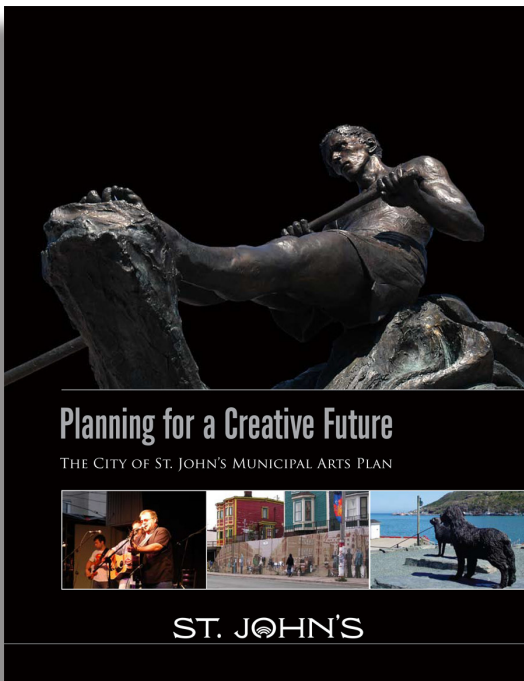
Labrador's Department of Innovation, Business and Rural Development. As well, members of the Quidi Vidi Village Foundation, who have always been stewards of this special place, embraced the initiative and played a role in the project. A big thank-you to all of our partners for making the Plantation a reality.



GOAL 5: A leading Canadian artistic metropolis

Feasibility assessment for arts centre

A desirable city for residents, visitors and businesses is one that has a mosaic of artists – from writers, musicians and actors to painters, sculptors and dancers. St. John's is that City – rich with artists whose creativity is key to shaping the vibrancy of this place. The need for appropriate and available arts space is essential to both sustaining and growing the arts. The arts community have requested that a thorough review of space requirements be undertaken and we, along with our partners the Government of Newfoundland and Labrador and the Government of Canada, are cost sharing that study. Nearly 100 artists, arts organizations and associated organizations have been consulted and a functional plan and business plan analysis is nearing completion.



Arts symposium

Delivering and implementing the goals and strategic directions of the City's Municipal Arts Plan - Planning for a Creative Future is key to Roadmap 2021. To continue the dialogue between the City and the St. John's arts community, we're planning an arts forum (the third such event since 2000) to take place May 24-25, 2013. We're aiming to share accomplishments since the adoption of the Municipal Arts Plan and work with artists, arts organizations, and other stakeholders to ensure resources continue to be used where they're needed most; focus will be on cultivating connections, especially between the arts and business communities. A planning committee is working to ensure the day-long event will be as beneficial as possible to everyone involved.



The journey continues

Roadmap 2021 is an ambitious plan that builds on our strengths, and addresses the challenges facing our economy with innovative strategies and actions. There is much to accomplish and we look forward to working with our industry and community partners to achieve all the goals outlined in Roadmap 2021. The journey will be both challenging and exciting and we're ready to take it on.

Dialogue is key

Solid economic development relies on ongoing dialogue. We recognize the value of keeping the lines of communication open to achieve the goals identified in Roadmap 2021. If you have comments or suggestions about Roadmap 2021, we would like to hear from you.

Get in touch with us

By e-mail: business@stjohns.ca
By phone: (709) 576-8394

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Cities, not countries, are the fundamental elements of a developing economy and have been so from the dawn of civilization.

- Financial Times, May 3, 2006

VISION

ST. JOHN'S IS A VIBRANT CITY
CAPITALIZING ON ITS ENERGY,
CREATIVITY AND DISTNINCTIVENESS
TO EMBRACE ECONOMIC PROGRESS
AND ENHANCE QUALITY OF LIFE.