

**AGENDA
REGULAR MEETING**

**AUGUST 5, 2013
4:30 p.m.**

ST. JOHN'S

MEMORANDUM

August 2, 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, August 5, 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 **3:00 pm**

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
AUGUST 5, 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 (July 22nd, 2013)**
- 4. Business Arising from the Minutes**
 - A. Included in the Agenda**
 1. St. John's Native Friendship Center Application for Child Care Facility at 97 Elizabeth Avenue: E-Poll dated August 5, 2013 to hold a public information session.
 2. Memorandum dated July 31, 2013 from the Chief Municipal Planner Re: St. John's Municipal Plan Amendment Number 110, 2013 and St. John's Development Regulations Amendment Number 559, 2013: Proposed Townhouse and Seniors Residential Condominium Development, Ruby Line at Southlands Boulevard (Ward 5) Applicant: Reardon Construction and Development Limited
 3. Memorandum dated August 1, 2013 from the Chief Municipal Planner re: St. John's Municipal Plan Amendment Number 95, 2013 and St. John's Development Regulations Amendment Number 512, 2013 – Application to Rezone Property to the Rural Residential Infill (RRI) Zone – Maddox Cove Road (Ward 5)
 4. Petition from Residents of Hatcher Place re: Property Standards on Street
- 5. Other Matters**
- 6. Notices Published**
- 7. Public Hearings**
- 8. Committee Reports**
 - a. Economic Development & Tourism Standing Committee Report of July 9, 2013
 - b. Public Works & Environment Standing Committee of July 18, 2013
 - c. Planning and Housing Standing Committee Report of July 29, 2013
 - d. Development Committee Report of July 30, 2013
 - e. Nomenclature Committee Report (via e-mail poll concluded on August 2, 2013)
- 9. Resolutions**
- 10. Development Permits List**

11. Building Permits List

12. Requisitions, Payrolls and Accounts

13. Tenders

1. Request for Proposals re: RHB Waste Management Facility Integrated Wildlife Management Plan
2. Request for Proposals re: Project No. 32-13 PHM – Supply and Deliver Road Salt for 2013/2014 Season
3. Tender for Safety Supplies

14. Notices of Motion, Written Questions and Petitions

- a. Notice of Motion given by Councillor O’Leary to Amend Section 93 of the Rules of Procedure

15. Other Business

- a. Memo dated July 18, 2013 from Acting City Solicitor re: 45 Anthony Avenue
- b. Memo dated July 24, 2013 from Acting City Solicitor re: 234 Portugal Cove Road
- c. Memo dated July 31, 2013 from Acting City Solicitor re: Kiwanis Street
- d. Memo dated July 31, 2013 from Acting City Solicitor re: Portugal Cove Road, Water Line Easement, Pentecostal Assemblies
- e. Memo dated August 1, 2013 from Acting City Solicitor re: Portugal Cove Road # 238, Water Transmission Line.
- f. Memo dated August 1, 2013 from Acting City Solicitor re: Patrick Street # 136
- g. Memo dated August 1, 2013 from Acting City Solicitor re: Water Street # 312, Propane Tanks
- h. Memo dated August 1, 2013 from Acting City Solicitor re: McNiven Place Ball Field, Newfoundland Power
- i. Memo dated August 1, 2013 from Acting City Solicitor re: Churchill Avenue, Pleasantville
- j. **Ratification of Phone Polls**
 - E-poll re: Proposed Residential Building Lot on Maxwell Place (Development Committee recommendation to reject)
- k. **Correspondence from the Mayor’s Office**
- l. **Items Added by Motion**

16. Adjournment

July 22, 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, Hickman, Hann, Colbert, Breen, Galgay, Tilley and Collins.

Regrets: Councillor Hanlon.

The City Manager; Deputy City Manager, Corporate Services & City Clerk; Deputy City Manager, Public Works; Deputy City Manager, Planning, Development & Engineering; Deputy City Manager, Community Services; Acting City Solicitor; Manager, Planning & Information; and Acting Manager, Corporate Secretariat were also in attendance.

Call to Order and Adoption of the Agenda

SJMC2013-07-22/311R

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

- **Mayor's Advisory Committee on Crime Prevention Terms of Reference**

Adoption of Minutes

SJMC2013-07-22/312R

**It was decided on motion of Councillor Tilley; seconded by Councillor Collins:
That the minutes of July 8th, 2013 be adopted as presented.**

Business Arising

Civic Number 50 Tiffany Lane – KMK Capital Inc.

Council considered a memo dated July 17, 2013 from the Manager of Planning and Information regarding Council's requirement to approve the resolutions for the St. John's Municipal Plan Amendment Number 112 and the St. John's Development Regulations Amendment Number 562, 2013 as adopted by Council on May 13, 2013.

SJMC2013-07-22/313R

It was decided on motion of Councillor Hann; seconded by Councillor Tilley: That Council approve the resolutions for the St. John's Municipal Plan Amendment Number 112, 2013 and the St. John's Development Regulations Amendment Number 562, 2013 as adopted by Council on May 13, 2013. The amendments will be referred to the Department of Municipal Affairs with a request for provincial registration, as required by the Urban and Rural Planning Act.

Blackhead Road and Blackhead Crescent (Dept. of Planning File B-17-B.8)

Council considered a memo dated July 16, 2013 from the Manager of Planning and Information regarding the above noted matter.

SJMC2013-07-22/314R

It was decided on motion of Councillor Collins; seconded by Councillor Hickman: That Council now adopt the attached resolutions for St. John's Municipal Plan Amendment Number 111, 2013 and St. John's Development Regulations Amendment Number 560, 2013. It is further recommended that Council appoint Mr. Stan Clinton, MCIP, a member of the City's commissioner list, as the commissioner to conduct a public hearing on the Municipal Plan and Development Regulations amendments. Mr. Clinton would also consider the proposed amendment to the Regional Plan at this same public hearing and would subsequently prepare a single report with recommendations for the consideration of both the Minister of Municipal Affairs and Council. The proposed date for the public hearing is Tuesday, August 13, 2013 at 7 pm at St. John's City Hall.

**RESOLUTION
ST. JOHN'S MUNICIPAL PLAN
AMENDMENT NUMBER 111, 2013**

WHEREAS the City of St. John's wishes to make several existing single detached houses conforming/ permitted uses and to allow limited additional residential development along a small section of Blackhead Road and Blackhead Crescent.

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

Redesignate land east and south of Beaver Pond that is situated with frontage along sections of Blackhead Road and/or Blackhead Crescent from the Restricted (RES) District to the Rural (R) District, as more specifically shown on the 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 22nd day of July, **2013**.

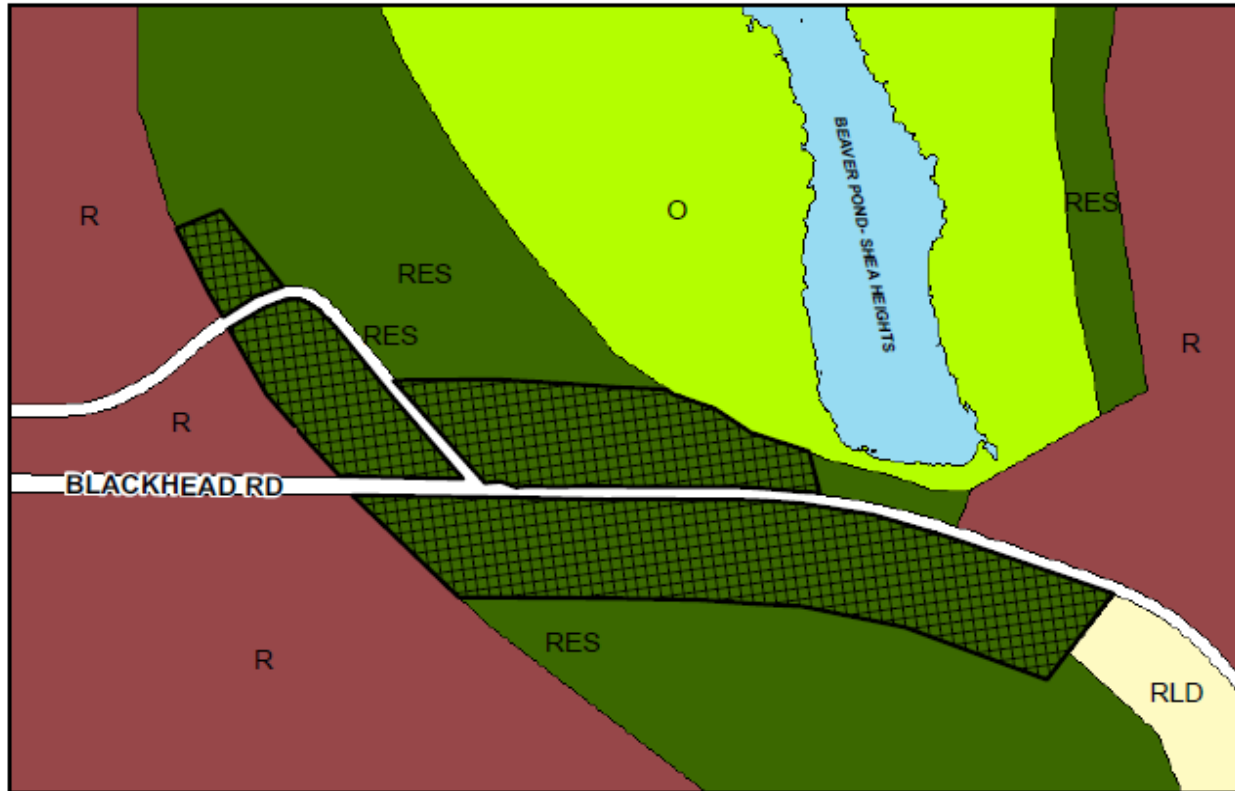
Mayor

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. 111, 2013
[Map III-1A]**

2013 02 11 SCALE: 1:4000
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

BLACKHEAD ROAD/BLACKHEAD CRESCENT

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 560, 2013**

WHEREAS the City of St. John's wishes to make several existing single detached houses conforming/ permitted uses and to allow limited additional residential development along a small section of Blackhead Road and Blackhead Crescent.

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

Rezone land east and south of Beaver Pond that is situated with frontage along sections of Blackhead Road and/or Blackhead Crescent from Open Space Reserve (OR) and the Rural (R) to Rural Residential Infill (RRI), as more specifically shown on the 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 22nd day of July, **2013**.

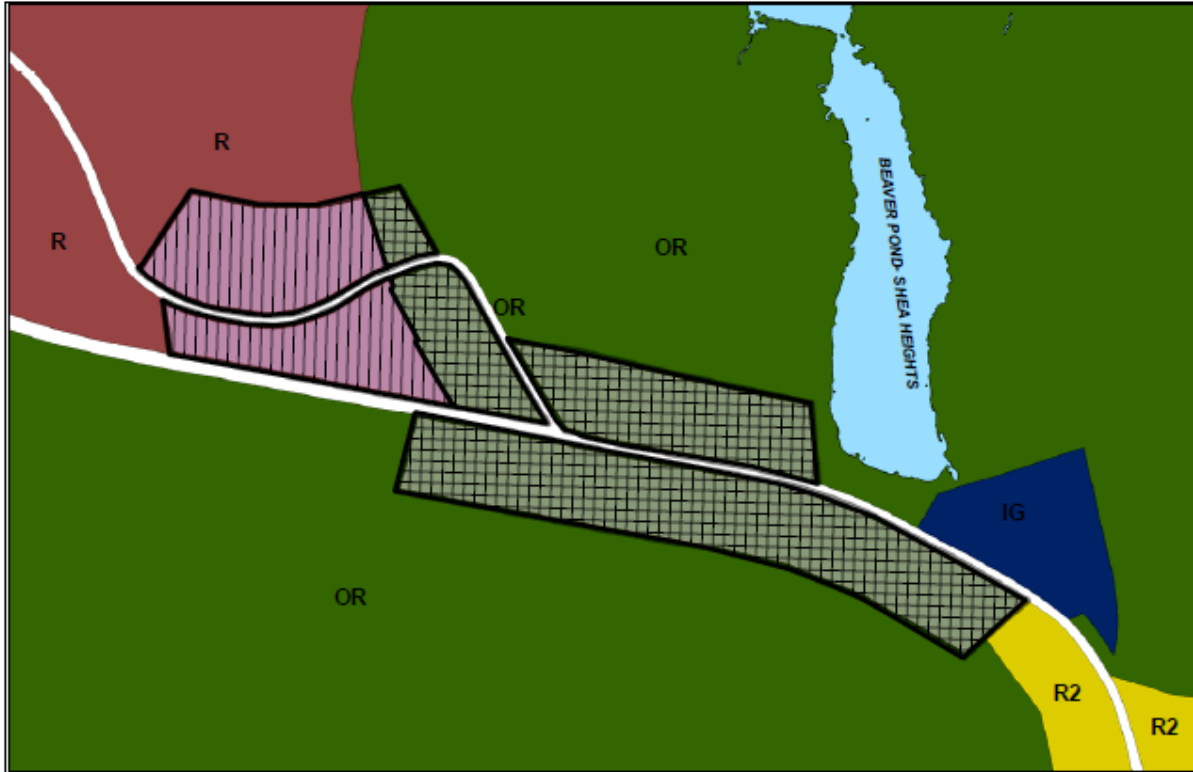
Mayor

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. 560, 2013
[Map Z-1A]**

2013 02 11 SCALE: 1:5000
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
RURAL RESIDENTIAL INFILL (RRI) LAND USE ZONE



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

BLACKHEAD ROAD/BLACKHEAD CRESCENT

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

430-436 Water St. – Proposed Site Redevelopment: File B.17-W.1 (12-00287)

Council considered a memo dated July 19, 2013 from the Manager of Planning and Information regarding the above noted matter.

SJMC2013-07-22/315R

It was moved by Councillor Hann; seconded by Councillor Tilley: That Council proceed to consider the recommendations in the earlier staff memo dated June 20, 2013 wherein it is recommended that Council proceed with the amendment process and that staff will prepare the necessary text and map amendments to the Municipal Plan and Development Regulations and forward these to the Department of Municipal Affairs with the request for the issuance of a Provincial release for the amendments. It is further recommended that Council accept a cash payment in lieu of the 16 parking spaces that cannot be provided for the proposed redevelopment of 430-436 Water Street.

Deputy Mayor Duff advised that the City must be cautious about how it uses its discretion when imposing the cash payment in lieu option given that the City has spent a lot of money partnering with commercial entities to develop public parking spaces in the downtown. She also felt that the cash in lieu option would be more appropriately considered at such time when the City has a more enhanced public transportation infrastructure such as park and ride or rapid transit. She also suggested that the City needs to review the fee it imposes for cash in lieu payment (approximately \$18,000), given that the costs to actually create a parking space are in the vicinity of \$30,000 or more. Councillor Colbert also felt it important to identify the need for a new parking structure if such is required so that the planning process can ensue. Others expressed concern about the need to facilitate more walkability in the Downtown as well as wider streets or special lanes to accommodate public transportation.

Following discussion, the motion was unanimously carried.

Notices Published

- a. Discretionary Use Application** has been submitted by B & B Restaurant Limited requesting permission to establish a Take-Out Restaurant at **civic number 14 Forbes Street**. The total floor area of the restaurant is 186 m², with no seating area proposed. Proposed hours of operation are Sunday to Wednesday 11a.m.-8 p.m. and Thursday to Sunday 11a.m. – 10 p.m. No alcohol is to be served at the restaurant, on-site parking is provided. **(Ward 3)**

SJMC2013-07-22/316R

It was decided on motion of Councillor Tilley; seconded by Councillor Galgay: That the application be approved, subject to all applicable City requirements.

Public Hearing Report

**Public Hearing Report dated July 9, 2013
Civic 24 and 28 Road DeLuxe
Proposed Rezoning to the Institutional (INST) Zone**

Council considered a memorandum dated July 16, 2013 from the Manager of Planning and Information regarding the proposed rezoning of Civic 24 and 28 Road DeLuxe to the Institutional (INST) Zone. The applicant is Anglican Homes Inc.

SJMC2013-07-22/317R

It was decided on motion of Councillor Galgay; seconded by Councillor Tilley: That the proposed rezoning of property at Civic Number 24 and 28 Road DeLuxe to the Institutional (INST) Zone be approved in principle subject to the issuance of a Provincial release from the Department of Municipal Affairs of the attached resolutions for St. John's Municipal Plan Amendment Number 116, 2013 and St. John's Development Regulations Amendment Number 577, 2013.

**RESOLUTION
ST. JOHN'S MUNICIPAL PLAN
AMENDMENT NUMBER 116, 2013**

WHEREAS the City of St. John's wishes to accommodate the expansion to St. Luke's Homes located at Civic Number 24 (includes Civic 20 and 26 Road DeLuxe and Civic 243 Topsail Road) and 28 Road DeLuxe.

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 at Civic Number 24 and 28 Road DeLuxe from the Residential Low Density Land Use District to the Institutional 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 22nd day of July, **2013**.

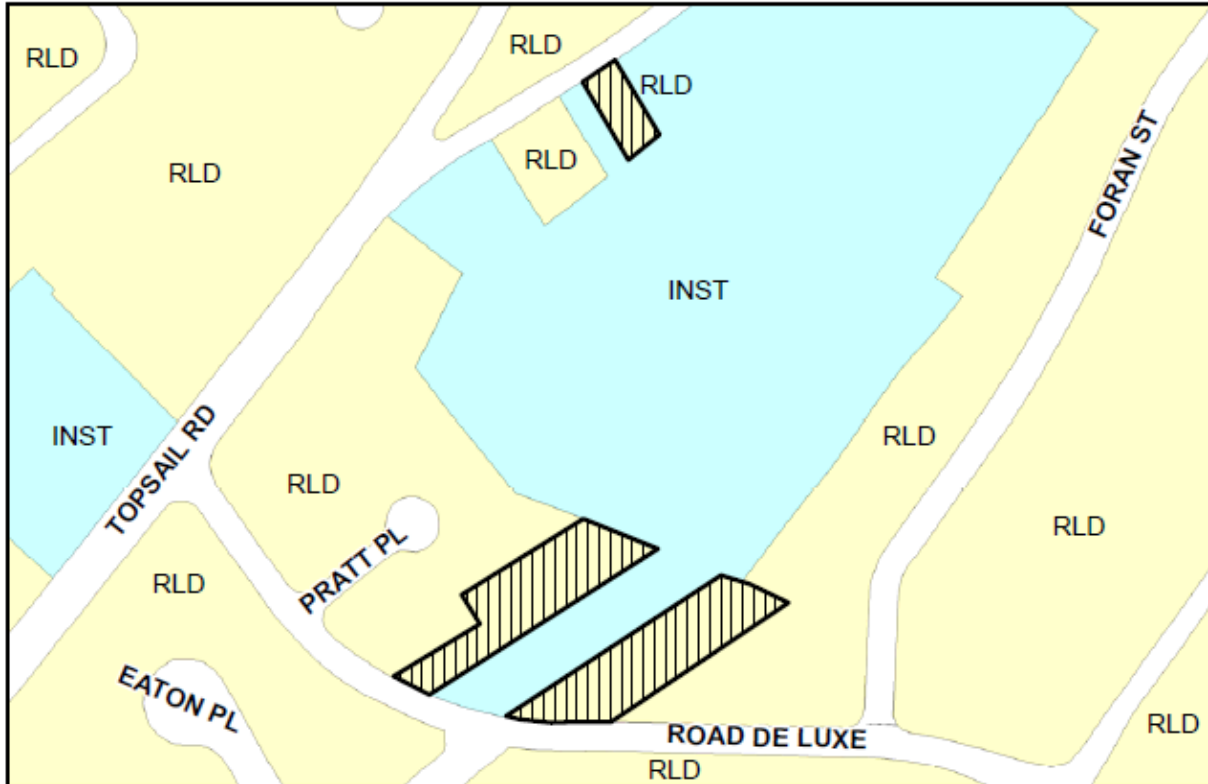
Mayor

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. 116, 2011
[Map III-1A]**

2013 07 12 SCALE: 1:2500
CITY OF ST. JOHN'S
DEPARTMENT OF PLANNING,
DEVELOPMENT & ENGINEERING

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



AREA PROPOSED TO BE REDESIGNATED FROM
RESIDENTIAL LOW DENSITY (RLD) LAND USE DISTRICT
TO INSTITUTIONAL (INST) LAND USE DISTRICT

St. Luke's Home
Road De Luxe

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 577, 2013**

WHEREAS the City of St. John's wishes to accommodate the expansion to St. Luke's Homes located at Civic Number 24 (includes Civic 20 and 26 Road DeLuxe and Civic 243 Topsail Road) and 28 Road DeLuxe.

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 at Civic Number 24 and 28 Road DeLuxe from the Residential Low Density (R1) Zone to the Institutional (INST) 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 22nd day of July, **2013**.

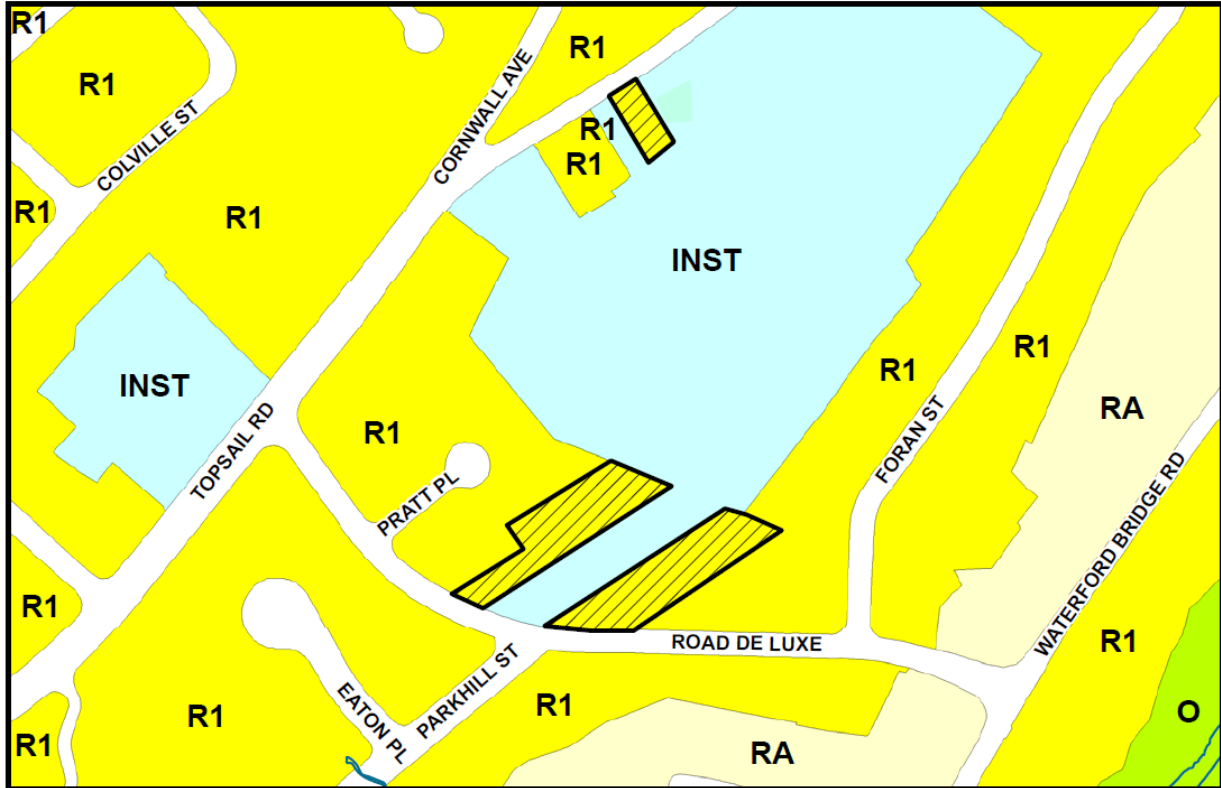
Mayor

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. 577, 2013
[Map Z-1A]**

2013 05 02 SCALE: 1:10000
CITY OF ST. JOHN'S
DEPARTMENT OF PLANNING,
DEVELOPMENT & ENGINEERING

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



AREA PROPOSED TO BE REZONED FROM
RESIDENTIAL LOW DENSITY (R1) TO
INSTITUTIONAL (INST) LAND USE ZONE

St. Luke's Homes
Road De Luxe

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

**Public Hearing Report dated March 12, 2013
Quidi Vidi Village Road (former School House Hill Site)
Proposed Rezoning from CDA to RQ Zone for a 6 Lot Residential Subdivision**

Council considered a memorandum dated July 19, 2013 from the Manager of Planning and Information regarding an application by Powder House Hill Investments Ltd regarding the proposed rezoning of the former School House Hill Site in Quidi Vidi from CDA to RQ Zone for a 6-Lot residential subdivision.

SJMC2013-07-22/318R

It was decided on motion of Councillor Galgay; seconded by Deputy Mayor Duff: That subject to the proponent's submission of elevations from various public view scapes ensuring that the profile is unobtrusive; that Council direct staff to prepare amendments to rezone the front portion of the subject property from the CDA-6 Zone to the Residential Quidi Vidi (RQ) Zone. The adjoining house at 39 Quidi Vidi Village Road would also be rezoned. The rear portion of the subject property, from the underground pipeline to the northern boundary, would be rezoned from CDA-6 to the Open Space (O) Zone. No Municipal Plan amendment would be required.

Development Committee Report dated July 16, 2013

Council considered the following Development Committee Report of July 16, 2013:

1. Crown Land Grant Referral for 4.59 hectares
2750 Trans Canada Highway (Ward 5)
Applicant: Farrell's Excavating Limited
Mineral Working (MW) Zone

The Development Committee recommends that the application for the Crown Land grant be approved. Should the applicant be successful in obtaining a Crown Land grant, a development application must be submitted for review.

2. Application Crown Land Grant/0.032 Hectares
27 Barrows Road Ward 2
Industrial Quidi Vidi (IQ) Zone

The Development Committee recommends that Council defer this application pending a review of the Quidi Vidi Development Plan and possible overlay zoning for Quidi Vidi Village.

3. Proposed Residential Building Lot
Department of Environment & Conservation File 1035997
Crown Land Grant Referral for 0.065 hectares
Maxwell Place (Ward 2) – Residential Low Density (R1) Zone

The Development Committee recommends that Council reject the application for the subject Crown Land Grant.

4. Oceanex Terminal, Piers 4 and 5
Request for Approval of Noise Deterrent Measures

The Development Committee recommends that Council approve this proposal on a trial basis subject to public reaction regarding any noise related issues.



Robert F. Smart, City Manager
Chair – Development Committee

SJMC2013-07-22/319R

**It was decided on motion of Councillor Hann; seconded by Councillor O’Leary:
That the Committee’s recommendations be approved.**

Planning & Housing Standing Committee – July 5, 2013

Council considered the following Planning & Housing Standing Committee of July 5, 2013:

- In Attendance:** Councillor Tom Hann, Chairperson
Deputy Mayor Shannie Duff
Councillor Sandy Hickman
Councillor Sheilagh O’Leary
Councillor Bruce Tilley
Councillor Frank Galgay
Councillor Danny Breen
Robert Smart, City Manager
Robin King, Transportation Engineer
Ken O’Brien, Acting Director of Planning
Brendan O’Connell, Manager, Environmental Services
Dave Blackmore, Director of Building and Property Management
Paul Mackey, Deputy City Manager, Public Works
Sean Janes, City Internal Auditor
Jason Sinyard, Director of Planning and Development
Sandy Abbott, Recording Secretary

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1. **Proposed New Zoning for Glencrest (Ward 5)
Representatives of KMK Capital re Glencrest Development**

Future ideas for zoning (Ward 5).

The Committee met with Cliff Johnston, Justin Ladha and Trevor Moore of KMK Capital. The representatives noted that as Glencrest is a large geographic area that is not yet developed, there is a unique opportunity for a planned community concept for this project. They are asking the City to consider creating new zoning specific to Glencrest, similar to what has been done on Kenmount Road and Quidi Vidi.

Staff recommends that the KMK Capital be free to present ideas for new land use zones for the Glencrest Development.

**2. Department of Planning File Number B-17-C.20/10-00220
Proposed Rezoning from Residential Low Density (R1) Zone
to Apartment Medium Density (R2) Zone
16 Francis Street (Ward 5)**

Kavanagh Associates have submitted an application to rezone property fronting on Francis Street, Tralee Street, and Castlebridge Drive to permit the development of a six (6) storey residential condominium building with 96 units. The proposed rezoning is from the Residential Low Density (R1) Zone to Apartment Medium Density (A2) Zone. A Municipal Plan amendment would be required.

Staff recommend a public meeting, but without the requirement for an LUAR. At a later stage, the Municipal Plan amendment would require a public hearing chaired by an independent commissioner.

**3. Department of Planning File Number B-17-A.7
Proposed Rezoning to the Residential Medium Density (R2) Zone
Civic Number 38 Anthony Avenue (Ward 3):**

The applicant has submitted an application to rezone property at Civic Number 38 Anthony Avenue. The subject property is located within the Residential Low Density (RLD) District under the St. John's Municipal Plan and is presently zoned Residential (R1) Zone. The proposed rezoning to the Residential Medium Density (R2) Zone would allow for the construction of two (2) semi-detached residential units.

Staff recommends that the proposed rezoning of Civic Number 38 Anthony Avenue from the Residential Low Density (R1) Zone to the Residential Medium Density (R2) Zone, allowing two (2) semi-detached dwellings be advertised for public review and comment.

**4. Department of Planning File Number B-17-O.4
Proposed Rezoning from Residential Low Density (R1) Zone
to Commercial Neighbourhood Zone (CN) Zone
Civic Number 4 Oxen Pond Road (Ward 4)**

Management Unlimited Inc. has submitted an application to rezone property at Civic Number 4 Oxen Pond Road from the Residential Low Density (R1) Zone to the Commercial Neighbourhood (CN) Zone. The proposed rezoning would allow the existing dwelling to be converted into office space for the neighbouring Don Cherry's Restaurant. A Municipal Plan amendment would be required.

Staff recommends that the proposed rezoning be referred to a public meeting to be chaired by a member of Council. If considered by Council, at a later stage the Municipal Plan amendment process would also require a public hearing chaired by an independent commissioner appointed by Council.

Councillor Tom Hann
Chairperson

SJMC2013-07-22/320R

**It was decided on motion of Councillor Hann; seconded by Councillor Tilley:
That the Committee's recommendations be approved.**

Heritage Advisory Committee Report of July 11, 2013

Council considered the following Heritage Advisory Committee Report of July 11, 2013:

Attendees: Deputy Mayor Shannie Duff, Chairperson
George Chalker, Heritage Foundation of NL
Wayne Purchase, Downtown St. John's
Representative Jeremy Bryant, NL Association of Architects
Gerard Hayes, Citizen Representative
Ken O'Brien, Manager of Planning & Information
Peter Mercer, Heritage Officer
Karen Chafe, Recording Secretary

Report:

1. 114 Cabot St. – Proposed Renovation

The Committee considered an application for the proposed exterior renovation of 114 Cabot St. A copy of the elevations is attached.

The Committee recommends approval of the renovation as outlined.

Deputy Mayor Shannie Duff
Chairperson

SJMC2013-07-22/321R

It was decided on motion of Deputy Mayor Duff; seconded by Councillor O’Leary: That the Committee’s recommendation be approved.

Parks and Recreation Standing Committee Report of July 17, 2013

Council considered the following Parks and Recreation Standing Committee Report of July 17, 2013:

- Attendees:** Councillor Frank Galgay, Chairperson
Councillor Danny Breen
Councillor Bruce Tilley
Councillor Tom Hann
Councillor Sheilagh O’Leary
Councillor Sandy Hickman
Bob Smart, City Manager
Jill Brewer, Deputy City Manager of Community Services
Paul Mackey, Deputy City Manager of Public Works
Bob Bishop, Deputy City Manager of Financial Services
Dave Blackmore, Deputy City Manager of Planning, Development & Engineering
Tanya Haywood, Director of Recreation
Brian Head, Manager of Parks & Open Spaces
Heather Hickman, Manager of Community Development
Carla Lawrence, Manager of Sport & Communications
Karen Chafe, Recording Secretary

Report:

1. **Chafe’s Lane and Huck Williams Park (Proposed Concept Plan)**
The Committee considered background information regarding the above noted, a copy of which is on file with the City Clerk’s Department. An aerial map outlining the proposed configuration and amenities for the park is attached to this report. It is recommended that a multipurpose court and playground be installed the total cost of which is \$249,000. It is proposed that a portion of this cost will be shared by the developer with the City’s contribution being allocated through the open space reserve fund.

The Committee on motion of Councillor Hann; seconded by Councillor Tilley: recommends Council’s approval of a multipurpose court and playground situated at Chafe’s Lane and Huck Williams Park, the cost of which will be shared with the developer as per the following breakdown:

- **Developer:** **\$111,000 ***
- **City:** **\$138,000**
- **Total Cost** **\$249,000**

***Developer’s contribution is subject to the cost being equal to or greater than the normal open space requirements imposed for new subdivisions.**

2. **Johnson Geo- Vista Park Proposal**

The Committee considered a memo dated June 18, 2013 from the Manager of Parks and Open Spaces regarding the proposal presented by Mr. Paul Johnson to the Parks and Recreation Standing Committee on April 30, 2013.

The Committee on motion of Councillor O’Leary; seconded by Councillor Hickman: recommends approval of the recommendations outlined by staff in the attached memo dated June 18, 2013.

3. **Goulds Sports Fields – Commemorative Name Designations**

The Committee considered a memo dated July 16, 2013 from the Manager of Parks and Open Spaces regarding the above noted.

The Committee on motion of Councillor Tilley; seconded by Councillor Hickman: recommends that Council approve the renaming of the following fields as proposed by the Goulds Recreation Association:

- **Goulds Men’s Softball IField to Joe Peddle Softball Field**
- **Goulds Ladies Softball Field to Helena Sullivan Softball Field**
- **Arena Soccer Pitch to Alf Sullivan Soccer Pitch**

4. **Bowring Park (West Parking Lot)**

The Committee considered an e-mail from Fraser Piccott expressing concern about the City’s intent to remove the grassy berm situated at the west end parking lot of Bowring Park which separates the lot from the public sidewalk. Staff explained that the parking lot will be paved and configured such that it will have more parking availability. There will also be a separation of the parking lot from the sidewalk with a green buffer area. The berm has to be removed to facilitate the required parking space, as the only other alternative is to move the park back toward the old rail bed which will also impact the privacy along the trail as well as necessitate the removal of trees.

The Committee on motion of Councillor Hickman; seconded by Councillor Breen: recommends approval of the parking plan prepared by the City, a copy of which is attached to this report.

5. **Memorial Monument to Sergeant Donald Lucas**

The Committee considered a letter from Sgt. J.G. Butler with the Royal Canadian Regiment Canadian Forces Base Galetown, requesting that the City consider supporting the installation of a memorial to Sergeant Donald Lucas who lost his life during the Afghanistan conflict in 2007.

The Committee on motion of Councillor Breen; seconded by Councillor Tilley: recommends that Council grant approval to install a monument to Sergeant Donald Lucas subject to approval of the site location. This approval is not a funding approval.

6. **Ron Penney Tennis Complex**

The Committee considered a memo dated July 2, 2013 from the Director of Recreation regarding the decommissioning of the Ron Penney Tennis Complex at Wedgewood Park due to the construction of the new Wedgewood Park Recreation Centre.

The Committee on motion of Councillor Breen; seconded by Councillor Hickman: recommends that the tennis courts located in the Spruce Meadows Playground be renamed the “Ron Penney Tennis Complex.”

7. **Parks and Open Space Master Plan – Request for Proposal**

The Committee considered a memo dated July 9, 2013 from the Manager of Parks and Open Spaces Division regarding the above noted matter. The City of St. John’s is currently in a sustained period of residential/commercial growth and development. In an effort to ensure the open space and park land amenities meet the needs of current and future residents, a contemporary planning document is required. The Parks and Open Space Master Plan will define the future direction, policies, priorities and actions for the provision of passive and programmed open space use in the City of St. John’s for the short and long term. The Master Plan will provide a blueprint for the orderly acquisition of land; development and maintenance of land and open space facilities; and the provision of associated services.

The Committee on motion of Councillor Breen; seconded by Councillor Hickman: recommends Council’s approval to set a budget of \$100,000 to undertake an RFP for the Parks and Open Spaces Master Plan with the document to be completed within 120 days of contract award. The Terms of Reference for the Parks and Open Space Master Plan is attached.

Councillor Frank Galgay
Chairperson

SJMC2013-07-22/322R

It was decided on motion of Councillor Galgay; seconded by Councillor Collins: That the Committee's recommendations be approved.

Nomenclature Committee Report of July 15, 2013

Council considered the Nomenclature Committee report of July 15, 2013:

**Hussey Drive - Proposed Eight (8) Lot Mini Home Development
Formerly 17A Hussey Drive
Homeworx Modular Home Systems Inc. (Ward 4)**

1. Rhaye Place

SJMC2013-07-22/323R

It was decided on motion of Councillor Galgay; seconded by Councillor Breen: That the Committee's recommendation be approved.

Special Events Advisory Committee – July 18, 2013

Council considered the Special Events Advisory Report dated July 18, 2013:

- 1) Event: Annual Royal St. John's Regatta
Location: Quidi Vidi Lake
Date: August 7, 2013 (or alternate date)

- 2) Event: Annual George Street Festival
Location: George Street
Date: August 1 – 6, 2013

- 3) Event: Tely 10 Road Race
Location: Start at town of Paradise to Bannerman Park, St. John's
Date: July 28, 2013
Time: 8:00 am – 1:00 pm

This event will require road closures along the route

SJMC2013-07-22/324R

It was decided on motion of Councillor Hickman; seconded by Councillor O'Leary: That the Committee's recommendation be approved.

Development Permits

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

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

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
COM		Family Home Child Care	3 Newhook Place	4	Approved	13-07-08
COM		Family Home Child Care	302 Newfoundland Drive	1	Approved	13-07-09
COM	Northland Properties Corporation	Sandman Hotel	227-229 Kenmount Road	4	Approved	13-07-09
RES		Building Lot	117 Portugal Cove Road(subdivision)	4	Approved	13-07-05
RES	Republic Properties	Eleven (11) Building Lots	Old Petty Harbour Road (formerly 85 Old Petty Harbour Road)	5	Approved	13-07-10
RES		Two (2) Infill Housing Dwellings	26-28 Livingstone Street	2	Approved	13-07-17
COM	AMEC Americas Limited	Relocation of Medical Bulk Oxygen tank and Widening of Warners Road	300 Prince Philip Drive	4	Approved	13-07-18
RES	ND Dobbin	Fifteen (15) Unit Apartment Building Site Plan	640 Empire Avenue	3	Approved	13-07-18

<ul style="list-style-type: none"> • Code Classification: RES- Residential COM- Commercial AG - Agriculture OT - Other 	<p>INST - Institutional IND - Industrial</p>	
<p>** This list is issued for information purposes only. Applicants have been advised in writing of the Development Officer's decision and of their right to appeal any decision to the St. John's Local Board of Appeal.</p>		

**Gerard Doran
Development Officer
Department of Planning**

Building Permits List – July 22, 2013

SJMC2013-07-22/325R

**It was decided on motion of Councillor Collins; seconded by Councillor Hann:
That the recommendation of the Deputy City Manager, Planning, Development
& Engineering with respect to the following building permits be approved:**

**Building Permits List
Council’s July 22, 2013 Regular Meeting**

Permits Issued: 2013/07/04 To 2013/07/17

Class: Commercial

281 Duckworth St	Co	Restaurant
16 Stavanger Dr -Birds Nest	Co	Retail Store
193 Water St - Black Sea	Oc	Restaurant
48 Kenmount Rd	Rn	Retail Store
40 Aberdeen Ave	Ms	Service Shop
40 Aberdeen Ave	Ms	Retail Store
40 Aberdeen Ave	Ms	Retail Store
40 Aberdeen Ave	Ms	Service Shop
40 Aberdeen Ave	Ms	Clinic
46 Aberdeen Ave	Ms	Restaurant
95 Allandale Rd	Ms	Cultural Center
1 Anderson Ave	Ms	Clinic
37 Anderson Ave	Ms	Eating Establishment
22 Austin St	Ms	Office
260 Blackmarsh Rd	Ms	Retail Store
77 Blackmarsh Rd	Ms	Retail Store
Carpasian Rd	Ms	Club
43 Churchill Sq	Sn	Retail Store
44 Crosbie Rd	Ms	Club
94 Elizabeth Ave	Ms	Retail Store
83 Elizabeth Ave	Ms	Commercial Garage
391-395 Empire Ave	Ms	Communications Use
2 Fogwill Pl	Ms	Restaurant
336 Freshwater Rd	Ms	Service Shop
336 Freshwater Rd	Ms	Office
336 Freshwater Rd	Ms	Office
342 Freshwater Rd	Ms	Clinic
36 George St	Sn	Restaurant
12 Gleneyre St	Ms	Service Shop
15 Goldstone St	Ms	Service Shop
169 Hamlyn Rd	Ms	Service Shop
179 Hamlyn Rd	Ms	Club
12-20 Highland Dr	Ms	Retail Store
75 Kelsey Dr	Ms	Eating Establishment
102 Kenmount Dr	Ms	Hotel
102 Kenmount Dr	Ms	Office
120 Kenmount Rd	Ms	Car Sales Lot
150 Kenmount Rd	Ms	Car Sales Lot
394 Kenmount Rd	Ms	Convenience Store
33 Kenmount Rd	Ms	Office
85-95 Kenmount Rd	Ms	Car Sales Lot
161 Kenmount Rd	Ms	Retail Store

193 Kenmount Rd	Ms	Restaurant
195 Kenmount Rd	Ms	Service Shop
275 Kenmount Rd	Ms	Eating Establishment
351-361 Kenmount Rd	Ms	Office
479 Kenmount Rd	Ms	Car Sales Lot
147 Lemarchant Rd	Ms	Service Shop
484-490 Main Rd	Ms	Restaurant
53-59 Main Rd Rona	Ms	Retail Store
345-349 Main Rd	Ms	Eating Establishment
355-367 Main Rd	Ms	Office
239 Major's Path	Ms	Office
135 Mayor Ave	Ms	Club
34 New Cove Rd	Ms	Place Of Amusement
34 New Cove Rd	Ms	Place Of Amusement
445 Newfoundland Dr	Ms	Restaurant
445 Newfoundland Dr	Ms	Restaurant
57 Old Pennywell Rd	Ms	Place Of Amusement
78 O'leary Ave	Ms	Retail Store
82 O'leary Ave	Ms	Retail Store
37 O'leary Ave	Ms	Office
31 Peet St	Ms	Retail Store
36 Pearson St	Ms	Retail Store
20 Peet St	Ms	Car Sales Lot
154 Pennywell Rd	Ms	Service Station
34 Pippy Pl	Ms	Office
260 Portugal Cove Rd	Ms	Convenience Store
279 Portugal Cove Rd	Ms	Retail Store
150 Clinch Cres	Ms	Lodging House
38-40 Ropewalk Lane	Ms	Office
St. Clare Ave	Ms	Place Of Assembly
10 Stavanger Dr	Ms	Retail Store
16 Stavanger Dr	Ms	Retail Store
386 Stavanger Dr	Ms	Bank
386 Stavanger Dr	Ms	Commercial School
15 Stavanger Dr	Ms	Retail Store
15-27 Stavanger Dr	Ms	Retail Store
86 Thorburn Rd	Ms	Retail Store
92 Thorburn Rd	Ms	Eating Establishment
500 Topsail Rd	Ms	Eating Establishment
644 Topsail Rd	Ms	Service Shop
644 Topsail Rd	Ms	Commercial School
644 Topsail Rd	Ms	Day Care Centre
656 Topsail Rd	Ms	Tavern
686 Topsail Rd	Ms	Restaurant
393 Topsail Rd	Ms	Other
681 Topsail Rd	Ms	Retail Store
681 Topsail Rd	Ms	Place Of Amusement
10 Elizabeth Ave	Ms	Office
120 Torbay Rd	Ms	Office
248 Torbay Rd	Ms	Eating Establishment
286 Torbay Rd	Ms	Retail Store
286 Torbay Rd	Ms	Retail Store
320 Torbay Rd	Ms	Restaurant
350 Torbay Rd	Ms	Service Shop
436 Torbay Rd	Ms	Nursery School
464 Torbay Rd	Ms	Retail Store
139 Torbay Rd-Tim Hortons	Sn	Eating Establishment
178 Water St	Sn	Restaurant
178 Water St-Travola Restauran	Co	Restaurant
27 Austin St - Iohs	Rn	Office
130 Pearltown Rd	Ex	Warehouse
66 Kenmount Rd, Suite 203	Rn	Office
49-51 Kenmount Rd	Rn	Retail Store
300 Prince Philip Dr (Hsc)	Rn	Communications Use

50 White Rose Dr Bldg B	Rn	Retail Store
75 Kelsey Dr	Sw	Retail Store
136-140 Water St-Secunda Canad	Rn	Office
48 Kenmount Rd - Bench	Rn	Retail Store

This Week \$ 691,100.00

Class: Industrial

This Week \$.00

Class: Government/Institutional

25 Adams Ave	Ms	Church
101 Torbay Road	Ms	Church
Waterford Bridge Rd	Ms	Recreational Use

This Week \$ 1,000.00

Class: Residential

39 Albany St	Nc	Accessory Building
75 Aldershot St	Nc	Patio Deck
75 Aldershot St	Nc	Fence
36 Allandale Rd	Nc	Fence
313 Anspach St	Nc	Fence
7 Antelope St	Nc	Accessory Building
57 Autumn Dr	Nc	Fence
148 Bay Bulls Rd	Nc	Accessory Building
58 Beacon Hill Cres	Nc	Accessory Building
28 Bellevue Cres	Nc	Accessory Building
1399 Blackhead Rd	Nc	Accessory Building
150 Blackmarsh Rd	Nc	Single Detached Dwelling
90 Blue Puttee Dr	Nc	Fence
13 Botwood Pl	Nc	Fence
300 Brookfield Road	Nc	Single Detached Dwelling
26 Brooklyn Ave	Nc	Patio Deck
7 Burling Cres	Nc	Fence
11 Cairo St	Nc	Patio Deck
65 Cashin Ave	Nc	Patio Deck
24 Castle Bridge Dr	Nc	Accessory Building
89 Cochrane Pond Rd	Nc	Single Detached Dwelling
46 Cornwall Ave	Nc	Fence
48 Cornwall Ave	Nc	Fence
32 Cornwall Cres	Nc	Fence
28 Country Grove Pl	Nc	Accessory Building
64 Cypress St, Lot 170	Nc	Single Detached Dwelling
3 Darling St	Nc	Fence
20 Dauntless St	Nc	Fence
54 Della Dr	Nc	Accessory Building
136 Dooling's Line	Nc	Patio Deck
14 Eastview Cres	Nc	Accessory Building
484 Empire Ave	Nc	Single Detached & Sub.Apt
421 Empire Ave	Nc	Fence
72 Forest Rd	Nc	Fence
38 Francis St	Nc	Fence
20 Gairlock St	Nc	Accessory Building
33 Georgina St	Nc	Fence

33 Georgina St	Nc	Accessory Building
27 Gillies Rd., Lot 2	Nc	Single Detached & Sub.Apt
72 Greenspond Dr	Nc	Patio Deck
15 Halley Dr	Nc	Accessory Building
2 Curling Pl	Nc	Patio Deck
2 Hebbard Pl	Nc	Accessory Building
8 Horlick Ave	Nc	Accessory Building
110 Howlett's Line	Nc	Single Detached Dwelling
40 Jennmar Cres	Nc	Accessory Building
73 Jennmar Cres	Nc	Accessory Building
35 Julieann Pl	Nc	Accessory Building
2b Keith Dr	Nc	Single Detached & Sub.Apt
26 Kenai Cres, Lot 189	Nc	Single Detached Dwelling
46 Kenai Cres, Lot 198	Nc	Single Detached Dwelling
56 Kenai Cres	Nc	Fence
31 Kenai Cres, Lot 236	Nc	Single Detached Dwelling
47 Kenai Cres, Lot 228	Nc	Single Detached Dwelling
31 Kincaid St	Nc	Fence
172 Ladysmith Dr, Lot 483	Nc	Single Detached & Sub.Apt
194 Ladysmith Dr, Lot 494	Nc	Single Detached & Sub.Apt
196 Ladysmith Dr, Lot 495	Nc	Single Detached & Sub.Apt
212 Ladysmith Dr, Lot 503	Nc	Single Detached Dwelling
228 Ladysmith Dr, Lot 511	Nc	Single Detached Dwelling
89 Ladysmith Dr, Lot 176	Nc	Single Detached Dwelling
97 Ladysmith Dr, Lot 180	Nc	Single Detached Dwelling
121 Ladysmith Dr, Lot 192	Nc	Single Detached Dwelling
167 Ladysmith Dr, Lot 342	Nc	Accessory Building
215 Ladysmith Dr, Lot 599	Nc	Single Detached & Sub.Apt
235 Ladysmith Dr, Lot 589	Nc	Single Detached & Sub.Apt
3 Lismore Pl, Lot 304	Nc	Single Detached & Sub.Apt
242-250 Main Rd	Nc	Accessory Building
22 Miranda St	Nc	Patio Deck
5 Mooney Cres	Nc	Fence
75-77 Mountainview Dr	Nc	Patio Deck
18 Navajo Pl	Nc	Fence
4 Nerissa Pl	Nc	Fence
359 Newfoundland Dr	Nc	Patio Deck
26 Oakley Pl	Nc	Fence
22 Oberon St	Nc	Patio Deck
391 Old Pennywell Rd	Nc	Accessory Building
55 Parade St	Nc	Fence
10 Parsonage Dr, Lot 5	Nc	Single Detached Dwelling
18 Parsonage Dr, Lot 9	Nc	Single Detached Dwelling
227 Petty Harbour Rd	Nc	Fence
20 Picea Lane	Nc	Accessory Building
18 Rhodora St	Nc	Accessory Building
5 Road De Luxe	Nc	Accessory Building
26 Rose Abbey St, Lot 162	Nc	Single Detached Dwelling
20 Ross Rd	Nc	Accessory Building
89 Rotary Dr	Nc	Accessory Building
25 Sequoia Dr, Lot 314	Nc	Single Detached Dwelling
86a Shoal Bay Rd	Nc	Accessory Building
45 Smithville Cres	Nc	Patio Deck
200 Stavanger Dr, Lot 1	Nc	Single Detached Dwelling
214 Stavanger Dr, Lot 8	Nc	Single Detached Dwelling
21 Sumac St	Nc	Accessory Building
21 Sumac St	Nc	Fence
30 Thorburn Rd	Nc	Patio Deck
558 Thorburn Rd	Nc	Accessory Building
13 Titania Pl, Lot 167	Nc	Single Detached Dwelling
6 Sitka St., Lot 269	Nc	Single Detached & Sub.Apt
14 Sitka St, Lot 273	Nc	Single Detached Dwelling
18 Sitka St, Lot 275	Nc	Single Detached Dwelling
19 Sitka St, Lot 285	Nc	Single Detached Dwelling

9 Wigmore Crt, Bldg 1	Nc	Patio Deck
11 Woodwynd St	Nc	Patio Deck
23 Woodwynd St	Nc	Fence
15 Lake View Dr	Co	Home Occupation
1 Crabapple Pl	Cr	Subsidiary Apartment
10 Edmonton Pl	Cr	Single Detached & Sub.Apt
287 Elizabeth Ave	Cr	Subsidiary Apartment
15 Argus Pl	Ex	Patio Deck
471 Empire Ave	Ex	Single Detached & Sub.Apt
23 Ennis Ave	Ex	Single Detached Dwelling
2 Hebbard Pl	Ex	Single Detached Dwelling
79 Penney Cres	Ex	Single Detached Dwelling
109-113 Petty Harbour Rd	Ex	Single Detached Dwelling
136 Rennie's Mill Rd	Ex	Single Detached Dwelling
50 Ridgemount St	Ex	Single Detached Dwelling
18 Albany Pl	Rn	Apartment Building
22 Balmoral Pl	Rn	Fence
12 Balsam St	Rn	Townhousing
18 Bannerman St	Rn	Single Detached Dwelling
3 Bradbury Pl	Rn	Patio Deck
92 Circular Rd	Rn	Single Detached Dwelling
117 Circular Rd	Rn	Single Detached Dwelling
24 Darcy St	Rn	Single Detached Dwelling
21 Devine Pl	Rn	Single Detached Dwelling
136 Dooling's Line	Rn	Swimming Pool
73 Duckworth St	Rn	Restaurant
161 Freshwater Rd	Rn	Single Detached Dwelling
117 Gower St	Rn	Townhousing
33 Kenai Cres	Rn	Single Detached Dwelling
53 Lady Anderson St	Rn	Single Detached & Sub.Apt
7 Leslie St	Rn	Single Detached Dwelling
371 Newfoundland Dr	Rn	Single Detached Dwelling
17 Oberon St	Rn	Single Detached Dwelling
22 Power St	Rn	Townhousing
9 Riverview Ave	Rn	Single Detached Dwelling
124 St. Clare Ave	Rn	Single Detached Dwelling
28 Serpentine St	Rn	Single Detached Dwelling
9 Sumac St	Rn	Single Detached Dwelling
40 William St	Rn	Semi-Detached Dwelling
20-22 Young St	Rn	Townhousing
19 Aldergrove Pl	Sw	Single Detached Dwelling
6 Canso Pl	Sw	Single Detached Dwelling
169 Cheeseman Dr	Sw	Single Detached Dwelling
171 Cheeseman Dr	Sw	Single Detached Dwelling
6 Dickinson Pl	Sw	Single Detached Dwelling
10 Glenlonan St	Sw	Single Detached Dwelling
7 Glenlonan St-Lot 74	Sw	Single Detached Dwelling
60 Prince Of Wales St	Sw	Single Detached Dwelling
32 Rotary Dr	Sw	Single Detached Dwelling
12 Gleneyre St	Ms	Retail Store
497 Kenmount Rd	Ms	Car Sales Lot

This Week \$ 7,715,817.00

Class: Demolition

6 Cumberland Cres	Dm	Single Detached Dwelling
55 Duckworth St	Dm	Office

This Week \$ 27,000.00

This Week's Total: \$ 8,434,917.00

Repair Permits Issued: 2013/07/04 To 2013/07/17 \$ 284,218.00

Legend

- Co Change Of Occupancy
- Cr Chng Of Occ/Renovtns
- Ex Extension
- Nc New Construction
- Oc Occupant Change
- Rn Renovations
- Sw Site Work
- Ti Tenant Improvements
- Sn Sign
- Ms Mobile Sign
- Cc Chimney Construction
- Cd Chimney Demolition
- Dv Development File
- Ws Woodstove
- Dm Demolition

Year To Date Comparisons			
July 22, 2013			
Type	2012	2013	% Variance (+/-)
Commercial	\$135,800,800.00	\$53,200,800.00	-61
Industrial	\$3,600,100.00	\$131,000.00	-96
Government/Institutional	\$12,700,200.00	\$71,300,200.00	461
Residential	\$101,900,200.00	\$84,800,200.00	-17
Repairs	\$2,900,500.00	\$2,300,600.00	-21
Housing Units (1 & 2 Family Dwellings)	354	269	
Total	\$256,901,800.00	\$211,732,800.00	-18

Respectfully Submitted,

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

Payrolls and Accounts

SJMC2013-07-22/326R

It was decided on motion Councillor Collins; seconded by Councillor Hann: That the following Payrolls and Accounts for the week ending July 11, 2013, and July 18, 2013 be approved:

**Weekly Payment Vouchers
For The
Week Ending June 11, 2013**

Payroll

Public Works	\$ 429,619.75
Bi-Weekly Casual	\$ 113,601.77
Accounts Payable	\$ 4,162,768.62
Total:	\$ 4,705,990.14

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

Payroll

Public Works	\$ 411,283.24
Bi-Weekly Administration	\$ 805,441.09
Bi-Weekly Management	\$ 752,463.66
Bi-Weekly Fire Department	\$ 692,348.62
Accounts Payable	\$ 2,786,690.99
Total:	\$ 5,448,227.60

Petition from Hatcher Street

Councillor Hickman tabled a petition from residents of Hatcher Street complaining about the condition of some rental properties on the street and requesting Council enforce its property standards regulations.

Other Business

Travel Authorization to Urban Municipalities Committee of MNL in Corner Brook

Council considered a memo dated July 18, 2013 from the Deputy City Manager of Corporate Services & City Clerk requesting Council's authorization for the above noted travel.

SJMC2013-07-22/327R

It was decided on motion Councillor O'Leary; seconded by Councillor Breen: That travel authorization be approved for Deputy Mayor Duff to attend the meeting of the Urban Municipalities Committee of MNL in Corner Brook on August 16 and 17, 2013.

Repair of Bowring Park Caribou Monument

Council considered a memo dated July 10, 2013 from the Deputy City Manager of Public Works regarding the above noted matter.

SJMC2013-07-22/328R

It was decided on motion Councillor Breen; seconded by Councillor Tilley: That Council approve the award of the contract for the repair of the Caribou Monument in accordance with the terms and conditions of the RFP to Newfoundland Bronze Foundry for the submitted bid of \$44,409 (HST) included.

Margaret's Place Sidewalks

Council considered a memo dated June 26, 2013 from the Deputy City Manager of Planning, Development and Engineering regarding the above noted.

SJMC2013-07-22/329

It was decided on motion Councillor O’Leary; seconded by Councillor Duff: That Council approve the additional payment of \$37, 290 to the developer to cover the extra cost associated with the relocation of the sidewalk.

Assessment Policy

Council considered a memo dated July 4, 2013 from the Director of Engineering regarding the Assessment Review Policy.

SJMC2013-07-22/330R

It was decided on motion Councillor Breen; seconded by Councillor Hickman with Councillor Colbert abstaining: That the Assessment Policy be amended to require full cost recovery for construction of new streets, with an option to delay payment of assessments until sale or development of affected properties.

Ratification of E Polls

1. SJMC2013-07-22/331R

It was decided on motion of Deputy Mayor Duff; seconded by Councillor Breen: That the following e-polls be ratified:

- i. Approval of Luncheon – Shad Memorial 2013**
- ii. Approval of Tender – Riverhead WWTF Digester #2 – Gas Proof Liner LeGroupe Lefebvre M.R.P. Inc. @ \$1,722,391.20**

Mayor’s Advisory Committee on Crime Prevention – Terms of Reference

Council tabled the draft of the terms of reference for the Mayor’s Advisory Committee on Crime Prevention prepared by the Director of Recreation, a copy of which is on file with the City Clerk’s Department. Councillor O’Leary reiterated the concerns she expressed during the special meeting of Council wherein this matter was discussed, noting that there is a need for an outside perspective in the development of these terms of reference, particularly from the Community Services Council and other community organizations. Mayor O’Keefe assured that the terms of reference are flexible enough to engage the various organizations as the Committee sees fit.

SJMC2013-07-22/332R

It was decided on motion Councillor Breen; seconded by Councillor Hickman: That the Terms of Reference for the Mayor's Advisory Committee on Crime Prevention be adopted.

Councillor Collins:

- Anticipated that the problems experienced with the pump house at the bottom of Densmore's Lane should be rectified once the Petty Harbour Long Pond supply comes on stream.
- Referenced a number of tender projects that will be awarded, particularly the Southlands Community Center and Kilbride sidewalks.

Councillor Tilley:

- Referenced the public meeting recently held with his constituents regarding the following matters:
 - Mary Brown's drive through on Topsail Road
 - Approval of the six storey apartment building on Topsail Road

Councillor Galgay:

- Received a number of complaints from residents surrounding the property formerly occupied as the nurses' residents on the Grace Hospital grounds with regard to dysfunctional activities taking place there. The property is in the jurisdiction of the Provincial Government and the Deputy City Manager of Development, Planning and Engineering is requested to write the appropriate department to investigate the situation and consider security measures.

Councillor Hickman:

- Northern Pond Road which parallels the Trans Canada Highway across from Paddy's Pond is not treated for dust. The matter was referred to the Deputy City Manager of Planning, Development and Engineering for investigation.

Councillor O’Leary:

- Referenced the number of cultural activities taking place this past weekend, notably the Teddy Bears’ Picnic, the Pride parade, the food fishery and the Shea Heights Festival.
- Questioned if the documentation related to organizational restructuring which was referred to the special meeting of council is now a public document. The City Manager advised that it is not yet, as Council’s still needs¹ to deliberate on the matter which was deferred during today’s special meeting.
- Proposed that the appointment of standing committee chairs for the new Council be put forth during the public meeting of Council and not prior to so as to facilitate enhanced transparency.
- Referenced the number of vehicle break-ins occurring at the Lion’s Park Chalet and the ReMax Center. The matter was referred to the Deputy City Manager of Planning, Development and Engineering to determine solutions to enhance security in the area, particularly the installation of lighting.

Deputy Mayor Shannie Duff

- Thanked the volunteers at Rogers Cable for their tremendous work in providing coverage of the public Council meetings.

Mayor O’Keefe:

- The parents of St. Peter’s Elementary in the City of Mount Pearl have organized a public demonstration for Friday, July 26th at 8:00 a.m. to bring public awareness to capacity and overcrowding issues in the school. Councillor Collins and the Mayor have been working with the parents in this regard, noting that approximately half the student population comes from the Southlands area.

Adjournment

There being no further business the meeting adjourned at 6:17 p.m.

MAYOR

CITY CLERK

Ratification

E-Poll, August 5, 2013

Request to hold a Public Information Session for the following matter:

**St. John's Native Friendship Center
Child Care Facility at 97 Elizabeth Avenue**

	Yes	No
Mayor Dennis O'Keefe		N/A
Deputy Mayor Shannie Duff	X	
Councillor Sheilagh O'Leary	X	
Councillor Tom Hann	X	
Councillor Sandy Hickman	X	
Councillor Gerry Colbert	X	
Councillor Danny Breen	X	
Councillor Frank Galgay		N/A
Councillor Bruce Tilley		N/A
Councillor Debbie Hanlon	X	
Councillor Wally Collins	X	

MEMORANDUM

Date: July 31, 2013

To: His Worship the Mayor and Members of Council

Re: **St. John's Municipal Plan Amendment Number 110, 2013 and
St. John's Development Regulations Amendment Number 559, 2013
Proposed Townhouse and Seniors Residential Condominium Development
Ruby Line at Southlands Boulevard (Ward 5)
Applicant: Reardon Construction and Development Limited**

At the Regular Meeting of Council held on June 25, 2013, Council adopted the resolutions for St. John's Municipal Plan Amendment Number 110, 2013 and St. John's Development Regulations Amendment Number 559, 2013. These amendments are in reference to an application submitted to the City by Reardon Construction and Development Ltd. to re-designate and rezone property located at the corner of Ruby Line and Southlands Boulevard. Land would be rezoned from the Commercial Office Hotel (COH) and Open Space (O) Zones to the Residential Medium Density (R2), Apartment Medium Density (A2) and Open Space (O) Zones, to allow the development of 55 townhouses and a 4-storey, 48-unit residential condominium development, all aimed at seniors.

Council had appointed Mr. Stan Clinton, MCIP, as the commissioner to conduct a public hearing on the amendments. The hearing was scheduled to have been held at St. John's City Hall on July 30, 2013 but was cancelled under the authority of the Urban and Rural Planning Act as no written objections to the amendments were received by the City Clerk's Department prior to the hearing.

Recommendation

It is recommended that Council now give formal approval to St. John's Municipal Plan Amendment Number 110, 2013 and St. John's Development Regulations Amendment Number 559, 2013.

If the amendments are adopted by Council, they will be then be referred to the Department of Municipal Affairs for Provincial registration.

(original signed)

Ken O'Brien, MCIP
Chief Municipal Planner

LLB/dlm

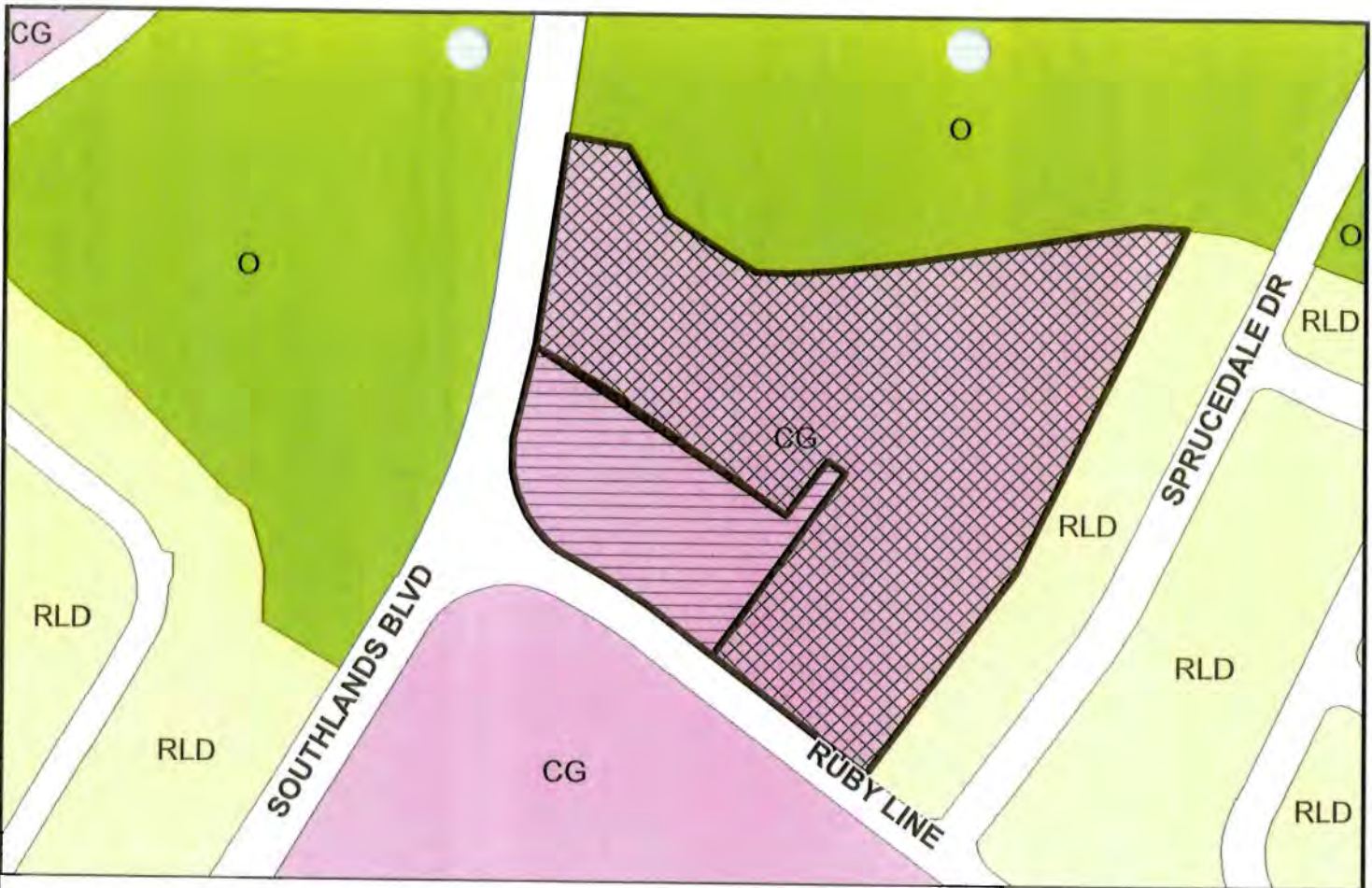
Attachments

I:\KOBrien\2013\Mayor - Ruby Line at Southland Blvd - July, 2013 doc

ST. JOHN'S

DEPARTMENT OF PLANNING



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




**CITY OF ST. JOHN'S
MUNICIPAL PLAN
Amendment No. 110, 2013
[Map III-1A]**

2013 05 22 SCALE: 1:2500
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 COMMERCIAL GENERAL (CG) LAND USE DISTRICT TO RESIDENTIAL MEDIUM DENSITY (RMD) LAND USE DISTRICT
-  AREA PROPOSED TO BE REDESIGNATED FROM COMMERCIAL GENERAL (CG) LAND USE DISTRICT TO RESIDENTIAL HIGH DENSITY (RHD) LAND USE DISTRICT


Lindsay Lyghtle Brushett
M.C.I.P. signature and seal

SOUTHLANDS BOULEVARD AT RUBY LINE

Mayor

City Clerk

Council Adoption

Provincial Registration

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 559, 2013**

WHEREAS the City of St. wishes to allow the residential development of property located at the intersection of Ruby Line and Southlands Boulevard.

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 Ruby Line at Southlands Boulevard from the Commercial Office Highway (COH) Zone to the Residential Medium Density (R2) Zone, Apartment Medium Density (A2) Zone and Open Space (O) 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 ____ day of _____, 2013.

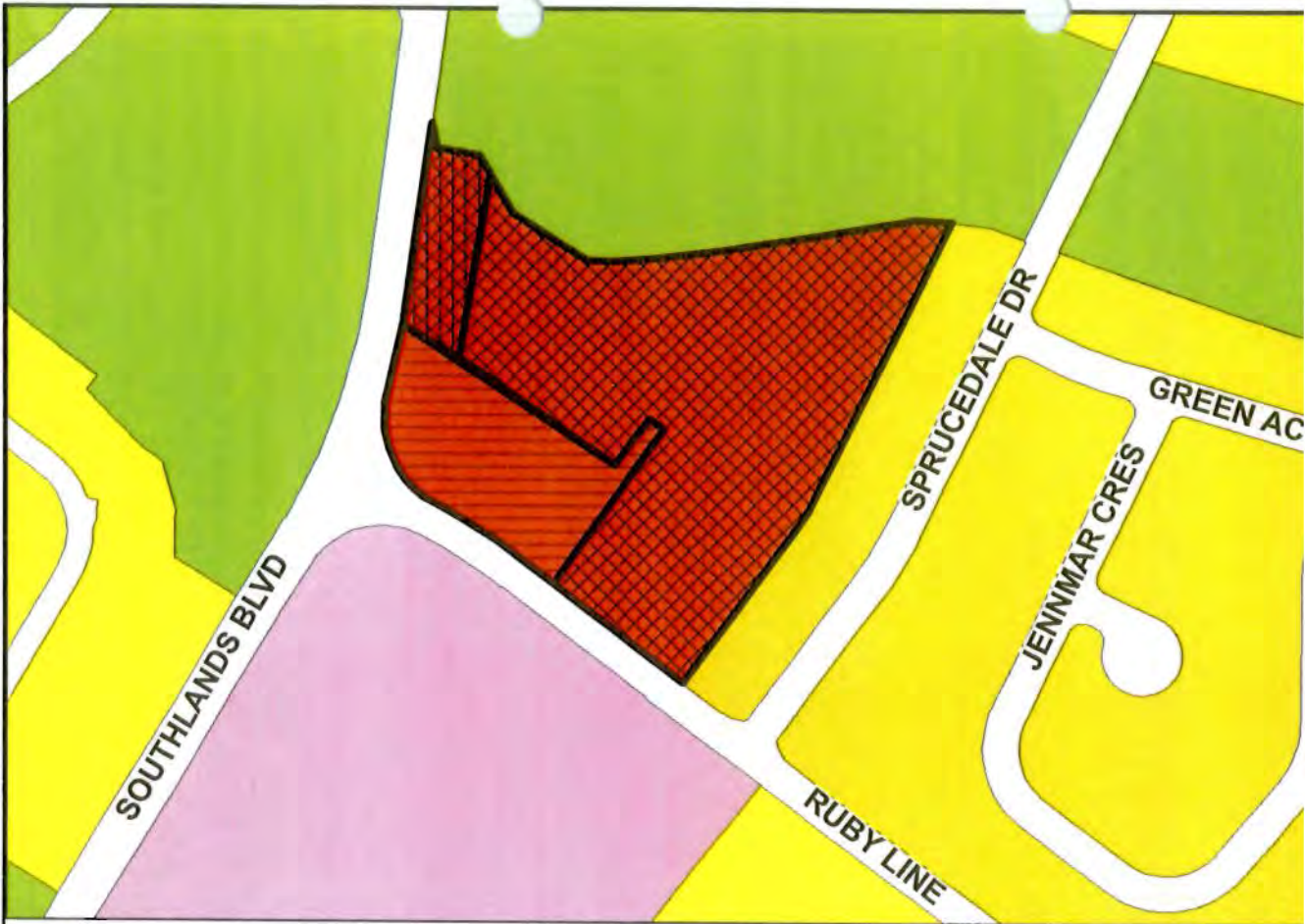
Mayor

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. 559, 2013
[Map Z-1A]**

2013 05 22 SCALE:
CITY OF ST. JOHN'S
DEPARTMENT OF P

I hereby certify that this amendmer
has been prepared in accordance v
Urban and Rural Planning Act.


-  AREA PROPOSED TO BE REZONED FROM
COMMERCIAL OFFICE HIGHWAY (COH) LAND USE ZONE
TO RESIDENTIAL MEDIUM DENSITY (R2) LAND USE ZONE
-  AREA PROPOSED TO BE REZONED FROM
COMMERCIAL OFFICE HIGHWAY (COH) LAND USE ZONE
TO APARTMENT MEDIUM DENSITY (A2) LAND USE ZONE
-  AREA PROPOSED TO BE REZONED FROM
COMMERCIAL OFFICE HIGHWAY (COH) LAND USE ZONE
TO OPEN SPACE (O) LAND USE ZONE

SOUTHLANDS BOULEVARD AT RUBY LINE

Mayor

City Clerk

Council Adoption



M.C.I.P. signature and seal

Provincial Registration

MEMORANDUM

Date: August 1, 2013

To: His Worship the Mayor and Members of Council

Re: **St. John's Municipal Plan Amendment Number 95, 2013 and
St. John's Development Regulations Amendment Number 512, 2013
Application to Rezone Property to the Rural Residential Infill (RRI) Zone
Maddox Cove Road (Ward 5)**

At the Regular Meeting of Council held on April 23, 2013, Council adopted the resolutions for St. John's Municipal Plan Amendment Number 95, 2013 and St. John's Development Regulations Amendment Number 512, 2013. The amendments are in reference to an application submitted to the City to rezone land from the Open Space Reserve Zone to the Rural Residential Infill Zone for future residential building lots, with private on-site well and septic systems. An amendment to the Municipal Plan was required.

In order to undertake the proposed amendments to the City's Municipal Plan and Development Regulations, it was identified that an amendment to the St. John's Urban Region Regional Plan was also required.

Council appointed Ms. Marie Ryan as the commissioner to conduct a joint public hearing to consider both the proposed amendments to the Regional Plan and the proposed amendments to the St. John's Municipal Plan and Development Regulations. The public hearing was held at St. John's City Hall on May 21, 2013.

Commissioner Ryan has now submitted her report on the amendments. The Commissioner recommends rejection of the amendments. A copy of the Commissioner's report is attached for Council's information and consideration.

Recommendation

Upon reviewing the commissioner's report, Council should now determine if it wishes to accept the commissioner's recommendation or if they wish to proceed with the proposed amendments for Maddox Cove Road. If Council agrees to move ahead with the amendments, the resolutions would need to be sent to a future Regular Meeting of Council for approval and then sent to the Department of Municipal Affairs for registration.

Final registration of the City of St. John's amendments is dependent on the Minister's decision to approve St. John's Urban Region Regional Plan Amendment Number 1, 2012. A copy of the Commissioner's report has also been sent to the Minister for consideration.

This matter is referred to Council for consideration and direction.

Ken O'Brien, MCIP
Chief Municipal Planner

LLB/dlm

I:\KOBrien\2013\Mayor - Maddox Cove Road - Registration - August, 2013 doc

Attachments

ST. JOHN'S

DEPARTMENT OF PLANNING

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

**COMMISSIONER'S REPORT ON THE
ST. JOHN'S MUNICIPAL PLAN
AMENDMENT No.95, 2013
and
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT No. 512, 2013
and
ST. JOHN'S URBAN REGION REGIONAL PLAN
AMENDMENT No. 1**

Prepared by:

**Marie E. Ryan
Commissioner**

July 3, 2013

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1.0 INTRODUCTION

At the Regular Meeting of the St. John’s Municipal Council (“Council”) held on April 23, 2013, I was appointed as the Commissioner to conduct a public hearing and prepare a report with recommendations with respect to proposed amendments to both the St. John’s Municipal Plan (*Amendment Number 95, 2013*) and the St. John’s Development Regulations (*Amendment Number 512, 2013*). The intent of these amendments is as follows:

St. John’s Municipal Plan (*Amendment Number 95, 2013*)

- Redesignate land at the west end and north side of Maddox Cove Road, adjacent to the municipal boundary of the City of St. John's with the Town of Petty Harbour-Maddox Cove, from the Restricted (RES) Land Use District to the Rural (R) Land Use District.

St. John’s Development Regulations (*Amendment Number 512, 2013*)

- Rezone land at the west end and north side of Maddox Cove Road, adjacent to the municipal boundary of the City of St. John's with the Town of Petty Harbour-Maddox Cove, from the Open Space Reserve (OR) Zone to the Rural Residential Infill (RRI) Zone.

This re-designation and rezoning would allow for the future development of four residential building lots with private on-site water and septic sewer services in the location referenced above. Of note, two of the property owners could subdivide their lots should the development proceed and this would result in a total of 6 lots.

It is important to state that the St. John’s Municipal Plan must conform to the St. John's Urban Region Regional Plan (SJURRP), which was adopted by the Province in 1976. The Regional Plan applies to all land in the St. John’s Urban Region, which is essentially the Northeast Avalon Peninsula. The Regional Plan is the Province’s principal document for determining land use and development in the Urban Region. It distinguishes between urban and rural areas, and provides protection for the Urban Region’s agricultural area, resource areas and designated scenic roads. It is the framework within which municipal plans are prepared by municipalities on the Northeast Avalon.¹

¹ City of St. John’s. St. John’s Municipal Plan (June 2007). Section I -1.4 Relation to Other Levels of Planning. Pg. 1-4.

An amendment to the SJURRP (Amendment Number 1, 2012) is required in order to accommodate the aforementioned proposed amendments to the St. John's Municipal Plan and the St. John's Development Regulations. I have concurrently been appointed by the Minister of Municipal Affairs as the Commissioner to conduct a public hearing on this SJURRP amendment, the intent of which is as follows:

- Redesignate land on Maddox Cove Road from "Restricted" to "Rural".

My appointment as Commissioner was made by the Minister of Municipal Affairs and Council under the authority of Section 19 of the *Urban and Rural Planning Act, 2000* with the accompanying duties established in Section 21(2) and 22(1) which note that the Commissioner is to "[...] hear objections and representations orally or in writing [...]" and, subsequently, to submit a written report on the public hearing including recommendations arising from same.

The Council and the Department of Municipal Affairs agreed that there would be one joint public hearing to consider the proposed amendments to the SJURRP, as well as the St. John's Municipal Plan and the St. John's Development Regulations.

This public hearing was scheduled for Tuesday, May 21, 2013 at 7 p.m. at St. John's City Hall. Prior to this date and, as required, the hearing was advertised: in the Saturday, April 27, 2013 and Saturday, May 4, 2013 editions of *The Telegram* and additionally the amendments were publicized on the City of St. John's website (www.stjohns.ca). Notices were also mailed out to all property owners within a minimum radius of 150 metres of the subject properties. This notice provided a site plan and advised of the date, time, location and purpose of the upcoming public hearing.

The public hearing was convened on Tuesday, May 21, 2013 at 7 p.m. in the Foran/Greene Room of St. John's City Hall. There were approximately 35 interested persons in attendance, including residents from the Petty Harbour-Maddox Cove area and two City Councillors. Assistance at the meeting was provided to the Commissioner by the following City Staff: Mr. Joe Sampson, Manager of Development, and Lindsay Lyghtle Brushett, Planner, with the Department of Planning, Development and Engineering.

Prior to this hearing, one written submission was received. This submission is referenced in this Report under the section "The Hearing" and the full text of the submission is found in Appendix "A".

No formal/taped transcript of the public hearing was made and the notes made by your Commissioner constitute the record of the hearing. All those requesting the opportunity to speak were accorded that right.

1.1 The issue

The issue for your Commissioner and the topic for the hearing was whether or not the three amendments detailed in section 1.0 and presented below should be approved.

- ***St. John's Municipal Plan Amendment Number 95, 2013*** the intent of which is to redesignate land at the west end and north side of Maddox Cove Road, adjacent to the municipal boundary of the City of St. John's with the Town of Petty Harbour-Maddox Cove, from the Restricted (RES) Land Use District to the Rural (R) Land Use District.
- ***St. John's Development Regulations Amendment Number 512, 2013*** - the intent of which is to rezone land at the west end and north side of Maddox Cove Road, adjacent to the municipal boundary of the City of St. John's with the Town of Petty Harbour-Maddox Cove, from the Open Space Reserve (OR) Zone to the Rural Residential Infill (RRI) Zone.
- ***St. John's Urban Region Regional Plan Amendment Number 1, 2012*** - the intent of which is to redesignate land on Maddox Cove Road from "Restricted" to "Rural" (to accommodate the amendments to the St. John's Municipal Plan and St. John's Development Regulations.)

These amendments are in reference to an application submitted to the City of St. John's (the "City") by property owners to rezone their land located along the west end and north side of Maddox Cove Road to allow for the future development of four residential building lots with private on-site well and septic systems. The building lots would each be a minimum of 1860 square metres (1/2 acre) in size.

2.0 BACKGROUND

2.1 The application

The process leading to the hearing on the proposed amendments was triggered by a multi-party application from a Mr. Murphy, Mr. Chafe, Ms. Stack and Mr. Stack ("the Applicants") to rezone their four properties along Maddox Cove Road. The Applicants' proposal was to rezone the land

from the Open Space Reserve (OR) Zone to the Rural Residential Infill (RRI) Zone in order for the owners to develop their individual properties as unserviced building lots.

The subject properties are vacant land which have frontage along Maddox Cove Road. The properties are tree-covered with a steep slope that drops downwards, away from Maddox Cove Road. There is one nearby dwelling within the City's boundary at #305 Maddox Cove Road, with other houses and a garage located south of the subject properties in the Town of Petty Harbour-Maddox Cove.

2.1 Application and review processes

The following provides a detailed overview of the relevant correspondence and activity related to the processing of this application.

November 19, 2010 – Correspondence from the Director of Planning and the Manager of Planning and Information to the City of St. John's Planning and Housing Committee

The Department of Planning recommended to the City's Planning and Housing Committee that the application for rezoning of the subject properties be rejected. It provided the following information to support this recommendation:

- The properties are located within the Restricted Development District (RES) of the St. John's Municipal Plan which applies to lands having inherent environmental hazards such as steep slopes, unstable soils and other similar characteristics which render the lands unsuitable for development. The Planning Department identified that contour lines for the properties showed steep slopes, which drop off from Maddox Cove (westward) to the rear of the properties in question. Allowing development to occur in this area would also facilitate residential sprawl which goes against the objective of the Municipal Plan for compact and orderly development. A Municipal Plan amendment would be required for the requested rezoning to the Rural (R) District as dwellings are not a permitted or discretionary use within the Restricted District.
- The subject properties are located within the Blackhead Planning Area (Area 17) which sets out the residential zoning in the areas designated for Community Development (the village of Blackhead) and Rural Residential, along a limited section of the Cape Spear Highway. The SJURRP designates Maddox Cove Road as a Scenic Road along which every effort should be made to retain the landscape in its natural form.

- There are no municipal water and sewer services available in the area, and it is not the City's intention to install such services.
- The house located at #305 Maddox Cove Road was developed without permits and contrary to applicable zoning when the area was administered by the St. John's Metropolitan Area Board. This area became part of the City in 1992, when the province disbanded the Metro Board.
- Rezoning land in this location could set a trend for further unserved residential development in the area. This is not supported by the City's planning policies, which seek to prevent the designation of new lands for unserved residential development.

Based on this information, the Department of Planning recommended that the Planning and Housing Committee make a recommendation to Council that the proposed rezoning of the subject properties from the Open Space Reserve (OR) Zone to the Rural Residential Infill (RRI) Zone be rejected.

April 4, 2011

At the Regular Meeting of Council held on April 4, 2011, Council rejected the recommendation coming out of the November 24, 2010 meeting of the Planning and Housing Committee that the application to rezone the subject properties be rejected. Council approved the rezoning application.

April 7, 2011 – Correspondence from the Director of Planning to the Acting Mayor and Members of Council

This correspondence informed the Council that the *Urban and Rural Planning Act* required the City to undertake a public consultation process on the proposed rezoning of the subject properties before making a decision re same. Further, this correspondence noted that on completion of this consultation process, and should Council decide to move ahead with the rezoning amendment, Council would have to adopt the amendments in-principle and refer them to the Department of Municipal Affairs with a request for the issuance of a Provincial release. If the release were to be issued, Council could consider formally adopting the amendments and undertaking a Commissioner's hearing. After reviewing the resulting Commissioner's report, the Council could once again determine if it wished to provide formal approval to the amendments to the St. John's Municipal Plan and St. John's Development Regulations. Finally, should the amendments be

formally approved by Council, they would be sent to the Department of Municipal Affairs with a request for Provincial registration.

April 11, 2011

At the Regular Meeting of Council held on April 11, 2011, Council directed the Department of Planning to advertise the proposed rezoning of the subject properties in order to move forward with the rezoning application as per the requirements of the *Urban and Rural Planning Act*.

June 22, 2011 – Correspondence from the Director of Planning to the Mayor and Council

This correspondence stated that the proposed rezoning of the subject properties had been advertised as required.

This correspondence also reiterated that the Department of Planning was not in support of this application and had recommended to the Planning and Housing Committee that the application be rejected. Further the rationale for this rejection was again provided to Council.

This correspondence also stated that the Department of Planning had not yet received the legal surveys and descriptions of the subject properties required to undertake the relevant map amendments to the St. John's Municipal Plan and St. John's Development Regulations. It was recommended that the rezoning process be deferred until such time as this information was received.

June 28, 2011

At the Regular Meeting of Council held on June 28, 2011, Council agreed to defer further processing on the rezoning application until such time as all four applicants had submitted legal surveys and descriptions of their properties. This was necessary to inform the applicable map amendments to the St. John's Municipal Plan and St. John's Development Regulations respecting the proposed rezoning of the subject properties.

September 29, 2011 – Correspondence from the Director of Planning to the Mayor and Members of Council

This correspondence stated that surveys of the four subject properties were received and amendment maps prepared. It was noted that the normal size of a Rural Residential Infill (RRI) zoned building lot is 30 metres frontage by 60 metres depth. Further, it was noted that while two

of the subject properties do not have the 60m depth, they appear to have sufficient land area to meet the minimum lot area requirement.

This correspondence also identified that one of the subject properties straddles the municipal boundary between St. John's and Petty Harbour-Maddox Cove. This property does not have sufficient land area in St. John's to meet the minimum lot area requirements of the Rural Residential Infill (RRI) Zone. If rezoning of this land were to proceed, the future approval of a residential building lot for this property would be contingent on the Town of Petty Harbour-Maddox Cove agreeing to the approval for an unserviced building lot for that portion of the property located in the Town.

This correspondence also reiterated that the Department of Planning was not in support of this application.

October 3, 2011

At the Regular Meeting of Council held on October 3, 2011, Council determined they wished to proceed with the rezoning for the subject properties and adopted (in principle) the resolutions for the St. John's Municipal Plan Amendment Number 95, 2011² and St. John's Development Regulations Amendment Number 512, 2011.

October 11, 2011 – Correspondence from the Director of Planning to the Manager of Land Use Planning, Department of Municipal Affairs

This correspondence details a request from Council to the Department of Municipal Affairs that the Department review the amendments under consideration (i.e. Numbers 95 and 512) against provincial interests and policies, with a request for the issuance of a Provincial release. In addition, it specifically requested clarification on whether or not an amendment to the SJURRP was required in order to allow the proposed City amendments.

November 7, 2011 – Correspondence from the Manager of Land Use Planning to the Director of Planning

This correspondence from the Manager of Land Use Planning advised that the amendments related to the subject properties were contrary to the SJURRP for two reasons:

² The date (2011) reflects the time at which the amendments were first contemplated. In 2013, the date was changed to reflect the time the amendments were adopted by Council.

- The area under consideration for rezoning is designated as “Restricted” in the Regional Plan; lands so designated are intended primarily for preservation, typically due to physical or environmental hazards.
- Maddox Cove Road is classified in the Regional Plan as a Scenic Road and this classification intends to retain the landscape in its natural form.

The correspondence further advised that the Department of Municipal Affairs was not prepared to release the City's proposed amendments at that time. Council was advised that if they wished to pursue their amendments, they would have to submit a request to amend the SJURRP and outline all the pertinent considerations for the Minister of Municipal Affairs to review.

November 9, 2011 – Correspondence from the Director of Planning to the Mayor and Members of Council

This correspondence explained to Council that the St. John's Municipal Plan amendment and St. John's Development Regulations amendment had been referred to the Department of Municipal Affairs requesting the issuance of a Provincial release. It detailed that the Department had advised that the lands in question are designated as “Restricted” under the SJURRP and typically are intended primarily for preservation, and that Maddox Cove Road is classified in the SJURRP as a Scenic Road, with this classification intended to retain landscape in its natural form.

This correspondence stated that “[...] it is most likely that the City zoned the subject properties as OR a number of years ago to conform to the land use designation and policies of the SJURRP to prohibit development along this section of Maddox Cove Road.”

It was stated that the rezoning process for the subject properties could not proceed unless the Minister of Municipal Affairs agreed to undertake the required amendment to the SJURRP and issued a Provincial release. Council would have to request the amendment of the Regional Plan if it wished to proceed.

It was stated once again that the Department of Planning did not support the application for rezoning of the subject properties.

November 30, 2011 – Correspondence from the Director of Planning to the Manager of Land Use Planning

This correspondence outlined that Council agreed to request the Minister of Municipal Affairs undertake an amendment to the SJURRP to enable the rezoning of the subject properties.

It also noted that the Department of Planning had written the Town of Petty Harbour-Maddox Cove about the proposed rezoning of the subject properties and no comments were subsequently received from the Town.

February 3, 2012 – Correspondence from the Minister of Municipal Affairs to the Director of Planning

This correspondence from the Minister of Municipal Affairs informed the Director of Planning that the City could proceed with a public consultation related to the proposed amendment to the SJURRP, as required by Section 14 of the *Urban and Rural Planning Act, 2000*, concurrent with the public consultation required for the City's proposed Municipal Plan and Development Regulations amendments. The Minister also stated that this consultation was to include an opportunity for comment by the Regional Economic Development Board, municipalities that are subject to the SJURRP, and CBCL Limited which is undertaking a comprehensive review of the Regional Plan. The Minister requested a summary of the responses received from those consulted, along with any written representations received by the City.

Of note, in this same correspondence the Minister requested that consideration of the amendments and proposed development for the subject properties take into account the direction provided in the Regional Plan respecting re-designating *Restricted* lands and requirements of development permit along Scenic Roads. The correspondence highlighted the following SJURRP policies.

SJURRP, Section F(c), Restricted Development:

An application for the re-designation of restricted development lands for other purposes may be given due consideration after taking into account:

- the existing environmental and/or physical hazards
- the potential impacts of these hazards
- the proposed methods by which these impacts may be overcome in a manner consistent with accepted engineering techniques and resource management practices.

SJURRP, Section H, Scenic Roads:

Applications for building or development permits along scenic roads shall be required to meet all appropriate provisions of this Plan affecting the land use in the particular area, and in addition special attention should be given to the following:

- The location of any buildings and their setback from the highway in relation to the scenic attractiveness of the area
- The exterior design of any buildings
- Limitations on outdoor storage of materials.

April 27, 2012 – Correspondence from the Director of Planning to the Manager of Land Use Planning

This correspondence detailed that the City had written all municipalities on the Northeast Avalon Peninsula which are subject to the SJURRP, along with the CBCL Consultants Ltd. to seek their input on a possible amendment to the Plan to redesignate the subject properties. The City received responses from seven municipalities:

- The City of Mount Pearl – no comments on the proposed amendments
- Town of Conception Bay South – no concerns with the proposed amendments
- Town of Portugal Cove-St. Philip’s – no objections to the proposed amendments
- Town of Holyrood – no concerns with the proposed request to make the amendments
- Town of Pouch Cove – supports the proposed amendment
- Town of Petty Harbour-Maddox Cove – supports the applicants in their efforts to have the subject properties rezoned. The Town noted they are struggling with infill properties in this area. They also noted the presence of the river behind the four properties.
- Town of Paradise – while the Town had no objections to the proposed amendments, it did request that the City include provisions outlined in the SJURRP specifically Section “H” Scenic Roads. The Town referenced the following:

Special attention shall be given to the treatment of the natural landscape. Clearing of trees in some areas to open up views may be initiated as well as planting in areas where additional vegetation is necessary.

[...] special attention should be given to the following:

- The location of any buildings and their setback from the highway in relation to the scenic attractiveness of the area

- The exterior design of any buildings
- Limitations on outdoor storage of materials.

Further, the Town encouraged the City to utilize the Regional Plan requirements to [ensure] the proposed residential development is in accordance with the Scenic Roads policies. The Town proposed the following:

- The requirements for a treed buffer to be maintained or created along the front of these properties
- Setbacks and lot sizes to reflect a rural character
- Creation of a larger concept plan which would allow the new lots to front on a newly created side road leaving this stretch of Maddox Cove Road unaltered [in] its scenic potential.

This correspondence requested that the Department of Municipal Affairs advise if the Minister was prepared to move forward to a public hearing on the proposed amendment to the SJURRP in relation to the subject properties.

November 23, 2012 – Correspondence from a Senior Planner (Department of Municipal Affairs) to the Department of Planning

This correspondence noted that the proposed SJURRP amendment for the subject properties had been assessed against several areas of provincial interests and referenced several e-mails and documents in relation to same, as follows:

- The Water Resources Management Division (Department of Environment and Conservation) reviewed an external report on “Residential Development Maddox Cove Road, Level 1 Groundwater Assessment Report, Individual Private Wells”. This report detailed that the groundwater for the subject properties would be of sufficient quantity to support the number of proposed lots. The response provided in the October 16, 2012 correspondence to the report noted that while the Department of Environment and Conservation accepted the assessment provided, additional action had to be taken to confirm and ensure the quantity and quality of the groundwater available to the subject properties.

Of note, this correspondence also stated that, due to “the risk of well interference among wells to be drilled in the proposed development, the increased risk of depleting the groundwater because [of] the increased demand and due to the paucity of the

available groundwater data in the vicinity needed to evaluate these risks”, the Department of Environment and Conservation required monitoring of groundwater levels in one well for a period of two years. Data from this monitoring would be reviewed by the Department to evaluate if the rate of water use was exceeding recharge.

The Department suggested the City could undertake this monitoring in coordination with the homeowners. Of note, this correspondence stated that this data also would benefit the City in planning for alternatives to on-site groundwater in the event the homes to be built depleted the available groundwater and required municipal water services to be provided.

- November 16, 2012, e-mail correspondence from the Director of Planning to the Manager of Land Use Planning and the Senior Planner stated that the City does not have the expertise, staff or equipment to undertake the monitoring referenced above and that it would set a precedent in relation to an expectation that the City would monitor private wells.
- November 19, 2012, e-mail correspondence from the Water Resources Management Division to staff in the Department of Municipal Affairs / Department of Planning acknowledges that this monitoring would normally be the responsibility of a developer working with the municipal authority to establish the water level monitoring and reporting, but there is no one developer for this proposed rezoning.

This correspondence reiterates the concern that there is risk of well interference among wells to be drilled for the development of the subject properties and risk of overuse and depletion of the local groundwater, because of increased demand for the proposed development. It is stated that it would be in the homeowners’ best interests to monitor water levels in the development to ensure viability of long-term sustainability of these wells.

- November 21, 2012 correspondence from the Department of Natural Resources provides an internal report on the assessment of geological hazards at the site of the subject properties. This correspondence concludes that the area is at low risk from geological hazards.

- The speed limit on the road – The Department of Municipal Affairs asked the City about the speed limit in the area of the subject properties and any potential impact relating to the development. Your Commissioner was informed by the City that if any issues arise with the speed limit and the development, the limit can be lowered to address these issues.

February 15, 2013 – Correspondence from the Manager of Land Use Planning to the Director of Planning

This correspondence stated that the Minister had adopted the SJURRP Amendment Number 1. It further stated that in keeping with the requirements of Section 15 of the *Urban and Rural Planning Act, 2000*, the municipal amendments related to the proposed rezoning of the subject properties had been reviewed. It also was noted that the amendments were not found to conflict with any stated provincial policies and so a provincial release was issued for these amendments, thus allowing Council to move forward with appointment of a Commissioner for a public hearing to consider the proposed amendments. Additionally, it was identified that the Minister would consider appointment of the Commissioner engaged by Council to conduct the hearing for the City's amendments.

April 23, 2013

At the Regular Meeting of Council held on April 23, 2013, Council adopted the St. John's Municipal Plan Amendment Number 95, 2013 and the St. John's Development Regulations Amendment Number 512, 2013.

3.0 THE HEARING

Your Commissioner explained the intent of the hearing to those in attendance and spoke to the process to be undertaken during the course of same, i.e. presentation of the application by City staff and presentation by/questions from any in attendance who desired to express their support/objections or concerns regarding the rezoning under consideration. Further, your Commissioner reminded those in attendance at the hearing that the intent of the proceedings was to discuss the merits of the rezoning and not to comment on the merits or lack thereof of the specifics of the proposed development for the subject properties.

3.1 Overview of the Application

Ms. Lindsay Lyghtle Brushett, Planner, with the Department of Planning, Development and Engineering, presented the proposed text amendments to the St. John's Municipal Plan and St. John's Development Regulations, describing the thrust of these amendments as rezoning of the subject properties at the request of four applicants for the purpose of residential development. Ms. Brushett noted that the current Open Space Reserve (OR) zoning does not permit such development. She further explained that there also is a need for an amendment to the St. John's Municipal Plan from the Restricted (RES) Land Use District to the Rural (R) Land Use District.

Ms. Brushett described the subject properties to be rezoned noting, for example, that they are currently undeveloped and slope away at the rear, have frontage on Maddox Cove Road and will allow for half-acre lot developments.

She explained that there is an existing non-conforming house on Maddox Cove Road, east of the subject properties, which was developed during the time of the St. John's Metro Board, before it came under the auspices of the City. As well she stated that this house pre-dates implementation of the St. John's Municipal Plan.

Ms. Brushett stated that the proposed amendments had been referred to the Department of Municipal Affairs for review, and to the Departments of Environment and Conservation and Natural Resources for comment on any concerns arising from the proposed rezoning and development.

She concluded by explaining that the Province requires the City to adopt the amendments and undertake a public hearing to be conducted by a Commissioner. The Commissioner's report will be reviewed by both Council and the Minister of Municipal Affairs for acceptance or rejection of said report.

3.2 Presentations

Ms. Dorothy Chafe – Maddox Cove

Ms. Chafe spoke twice. She questioned why the hearing was considering only one specific side/area of Maddox Cove Road proximal to the Town of Petty Harbour. Ms. Chafe has land on the south side across from the subject properties and wondered when the City might give

consideration to rezoning this area. Staff explained that the rezoning of the subject properties was spurred by an application for redevelopment of this land and not at the request of the City.

Mr. Adrian Tanner - Southside Road

Mr. Tanner stated that he had not been aware of the earlier public meeting regarding the proposed rezoning. He stated that he had been involved in the discussions in the early 1990s on whether or not the Town of Petty Harbour should be amalgamated with the City of St. John's. He also said that he had not been in favor of this amalgamation because of the uniqueness of the community and the need to ensure it retained its character.

Mr. Tanner said that he was speaking from the community perspective and that the community view must be taken into account. He expressed concern that the proposed development threatens the character of the community and will result in an extension of the town, through allowing houses to develop from the boundary of Petty Harbour up onto Maddox Cove Road. Further, Mr. Tanner stated that this development would occur without the Town being able to exercise any control, given the land is under the jurisdiction of the City.

Mr. Tanner also highlighted that through the ongoing review of the SJURRP, larger issues are being considered and debated, including the status of Maddox Cove Road. He noted the City and the region are trying to encourage tourism. He felt that permitting rezoning would undermine the notion of a scenic route and negatively impact the view across the valley.

Another concern raised by Mr. Tanner related to safety. He felt that allowing this rezoning would engender "strip" development, both from the current application and, if the rezoning were to be approved, from many other subsequent applications. He noted that those who access the area for walking/recreation could be in danger from the resulting increase in traffic.

Mr. Tanner's final concern was that the activity undertaken to date (i.e. to clear some of the land under consideration for rezoning) was illegal. He stated that he objects in principle to allowing rezoning which would "reward" applicants for their unlawful behavior.

In conclusion, Mr. Tanner urged your Commissioner to take the community perspective into account.

Ms. Jean Briggs - Maddox Cove

Ms. Briggs stated that she was in agreement with much of what had already been said by the preceding speaker. She acknowledged that the hearing was to deal with the proposed rezoning and not the proposed housing development. However, she felt it was important to note that while it had been determined there were no geological concerns identified, she questioned whether the building platforms might change as a result of the development. She specifically referenced the fact that these lots are to be unserviced – thus requiring septic systems – and raised the question of whether the building platforms would remain stable as a result of this requirement.

Ms. Briggs also built on the preceding speaker's comments regarding safety in the area. She stated that a number of people (both children and adults) use the area as a recreational/walking area and felt their safety could be compromised if the rezoning was allowed and houses were built. Ms. Briggs suggested that matters might be improved if there was green space preserved in front of the development, along with a reduced speed limit to allow a continuation of the current recreational uses in the area.

In addition, Ms. Briggs wondered if, in the event this rezoning occurs, a compromise was possible in relation to the resulting development. She suggested that there be a requirement for the lot sizes to be increased to minimize the look of "strip" development.

Mr. John Dinn, MHA – Kilbride District

Mr. Dinn stated that he has some constituents involved in the property under consideration with some owning land for 30-40 years. He was approached by a few of these constituents in 2010 seeking his assistance in moving forward on rezoning the property. Mr. Dinn said that with the price of land today people should not be forced to seek other building lots when they own land in this area. He also said there is nothing wrong with people building on half-acre lots.

Mr. Dinn felt there would be very little impact arising from rezoning of the subject properties. He noted that the land under consideration is adjacent to the Town of Petty Harbor-Maddox Cove and thus is a logical extension of development which has already occurred. He stated this rezoning would allow the property owners to develop property which they have had for years. He referenced the fact that development had already been allowed on this road further east and on the opposite side from the subject properties.

In terms of any potential concerns emanating from installing septic systems to support the proposed development of the subject properties, Mr. Dinn noted that there would be no concerns. He referenced the regulatory regime provided by both the Province and City to guide such installation and maintenance.

He also referenced speed limits and said there are no safety concerns. Mr. Dinn said that there should not be any restriction on building houses because someone wants to walk or go on a bike.

Mr. Dinn's summary comments included:

- This application has been in process for more than two years;
- The municipalities in the region were contacted and have no concerns;
- If there are traffic concerns, the City's Traffic Engineer said the speed could be reduced;
- The wells would be artesian wells and would sufficiently accommodate the development as shown by a study commissioned by the Applicants; and
- The area where the subject properties are located does not have a scenic view.

Mr. Bernard Chafe – Petty Harbor

Mr. Chafe said he has been living in Petty Harbour since 1954. He stated that he had purchased his land (one of the subject properties) 35 to 40 years ago with the sole purpose of eventually providing building lots for his children when they were of the age to build.

Mr. Chafe said that his children now want to build on the land and raise their children there. He highlighted that land is expensive and as well one cannot buy a piece of land in the Town of Petty Harbor-Maddox Cove. He felt that the land along Maddox Cove Road is the only choice they have for a building lot.

In response to the issue of the impact this rezoning and proposed development would have on the "scenic" route, Mr. Chafe said this did not make sense given that residential development had already been allowed on one side of the road.

Note: Your Commissioner sought additional input from those in attendance but none was forthcoming.

3.3 Written submissions

A written submission was received from Ms. Jean Briggs, Mr. Adrian Tanner, Ms. Lori Clarke and Ms. Shelly Bryant ("the writers"). Of note, Mr. Tanner and Ms. Briggs attended the public hearing and provided input, as presented above. Several points were raised in this submission. These are summarized below:

3.3.1 The appearance and uses of Maddox Cove Road

The writers would be very distressed if "rezoning of this one small area of the road were to be followed by rezoning of either longer stretches of the road, or wider parts of the valley behind the road, with the aim of permitting strip development, worse, development of a subdivision along this road." They wrote that many residents value the rural nature of Petty Harbour-Maddox Cove very highly, and they use this 'hinterland' for recreational purposes. They hoped that the City equally values the open space nature of the Maddox Cove Road area.

They stated that if this rezoning occurred and development were permitted, then there should be a requirement for one-acre lot sizes. Half-acre lots would create the look of "strip development", which is not in keeping with the rural nature of the area and would detract from the attractiveness of the Town of Petty Harbour-Maddox Cove, both for the tourists that Petty Harbour hopes to attract and for present residents.

3.3.2 Safety

The writers stated that pedestrians and cyclists already run considerable danger from traffic. They cite speeding being an existing concern along this road and stated that houses along the road would increase the volume of traffic and create hazards for those using the roadway for recreational purposes. To mitigate these dangers, as well as to encourage recreational use of the road, they cited the need for reduced speed limits and as well provision of a trail/walkway space between the subject properties and the road way.

3.3.3 The foundations of building lots

The writers stated that "the ground along most of this 250-metre length of road in its 'normal' state drops off sharply to the valley behind. This drop-off has been built up with fill of earth and gravel so that it is level with the road." They felt that this was not sufficiently stable to support development arising from the proposed rezoning, in particular with the potential of erosion of the edge of these platforms from weather and with digging to support septic systems.

3.3.4 Notice for the hearings

The writers noted their appreciation of the City's advertising of the hearing, but stated that residents of another municipality likely do not attend to the City's activity, and so easily could miss a hearing which had relevance to them. They suggested that perhaps in future, notices concerning Maddox Cove Road could be posted on signs on the road itself.

4.0 CONSIDERATIONS

In reaching a conclusion on the merits of the proposed amendments, your Commissioner considered the following information.

4.1 Consistency with the Municipal Plan

4.1.1 *Efficient patterns of serviced development*

As stated in Section III-1 "Urban Form" of the St. John's Municipal Plan, the broadest objective of land use policies is to facilitate an efficient pattern of development. It is further noted in Section III-1.1 "Objective" that, in relation to development, the objective is to encourage compact urban form to reinforce the older areas of St. John's, to reduce the cost of municipal services, and to ensure orderly development in new areas.

It is further identified in Section III-1.2 "General Policies" that achieving a compact city requires, as one component, that the City must also limit growth in areas where it may threaten the natural environment and require the extension of infrastructure networks at undue cost.

Further to this vision and approach, the St. John's Municipal Plan speaks to development in serviced and unserved areas, both of which reinforce information provided by the Department of Planning in relation to the subject properties. In particular, there are no municipal water and sewer services available in the area and it is not the City's intention to install such services.

III-1.2.1 Development in Served Areas

The City shall encourage new development and redevelopment in areas serviced with municipal water and sewer extending existing networks in adjacent areas where capacity is sufficient but, especially, emphasizing opportunities within currently serviced areas where existing systems can accommodate increased density or infill.

III-1.2.14 Municipal Services in Unserved Areas

Residential Development shall not be permitted unless adequately serviced with municipal roads, water distribution, sewage disposal, and electrical distribution systems. Where such development is contemplated in unserved areas, it shall

only be permitted after evaluation of the level of municipal services required, and the adequacy of private water and sewage disposal systems provided. [...]

Of note, in the November 19, 2010, correspondence from the Director of Planning and the Manager of Planning and Information to the City of St. John's Planning and Housing Committee, concern was expressed that rezoning land the subject properties could set a trend for further unserviced residential development in the area.

As previously detailed, the Water Resources Management Division (Department of Environment and Conservation) reviewed an external report which concluded that groundwater for the subject properties would be of sufficient quantity to support the proposed development should the proposed amendments be accepted. The Department of Environment and Conservation accepted the assessment as presented by the consultant, but also took the position that additional action was required to confirm and ensure the quantity and quality of the groundwater available to the subject properties.

Also as previously noted, concern was expressed that, "the risk of well interference among wells to be drilled in the proposed development, the increased risk of depleting the groundwater because [of] the increased demand and due to the paucity of the available groundwater data in the vicinity needed to evaluate these risks", the Department of Environment and Conservation required monitoring of groundwater levels in one well for a period of two years. Further they stated that the resulting data would benefit the City in planning for alternatives to on-site groundwater in the event the homes to be built depleted the available groundwater and required municipal water services to be provided.

As stated herein and of note once again, providing municipal services to the subject properties and more generally in the area is not the intent of the City. Also it would appear that if such monitoring is required in light of concerns with the quality and quantity of groundwater, this would contravene the St. John's Municipal Plan's policy on unserviced development which speaks to the need for adequacy of private water systems.

Section III-1.2.3 speaks to the City undertaking orderly and planned residential development.

The City shall:

1. increase densities in residential areas where feasible and desirable from a general planning and servicing point of view; [...]

4. minimize sprawl by encouraging large-scale integrated developments in all expansion areas.

The Municipal Plan recognizes three overall forms of development including “Rural Infill”. It is important to note that Section III-1.3 (Land Use District Policies) of the Municipal Plan identifies that this form of development is exempt for Scenic Roads:

[...] rural infill development is limited rural development in partly developed, unserviced areas along public roads existing as of January 1, 1992, exempt for Arterials and Scenic Roads as identified in the Regional Plan. Infill is allowed to rationalize the provision of limited municipal services for such unserviced areas, provided it does not necessitate premature installation of full municipal services.

4.1.2 Restricted Development

The subject properties are located within the Restricted Development District (RES) of the St. John’s Municipal Plan (Section III-8.3.5):

The Restricted Development District applies to those lands having inherent environmental hazards such as steep slopes, unstable soils, poor drainage, flood susceptibility, or similar physical conditions that make them unsuitable for urban development. Lands so designated are to be managed in such a fashion as to complement adjacent land uses and protect them from any physical hazards or their effects.

Buildings

No buildings or structures are to be permitted except those incidental and/or accessory to uses permitted in the District, and structures required for erosion and flood control.

The November 21, 2012 report on the assessment of geological hazard for the subject properties identified that the area has some, albeit low, risk for slope failure.

4.1.3 Blackhead Planning Area (Area 17)

Part IV of the Municipal Plan addresses local planning within the City of St. John’s. It identifies that the City has been divided into a number of Planning Areas (unique recognizable neighbourhoods) and that:

The general policies of the Municipal Plan can be translated into detailed neighbourhood land use plans in the form of Planning Area Development Plans (PADPs). [...] PADPs are to be policy documents. They should provide general direction for the development of the area they address.

The subject properties are located within the Blackhead Planning Area (Area 17), which sets out residential zoning in the areas designated for Community Development (the village of Blackhead) and Rural Residential along a limited section of the Cape Spear Highway.

The description of Planning Area 17 (see Section IV-8) notes that the balance of the Planning Area is entirely rural in character. The objectives of the PADP for this Area (Section IV-8.1) speak to preservation of its rural character:

1. to establish Blackhead as an attractive rural village with safe and dependable private water supply and waste disposal services; and
2. to protect the recreational/cultural potential of the rural area and Cape Spear National Historic Park by prohibiting incompatible urban and rural land uses outside the Community of Blackhead.

There are no municipal water and sewer services available in this Area and as per the City's policies, it is not their intention to install such services in this Area as highlighted in Section IV-8.2.4 Water Supply and Waste Disposal Services:

Water supply and waste disposal are to be provided privately in accordance with the City's regulations. It is not intended that a municipal system be provided.

Section IV-8.2.6 highlights that Maddox Cove Road is one of two roads in Area 17 which is designated as a scenic road:

Blackhead Road and Maddox Cove Road are classified as Scenic Roads. To maintain and improve the scenic quality of these roads, development of these roads shall be processed in accordance with the requirements of the SJURRP.

4.2 Consistency with the St. John's Urban Region Regional Plan

As previously stated, and as detailed in Section I-1.4 of the Municipal Plan (Relation to Other Levels of Planning) the St. John's Municipal Plan must conform to the SJURRP, which was adopted by the Province in 1976. It distinguishes between urban and rural areas, and provides protection for the Urban Region's agricultural area, resource areas, and designated scenic roads.

The SJURRP's regional objectives, as set out in Section "B" (Objectives), include:

2. To guide the location of new development in the best interests of the entire region.

5. [...] to preserve in its natural state land that should not be developed due to its physical characteristics

11. To allow for and to encourage the fullest growth and development of individual communities within the Region within limits set by:
 - a) the existing and likely future extent of municipal services; [...]

 - c) the need to protect regional resources including [...] scenic resources; [...]

12. to encourage development to concentrate within defined urban areas; [...]

14. to conserve the rural qualities of the region by discouraging non-rural development outside of areas designated for urban uses.

The SJURRP speaks to the importance of concentrating development primarily within an urban core while allowing limited infill as set out in Section "D" (Basis of the Plan):

[... T]he future form of development in the region will essentially be a strengthening of the St. John's-Mount Pearl/Newtown-Conception Bay axis. An evaluation of alternative ways in which the anticipated population increase [in the region] can be accommodated within this structure has led to the selection of a concentrated form of development, recognizing the advantages of developing areas adjacent to St. John's as opposed to directing significant additional growth beyond the infilling level of existing settlements outside the present urban area.

However it is intended that communities outside the Regional Centre shall be able to develop to the extent possible within the limits described in Objective #11 by

means of infilling and by designation where appropriate of a core area in which some development in depth may be possible.

Within this concept of concentration it is the intent of the St. John's urban Region Regional Plan to ensure that development takes place so that available land may realize its fullest potential, but in such a way that will be of greatest benefit to all members of the community.

As this section details, the SJURRP provides a basic division between urban and rural areas. It states that in the rural parts of the region the general intent of the Plan is “[...] to confine development to uses not requiring urban services, to protect the region’s natural resources, and to maintain a rural environment.” Further it notes that the only development permitted shall be limited infill in already developed areas and in accordance with the Plan’s policies. As with the City’s approach, the SJURRP has a focus on planned development.

4.2.1 The proposed City amendments and the SJURRP

The November 7, 2011 correspondence from the Manager of Land Use Planning to the Director of Planning advised that the amendments related to the subject properties were contrary to the SJURRP for two reasons:

- The area under consideration for rezoning is designated as “Restricted” in the Regional Plan; lands so designated are intended primarily for preservation, typically due to physical or environmental hazards.
- Maddox Cove Road is classified in the SJURRP as a Scenic Road and this classification intends to retain the landscape in its natural form.

Restricted Development

Section “F” (Non-Urban Development) of the SJURRP, includes a section (“c”) on Restricted Development. The policy related to this type of development states that:

Lands designated as Restricted Development are intended primarily for preservation and conservation for the natural environment. Such uses as agriculture, outdoor recreation, nursery, gardening, forestry and conservation shall be permitted. In addition, public or private parks or other outdoor recreation functions such as golf courses, hunting and fishing shall also be permitted. No

buildings, nor the placing, nor removal or fill of any kind whether originating on the site or elsewhere, shall be permitted in areas subject to periodic flooding or physical limitation.

This policy does identify that an application for the re-designation [of] restricted development lands for other purposes can be contemplated after consideration of the existing environmental and/or physical hazards, the potential impacts of these hazards and the methods by which these hazards may be overcome. As stated previously, the report on the assessment of geological hazards for the subject properties identified that the area has some, albeit low, risk for slope failure.

Scenic Roads

Section “H” (Transportation) of the SJURRP speaks to “Scenic Roads”.

Scenic roads are intended to provide both traffic service and access but the principle behind the development of such roads is to develop leisurely routes where scenic potential is of greater importance than the speed of traffic and optimum grades.

The policy associated with Scenic Roads speaks to these areas being amenable to leisurely and tourist use, e.g. provision of picnic sites and toilet facilities; highlighting views of communities and other features of historic or special tourist interest; limiting advertising and signage; and paying special attention to the treatment of the natural landscape – enabling views/planting to supplement vegetation. This policy states that “[i]n general, every effort should be made to retain the landscape in its natural form.”

This policy also contemplates building or development permits along scenic roads. However it states that “[...] such development shall be required to meet all appropriate provisions of the Plan affecting the land use in the particular area, and in addition, special attention should be given to [for example] the location of any buildings and their setback from the highway in relation to the scenic attractiveness of the area.”

As referenced previously, correspondence from the Department of Planning to the Mayor and Members of Council, stated that “[...] it is most likely that the City zoned the subject properties as OR a number of years ago to conform to the land use designation and policies of the SJURRP to prohibit development along this section of Maddox Cove Road.” A review of Section 10.37

“Open Space Reserve” of the St. John’s Development Regulations details uses in keeping with the SJURRP’s Restricted Development and Scenic Roads policies:

10.37.1 Permitted Uses

Recreational:

(a) Wilderness Activities; that is activities usually associated with undeveloped natural lands accessible to the general public, and which are not prohibited under any government regulations. Such activities may include: hiking, swimming, skiing, fishing, berry picking, hunting and wood cutting.

Rural Uses

The SJURRP contemplates residential development in rural areas as described in Section “F” (Non-Urban Development) under section “b” (Rural Uses). It provides for residential demand while still retaining the qualities of a rural environment:

This designation makes provision for the demand for residential and other forms of development in the rural areas. The main objectives is to provide for such demand while still retaining the qualities of a rural environment.

The related policy does articulate concerns with “strip” or “ribbon” development along major roads and highways, noting that the exceptions shall be infilling in presently developed areas along local and collector roads. This section does however note that residential development may be permitted in Rural areas when several criteria are met including the following:

...b) the site can accommodate the proposed development with minimal impact on the natural landscape by reason of the tree cover and its retention, proposed layout and landscaping, topography and where possible screening from public roads and public viewpoints;

c) it is not located on lands which [...] present certain hazards such as flooding and steep slopes [...].

It is important to reflect on whether or not the aforementioned objectives can be met should the rezoning of the subject properties occur and residential development be permitted. A visual inspection of the site identified that some preliminary and premature clear-cutting of the subject

properties has been done without the required City permits or permission. Additionally, some of the subject properties cannot meet the 60m depth standard for an Rural Residential Infill (RRI) zone building lot, due to lack of a 60m depth. It would seem therefore that these properties might be constrained in their capacity to retain the trees along their frontage for screening from the public road and thus to preserve the rural attractiveness and nature of the scenic road.

Also as previously stated, the November 21, 2012 report on the assessment of geological hazard for the subject properties identified that the area has some, albeit low, risk for slope failure.

4.3 Existing development on Maddox Cove Road

During the course of the hearing reference was made to the existing dwellings along Maddox Cove Road. As previously referenced, the existing dwelling at #305 Maddox Cove Road was developed without permits and contrary to applicable zoning when the area was administered by the St. John's Metropolitan Area Board. It is important to state that this dwelling was developed illegally under this regulatory Board and, as well, would be prohibited under the current City and SJURRP regulatory framework.

On the south side and further east of the subject properties on Maddox Cove Road are a limited number of one acre lots which have a wide frontage and a shallow depth. These lots, located in the Rural Zone, comprise the Cape Spear Estates development.

At the time of the application for this development, the Rural Zone permitted residential development as an Accessory Dwelling Unit, which as defined in the St. John's Development Regulations (Section 2 – Definitions) is:

A Dwelling Unit for a caretaker or essential workmen accessory to a permitted Use when the unit is included in the main Building or, in the case of land extensive uses such as Agriculture, Forestry or Salvage Yards, when the Dwelling Unit is situated on the same property as the use and forms part of the Use.

In other words, a residential dwelling would be allowed, but only if it was accessory to another permitted use within the Rural Zone.

Also at the time of the application for the Cape Spear Estates development, Section 10.38 (Rural (R) Zone of the St. John's Development Regulations did not define in detail the depth and scope of the other permitted uses with which the Accessory Dwelling Unit would be associated, i.e. a

Forestry, Agriculture-Livestock or Horticulture operation. As a result, this allowed the developer for the Estates to identify that low impact activity such as a “hobby farm” or greenhouse would qualify as an Agricultural use.

Following the approval of the Cape Spear Estates development on Maddox Cove Road, Section 10.38 of the St. John’s Development Regulations was amended to set out very detailed and specific guidelines of the operations which must be present in order to allow for the development of an Accessory Dwelling Unit. The focus is now on large scale and intensive Agriculture-Livestock, Farming and Horticultural uses which include a stipulation that only one (1) Accessory Dwelling Unit shall be permitted on any given property.

Through these amendments to Section 10.38 of the St. John’s Development Regulations, the City has undertaken action to prevent further residential subdivisions and/or strip development along Maddox Cove Road and more broadly land in the Rural Zone. It is clear that in approving these amendments in 2009 the Council of the time recognized the importance of protecting the rural nature and integrity of areas such as Maddox Cove Road.

5.0 CONCLUSION

It is clear to your Commissioner that the St. John’s Municipal Plan and the SJURRP contemplate the need to and importance of protecting the rural nature of the subject properties through designation of same as Restricted Districts, and as well through the SJURRP’s identification of Maddox Cove Road as a “Scenic Road”. Further, and as previously stated, under the St. John’s Development Regulations, this area is zoned as Open Space Reserve (OR) to conform to the land use designation and policies of the SJURRP so as to prohibit development along this section of Maddox Cove Road.

While the SJURRP contemplates some development along Scenic Roads, it is respectfully suggested that this is not the primary or desired intent, given the many and varied restrictions to be imposed should this be contemplated. It is important to reiterate that the existing dwelling at #305 Maddox Cove Road was erected illegally under the former regulatory regime of the St. John’s Metropolitan Board and would not be permitted under the current regulatory regimes of either the SJURRP or the St. John’s Municipal Plan. Further, while the Cape Spear Estates development was allowed to proceed, required action was taken by the City and endorsed by the Council of the time to prevent such development in the future and thus protect both the rural nature and integrity, as well as the scenic value of, areas such as Maddox Cove Road.

Section “D” (Basis of the Plan) of the SJURRP also notes that an increasing part of the region’s economy in the foreseeable future will be related to the tourist industry. The policies which speak to Scenic Roads in the Regional Plan also consider uses which would make the Scenic Roads more amenable – not less amenable – to tourists. Your Commissioner respectfully suggests that allowing infill/strip development along Maddox Cove Road will significantly detract from the rural nature of the road and thus its tourism value.

It is equally clear that both the SJURRP and the St. John’s Municipal Plan recognize that it is important to prevent urban sprawl and strip development. Your Commissioner is of the opinion that by allowing the amendments under consideration, this intent will be compromised. Several properties along Maddox Cove Road are privately owned and the presence of one of the owners at the hearing for the subject property – who questioned why their request for rezoning had been previously rejected and who noted they would be watching the outcome of this hearing with interest – supports the belief that rezoning of the subject properties will spur numerous other applications for both sides of Maddox Cove Road. Rezoning land in this location could set a trend for similar applications from other private property owners along the Road wishing to develop their land, resulting in further unserviced residential development in the area. This is of even more concern when one reflects on the fact that the Department of Environment and Conservation stated that there is “[...] risk of well interference among wells to be drilled in the proposed development, the increased risk of depleting the groundwater because [of] the increased demand and [...] paucity of the available groundwater data in the vicinity needed to evaluate these risks”.

Rezoning of the subject properties is not supported by the City’s or the Province’s planning policies, which seek to prevent the designation of new lands for unserviced residential development, to enable orderly and planned urban development not urban sprawl, and to protect the rural nature of areas so zoned.

In conclusion, your Commissioner is of the view that the original zoning and designations for the subject properties were instituted to protect the rural and scenic nature of the properties in question and more broadly of the Maddox Cove Road area, and to prevent disorderly unplanned development of unserviced areas.

6.0 RECOMMENDATION

Based on the foregoing considerations, your Commissioner recommends the following:

Rejection of the following amendments:

St. John's Municipal Plan (*Amendment Number 95, 2013*)

- 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 (R) Land Use District.

St. John's Development Regulations (*Amendment Number 512, 2013*)

- 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.

St. John's Urban Region Regional Plan (*Amendment Number 1, 2012*)

- Re-designate land on Maddox Cove Road from "Restricted" to "Rural".

RESPECTFULLY SUBMITTED THIS 12TH DAY OF JULY 2013.

A handwritten signature in blue ink that reads "Marie E. Ryan". The signature is written in a cursive, flowing style.

Marie. E Ryan,
Commissioner

APPENDIX “A” - Written Submission

2013-05-17

Re: Department of Planning File # B-17-M.10

To the Department of Planning and Development:

We understand that four requests have been made to the City Planning Dept for the rezoning of land on the north side of the Maddox Cove Road, adjacent to the City Limit—and in one case straddling the City Limit, with one foot in Petty Harbour-Maddox Cove.

These zoning changes were requested by the owners of this land – about 250 metres in total length – for the purpose of enabling houses to be built on their land. We understand that the City is considering ½-acre building lots, each with 30 metre road frontage, and no deeper than 62 metres.

We also know that the process of granting building permits is separate from the process of rezoning, and understand that rezoning in and of itself does not entail the granting of building permits.

We understand the wish of these landowners to build on the land they have inherited. And in principle, we are not opposed to houses being built on this 250-metre stretch of road, 62 metres deep, if the City judges the site suitable for houses, despite the fact that the land seems to fit rather well the criteria for Restricted Development: steep slopes, unstable soils....

However, we have several concerns:

Re: the appearance and uses of the Maddox Cove Road:

Although 8 houses on 1/2-acre lots with 30-metre frontage would fit in this 250-metre stretch, we would strongly prefer that only 4 houses on 1-acre lots be permitted. Half-acre lots look like ‘strip development’, which is not in keeping with the rural nature of the area and would detract from the attractiveness of Petty Harbour-Maddox Cove, both for the tourists that Petty Harbour hopes to attract and for present residents.

We would also be very distressed if rezoning this one small area of the road were to be followed by rezoning either longer stretches of the road, or wider parts of the valley behind the road, with the aim of permitting strip development, or, worse, development of a subdivision along this road. Many residents value the rural nature of Petty Harbour-Maddox Cove very highly, and they use this ‘hinterland’ for recreational purposes: walking, berry picking, and so on. We hope that the City values the open space nature of the Maddox Cove Road as we do.

The road is also widely used by residents as a place to walk and cycle for exercise. Pedestrians and cyclists already run considerable danger from traffic – which often goes faster than the legal 80 kph. Houses along the road would increase the volume of traffic and create hazards for children who live in the houses, as well as for the present pedestrians and cyclists, as cars emerge from driveways.

To mitigate these dangers, as well as to encourage recreational use of the road, we would like to see the speed limit reduced to 60 kph. We would also like to see a trailway for the use of pedestrians and cyclists built along the north side of the road between the houses and the road. Eventually, we would like to have such a trailway extend from one end of the road to the other, a distance of approximately

3 km. For now, however, we would like to have house-building permits require space to be designated for such a path between the lot and the road. 2

Re: the foundations of building lots:

The ground along most of this 250-metre length of road in its 'normal' state drops off sharply to the valley behind. But this drop-off has been built up with fill of earth and gravel so that it is level with the road. This foundation doesn't seem to us stable enough to support houses, especially houses built on unserviced lots, into which wells and septic systems would have to be dug. The edges of these platforms could also erode in the heavy weather we are subject to.

Comment on the Notice given by the City concerning this rezoning proposal and the Public Hearing to follow:

The undersigned only learned of this proposal and attendant hearing by chance on Monday (5/13), from a friend who lives in St. John's and reads the City's website. We appreciate that the City does attempt, by various means, to notify the Public of impending Hearings. However, as we Petty Harbour residents are not usually concerned with City matters, we don't read the Telegram carefully (or at all, in some cases), nor do we keep track of the City's postings on social media or their website. Perhaps in future, notices concerning the Maddox Cove Road could be posted on signs on the road itself. We are sure other residents of the Town would have been interested, too, if they had known about these proposed changes to the road.

(signed)

Jean Briggs, [REDACTED]

Lori Clarke, [REDACTED]

Adrian Tanner, [REDACTED]

Shelley Bryant, [REDACTED]

PRESENT - JULY 22 COUNCIL MEETING

To Counselor Sandy Hickman

July 3, 2013

This is a petition from Hatcher St. where most of the houses are rentals. It is not that the houses are rented that we object to, but the fact that these houses are run down. Lawns are not regularly mowed, paint and eaves need fixing. Plus, garbage is allowed to accumulate. Large garbage cans are overflowing so that rats are rampant in the neighbourhood. On collection day, these rat chewed bags are put out by the curb and some of the contents pour out, leaving further mess on the sidewalk. Some of the back yards have broken down appliances, accumulated dry branches and again, not even mowed. Landlords just don't care.

City Council should enforce the law that garbage must be properly stored and properties must be kept clean and neat. Hold landlords responsible for keeping their properties to the standard of the neighbourhood. When we purchased our homes, regulations were enforced to that effect and apartments were not even allowed. When did that change? By whose permission? What happened to the law that said residents of neighbourhoods must be notified of changes? Our property values are slipping because the City does not enforce it's own by-laws. Complaining to the City Inspectors have brought no result, in fact one just shrugged his shoulders. One landlord when confronted made a comment that he can do what he likes because he knows "the right people" at City Hall.

The same problems exist on Burke Place and the full length of University Ave. Particularly 118 University Ave., and 151 University Ave., houses we complained about for years, on the phone and in person. Still nothing has changed.

SUBMITTED BY KATHY MACKAY, [REDACTED]
[REDACTED] [REDACTED]

Kathy Mackay [REDACTED]
[REDACTED] [REDACTED]

We, the undersigned demand that we receive the protection of the City from devaluing our properties in this manner. It is after all, part of the reason why we pay taxes.

Name

Address

WDMackey

[Redacted]

BJWiseman

[Redacted]

Howard J. Dyer

[Redacted]

Scott Hicks

[Redacted]

Mama Spices

[Redacted]

Patricia Bui

[Redacted]

Harvey Hilliard

[Redacted]

Bruce Hancock

[Redacted]

A Valli

[Redacted] et.

Peggy Stegner

[Redacted]

Rosemary Hogan

Report/Recommendations
Economic Development & Tourism Standing Committee
July 9, 2013

In Attendance: Councillor Bruce Tilley
Councillor Danny Breen,
Councillor Tom Hann
Bob Smart, City Manager
Jill Brewer, Deputy City Manager of Community Services
Elizabeth Lawrence, Director of Strategy and Engagement
Deborah Cook, Manager of Tourism & Culture
Karen Chafe, Recording Secretary

Report:

1. **Northeast Avalon Regional Development Board – Membership Request**

The Committee considered a memo dated July 2, 2013 from the Director of Strategy and Engagement regarding the Northeast Avalon Regional Economic Development Board (NEAREDB) which recently adopted a new vision for the organization along with a new membership structure. The City has participated in the NEAREDB for many years and Deputy Mayor Duff currently sits on the Board of Directors.

The Committee on motion of Councillor Breen/seconded by Deputy Mayor Duff recommends Council's approval of the following staff recommendation:

That the City of St. John's purchase a one-year membership with the NEAREDB at a cost of \$500 with a view to reviewing participation as a member in future years.

2. **ONS 2014 Stavanger Norway**

The Committee considered background information from the Director of Strategy and Engagement regarding the above noted matter and the City's participation in the ONS 2014 festival in Norway.

In 2000, the City of St. John's was a major participant and established its own pavilion at a cost of approximately \$80,000. The investment significantly raised the City's profile on the international stage and helped to establish St. John's as a major player in the oil and gas industry. The City of Stavanger has again invited the City of St. John's to participate in the 2014 festival. The estimated cost to contribute this time around with the same level of intensity as before would be approximately \$150,000.

The Committee on motion of Deputy Mayor Duff; seconded by Councillor Breen: recommends that the City not participate in the 2014 ONS Festival in Stavanger, noting the significant costs associated with such and the lack of resources to participate. It should be noted that the City is well positioned internationally and does not need to exert the same level of effort as was done in 2000. It was also felt there are more cost effective ways to pursue networking and partnership opportunities with the City of Stavanger.

ST. JOHN'S

3. **Conference Board of Canada - City Magnets III**

The Committee considered a memo dated July 5, 2013 from the Director of Strategy and Engagement regarding a request to participate in the Conference Board of Canada's City Magnets III. By participating as an investor in this study, St. John's will have an opportunity to participate in a dialogue and discussion with other partners as the material of this report is exclusively assembled for the investors. For St. John's this information about immigration is important to enhancing our understanding of St. John's as a community for immigration and developing approaches to becoming a greater recipient of newcomers.

The Committee on motion of Councillor Breen; seconded by Deputy Mayor Duff: recommends that the City of St. John's participate in the Conference Board of Canada's City Magnets III study.

4. **Local Immigration Partnership (LIP) in St. John's**

The Committee considered an issue paper regarding the establishment of a local immigration partnership in St. John's. With an aging population and a declining working age population, a key to future economic prosperity in St. John's will be the attraction and retention of talent. Immigration will play a significant role in this regard and a local immigration partnership (LIP) will facilitate the integration of newcomers as well as strengthen a community's ability to attract newcomers.

The Committee on motion of Councillor Hann; seconded by Councillor Breen: recommends the establishment of a local immigration partnership (LIP) in St. John's subject to external funding approval from Citizenship and Immigration Canada.

5. **Economic Diversification & Growth Enterprises Program (EDGE)**

The Committee considered a memo dated July 5, 2013 from the Director of Strategy and Engagement regarding options for the City of St. John's to continue its participation in the EDGE Program. According to Provincial Department officials, municipalities do not have the right to make selective decisions respecting municipal EDGE tax relief, i.e. a municipality's election to be an EDGE participant means that the municipality must apply its taxation relief to all EDGE designated businesses.

The Committee on motion of Deputy Mayor Duff; seconded by Councillor Breen: recommends that the City of St. John's eliminate its participation in the EDGE Program.

Councillor Bruce Tilley
Chairperson

Report/Recommendations
Public Works & Environment Standing Committee
July 18, 2013

Attendees: Councillor Wally Collins, Chairperson
Councillor Tom Hann
Councillor Bruce Tilley
Councillor Sheilagh O’Leary
Councillor Frank Galgay
Councillor Danny Breen
Councillor Sandy Hickman
Bob Smart, City Manager
Paul Mackey, Deputy City Manager of Public Works
Dave Blackmore, Deputy City Manager of Planning, Development & Engineering
Bob Bishop, Deputy City Manager of Financial Management
Jason Sinyard, Director of Planning
Brendan O’Connell, Director of Engineering
Don Brennan, Director of Streets & Traffic
Brian Head, Manager of Parks & Open Spaces Division
Steve Colford, Manager of Waste & Recycling
George Whiteway, Operations Assistant – Environmental Services
Jim Moore, Head Foreperson, Streets
Karen Chafe, Recording Secretary

Report:

1. **Proposed Amendments to St. John’s Snow Removal Regulations**

The Committee considered a council directive from the regular meeting of May 27, 2013 wherein Councillor Hanlon wanted to defer Council’s decision on the above noted pending further review of the rationale outlined by the Committee. In this regard, the Committee reconsidered the memorandum dated April 26, 2013 from the Deputy City Manager of Public Works. The current Snow Removal Regulations only apply to commercial businesses on specifically named streets in the downtown core. The Committee reconfirms its motion below, noting that the Downtown area is the most problematic, needing the most regulation, due to the high density of commercial buildings and lack of off-street parking:

The Committee on motion of Deputy Mayor Duff; seconded by Councillor Tilley recommends that the Snow Removal Regulations not be amended to require all commercial businesses to remove snow from sidewalks abutting their properties for the following reasons:

- **The City has established priority sidewalk clearing routes based on street classification and pedestrian usage. If all businesses are required to clear sidewalks throughout the City, there will be pressure to expand sidewalk clearing routes to areas adjoining the areas cleared by businesses even if these sidewalks are not priorities. Resources are currently not available to expand our sidewalk clearing routes.**
- **Sidewalks in many areas of the City are the only practical space available for snow storage both for residents and for City street snow clearing operations. If these sidewalks have to be cleared, it will necessitate an increase in the amount of snow which must be trucked away. Additional resources will be required for this activity.**

ST. JOHN’S

- **Requiring businesses to clear abutting sidewalks within 24 hours will cause an increase in public pressure for the City to complete its sidewalk clearing routes in a similar time frame which is not possible without additional resources.**
- **Enforcement staff would be required to ensure businesses comply with the amended Regulations.**
- **For the revised By-Law to be effective in cases where businesses fail to comply, the City would need to complete the clearing work and recover the cost from the business. This will require additional resources (either in-house or contracted).**

2. **Indiscriminate Dump Sites Camera Surveillance**

The Committee considered a memo dated June 11, 2013 from the Deputy City Manager of Public Works regarding a proposed program for camera surveillance of indiscriminate dump sites. The Committee on motion of Councillor Hann; seconded by Councillor O'Leary recommends approval of the following

That the City implement a pilot camera surveillance program in 2013 modeled after the Conception Bay South program. The cost of the pilot program will be funded from the existing Waste Management budget. Following evaluation of the pilot program, a further report will be brought forward to Council on whether or not to continue or expand the program in 2014 along with budgetary requirements for proposed options.

3. **Review of Tipping Fees/Penalties for Uncovered Loads to Robin Hood Bay Landfill**

Councillor Hann referenced the ongoing problems with uncovered truck loads continuing to enter the Landfill and the obvious hazards they create when driving along the highway to get to the Landfill. The City has on occasion invited the RNC to monitor the Landfill and to ticket those with uncovered truck loads. In the past, this was quite helpful in offsetting the problem.

The Committee on motion of Councillor Breen/seconded by Councillor O'Leary: recommends that City staff in conjunction with the Legal Department review options to surcharge tipping fees or issue tickets for vehicles that enter the Landfill with uncovered loads.

4. **Backyard Composting**

The Committee considered e-mail correspondence from Councillor O'Leary and the Manager of Waste Management regarding the question of whether or not the City should proceed with promotional initiatives to encourage residential composting.

In 2011 the MMSB contacted members of Council inquiring whether or not the City would be participating in a backyard compost program whereby they would provide a preordered quantity of backyard compost bins at reduced prices to municipalities. The Manager of Waste Management Division at the time had recommended that the City not partake in this program and instead continue to focus its support on developing a regional solution to organics diversion and

composting at the Robin Hood Bay Facility, as well as focusing immediate waste diversion energy on advancing the new recycling program.

Councillor O'Leary suggested that Council write a letter to the Multi Materials Stewardship Board to ascertain when their composting initiative would be made available. She also suggested that as part of the City's own educational component, it should offer the option to people who are interested in composting.

The Committee on motion of Councillor O'Leary; seconded by Councillor Tilley: recommends that the City investigate the logistics of composting incentives and the costs related to such. Further, the Committee recommends that the City write a letter to the Multi Materials Stewardship Board requesting the status of their progress with respect to their backyard composting program.

**Councillor Wally Collins
Chairperson**

MEMORANDUM

REPORT / RECOMMENDATIONS TO COUNCIL Planning and Housing Standing Committee Friday, July 29, 2013

In Attendance: Councillor Tom Hann, Chairperson
Deputy Mayor Shannie Duff
Councillor Sandy Hickman
Councillor Sheilagh O’Leary
Councillor Bruce Tilley
Councillor Frank Galgay
Councillor Wally Collins
Robert Smart, City Manager
Paul Mackey, Deputy City Manager, Public Works
Dave Blackmore, Deputy City manager, PDE
Carol Kirkland, Acting Director, Planning and Development
Brendan O’Connell, Director, Engineering
Ken O’Brien, Chief Municipal Planner
Sandy Abbott, Recording Secretary

- 1. Department of Planning File Number: B-17-P.10 / 13-00102**
Proposed text amendment to allow Aquaculture as a discretionary use in the Agriculture (AG) Zone
Applicant: Jim Lester
75 Pearltown Road (Ward 5)

The property owner, Jim Lester, has submitted an application to establish an Aquaculture operation on lands zoned Agricultural (AG) Zone.

Staff recommend that the text amendment, as a discretionary use in the Agricultural (AG) Zone, be advertised for public review and comment. This would require a Municipal Plan amendment.

- 2. Department of Planning File Number: B-17-K.2**
Proposed Rezoning from CDA-Kenmount to Industrial General (IG) Zone and Commercial Highway (CH) Zone for Industrial Use
Applicant: H3 Development Limited
Kenmount Road (Ward 4)

ST. JOHN'S

HD Development has applied to rezone a parcel of crown land on the north side of Kenmount Road to allow for the construction of an industrial commercial subdivision. This property is adjacent to a previous application by Berjon Holdings Limited (760 Kenmount Road). A consultant has been hired to prepare a report on all lands over 190m on Kenmount Road.

Staff recommend that the application be advertised for public review and comment.

**3. Department of Planning File Number: B.17-E.16 (13-00139)
Proposed Rezoning to Accommodate Development of Seniors Apartment Buildings
Applicant: N. D. Dobbin Properties Limited
640-642-644 Empire Avenue (Ward 3)**

N. D. Dobbin Properties Limited has submitted an application to rezone land at 640-642-644 Empire Avenue from the Residential Low Density (R1) Zone and the Apartment Low Density (A1) Zone to the Apartment Medium Density (A2) Zone. This is to allow development of two 3-storey, 15-unit rental apartment buildings for seniors in addition to the one 3-storey, 15-unit rental apartment building for seniors previously planned for 640-642 Empire Avenue, resulting in a total of 3 buildings and 45 apartment dwelling units.

Staff recommend that the application be subject to an LUAR under the attached terms of reference. When the report is complete, the application and report will be referred to a public meeting chaired by a member of Council.

**4. Department of Planning File Number: S-25-B.2 / 13-00037
Proposed Rezoning from FI and OR to R2
Applicant: B. A. Tucker Limited
48-56 Bay Bulls Road (Ward 5)**

B. A. Tucker Limited has submitted an application to rezone the property with the intention of development ten (10) semi-detached houses. The proposed rezoning is from the Residential Low Density (R1) Zone and Open Space Reserve (OR) Zone to Residential Medium Density (R2) Zone. A Municipal Plan amendment would be required for this application.

Staff recommend that the application be advertised for public review and comment.

**5. Department of Planning File Number B-17-B.23
Proposed to the Residential Medium Density (R2) Zone
Applicant: City of St. John's
Civic No. 163 Blackhead Road (Ward 5)**

The City of St. John's has submitted an application to rezone property at 163 Blackhead Road from the Apartment Low Density (A1) Zone to the Residential Medium (R2) Zone, allowing the property to be planned as a mixed use residential development, with a focus on the provision of providing affordable housing.

Staff recommend that we proceed to a public meeting chaired by a member of Council.

6. Kilbride Comprehensive Development Areas (CDA's) and Water Supply Issues

Applications have been received for development of two subdivisions: Golden Chain and Strawberry Creek. Both proposals are mostly or entirely above the 124 m contour. Property located above that elevation cannot be developed without construction of a high level water storage tank for the Kilbride area. A number of other higher areas also cannot be developed without a high level storage tank, including CDA5 (43ha), CDA3 (11 ha), and CDA4 (5ha).

Staff recommend an RFP for a comprehensive development study covering all undeveloped lands in Kilbride east of Bay Bulls Road.

7. Department of Planning File Number: B-17-T.24 / 13-00137

Civic No. 97 Torbay Road, (Ward 1)

Proposed Text Amendment to add Taxi Business as a permitted use in the Institutional (INST) Zone

Applicant: Bugden's Taxi 2013

Bugden's Taxi 2013 have submitted an application for a taxi stand at 07 Torbay Road. It would require a text amendment to add a "Taxi Business" or "Taxi Dispatch" to the Institutional (INST) Zone. While the text amendment could be considered, the application at 97 Torbay Road is recommended for rejection.

Staff recommend rejection.

8. Draft Terms of Reference – Quidi Vidi Village

This item stems from a Council Directive for the Committee to look at doing an overlay zone for Quidi Vidi Village based on the 2006 Quidi Vidi Development Plan. There was discussion around protecting the general character of the Village and identifying its character-defining elements. Staff resources will be made available upon request for the purpose of information gathering and assistance. The budget for this project is estimated at \$25,000.00.

Staff recommend that the City proceed with the Terms of Reference for Quidi Vidi Village.

Councillor Tom Hann
Chairperson

MEMORANDUM

Date: July 12, 2013

To: Chair and Members
Planning and Housing Committee

Re: **Department of Planning File Number: B-17-P.10 / 13-00102**
Proposed text amendment to allow Aquaculture Uses as a discretionary use in the
Agriculture (AG) Zone
75 Pearltown Road (Ward 5)

The property owner at 75 Pearl Town Road has submitted an application to establish an Aquaculture operation on lands zoned Agricultural (AG) Zone.

The application warrants review.

BACKGROUND

The subject property has an approximate total site area of 5.55 hectares (13.6 acres) and is located on the west side of Pearltown Road, immediately south of the Pitts Memorial Drive. The Provincial Department of Environment and Conservation has referred an application requesting a Lease for a parcel of Crown Land located at the rear of 75 Pearltown Road for Agricultural use. A previous referral was approved in 2011 for 1.509 hectares (3.7 acres). This 2013 referral includes an additional 4.04 hectares (10.0 acres) of lands.

The application is for a greenhouse style of building containing closed tanks for raising fish. These would be built above ground and would use natural lighting, plus some artificial lights for staff safety at night. The buildings would not be lit brightly in the manner of the former Sprung Greenhouse.

PLANNING CONSIDERATIONS

Municipal Plan

No amendments to the Municipal Plan will be required.

St. John's Development Regulations

The subject property is zoned Agricultural (AG) Zone under the St. John's Development Regulations. According to Section 10.34.1, "Aquaculture" is not listed as a permitted use under the Agricultural (AG) Zone. To deal with the application, the City would need to introduce a definition of "Aquaculture" and to add Aquaculture as a discretionary use in the Agricultural (AG) Zone.

ST. JOHN'S

DEPARTMENT OF PLANNING

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

TECHNICAL CONSIDERATIONS

The present application has been reviewed and approved by the Lands Branch of the Provincial Department of Environment and Conservation.

The Department of Planning, Development and Engineering supports the proposed text amendment subject to the following conditions:

- No artificial light will be used as part of the greenhouse structure, and
- A closed-containment system is used in accordance with the regulations outlined in the *Fisheries Act* provided by Fisheries and Oceans Canada.

CONCLUSION AND RECOMMENDATION

Given the approval by the Provincial Department of Environment and Conservation and subject to the conditions outlined by City Staff, it is recommended that the text amendment, as a discretionary use in the Agricultural (AG) Zone, be advertised for public review and comment. This would not require a Municipal Plan amendment.

This is provided for the Committee's consideration.

(original signed)

Ken O'Brien, MCIP
Chief Municipal Planner

(original signed)

Mark Hefferton
Planner

MH/dlm

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 579, 2013**

WHEREAS the City of St. John's wishes to allow "Aquaculture" as a Discretionary Use in the Agriculture (AG) Zone.

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

Amend Section 2 of the St. John's Development Regulations by adding the following:

"AQUACULTURE" Means the breeding, hatching and rearing of fish or other aquatic plants or animals for sale and/or personal use"

Amend Section 10.34.2 of the St. John's Development Regulations by adding "Aquaculture" as a Discretionary Use to the Agriculture (AG) Zone.

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

day of _____, 2013.

Mayor

**Director of Corporate Services/
City Clerk**

Provincial Registration

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

MCIP



Newfoundland Labrador

Land Consolidation
Lot # 59
3.73 acres
Pearltown Road



Legend

-  Property Boundary Line
-  Forage Field
-  Surplus Crown Land

Scale 1:2500



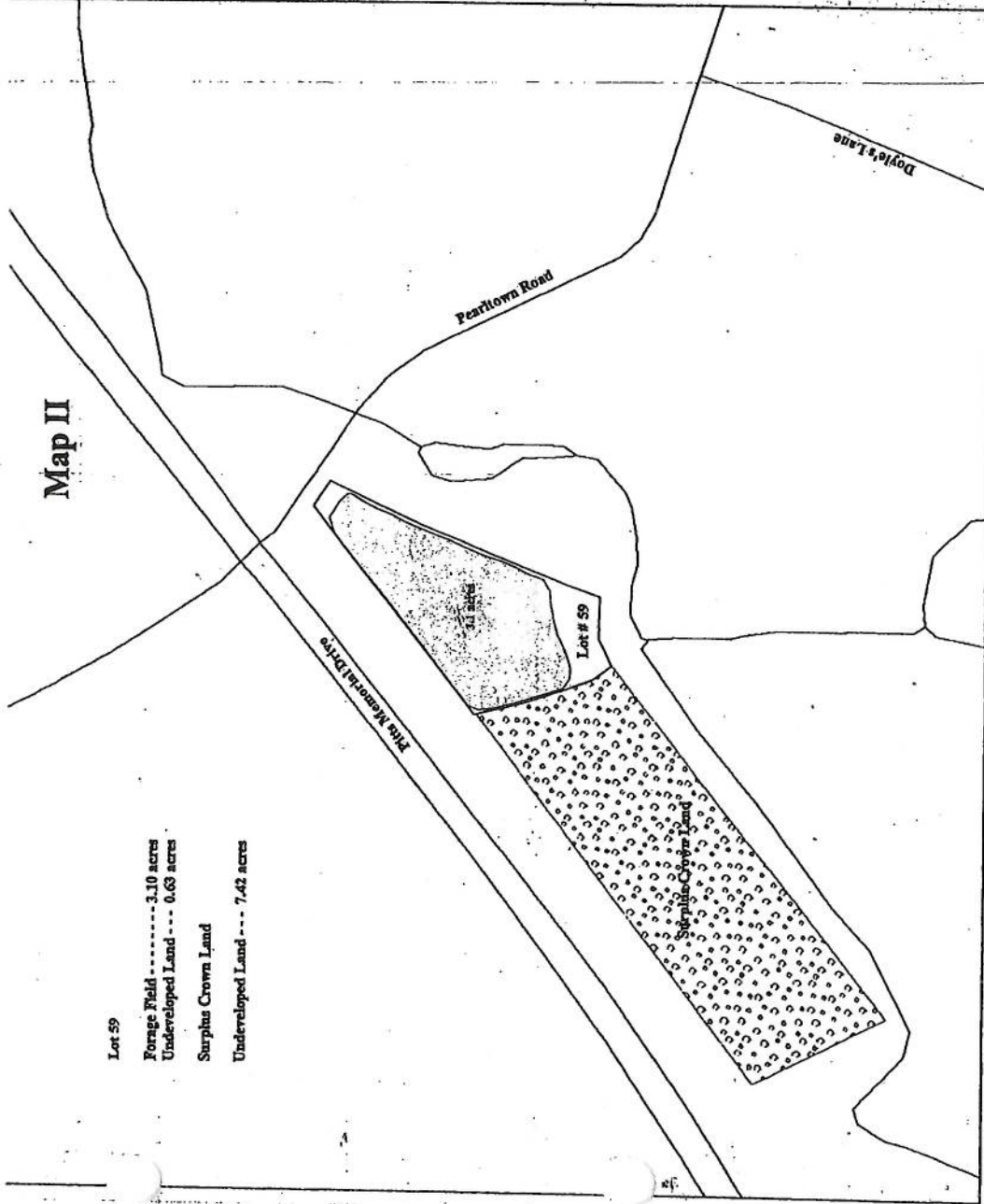
Meters

DISCLAIMER

The land use information contained on this Map is compiled from various sources. It may or may not accurately portray base mapping, property boundaries, or land use information.

Department of Natural Resources
Land Resources Stewardship Division
Soils and Mapping Services
April 2009

Map II



Lot 59

Forage Field 3.10 acres
Undeveloped Land 0.63 acres

Surplus Crown Land
Undeveloped Land 7.42 acres

MEMORANDUM

Date: July 22, 2013

To: Chair and Members
Planning and Housing Committee

Re: **Department of Planning File B-17-K.2**
Proposed Rezoning from CDA-Kenmount to Industrial General (IG) Zone and Commercial Highway (CH) Zone for Industrial Use
Kenmount Road (Ward 4)
Applicant: H3 Development Limited

H3 Development has applied to rezone a parcel of Crown Land on the north side of Kenmount Road to allow for the construction of an industrial commercial subdivision. This is immediately east of a previous application by Berjon Holdings Limited (The Berjon Holdings property, 760 Kenmount Road, was rezoned from CDA-Kenmount to Industrial General (IG) and Commercial Highway (CH) Zone in June 2013). The rezoning application is recommended for consideration.

BACKGROUND

	St. John's Municipal Plan	St. John's Development Regulations
Existing	Urban Development – Southlands/ Kenmount (UD – SL/K) District	Comprehensive Development Area – Kenmount Road (CDA - Kenmount) Zone
Proposed	Same	Industrial General (IG) Zone and Commercial Highway (CH) Zone

The property is undeveloped and hilly with significant grades climbing to a peak at the northwest corner of the proposed site plan. The Town of Paradise, the Elizabeth Park neighbourhood, a new school, and land owned by Berjon Holdings are west of this proposed development.. To the north, the subject property borders the Watershed (W) Zone, which will be a limit for development.

PLANNING CONSIDERATIONS

The applicant has requested a zoning change to accommodate an Industrial Commercial Subdivision. At the time that the City was dealing with the Berjon Holdings rezoning, we did not have the permission of the Crown for the land being looked at by H3 Development.

ST. JOHN'S

DEPARTMENT OF PLANNING

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

1. The Municipal Plan designation for this property is Urban Development – Southlands/ Kenmount (UD – SL/K) District, which have “*the potential to be developed in the future for a range of land uses utilizing municipal water and sewer services*”. The land rises above the 190-metre contour and cannot be serviced with current municipal systems, but these may be extended to the site in the future.
2. The current Zoning for this property is the CDA - Kenmount Zone. The Industrial General (IG) and Commercial Highway (CH) Zones would accommodate the proposed development in that the proposal:
 - i. would not conflict with the policies in the Municipal Plan
 - ii. could meet the Zone Requirements of the IG and CH Zones; and
 - iii. the development of these lands is likely to be consistent with the eventual concept plan developed for the area

SUMMARY/ RECOMMENDATION

This industrial commercial subdivision development on Kenmount Road would help to accommodate the increasing demands for industrial lands within the City’s boundaries. It is recommended that this industrial commercial subdivision development be advertised for public review and comment. If there are no objections by neighbouring property owners, then the rezoning could be considered for approval by Council. A Municipal Plan amendment is not required.

This is provided for the Committee’s consideration.

(original signed)

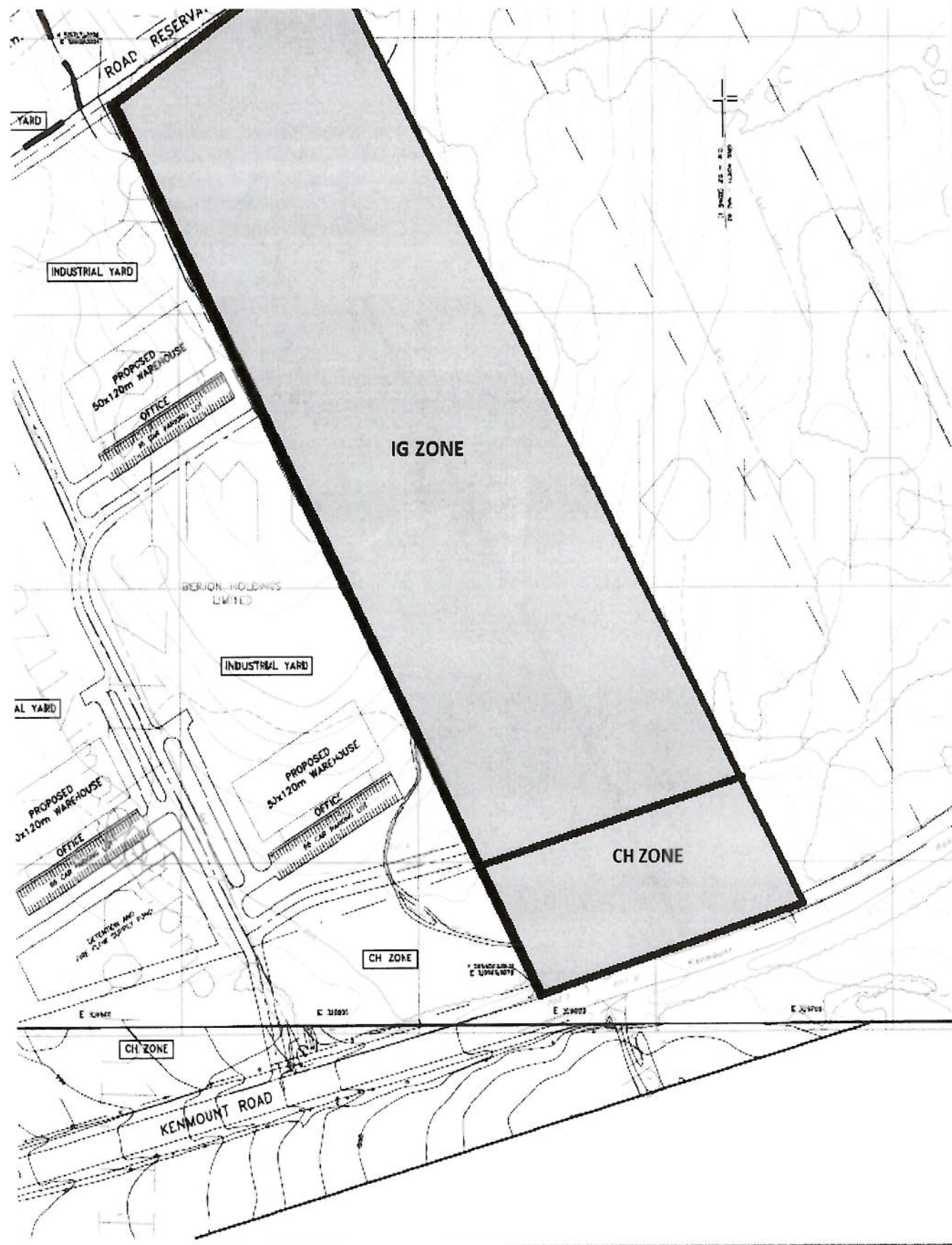
Ken O’Brien, MCIP
Chief Municipal Planner

(original signed)

Mark Hefferton
Planner

MH/dlm

Proposed Industrial Commercial Park
Proposed Rezoning from Comprehensive Development Area – Kenmount Road (CDA-Kenmount)
to Industrial General (IG) Zone for Industrial Use
Kenmount Road (Ward 4)
Applicant: H3 Development Limited



NO.	488-0-0
-----	---------

OWNER
HICKMAN GROUP

DESIGNER
PETER HUTTON, P. E.
ADVANTAGE MANAGEMENT
 302 WATERFORD BRIDGE RD
 ST. JOHN'S, NL
 A1C 1E9
 TEL: (709) 754-8841 CELL: (709) 754-8841

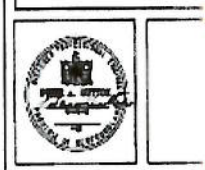
SURVEYOR
BROWN & WAY SUR
 314 HAMILTON AVENUE
 ST. JOHN'S, NL
 A1C 1J9
 PROFESSIONAL SURVEYOR MEMBER
 AND SURVEYOR GENERAL
 TEL: (709) 754-1446 FAX: (709) 754-1446

PROJECT
PROPOSED INDUSTRIAL COMMERCIAL SUBDIVISION
 KENMOUNT ROAD, ST. JOHN'S.

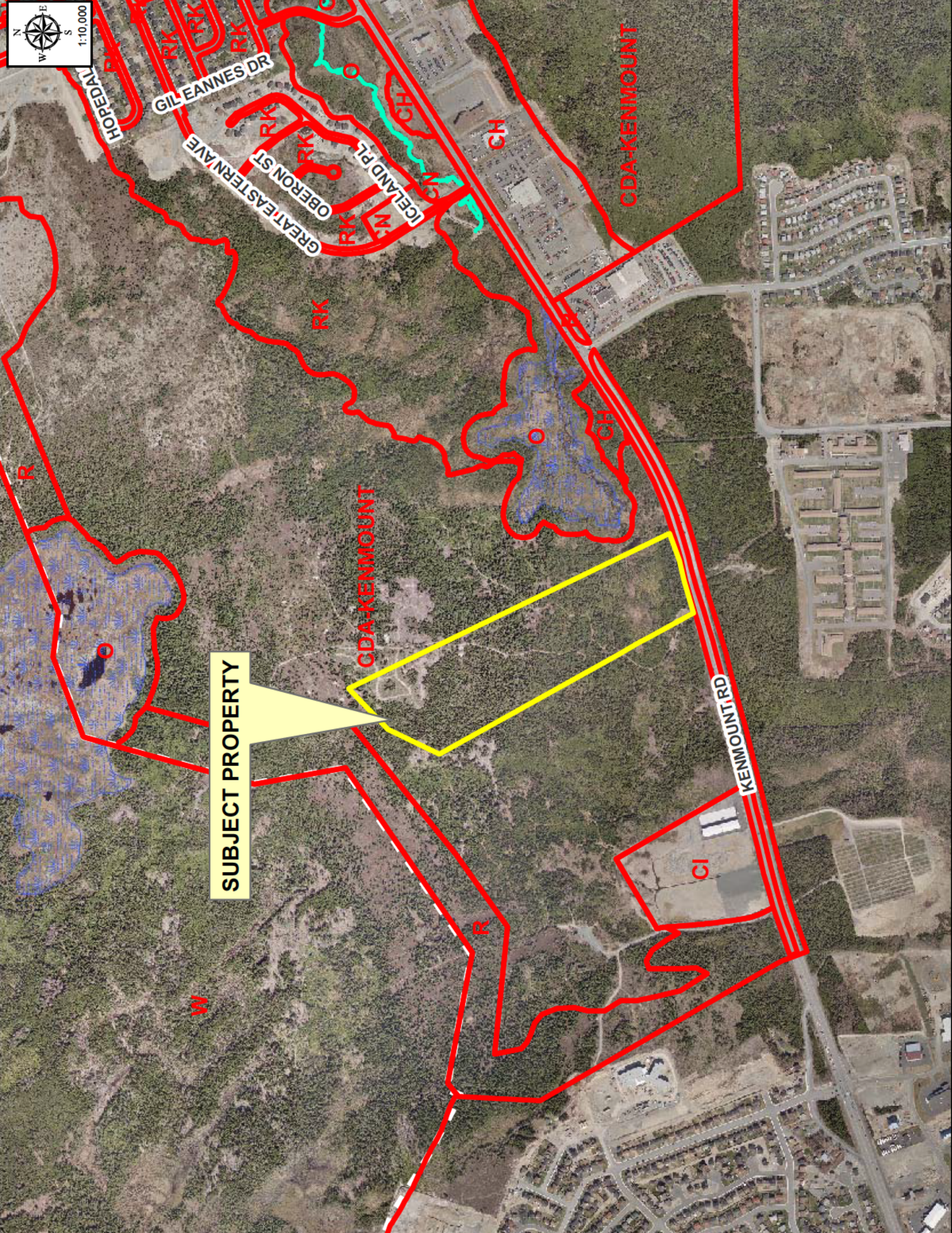
TYPE
CONCEPT DEVELOPMENT PLAN

APPROVED BY
OFFICE OF THE DIRECTOR OF ENGINEERING & PLANNING
 CITY OF ST. JOHN'S

PROVINCE OF NEWFOUNDLAND
 FRONTIER HILERS
 CLASS "A"
 No. 1000-0000
JAMES J. EDWARDS
 Registered Professional Engineer
 License No. 1000-0000
 Date of Issue: 10/10/00



SCALE	1:1000	DATE	01/07
DRAWN BY	J.A.	DESIGNED BY	J.A.
CHECKED BY	J.A.	APPROVED BY	J.A.



SUBJECT PROPERTY

GIL EANNES DR

GREAT EASTERN AVE
OBERON ST

ICELAND PL

KENMOUNT RD

CDA-KENMOUNT

CDA-KENMOUNT

W

RK

CH

CH

CI

R

MEMORANDUM

Date: July 17, 2013

To: Chair and Members
Planning and Housing Committee

Re: **Department of Planning File Number: B.17-E.16 (13-00139)**
Proposed Rezoning to Accommodate Development of Seniors Apartment Buildings
N.D. Dobbin Properties Limited
640-642-644 EMPIRE AVENUE (Ward 3)

N.D. Dobbin Properties Limited has submitted an application to rezone land at 640-642-644 Empire Avenue, just west of Jensen Camp Road, from the Residential Low Density (R1) Zone and the Apartment Low Density (A1) Zone to the Apartment Medium Density (A2) Zone. This is to allow development of two 3-storey, 15-unit rental apartment buildings for seniors in addition to the one 3-storey, 15-unit rental apartment building for seniors previously planned for 640-642 Empire Avenue; resulting in a total of 3 buildings and 45 apartment dwelling units. Rather than create an isolated, remnant parcel of property zoned Residential Low Density (R1) Zone, 646 Empire Avenue would also be included in this rezoning.

This application warrants further consideration.

BACKGROUND

The subject properties are level, have a total area of 5,692 square metres (1.4 acres), a depth of approximately 185 metres/607 feet, and are occupied by 2 semi-detached houses and 1 single detached house that are to be removed. 646 Empire Avenue will remain untouched in its existing condition as a single detached house but would be rezoned for potential future development. All four (4) properties are currently in the Residential Low Density (RLD) Land Use District.

Abutting the subject property to the rear, on both sides and on the opposite side of the street are single detached houses. The other houses in this area are a mixture of single-detached, semi-detached and rowhouse dwellings on lots that have frontage on Empire Avenue, Fitzgerald Place, or Jensen Camp Road. The rowhouses are in the Residential Medium Density (R2) Zone and the RLD District; the single-detached, semi-detached houses are in the R1 Zone and the RLD District. Located within several hundred metres of the subject property are the Gulliver Farm Property (Apartment Medium Density (A2) Zone) and the Coventry Way Subdivision (R1 Zone).

On March 22, 2013, 640 Empire Avenue (the front portion) and 642 Empire Avenue were rezoned from R1 to A1 to allow development of a 3-storey, 15-unit rental apartment building for seniors. That rezoning did not require a Municipal Plan amendment. The applicant has since requested rezoning to A2 in order to accommodate the proposed 45 apartment units. To rezone the subject property from R1 and A1 to A2 will require a Land-Use Assessment Report (LUAR) to introduce the A2 Zone in the RLD District.

ST. JOHN'S

DEPARTMENT OF PLANNING

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

PLANNING CONSIDERATIONS

	St. John's Municipal Plan	St. John's Development Regulations
Existing	Residential Low Density (RLD) District	Residential Low Density (R1) Zone & Apartment Low Density (A1) Zone
Proposed	Same	Apartment Medium Density (A2) Zone

St. John's Municipal Plan

The subject property is located within the Residential Low Density (RLD) District under the St. John's Municipal Plan. This designation is applied to lands characterized by a predominance of single detached houses. The Municipal Plan states (p:III-21): "Subject to a LUAR, the City may permit zones to allow such Medium Density Residential uses as may be deemed by Council to be compatible with single detached dwellings."

There are no overlay districts or zones affecting the subject property but it is within the boundaries of Planning Area 4 (Mundy Pond).

St. John's Development Regulations

Low-rise apartment buildings and the A2 Zone are not common to the immediately surrounding neighbourhood. However, this housing form makes efficient use of land at a time when there is a great demand for new housing, especially rental housing, and the City is endeavouring to be more efficient in its delivery of services. The compatibility of the proposed development with the surrounding neighbourhood could be determined through a Land-Use Assessment Report, LUAR (draft Terms of Reference attached) and public review of this application. A LUAR would be discretionary.

The subject property is within the boundaries of Planning Area 4 (Mundy Pond), a prime area for intensification of land use within the urbanized portion of the City. The Planning Area 4 Development Plan is an overlay district and its residential policies prescribe that multi-family housing development (semi-detached and rowhousing dwellings and apartment buildings) shall be situated along Blackmarsh Road. However, the PA 4 Development Plan is outdated - Council has permitted deviation from it several times; a recent example of this is the Gulliver's Farm Property which was recently rezoned to A2. In this case, development of the subject property for 3 small rental apartment buildings could be

consistent with the established practice of Council in applying the Planning Area 4 Development Plan and with the overall Municipal Plan objective of development intensification.

PLANNING APPROACH

The Municipal Plan encourages an appropriate and compatible mix of residential forms and densities to achieve a compact urban form. Given the infill nature of the site, this development proposal would make efficient use of land. With an aging population there is a greater demand for higher density forms of housing. Subject to an LUAR based on Terms of Reference determined by Council, the rezoning to A2 could be considered.

TECHNICAL CONSIDERATIONS

- The Engineering Department does not have any issues with the proposed development, from an Approval-in-Principal standpoint;
- The subject property can be provided with municipal water and sewer services and satisfactory site access;
- A bus shelter is recommended for the site;
- Stormwater detention will be required for the development, in accordance with the City's Zero Net Runoff Policy; and
- Review and approval of a site development plan, including connection to underground municipal services, controlled site access, parking lot layout and landscaping/buffering, would ordinarily be addressed at the time an application for development approval is submitted to the City.

CONCLUSION AND RECOMMENDATION

The Municipal Plan encourages an appropriate and compatible mix of residential forms and densities and overall higher density development. This is in order to achieve a compact urban form, create better quality neighbourhood environments and reduce the cost of municipal services. This rezoning application warrants consideration.

The rezoning would require a land-use assessment report (LUAR) under terms of reference set by Council. Once the report is received, it would be referred to a public meeting.

This is provided for the consideration of the Planning and Housing Committee.

(original signed)

Ken O'Brien, MCIP
Chief Municipal Planner

(original signed)

Mark Hefferton
Planner

MH/dlm

**TERMS OF REFERENCE
FOR LAND USE ASSESSMENT REPORT (LUAR)
APPLICATION TO REZONE PROPERTY @ 640-642-644 EMPIRE AVENUE
TO THE APARTMENT MEDIUM DENSITY (A2) ZONE
AND TO ALLOW
DEVELOPMENT OF THREE, 3 STOREY SENIORS APARTMENT BUILDINGS
PROPONENT: N.D. DOBBIN PROPERTIES LIMITED**

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

A. Building Use

- Identify the size of each proposed building by floor area (Gross Floor Area), and by Floor Area Ratio (FAR).
- Identify the proposed uses/occupancies within each building by their respective floor area.

B. Building Materials

- Provide elevations of the proposed buildings.
- Identify the finish and colour of exterior building materials.

C. Building Height & Location

Identify graphically the exact location and height of each of the proposed apartment buildings. Additionally, identify using cross-section drawings the effect of the proposed building height on properties in the vicinity of the development site in terms of the following criteria:

- Identify the proximity of the proposed building to property lines.
- Possible loss of sunlight/ potential shadowing/ other potential impacts on adjacent properties.
- Information on the proposed construction of patios/balconies.

D. Exterior Equipment and Lighting

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

E. Landscaping & Buffering

- Identify with a landscaping plan, details of site landscaping and measures to be undertaken to buffer adjoining residential properties from the operations and activities generated at the development site; including, but not limited to possible traffic noise and lights from vehicles, site/building lighting and HVAC equipment.
- Identify the location and proposed methods of screening electrical transformers and refuse containers to be used at the site.

F. Snowclearing/Snow Storage

Identify proposed method of snowclearing and location of snow storage area(s).

G. Offstreet Parking

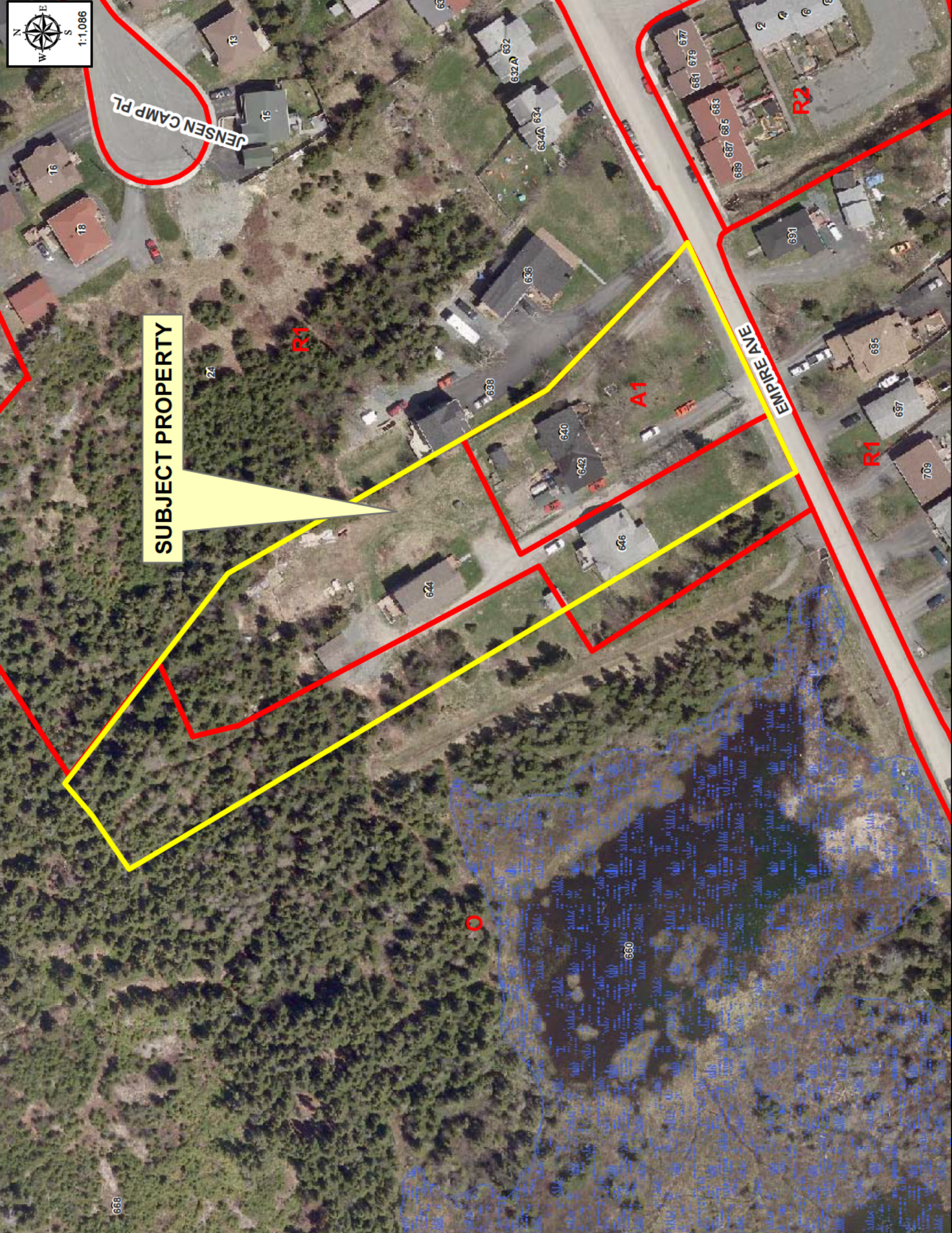
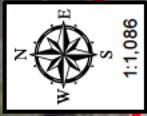
Identify the number and location of off street parking spaces to be provided and means by which parking area storm water runoff is to be managed.

H. Municipal Water and Sewer Services

Provide information as may be required by the City's Department of Engineering on the proposed installation of municipal water and sewer services to the site.

I. Construction Period

Identify the anticipated/proposed period of construction for completion of the development; if it is to be done in phases; the location of material laydown areas on the site; and arrangements for parking of vehicles used by personnel employed in construction of the proposed development.



SUBJECT PROPERTY

JENSEN CAMP PL

EMPIRE AVE

R1

A1

R2

R1

668

630

632

632A

634

634A

638

640

642

646

644

74

677

681

683

687

689

691

695

697

709

680

MEMORANDUM

Date: July 3, 2013

To: Chair and Members
Planning and Housing Committee

Re: **Department of Planning File Number: S-25-B.2 / 13-00037**
48-56 Bay Bulls Road (Ward 5)
Proposed Rezoning from RI and OR to R2
Applicant: B. A. Tucker Limited

B. A. Tucker Limited has submitted an application to rezone the property situated on 48-56 Bay Bulls Road in Kilbride with the intention of developing ten (10) semi-detached houses. The proposed rezoning is from the Residential Low Density (R1) Zone and Open Space Reserve (OR) Zone to Residential Medium Density (R2) Zone to. A Municipal Plan amendment would be required for this application.

The application is recommended for consideration.

BACKGROUND

The subject property has an approximate total site area of 0.24 hectares (0.6 acre). The site is located between Pitts Memorial Drive and Bay Bulls Road. Access to the semi-detached homes would be from Bay Bulls Road. The majority of the subject property was previously used as a commercial nursery for garden plants. The original application received in February 2013 was for eleven (11) rowhouses. In April, the site plan was changed to ten (10) semi-detached units. Upon receipt of a survey of the property in June, the Planning and Development Division were able to finalize their recommendation and prepare this memorandum for the Committee.

PLANNING CONSIDERATIONS

	St. John's Municipal Plan	St. John's Development Regulations
Existing	Residential Low Density (RLD) District and Open Space (O) District	Residential Low Density (R1) Zone and Open Space Reserve (OR) Zone
Proposed	Residential Low Density (RLD) District	Residential Medium Density (R2) Zone

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St. John's Municipal Plan

The subject property is located within the Residential Low Density (RLD) and Open Space (O) Districts under the St. John's Municipal Plan.

Under the Residential Low Density (RLD) District, Section 2.3.1 of the Municipal Plan, this District shall permit zones providing for single detached dwellings. Similarly, according to Section 8.1 of the Municipal Plan, the objective of the Open Space (O) District is "to protect the natural environment, preserve water quality and accommodate agricultural and forestry uses".

Under the Residential Low Density (RLD) District, Section 2.3.1 of the Municipal Plan states that:

"Subject to a Land Use Assessment Report (LUAR), the City may permit zones to allow such Medium Density Residential uses as may be deemed by Council to be compatible with single detached dwellings".

Given the relatively modest scale of this development proposal, a staff report would suffice as the LUAR.

There are no overlay districts or zones affecting the subject property.

If it is the preference of the Committee to allow this development to proceed, this application would require a Municipal Plan amendment (redesignating the portion of land in the Open Space (O) District to the Residential Low Density (RLD) District).

St. John's Development Regulations

The subject property is zoned Residential Low Density (R1) Zone and Open Space Reserve (OR) Zone under the St. John's Development Regulations. The R1 zone can accommodate single family detached homes only. The purpose of the application is to amend the current zoning from R1 and OR zones to the Residential Medium Density (R2) Zone to facilitate the proposed development.

The OR Zone in this area was used originally to reserve the right-of-way for Pitts Memorial Drive before it was built. It now remains as a remnant zone that could be removed.

PLANNING APPROACH

The Municipal Plan encourages an appropriate and compatible mix of residential forms and densities to achieve a compact urban form. Given the infill nature of the site, this development proposal would make efficient use of land. With an aging population there is a greater demand for higher density forms of housing.

TECHNICAL CONSIDERATIONS

- The Engineering Department has identified that there is no storm sewer in Bay Bulls Road along the frontage of the proposed building lot. The City will require details on how the applicant will manage stormwater from this development given the City's new stormwater detention policy.
- The developer will need a buffer of vegetation or screen fence along the rear of the property to reduce vehicle noise from the neighbouring Pitts Memorial Drive.



The view of the subject property, looking southwest along Bay Bulls Road.

CONCLUSION AND RECOMMENDATION

This rezoning application warrants further review. The application will require an amendment to the Municipal Plan. It is Staff's recommendation that this application be publicly advertised. This rezoning will not require a land-use assessment report (LUAR); however this staff report can suffice as the LUAR.

This is provided for the consideration of the Planning and Housing Committee.

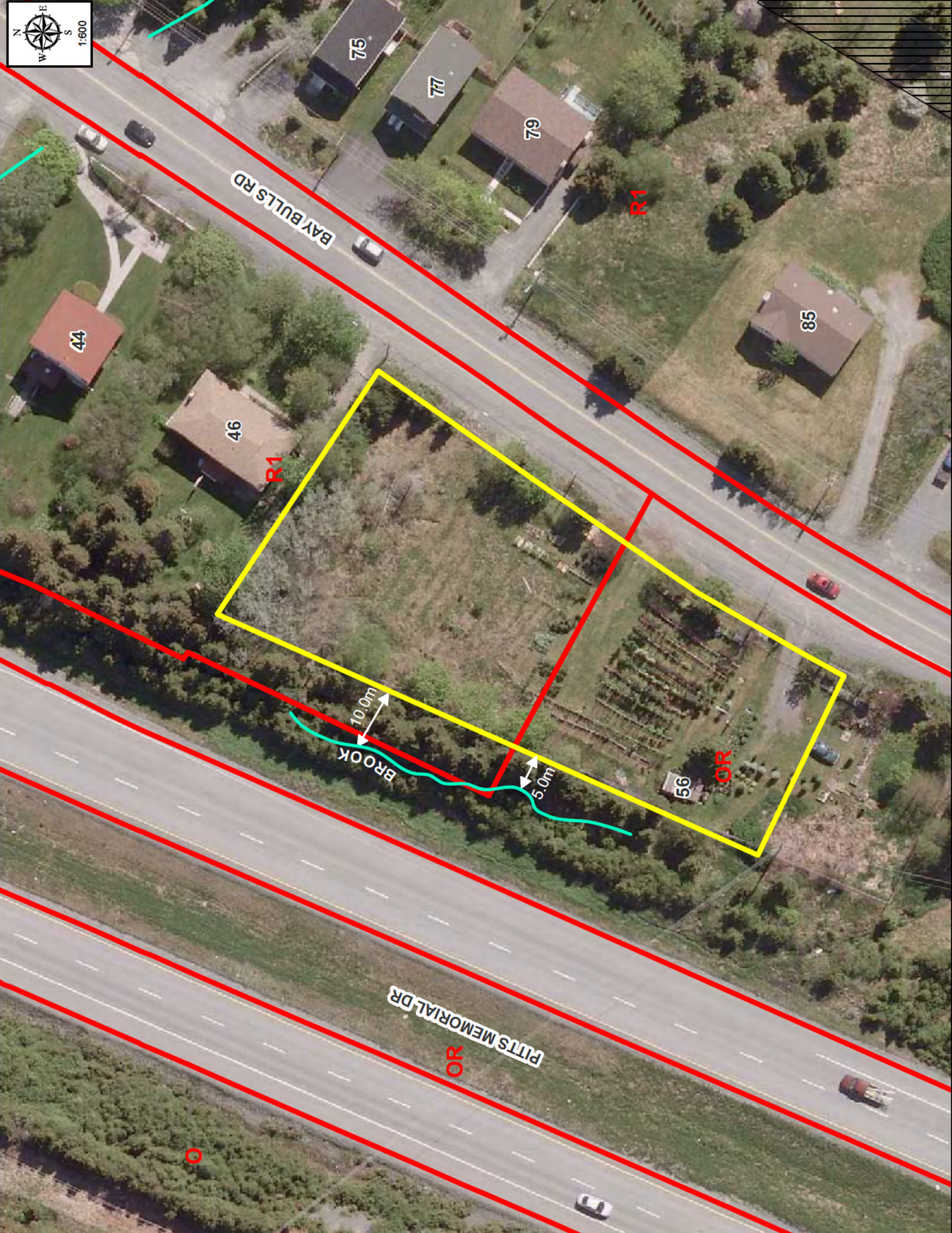
(original signed)

Ken O'Brien, MCIP
Manager of Planning and Information

(original signed)

Mark Hefferton
Planner

MH/dlm



BAY BULLS RD

PITTS MEMORIAL DR

BROOK

10.0m

5.0m

44

46

75

77

79

85

56

R1

R1

OR

OR



Proposed
Site - 10 Units

1:200
Bay Bulls Road

Proposed 10 Unit

Bay Bulls Rd

St John's NL

RECEIVED
DEPARTMENTS OF
APR 19 2013
ENGINEERING AND
PLANNING

MEMORANDUM

Date: July 23, 2013

To: Chair and Members
Planning and Housing Standing Committee

Re: **Department of Planning File Number B-17-B.23**
Proposed to the Residential Medium Density (R2) Zone
Civic No. 163 Blackhead Road (Ward 5)
Applicant: City of St. John's

The City of St. John's has submitted an application to rezone property at Civic No. 163 Blackhead Road, from the Apartment Low Density (A1) Zone to the Residential Medium Density (R2) Zone, allowing for the property to be planned as a mixed use residential development, with a focus on the provision of providing affordable housing.

BACKGROUND

	St. John's Municipal Plan	St. John's Development Regulations
Existing	Residential Low Density (RLD) District	Apartment Low Density (A1) Zone
Proposed	Same	Residential Medium Density (R2) Zone

The subject property is located adjacent to the Golden Vista Complex in Shea Heights, overlooking downtown. The property is undeveloped and relatively flat, with approximately 126 metres of frontage along Blackhead Road and an area of 2.54 hectares (6.3 acres). The property is currently designated Residential Low Density (RLD) and zoned Apartment Low Density (A1). The surrounding area to the east is zoned Residential Medium Density (R2) and is comprised mainly of single detached homes. There are no overlay districts or zones affecting the subject property.

PLANNING CONSIDERATION

1. The subject property is within the Residential Low Density District as designated under the St. John's Municipal Plan. This designation is applied to lands that are intended to permit single detached dwellings, while the City may permit conditional zones that allow Medium Density Residential uses that are compatible with single detached dwellings subject to a Land Use Assessment Report. A staff report can serve as an LUAR. The rezoning would not require a Municipal Plan amendment.

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2. The RLD District allows a maximum permitted density of 25 units per net hectare. Buildings generally do not exceed two storeys with a Floor Area Ratio of 0.5. Subject to an LUAR individual projects can be zoned to allow heights up to three storeys with a Floor Area Ratio not exceeding 1.0.
3. The proposed development is looking to create a mixed use residential development, with a range of affordable housing options. As the current Apartment Low Density (A1) Zone allows only apartment buildings and townhousing, rezoning of land to the Residential Medium Density (R2) Zone would be desirable.
4. The R2 Zone allows single detached houses, semi-detached houses, duplexes and townhouses, which are all compatible with the RLD District, and would have minimal impact upon the surrounding properties that are also zoned R2. The proposed rezoning would lead to reduced potential density of the site and could help to avoid possible future, higher density development that is incompatible with the neighbourhood.
5. The Department of Engineering has reviewed the application. A new sanitary sewer and water main would need to be installed for the development. Connection to the existing sewer located north and west of the property may be available. A new storm sewer is also required, along with stormwater detention for the site. Detailed site servicing plans are required prior to final approval.
6. Submission of a detailed development plan is required before final approval.

CONCLUSION AND RECOMMENDATION

The proposed rezoning from the Apartment Low Density (A1) Zone to the Residential Medium Density (R2) Zone would allow for the future development of a new residential neighbourhood in the Shea Heights area, while providing a range of affordable forms of housing. The rezoning warrants consideration. Development approval would only be considered after additional detailed plans and information has been submitted and reviewed. Staff recommends that the application be referred to a public meeting chaired by a member of Council.

This is provided for the consideration of the Planning and Housing Committee.

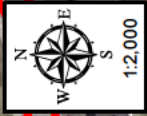
(original signed)

Ken O'Brien, MCIP
Chief Municipal Planner

(original signed)

Lindsay Lyghtle Brushett, MCIP
Planner

LLB/dlm



SUBJECT PROPERTY

BARRY PL

DRUGGET PL

DRUKKEN CRES

JORDAN PL

BLACKHEAD RD

PITS MEMORIAL DR

R2

R2

R2

R2

R2

A1

OR

R3

OR

OR

MEMORANDUM

Date: July 26, 2013

To: Chair and Members
Planning & Housing Committee

From: Brendan O'Connell, P. Eng.
Director of Engineering

Re: **Development of High Lands in Kilbride Area**

BACKGROUND

We have received applications for development of two subdivisions, Golden Chain, and Strawberry Creek. Both of these proposals are mostly or entirely above the 124 m contour. Gravity pressure from the new Petty Harbour Long Pond water treatment plant sets an upper development limit of 124 m. Property located above that elevation cannot be developed without construction of a high level water storage tank for the Kilbride area.

Both subdivision concept plans are being proposed along local constrictions such as property ownership lines and existing streets.

A number of other higher areas also cannot be developed without a high level storage tank, including CDA5 (43 ha), CDA3(11 ha) and CDA4 (5 ha).

DISCUSSION

In order to establish feasibility of development a comprehensive development study is needed. The study would address:

- **Engineering concerns** such as water supply and pressure, road networking, traffic, sewer issues, storm water management, snow issues
- **Environmental and Planning concerns** such as walking trails, open space networking, suitable zoning mix etc.

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It would also be appropriate to look at feasibility of development of neighbouring areas that are not currently zoned as developable.

The study would include costing of needed infrastructure, and would deal with assessing benefitting development areas to recover infrastructure costs.

RECOMMENDATION

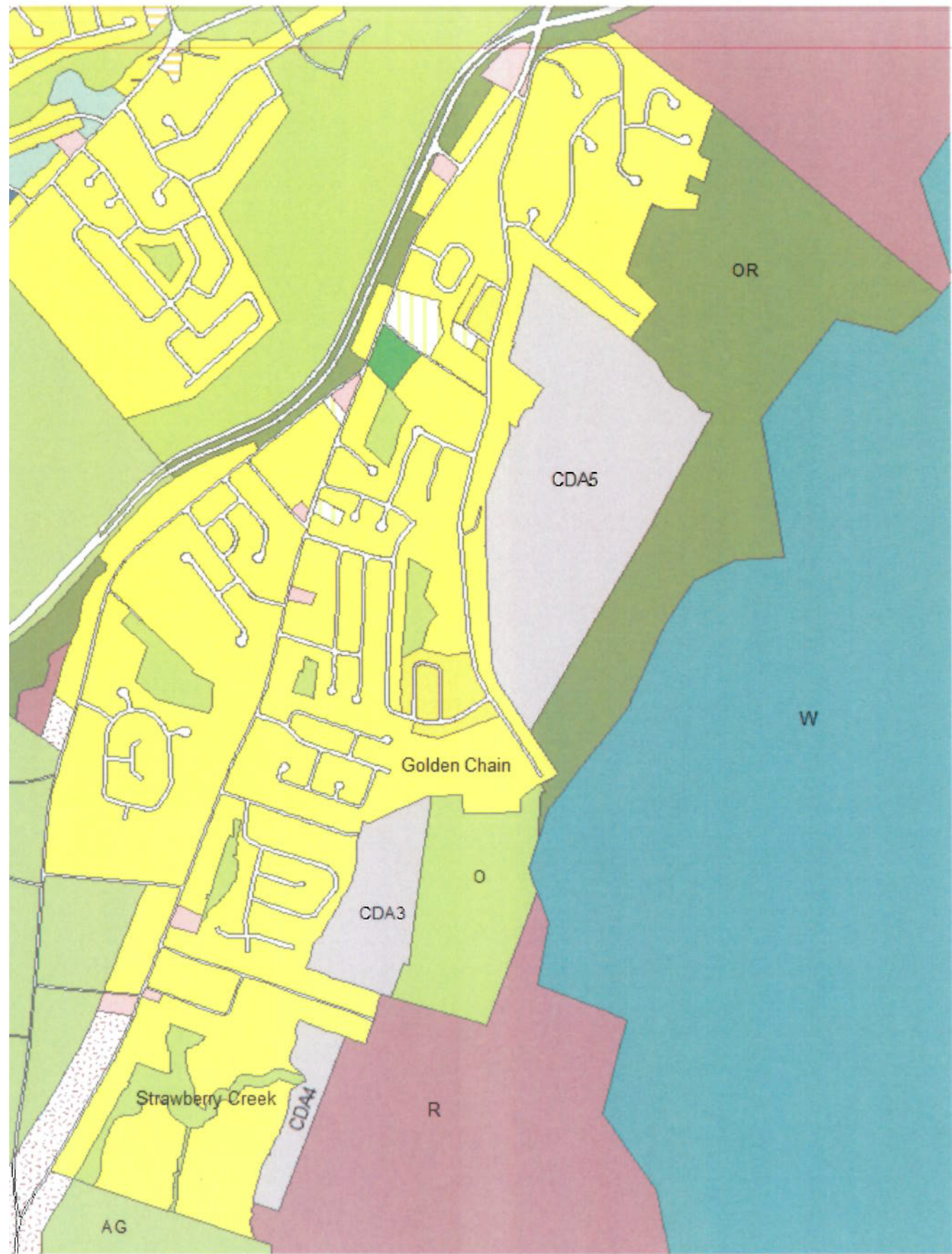
I recommend:

- Consideration of an RFP for a comprehensive development study. The RFP will be similar but smaller in nature to the study currently under way for Kenmount Road area lands that are above the 190 m contour. The scope of the RFP would cover all undeveloped lands in Kilbride east of Bay Bulls Road, which are either above the 124 m contour or are immediately adjacent to such property.
- That we defer all applications for development for areas included in the Study Area until completion of the study.

(original signed)

Brendan O'Connell, P. Eng.,
Director of Engineering

BO'C/dm



MEMORANDUM

Date: July 19, 2013

To: Chair and Members
Planning and Housing Committee

Re: **Department of Planning File Number: B-17-T.24 / 13-00137**
Civic No. 97 Torbay Road, (Ward 1)
Proposed Text Amendment to add Taxi Business as a permitted use in the Institutional (INST) Zone
Applicant: Bugden's Taxi 2013

Bugden's Taxi 2013 have submitted an application for a taxi stand at 07 Torbay Road. It would require a text amendment to add a "Taxi Business" or "Taxi Dispatch" to the Institutional (INST) Zone. While the text amendment could be considered, the application at 97 Torbay Road is recommended for rejection.

BACKGROUND

The subject property has an approximate total site area of 682 square metres (7,341 square feet). The site is located on the west side of Torbay Road adjacent to the Salvation Army Temple. Access to the dispatch office would be directly off of Torbay Road. The site is not intended for the parking of taxi cabs but is intended solely as a dispatch office.

PLANNING CONSIDERATIONS

St. John's Municipal Plan

The subject property is located within the Institutional (INST) District under the St. John's Municipal Plan. This district is typically for public administration and public services uses, but a taxi dispatch office could be supported without a Municipal Plan amendment.

St. John's Development Regulations

The subject property is zoned Institutional (INST) Zone under the St. John's Development Regulations. Under this zone, a taxi dispatch office is not listed as a permitted use.

PLANNING APPROACH

It is reasonable to consider amending the INST Zone to provide for "taxi dispatch office. This particular site however, is not appropriate for this proposed use. The Project Engineer in our Transportation Division has outlined a series of technical concerns.

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TECHNICAL CONSIDERATIONS

- The property must be able to accommodate all traffic associated with the site. Therefore all necessary parking must be included within the site boundaries.
- The property must be able to allow for internal traffic movements such that a vehicle parked on the premises can manoeuvre to exit the property facing forward. Due to the classification of Torbay Road and the fact that this building will be operated as a business, all traffic exiting the property must be able to do so without requiring to back out onto the roadway.
- The applicant's letter notes that additional traffic will be expected on "Thursday when taxi drivers are dropping off envelopes to the office for the week". This statement raises possible traffic concerns. Due to the site configuration there will be limited available parking or capacity to handle increased traffic volume to and from the site. As previously noted, the site must be able to accommodate all traffic associated with its operation within its own boundary. The applicant cannot depend on surrounding developments to provide parking areas unless they have come to some form of agreement that we are unaware of. The City will not approve any vehicle to be parked such that it encroaches into the sidewalk.

CONCLUSION AND RECOMMENDATION

Although Staff would be supportive of a text amendment to add "taxi dispatch office" as a permitted use in the INST Zone, the size limitations of this particular site determine that this property is not appropriate for this proposed use. Staff recommend that this application be rejected.

This is provided for the consideration of the Planning and Housing Committee.

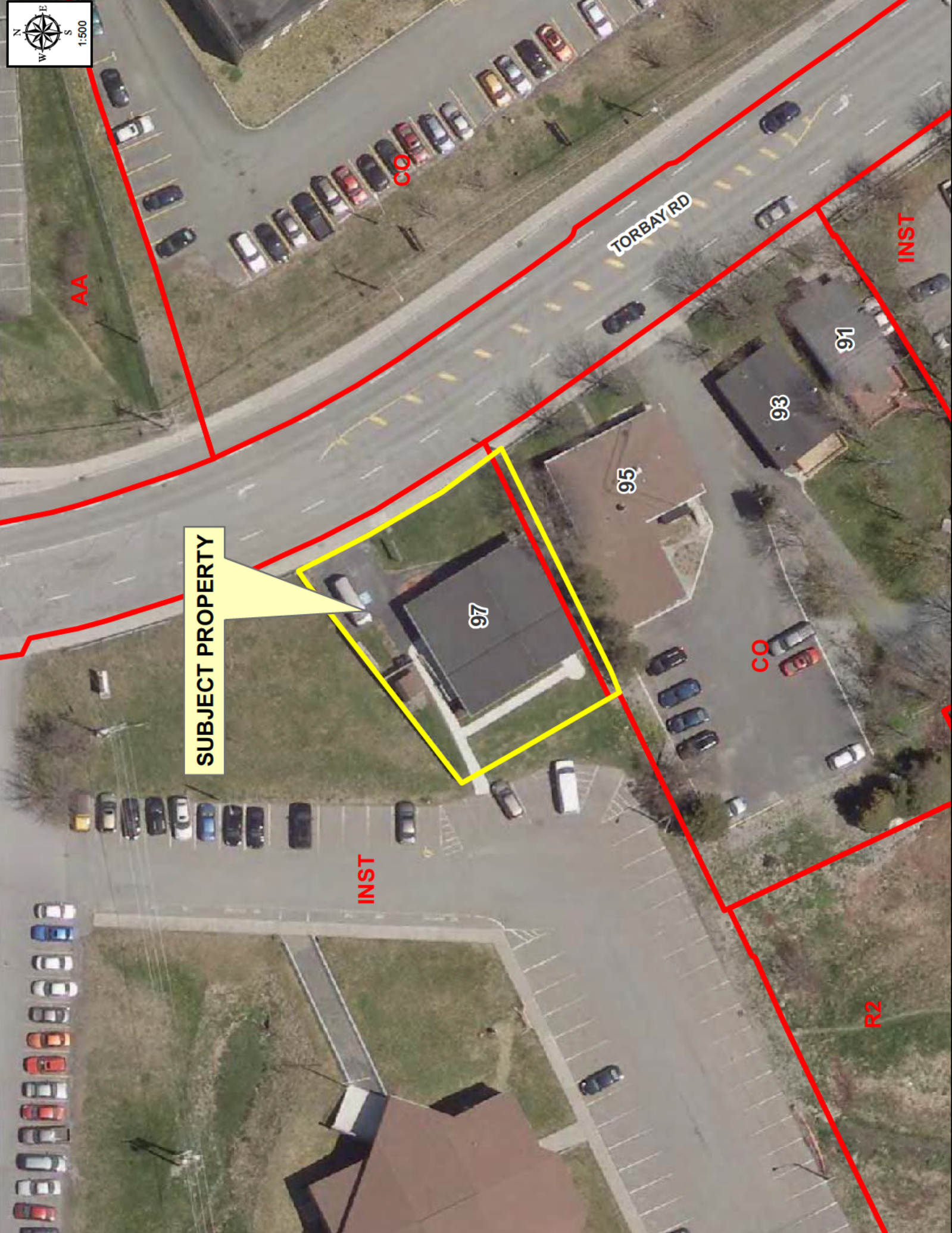
(original signed)

Ken O'Brien, MCIP
Chief Municipal Planner

(original signed)

Mark Hefferton
Planner

MH/dlm



SUBJECT PROPERTY

TORBAY RD

97

95

93

91

AA

CO

INST

INST

CO

R2

Introduction

Historically an outpost fishing village, Quidi Vidi Village is a small picturesque community located in a sheltered harbour known as the Quidi Vidi Gut. First settled in the early sixteenth century (the earliest census of Newfoundland dated 1675 indicates a population of 14 persons associated with settlement there, and by 1794 the population had reached 165), Quidi Vidi played an important role in the battle of the French and English over Newfoundland, and was considered to be one of four of the most important places on the Avalon Peninsula. In 1762, the French - having captured St. John's - built two gun batteries at Quidi Vidi to defend Signal Hill from rear attack. When the British regained control of the area, they reinforced Quidi Vidi, building a garrison and cutting a road from Fort William to the hills of the village.

Today the Village lies within the City of St. John's municipal boundary, and while some new developments have occurred, the "essence" of this output community is still intact.

Quidi Vidi Development Plan 2006

Objective

The objective of this study is to **build upon** the Quidi Vidi Development Plan to create an overlay zone for Quidi Vidi Village to protect the unique character of the Village. The consultant will be expected to identify building structures, harbour development limitations, and culturally significant features and landscapes which will be the basis for the development of design guidelines to direct future development.

Study Area

For the purposes of this work the Study area shall be taken as noted in Figure No.1

Fig. 1

Study Requirements/Scope of Work

Review of Past Work/Plans

The consultant will be expected to review relevant publications, plans, regulations, and other documents including but not limited to:

- .1 The St. John's Municipal Plan
- .2 The St. John's Development Regulations
- .3 The Quidi Vidi Village Development Plan 2006
- .4 The Battery Guidelines

Physical Characteristics

The consultant will be required to identify and document buildings, wharf structures, landscapes, including pathways and streets which are unique to the Village and add heritage value and/or character to the Village and recommend those which should be protected or enhanced to ensure they are not lost through future development.

Zoning/Planning

The consultant will review the present zoning and make recommendation as to how the zoning may be further strengthened to guide future development in a manner which is sensitive to the Village character and protects the culturally significant features.

Open Space and Connectivity

The Consultant will review the current open space zones in and around the Village with respect to potential future development and make recommendation on the appropriateness of the zone and identify areas which will remain protected and those which could be considered for further development.

In addition the consultant will review the “walkability” of the Village and make recommendation on areas to be protected or enhanced to provide a community which works for both visitors and residents.

Access to and around the harbour, including the appropriateness of creating a harbour walk.

Harbour

The consultant will be required to identify the opportunities and/or limitations for new wharf or harbour development , and assess visually, the existing and newly constructed harbour structures noting those that have historic or cultural significance and those which may have departed from typical outport structures and provide direction and design guidelines for future development.

Deliverables

The consultant will provide an interim and final report for review by the steering committee which shall include commentary on the points noted above including recommendations and the rationale.

Included with the above will be a suggested overlay map(s) of the area as defined in figure 1, identifying:

Significant structures, public areas and landscapes.

Existing zoning and areas to be further protected or relaxed

Areas for future harbour expansion/encroachment or protection

In addition to the above;

An list of significant or historically important buildings, structures or landscapes

Draft design guidelines for new development

Meetings

The consultant will be expected to attend as a minimum the following meetings:

- Initial steering committee meeting
- Interim report review with the steering committee
- Final report review with the steering committee
- Presentation to Council Committee meeting
- One Presentation at a Public Meeting

Staff resources will be made available upon request for the purposes information gathering and assistance.

Budget

The budget for this project: TBD (estimated \$25,000.00)

Qualifications

To be added

MEMORANDUM

REPORT / RECOMMENDATIONS TO COUNCIL Development Committee Tuesday, July 30, 2013

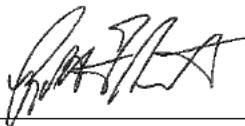
The following matters were considered by the Development Committee at its meeting held on July 30, 2013. A staff report is attached for Council's information.

- 1. Department of Planning File Number 13-00162/B-17-K.12**
Department of Environment and Conservation File No.1024353
Paradise Properties Limited
Crown Land Grant Referral for 0.25 Hectares of Land
Kenmount Road Ward 4
Comprehensive Development Area Kenmount (CDA) Zone

The Development Committee recommends that Council approve the crown land grant referral.

- 2. Planning File No. 13-00161/B-S-25-F.3**
Proposed Seven (7) Unit Townhouse Development
Applicant: Ron Fougere Associates
144 Freshwater Road (Mary Brown's Site) Ward 2
Residential High Density (R3) Zone

The Development Committee recommends that Council approve the crown land grant referral.



Robert F. Smart, City Manager
Chair – Development Committee

RFS/sba
attachment

ST. JOHN'S

MEMORANDUM

Date: August 1, 2013

To: His Worship the Mayor and Members of Council

From: Robert Smart, City Manager
Chair-Development Committee


Re: **Department of Planning File Number 13-00162/B-17-K.12**
Department of Environment and Conservation File No.1024353
Paradise Properties Limited
Crown Land Grant Referral for 0.25 Hectares of Land
Kenmount Road Ward 4
Comprehensive Development Area Kenmount (CDA) Zone

The Provincial Department of Environment and Conservation has referred an application to the City requesting comment for a Crown Land Grant regarding the above-referenced property. The applicant intends to consolidate the subject land with its adjacent free hold property for a planned residential development.

The subject property was included within the City's municipal boundary after 1982. Applications for Crown Land in this area of the City do not conflict with the policies of Section 69 of the City of St. John's Act concerning Crown Land.

Recommendation:

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



Robert Smart
Chair-Development Committee

/amh

ST. JOHN'S

DEPARTMENT OF PLANNING

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

MEMORANDUM

Date: August 2, 2013

To: His Worship the Mayor and Members of Council

From: Dave Blackmore, R.P.A,
Deputy City Manager, Planning, Development & Engineering/
Acting Chair - Development Committee

Re: Planning File No. 13-00161/B-S-25-F.3
Proposed Seven (7) Unit Townhouse Development
Applicant: Ron Fougere Associates
144 Freshwater Road (Mary Brown's Site) Ward 2
Residential High Density (R3) Zone

An application has been submitted to the City requesting Approval-in-Principal from Council to develop the above referenced property. The site of the proposed development is currently a Mary Brown's Restaurant location. This restaurant is considered a non-conforming use in a residential zone.

The site is zoned Residential High Density (R3) Zone under the St. John's Development Regulations. The proposed development does comply with Section 10.5.1(i) of these regulations pertaining to lot frontage and lot area. All of homes will be individually owned with one access to the parking area at the rear from Freshwater Road. A common access agreement will be required on the property to allow each owner to access their individual parking space.

The application has been reviewed by the Development Division concluding that the property can be serviced by municipal water and sewer. From a preliminary review, the single access to the development appears to meet the necessary requirements of the traffic division. Detailed engineering plans must be submitted for review and final approval.

Recommendation

It is recommended that Council grant Approval-in-Principle to the application subject to the following conditions:

1. Payment of application, development fees and civic assessments.
2. Compliance with all requirements of the City's Department of Planning, Development & Engineering.

(Original signed)

Dave Blackmore, R.P.A
Deputy City Manager, Planning, Development & Engineering/
Acting Chair- Development Committee

ST. JOHN'S

MEMORANDUM

Date: August 1, 2013
To: His Worship the Mayor and Members of Council
From: Nomenclature Committee
Re: **Committee Recommendations**

Council approval is requested for the following street names, the background for which is attached:

- 200 Waterford Bridge Road – Proposed Sixteen (16) Lot Residential Development formerly Corpus Christi Parish Hall Property:
 - Proposed Name: **Westmount Place**

- Virginia Water Village Subdivision Phase 3 off Logy Bay Road – King William Development Limited:
 - Proposed Name: **Waterview Place**

Phyllis Bartlett
Manager, Corporate Secretariat

Enc.
kc

ST. JOHN'S

MEMORANDUM

Date: July 30, 2013

To: Phyllis Bartlett
Manager of Corporate Secretariat

From: Gregory Keating
Manager of Geographic Information Systems

Re: **New Street Name – WESTMOUNT PLACE**
200 Waterford Bridge Road – Proposed Sixteen (16) Lot Residential Development
Formerly Corpus Christi Parish Hall Property (Ward 3)
Fairview Investments Limited

Attached is our street name plan no. 2013-162-SN dated July 29, 2013 showing the location of a proposed new cul-de-sac located off Waterford Bridge Road.

The Nomenclature Committee recommends that the street be named **WESTMOUNT PLACE** at the request of the developer, Barry Clarke of Fairview Investments.

The proposed name has been approved by the St. John's Regional Fire Department. Would you please bring this matter to the next Regular Meeting of Council for their comments and approval.


Greg Keating
Manager of GIS

Enclosure

p. c. Mayor Dennis O'Keefe
Robert Butt, Manager of Land Information Services

ST. JOHN'S

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



GRID NORTH
(ZONE 1) 53° W. LONG.

BEACONSFIELD
JUNIOR HIGH SCHOOL

ACCESS TO BEACONSFIELD
JUNIOR HIGH SCHOOL

WESTMOUNT PLACE

DR. BY: M.S.
 CHD. BY: G.K.
 DATE: JULY 29, 2013
 SCALE: 1:1000
 DWG. 2013-162 SN
 No.:

ST. JOHN'S
 DEPARTMENT OF ENGINEERING

STREET NAME
" WESTMOUNT PLACE "
 (PROPOSED 16 LOT SUBDIVISION)
 (CORPUS CHRISTI PARISH HALL PROPERTY)
 FAIRVIEW INVESTMENTS LTD.

MEMORANDUM

Date: August 1, 2013

To: Phyllis Bartlett
Manager of Corporate Secretariat

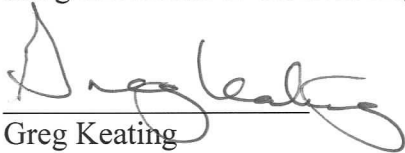
From: Gregory Keating
Manager of Geographic Information Systems

Re: **New Street Name – WATERVIEW PLACE**
Virginia Water Village Subdivision – Phase 3
off Logy Bay Road (Ward 1)
King William Development Limited

Attached is our street name plan no. 2013-156-SN dated July 10, 2013 showing the location of a proposed new cul-de-sac located off Parsonage Drive in the Virginia Water Village Subdivision.

The Nomenclature Committee recommends that the street be named **WATERVIEW PLACE** at the request of the developer.

The proposed name has been approved by the St. John's Regional Fire Department. Would you please bring this matter to the next Regular Meeting of Council for their comments and approval.



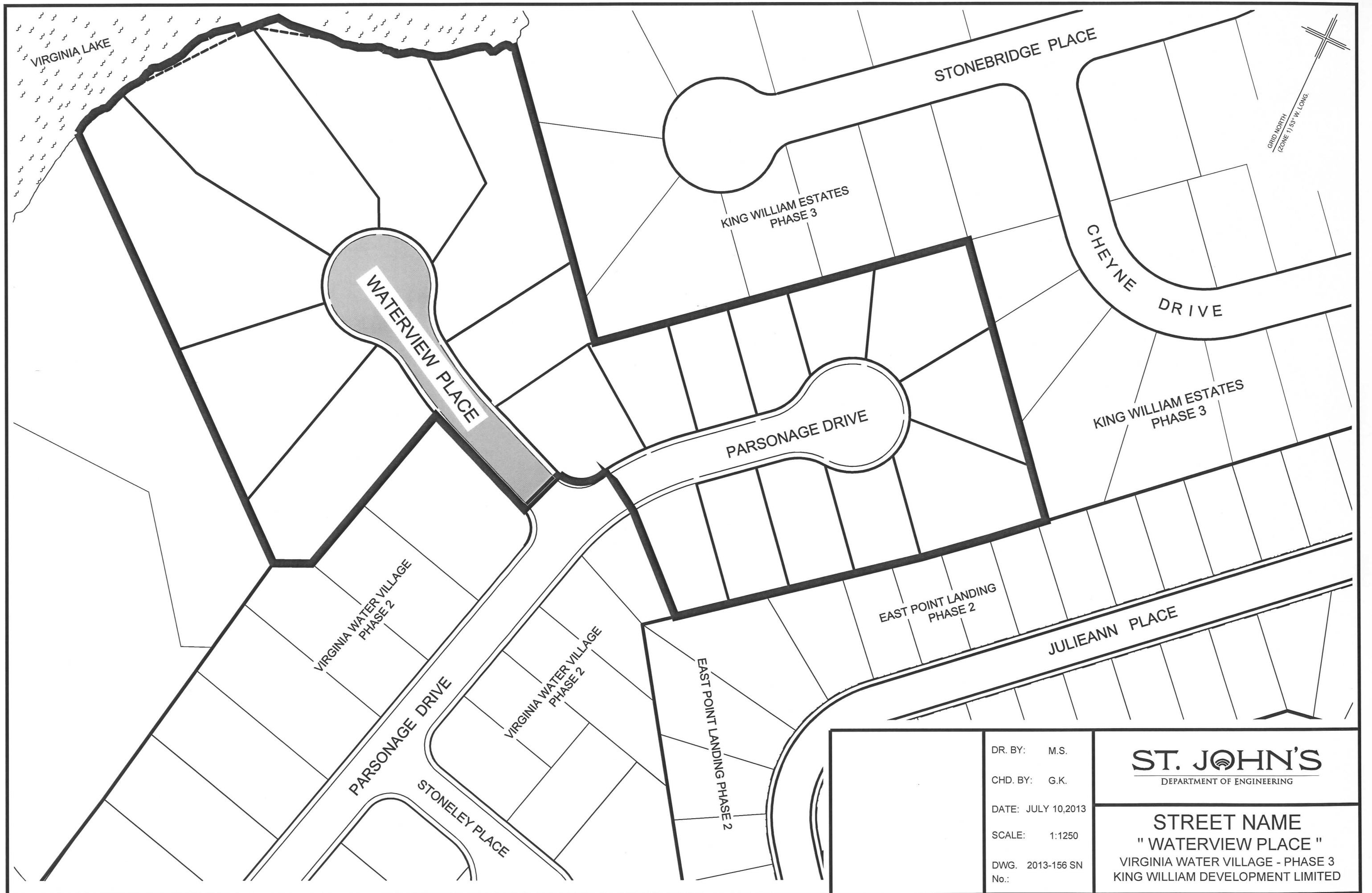
Greg Keating
Manager of GIS

Enclosure

p. c. Mayor Dennis O'Keefe
Robert Butt, Manager of Land Information Services

ST. JOHN'S

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



DR. BY: M.S.
 CHD. BY: G.K.
 DATE: JULY 10, 2013
 SCALE: 1:1250
 DWG. No.: 2013-156 SN

ST. JOHN'S
 DEPARTMENT OF ENGINEERING

STREET NAME
" WATERVIEW PLACE "
 VIRGINIA WATER VILLAGE - PHASE 3
 KING WILLIAM DEVELOPMENT LIMITED

**DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING
FOR THE PERIOD OF July 19, 2013 TO August 1, 2013**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
COM		Home Office – Admin for Off-Site Tutorubg	87 Perlin Street	5	Approved	13-07-19
RES		Demolition & Rebuild of Dwelling	6 Rostellan Place	4	Approved	13-07-22
COM		Proposed Residential Retail Store	84 Gower St.	2	Rejected- Contrary to Section's 7.16 and Section 7.12.2(a)	13-07-22
COM	Sheppard Case Architects Inc.	Commercial Building - Orthodontic Clinic	15 Hebron Way	1	Approved	13-07-22
RES		Building Lot	166 Airport Heights Drive	4	Approved	13-07-30
COM	Open Architects Inc	Extension to Existing Building	673 Topsail Road	3	Approved	13-07-31
COM		Home Office-Electrical Contractor	13 St.Shott's Street	5	Approved	13-07-31
RES	Nosguard Holdings Ltd	Fifty-three (53) Residential Lots	Coventry Way (Empire Avenue West)	3	Approved	13-07-29

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

**Gerard Doran
Development Officer
Department of Planning**

** 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.

Building Permits List

Council's August 5, 2013 Regular Meeting

Permits Issued: 2013/07/18 To 2013/07/31

CLASS: COMMERCIAL

391-395 Empire Ave, N1 Health	Co	Office
48 Kenmount Rd	Rn	Retail Store
77 Blackmarsh Rd	Rn	Warehouse
15 Aberdeen Ave	Sn	Retail Store
99 Airport Rd	Sn	Office
300 East White Hills Rd	Sn	Retail Store
177 Kenmount Rd	Sn	Car Sales Lot
409 Kenmount Rd	Ms	Car Sales Lot
79 Mews Pl	Sn	Office
181 Mundy Pond Rd., Suite 2	Sn	Clinic
St. Clare Ave	Ms	Place Of Assembly
681 Topsail Rd	Sn	Retail Store
192-194 Torbay Rd	Ms	Retail Store
571 Torbay Rd	Sn	Restaurant
Blue Puttee, Behind 117/119	Nc	Accessory Building
344 Pennywell Rd	Nc	Patio Deck
80 Mews Pl	Nc	Accessory Building
119 Springdale St	Nc	Accessory Building
328 Blackmarsh Rd	Nc	Accessory Building
145 Kelsey Dr, Suite 102	Rn	Office
4 Cathedral St	Rn	Restaurant
47 Blackmarsh Rd	Nc	Accessory Building
57 Old Pennywell Rd, Floor 1&2	Rn	Office
48 Kenmount Rd, La Senza	Rn	Retail Store
15 Carnell Dr, King George V	Rn	Recreational Use
50 White Rose Dr	Ex	Retail Store
141 Kelsey Dr, Lot 2/Bldg B	Rn	Office
5 Springdale St. Fortis Tower	Rn	Office

This Week \$ 6,155,300.00

Class: Industrial

This Week \$.00

Class: Government/Institutional

465 Topsail Rd	Nc	Accessory Building
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This Week \$.00

Class: Residential

8 Adventure Ave	Nc	Fence
3 Adventure Ave	Nc	Patio Deck
385 Back Line	Nc	Accessory Building
17 Bannerman St	Nc	Accessory Building
17 Bar Haven St	Nc	Fence
17 Beaumont St	Nc	Accessory Building
54 Beaver Brook Dr	Nc	Accessory Building
3 Bennett Ave	Nc	Fence
19 Bishop's Line	Nc	Patio Deck
6 Blatch Ave	Nc	Patio Deck
6 Blatch Ave	Nc	Fence
3 Bradbury Pl	Nc	Fence

61 Brazil St	Nc	Patio Deck
228 Brookfield Rd	Nc	Single Detached Dwelling
34 Buchanan St	Nc	Fence
33 Burling Cres	Nc	Fence
68 Cabot St	Nc	Patio Deck
19 Cape Pine St	Nc	Fence
22 Cappahayden St, Lot 44	Nc	Single Detached & Sub.Apt
108 Castle Bridge Dr	Nc	Fence
20 Cedarhurst Pl	Nc	Patio Deck
172 Cheeseman Dr	Nc	Patio Deck
183 Cheeseman Dr	Nc	Accessory Building
25 Cook St	Nc	Single Detached Dwelling
47 Country Grove Pl	Nc	Accessory Building
38 Coventry Way	Nc	Accessory Building
103 Craigmillar Ave	Nc	Patio Deck
42 Dauntless St	Nc	Accessory Building
21 Devine Pl	Nc	Patio Deck
2 Douglas St	Nc	Accessory Building
17 Duntara Cres	Nc	Accessory Building
11 Earhart St	Nc	Fence
4 Eastmeadows Pl	Nc	Patio Deck
60 Edison Pl	Nc	Fence
640 Empire Ave	Nc	Apartment Building
Fourth Pond Rd	Nc	Accessory Building
34 Francis St	Nc	Patio Deck
29 Francis St	Nc	Fence
55 Glenlonan St	Nc	Fence
3 Hamlet St	Nc	Accessory Building
181 Hamilton Ave	Nc	Condominium
13 Hannaford Pl	Nc	Accessory Building
4 Hatcher St	Nc	Accessory Building
14 Hazelwood Cres	Nc	Fence
42 Hayward Ave	Nc	Patio Deck
44 Hayward Ave	Nc	Fence
Heavy Tree Road	Nc	Single Detached Dwelling
78-80 Heffernan's Line	Nc	Accessory Building
18 Hopedale Cres	Nc	Fence
21 Hussey Dr	Nc	Patio Deck
21 Hussey Dr	Nc	Fence
28 Iceland Pl	Nc	Fence
66 Iceland Pl	Nc	Fence
59 Kenai Cres, Lot 222	Nc	Single Detached Dwelling
6 Kerr St	Nc	Accessory Building
67 Ladysmith Dr	Nc	Fence
71 Ladysmith Dr, Lot 167	Nc	Single Detached Dwelling
75 Ladysmith Dr, Lot 169	Nc	Single Detached & Sub.Apt
17 Laughlin Cres	Nc	Patio Deck
26 Lobelia St	Nc	Patio Deck
26 Lobelia St	Nc	Fence
18 Meadowbrook Park Pl	Nc	Patio Deck
525-527 Main Rd	Nc	Fence
26 Margaret's Pl	Nc	Fence
26 Margaret's Pl	Nc	Patio Deck
26 Margaret's Pl	Nc	Patio Deck
26 Margaret's Pl	Nc	Fence
17 Myrick Pl	Nc	Accessory Building
44 Orlando Pl, Lot 187	Nc	Single Detached & Sub.Apt
44 Parsonage Dr	Nc	Accessory Building
51 Parsonage Dr, Lot 221	Nc	Accessory Building
154 Pearltown Rd	Nc	Patio Deck
53 Penetanguishene Rd	Nc	Accessory Building
76 Petite Forte Dr	Nc	Accessory Building
7 Petite Forte Dr	Nc	Fence
16 Pole Cres	Nc	Accessory Building
14 Polina Rd	Nc	Patio Deck
Portugal Cv. Rd/#1 Fraser's Ln	Nc	Fence

166 Airport Heights Dr, Lot 1a	Nc	Single Detached Dwelling
40 Prospero Pl	Nc	Fence
29 Regiment Rd	Nc	Patio Deck
29 Rosalind St	Nc	Fence
7 Rusted Pl	Nc	Patio Deck
73 Springdale St	Nc	Patio Deck
18 Stanford Pl., Lot 31	Nc	Single Detached Dwelling
25 Stanford Pl, Lot 38	Nc	Single Detached Dwelling
5 Stoneley Pl, Lot 2.10	Nc	Single Detached Dwelling
22 Tigress St, Lot 619	Nc	Single Detached & Sub.Apt
18 Torngat Cres	Nc	Patio Deck
1 Tracey Pl	Nc	Accessory Building
9 Tralee St	Nc	Fence
11 Tralee St	Nc	Fence
39 Wabush Pl	Nc	Patio Deck
6 Road De Luxe	Cr	Subsidiary Apartment
13 Roche St	Cr	Subsidiary Apartment
30 Wicklow St	Cr	Subsidiary Apartment
17 Cornwall Hts	Ex	Single Detached Dwelling
23 Empire Ave	Ex	Single Detached Dwelling
25 Franklyn Ave	Ex	Patio Deck
15 Mccrae St	Ex	Patio Deck
51 Roche St	Ex	Single Detached Dwelling
85 Snow's Lane	Ex	Single Detached Dwelling
168 Topsail Rd	Ex	Single Detached Dwelling
11 Vaughan Pl	Ex	Single Detached Dwelling
6 Barkham St	Rn	Townhousing
8 Barkham St	Rn	Townhousing
28 Outer Battery Rd	Rn	Single Detached Dwelling
63 Bond St	Rn	Townhousing
57 Cabot St	Rn	Single Detached Dwelling
45 Cornwall Cres	Rn	Single Detached Dwelling
103 Craigmillar Ave	Rn	Single Detached Dwelling
239 Craigmillar Ave	Rn	Condominium
49 Cookstown Rd	Rn	Semi-Detached Dwelling
42 Franklyn Ave	Rn	Semi-Detached Dwelling
7 Gibbons Pl	Rn	Single Detached & Sub.Apt
193 Gower St	Rn	Apartment Building
93 Grenfell Ave	Rn	Single Detached Dwelling
28 Iceland Pl	Rn	Single Detached Dwelling
39 Julieann Pl	Rn	Single Detached Dwelling
38 Keith Dr	Rn	Single Detached Dwelling
298 Lemarchant Rd	Rn	Single Detached Dwelling
21 Meadowbrook Park Rd	Rn	Single Detached Dwelling
697 Main Rd	Rn	Accessory Building
75 Military Rd	Rn	Townhousing
11 Mount Royal Ave	Rn	Single Detached Dwelling
35 Pine Bud Ave	Rn	Single Detached Dwelling
59 Quidi Vidi Rd	Rn	Single Detached Dwelling
20 Riverside Dr W	Rn	Mobile Home
150 Signal Hill Rd	Rn	Single Detached Dwelling
73 Springdale St	Rn	Single Detached Dwelling
73 Springdale St	Rn	Single Detached & Sub.Apt
85 Springdale St	Rn	Single Detached Dwelling
12 Terra Nova Rd	Rn	Single Detached Dwelling
10 Aldergrove Pl	Sw	Single Detached Dwelling
480 Bay Bulls Rd	Sw	Vacant Land
18 Chafe Ave	Sw	Single Detached Dwelling
44 Cypress St	Sw	Single Detached Dwelling
42 Dauntless St	Sw	Single Detached Dwelling
Heavy Tree Road Adj. To #40	Sw	Single Detached Dwelling
18 O'reilly St	Sw	Single Detached Dwelling

This Week \$ 7,584,151.00

Class: Demolition

6 Rostellan Pl
496 Southside Rd

Dm Single Detached Dwelling
Dm Single Detached Dwelling

This Week \$ 20,000.00

This Week's Total: \$ 13,759,451.00

Class: Rejected

43 Springdale Street

Sn Sign
Signs are not permitted in Heritage Area

Repair Permits Issued: 2013/07/18 To 2013/07/31 \$ 400,153.00

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			
August 5, 2013			
TYPE	2012	2013	% VARIANCE (+/-)
Commercial	\$143,000,700.00	\$59,400,100.00	-58
Industrial	\$3,600,100.00	\$131,000.00	-96
Government/Institutional	\$15,000,200.00	\$71,300,200.00	375
Residential	\$116,700,700.00	\$92,400,400.00	-21
Repairs	\$3,100,200.00	\$7,200,800.00	132
Housing Units (1 & 2 Family Dwellings)	381	282	
TOTAL	\$281,401,900.00	\$230,432,500.00	-18

Respectfully Submitted,

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

MEMORANDUM

**Weekly Payment Vouchers
For The
Week Ending July 25, 2013**

Payroll

Public Works	\$ 421,567.96
Bi-Weekly Casual	\$ 161,932.40
Accounts Payable	\$ 3,880,116.44
Total:	\$ 4,463,616.80

ST. JOHN'S

NAME	CHEQUE #	DESCRIPTION	AMOUNT
CONTROLS & EQUIPMENT LTD.	00055490	REPAIR PARTS	\$336.70
CONTROLS & EQUIPMENT LTD.	00055491	REPAIR PARTS	\$71.68
ROYAL BANK VISA	00055492	VISA PAYMENT	\$393.35
RECEIVER GENERAL FOR CANADA	00055493	PAYROLL DEDUCTIONS	\$594,205.56
PUBLIC SERVICE CREDIT UNION	00055494	PAYROLL DEDUCTIONS	\$9,440.02
RECEIVER GENERAL FOR CANADA	00055495	PAYROLL DEDUCTIONS	\$200,129.46
DARLENE SHARPE	00055496	CLEANING SERVICES	\$600.00
BEOTHUCK INVESTMENTS INC.	00055497	COURT OF APPEAL REFUND	\$200.00
TURNER DRAKE & PARTNERS LIMITED	00055498	COURT OF APPEAL REFUND	\$400.00
RON PUMPHREY	00055499	COURT OF APPEAL REFUND	\$60.00
STEPHEN & LUCIELLE PUMPHREY	00055500	COURT OF APPEAL REFUND	\$60.00
JAMES & SHARON CLIFFORD	00055501	COURT OF APPEAL REFUND	\$60.00
NEWFOUNDLAND POWER	00055502	ELECTRICAL SERVICES	\$1,855.89
CITY OF ST. JOHN'S	00055503	REPLENISH PETTY CASH	\$179.24
RICK MAGILL	00055504	CLEANING SERVICES	\$160.00
NLSA GIRLS U14 PROVINCIAL SOCCER TEAM	00055505	TRAVEL ASSISTANCE GRANT	\$400.00
TUCKER, GORDON	00055506	TRAVEL REIMBURSEMENT	\$172.00
BRUCE PEARCE	00055507	TRAVEL REIMBURSEMENT	\$402.88
ALIAANT PIONEERS (CLOWE/PURCELL GOLF CLASSIC)	00055508	REAL PROGRAM	\$1,800.00
PIK-FAST EXPRESS INC.	00055509	BOTTLED WATER	\$21.00
PINNACLE OFFICE SOLUTIONS LTD	00055510	PHOTOCOPIES	\$58.65
VOKEY'S JANITORIAL SERVICE	00055511	JANITORIAL SERVICES	\$201.73
THE TELEGRAM	00055512	ADVERTISING	\$149.17
LA BREA INT'L INC.	00055513	PROMOTIONAL MATERIALS	\$255.38
MCAP LEASING	00055514	LEASING OF OFFICE EQUIPMENT	\$510.78
O'LEARY, PAUL	00055515	BRONZE TRAIN SPIKES	\$264.00
RCAP	00055516	LEASING OF OFFICE EQUIPMENT	\$192.71
NEWFOUNDLAND EXCHEQUER ACCOUNT	00055517	CADO LICENSE RENEWAL	\$350.00
SWANA	000000640	MEMBERSHIP RENEWAL	\$410.09
DESERT DIAMOND INDUSTRIES	000000641	REPAIR PARTS	\$1,398.50
JIM CAIN	000000642	PROFESSIONAL FEE	\$3,094.14
OAKSTONE PUBLISHING, LLC dba Personal Best	000000643	POSTERS	\$577.15
SPARTAN CHASSIS	000000644	REPAIR PARTS	\$123.73
INTERNATIONAL INSTITUTE OF MUNICIPAL CLERKS	000000645	MEMBERSHIP RENEWAL	\$194.53
SOCIETY OF FIRE PROTECTION ENGINEERS	000000646	MEMBERSHIP RENEWAL	\$139.32
NATIONAL FIRE PROTECTION ASSOC	000000647	MEMBERSHIP RENEWAL	\$173.50
INTERNATIONAL ASSOCIATION OF ELECTRICAL INSPECT	000000648	MEMBERSHIP RENEWAL	\$107.25
NEWFOUNDLAND EXCHEQUER ACCOUNT	00055518	REGISTRY OF CROWN DEEDS	\$200.00
DESTINATION ST. JOHN'S	00055519	ACCOMMODATION TAX 2ND QUARTER	\$150,000.00
CITY OF ST. JOHN'S	00055520	REPLENISH PETTY CASH	\$90.99
NEWFOUNDLAND POWER	00055521	ELECTRICAL SERVICES	\$8,600.56
PENDERGAST, HARTERY LAW OFFICE	00055522	REFUND FREEHOLD DEED	\$486.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
COOK, CAROLYN	00055523	IMPACT CANOPY RUBBER WEIGHT PLATE	\$332.19
BREEN, DANNY	00055524	REIMBURSEMENT CELLULAR USAGE	\$285.14
JG LAB. MATERIAL INC.	00055525	REPAIR PARTS	\$358.18
AE CONSULTANTS LTD.	00055526	PROFESSIONAL SERVICES	\$14,301.45
SERVICEMASTER CONTRACT SERVICE	00055527	CLEANING SERVICES	\$1,050.90
ANIXTER CANADA INC.	00055528	REPAIR PARTS	\$457.65
ASHFORD SALES LTD.	00055529	REPAIR PARTS	\$276.62
CABOT AUTO GLASS & UPHOLSTERY	00055530	CLEANING SERVICES	\$283.80
ATLANTIC PURIFICATION SYSTEM LTD	00055531	WATER PURIFICATION SUPPLIES	\$771.24
AVALON FORD SALES LTD.	00055532	AUTO PARTS	\$56.50
MIGHTY WHITES LAUNDROMAT	00055533	LAUNDRY SERVICES	\$181.93
MUNICIPAL CONSTRUCTION LIMITED	00055534	ASPHALT	\$16,529.18
BRINK'S CANADA LIMITED	00055535	DELIVERY SERVICES	\$410.42
CANCELLED	00055536	CANCELLED	\$0.00
RDM INDUSTRIAL LTD.	00055537	INDUSTRIAL SUPPLIES	\$182.72
ROBERT BAIRD EQUIPMENT LTD.	00055538	RENTAL OF EQUIPMENT	\$1,353.87
QUEEN'S PRINTER	00055539	ADVERTISING	\$61.02
HERCULES SLR INC.	00055540	REPAIR PARTS	\$304.78
BATTLEFIELD EQUIP. RENTAL CORP	00055541	REPAIR PARTS	\$435.05
BELBIN'S GROCERY	00055542	CATERING SERVICES	\$115.60
CHARLES R. BELL LTD.	00055543	APPLIANCES	\$1,104.01
BEST DISPENSERS LTD.	00055544	SANITARY SUPPLIES	\$140.11
ROCKWATER PROFESSIONAL PRODUCT	00055545	CHEMICALS	\$162.72
STANTEC CONSULTING LTD. (SCL)	00055546	PROFESSIONAL SERVICES	\$600.44
FORBES STREET HOLDINGS LTD	00055547	REFURBISH VACANT UNIT	\$4,919.40
GRAPHIC ARTS & SIGN SHOP LIMITED	00055548	SIGNAGE	\$375.15
SIGNS NOW	00055549	SIGNAGE	\$973.69
OVERHEAD DOORS NFLD LTD	00055550	REPAIRS TO DOORS	\$3,206.38
TRACT CONSULTING INC	00055551	PROFESSIONAL SERVICES	\$39,970.32
TABUFILE ATLANTIC LIMITED	00055552	REPAIR PARTS	\$331.62
BRENKIR INDUSTRIAL SUPPLIES	00055553	PROTECTIVE CLOTHING	\$2,756.81
INNOVATIVE SURFACE SOLUTIONS	00055554	ROAD SAVER MAG LIQUID - SYDNEY	\$12,470.45
FARRELL'S EXCAVATING LTD.	00055555	ROAD GRAVEL	\$126.79
SCHOLARS CHOICE MOYER	00055556	OFFICE SUPPLIES	\$1,414.77
JLG TRANSPORATION LTD.	00055557	TAXI SERVICES	\$116.25
OFFICEMAX GRAND & TOY	00055558	OFFICE SUPPLIES	\$6,897.63
PINNACLE OFFICE SOLUTIONS LTD	00055559	PHOTOCOPIES	\$3,081.71
FAIRVIEW INVESTMENTS LTD	00055560	REFUND SECURITY DEPOSIT	\$1,000.00
FASCO INDUSTRIES COMPANY LTD.	00055561	SUPPLY/INSTALL STEEL	\$1,582.00
STAPLES THE BUSINESS DEPOT - STAVANGER DR	00055562	STATIONERY & OFFICE SUPPLIES	\$346.74
LEXISNEXIS CANADA INC.	00055563	PUBLICATION	\$378.08
CHESTER DAWE CANADA - O'LEARY AVE	00055564	BUILDING SUPPLIES	\$291.54

NAME	CHEQUE #	DESCRIPTION	AMOUNT
CBS RENTALS LTD.	00055565	RENTAL OF EQUIPMENT	\$678.00
STREAMLINE BUS CO LIMITED	00055566	TRANSPORTATION SERVICES	\$169.50
NEW VALVE SERVICE & CONSULTING	00055567	REPAIR PARTS	\$5,955.10
CAMPBELL'S SHIP SUPPLIES	00055568	PROTECTIVE CLOTHING	\$5,796.90
CANADIAN CORPS COMMISSIONAIRES	00055569	SECURITY SERVICES	\$6,958.25
AIR LIQUIDE CANADA INC.	00055570	CHEMICALS AND WELDING PRODUCTS	\$27,052.00
DAVE CARROLL	00055571	BAILIFF SERVICES	\$30.00
MILA FOODS INC.	00055572	LUNCHEON	\$162.55
SOBEY'S INC	00055573	PET SUPPLIES	\$2,860.02
NORTRAX CANADA INC.,	00055574	REPAIR PARTS	\$4,445.34
NEWFOUNDLAND GLASS & SERVICE	00055575	GLASS INSTALLATION	\$1,674.67
MAC TOOLS	00055576	TOOLS	\$451.19
ALLAN MURPHY'S MOBILE WELDING SERVICES	00055577	REPAIRS TO EQUIPMENT	\$2,954.95
NORTH ATLANTIC SUPPLIES INC.	00055578	REPAIR PARTS	\$90.40
KENT BUILDING SUPPLIES	00055579	BUILDING SUPPLIES	\$734.58
EXP	00055580	PROFESSIONAL SERVICES	\$9,152.82
HAZMASTERS INC.	00055581	PROTECTIVE CLOTHING	\$840.44
DULUX PAINTS	00055582	PAINT SUPPLIES	\$94.25
RON FOUGERE ASSOCIATES LTD	00055583	ARCHITECTURAL SERVICES	\$72,961.71
PF COLLINS CUSTOMS BROKER LTD	00055584	DUTY AND TAXES	\$286.87
CONTROLS & EQUIPMENT LTD.	00055585	REPAIR PARTS	\$2,691.42
SCOTT WINSOR ENTERPRISES INC.,	00055586	REMOVAL OF GARBAGE & DEBRIS	\$904.00
MASK SECURITY INC.	00055587	TRAFFIC CONTROL	\$2,361.46
J-3 CONSULTING & EXCAVATION LIMITED	00055588	RENTAL OF EQUIPMENT	\$1,531.43
JAMES G CRAWFORD LTD.	00055589	PLUMBING SUPPLIES	\$364.44
HACH	00055590	REPAIR PARTS	\$10,211.54
CROSBIE INDUSTRIAL SERVICE LTD	00055591	RENTAL OF EQUIPMENT	\$8,362.68
NEWFOUND CABS	00055592	TRANSPORTATION SERVICES	\$2,045.10
CROWN FIVE ADVERTISING LTD.	00055593	OFFICE SUPPLIES	\$1,403.91
SMITH'S FURNITURE LTD.	00055594	APPLIANCES	\$1,016.99
HARTY'S INDUSTRIES	00055595	STEEL FLAT BAR	\$791.00
KENDALL ENGINEERING LIMITED	00055596	PROFESSIONAL SERVICES	\$12,034.53
CREDIT RECOVERY 2003 LIMITED	00055597	CREDIT COLLECTIONS	\$4,297.69
CABOT READY MIX LIMITED	00055598	WASHED STONE	\$487.88
DICKS & COMPANY LIMITED	00055599	OFFICE SUPPLIES	\$1,631.59
MADSEN DIESEL & TURBINE INC.	00055600	AUTO PARTS	\$1,356.76
WAJAX POWER SYSTEMS	00055601	REPAIR PARTS	\$2,015.89
RUSSEL METALS INC.	00055602	METALS	\$815.86
CANADIAN TIRE CORP.-KELSEY DR.	00055603	MISCELLANEOUS SUPPLIES	\$189.26
EASTERN TURF PRODUCTS	00055604	REPAIR PARTS	\$207.42
EDWARD RAYMOND	00055605	PROFESSIONAL SERVICES	\$1,010.00
ELECTRONIC CENTER LIMITED	00055606	ELECTRONIC SUPPLIES	\$14.57

NAME	CHEQUE #	DESCRIPTION	AMOUNT
EMCO SUPPLY	00055607	REPAIR PARTS	\$393.92
THE TELEGRAM	00055608	ADVERTISING	\$8,232.45
EXECUTIVE COFFEE SERVICES LTD.	00055609	COFFEE SUPPLIES	\$33.90
FACTORY FOOTWEAR OUTLET LTD.	00055610	PROTECTIVE FOOTWEAR	\$225.99
HOME DEPOT OF CANADA INC.	00055611	BUILDING SUPPLIES	\$753.54
BASIL FEARN 93 LTD.	00055612	REPAIR PARTS	\$242.95
IPS INFORMATION PROTECTION SERVICES LTD.	00055613	PAPER SHREDDED ON SITE	\$119.33
EMERGENCY REPAIR LIMITED	00055614	AUTO PARTS AND LABOUR	\$7,761.78
MEDICALMART NEWFOUNDLAND & LABRADOR	00055615	MEDICAL SUPPLIES	\$89.84
EXECUTIVE TAXI LIMITED	00055616	TRANSPORTATION SERVICES	\$192.09
CONTROL PRO DISTRIBUTOR INC.	00055617	REPAIR PARTS	\$53.34
ERL ENTERPRISES	00055618	AUTO PARTS/REPAIRS	\$610.20
FUN "N" FAST 1986 LTD.	00055619	REPAIR PARTS	\$71.02
PRINCESS AUTO	00055620	MISCELLANEOUS ITEMS	\$2,497.99
C.B.J. ENTERPRISES INC. (STOGGERS PIZZA)	00055621	LUNCHEON	\$250.86
GREENWOOD SERVICES INC.	00055622	OPEN SPACE MAINTENANCE	\$16,558.36
TENCO INC.	00055623	REPAIR PARTS	\$2,301.04
SCHOOL SPECIALTY CANADA	00055624	RECREATION SUPPLIES	\$659.88
PRODUITS HEVEA INC.	00055625	REPAIR PARTS	\$7,158.10
PENNEY'S HOLDINGS LIMITED	00055626	REMOVAL OF GRAFFITI	\$3,305.25
H & R MECHANICAL SUPPLIES LTD.	00055627	MECHANICAL SUPPLIES	\$1,632.42
DELL CANADA INC.	00055628	COMPUTER SUPPLIES	\$38,571.42
KEITH W. BUSSEY EXCAVATING LTD	00055629	RENTAL OF EQUIPMENT	\$831.68
HARVEY & COMPANY LIMITED	00055630	REPAIR PARTS	\$1,696.27
HARVEY'S OIL LTD.	00055631	PETROLEUM PRODUCTS	\$51,173.92
CANADIAN LINEN & UNIFORM	00055632	MAT RENTALS	\$1,775.28
PRACTICAR CAR & TRUCK RENTALS	00055633	VEHICLE RENTAL	\$19,724.15
DATAFIX	00055634	MVV LIST MANAGEMENT & VOTE BY MAIL	\$42,521.90
HICKMAN MOTORS LIMITED	00055635	AUTO PARTS	\$1,038.45
HISCOCK RENTALS & SALES INC.	00055636	HARDWARE SUPPLIES	\$834.51
HOLDEN'S TRANSPORT LTD.	00055637	RENTAL OF EQUIPMENT	\$5,525.70
HONDA ONE	00055638	REPAIR PARTS	\$72.09
UCP PAINTS INC.,	00055639	PAINT	\$81,777.87
DISTRIBUTION BRUNET INC.,	00055640	REPAIR PARTS	\$201.78
ON GRADE (NL) INC.,	00055641	SURVEY EQUIPMENT	\$316.34
CANCELLED	00055642	CANCELLED	\$0.00
HYFLODRAULIC LIMITED	00055643	REPAIR PARTS	\$38.78
IMPRINT SPECIALTY PROMOTIONS LTD	00055644	PROMOTIONAL ITEMS	\$4,228.35
ONX ENTERPRISE SOLUTIONS LIMITED	00055645	SOFTWARE RENEWAL	\$5,192.48
ISLAND HOSE & FITTINGS LTD	00055646	INDUSTRIAL SUPPLIES	\$67.78
PRINTER TECH SOLUTIONS INC.,	00055647	REPAIRS TO EQUIPMENT	\$775.18
ECHOLOGICS ENGINEERING	00055648	LEAK DETECTION TRAINING	\$4,746.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
IDEXX LABORATORIES	00055649	VETERINARY SUPPLIES	\$447.48
CHRISTOPHER'S CAFE & CATERING	00055650	CATERING SERVICES	\$99.42
NATIONAL PROCESS EQUIPMENT	00055651	3 FAIRBANKS MORSE PUMPS	\$207,049.90
MPS	00055652	TAX BILL PAPER	\$2,712.00
E3 OFFICE FURNITURE	00055653	OFFICE SUPPLIES	\$536.75
PRIME FASTENERS MARITIMES LTD.	00055654	REPAIR PARTS	\$33.14
SAFETY-FIRST	00055655	FLAG PERSON SERVICES	\$2,650.78
KENT BUILDING SUPPLIES	00055656	BUILDING SUPPLIES	\$173.15
XYLEM WATER SOLUTIONS CANADA	00055657	REPAIR PARTS	\$1,361.42
ATLANTICA MECHANICAL SERVICES	00055658	REPAIR PARTS	\$1,576.01
FRESH GROUND PUBLISHING INC.,	00055659	PUBLICATION	\$326.57
MULTI-MATERIALS STEWARDSHIP BOARD (MMSB)	00055660	BROCHURE	\$310.75
PRESSED METAL PRODUCTS	00055661	BROCHURE	\$632.80
ISLAND WINDOW AND DOOR SERVICE	00055662	PROFESSIONAL SERVICES	\$101.70
KERR CONTROLS LTD.	00055663	INDUSTRIAL SUPPLIES	\$1,259.60
MARK'S WORK WEARHOUSE	00055664	PROTECTIVE CLOTHING	\$915.22
JT MARTIN & SONS LTD.	00055665	HARDWARE SUPPLIES	\$710.49
MARTIN'S FIRE SAFETY LTD.	00055666	SAFETY SUPPLIES	\$23.67
MCLOUGHLAN SUPPLIES LTD.	00055667	ELECTRICAL SUPPLIES	\$1,995.45
MIKAN INC.	00055668	LABORATORY SUPPLIES	\$820.39
MOORE CANADA	00055669	OFFICE SUPPLIES	\$393.24
WAJAX INDUSTRIAL COMPONENTS	00055670	REPAIR PARTS	\$427.95
NU-WAY EQUIPMENT RENTALS	00055671	RENTAL OF EQUIPMENT	\$10,973.43
NEWFOUND DISPOSAL SYSTEMS LTD.	00055672	DISPOSAL SERVICES	\$21,673.40
NEWFOUNDLAND DISTRIBUTORS LTD.	00055673	INDUSTRIAL SUPPLIES	\$654.53
NEWFOUNDLAND DESIGN ASSOCIATES	00055674	PROFESSIONAL SERVICES	\$3,613.71
TRC HYDRAULICS INC.	00055675	REPAIR PARTS	\$1,251.83
NFLD KUBOTA LTD.	00055676	REPAIR PARTS	\$503.02
BELL MOBILITY	00055677	CELLULAR PHONE USAGE	\$19,186.90
BELL ALIANT	00055678	TELEPHONE SERVICES	\$194.12
TOROMONT CAT	00055679	AUTO PARTS	\$3,097.88
NORTH ATLANTIC PETROLEUM	00055680	PETROLEUM PRODUCTS	\$51,863.10
PENNECON ENERGY HYDRAULIC SYSTEMS	00055681	REPAIR PARTS	\$241.26
PBA INDUSTRIAL SUPPLIES LTD.	00055682	INDUSTRIAL SUPPLIES	\$671.62
GCR TIRE CENTRE	00055683	TIRES	\$2,740.55
PARTS FOR TRUCKS INC.	00055684	REPAIR PARTS	\$2,847.88
PERIDOT SALES LTD.	00055685	REPAIR PARTS	\$563.48
PETER PAN SALES LTD.	00055686	SANITARY SUPPLIES	\$7,045.14
PINCHIN LEBLANC ENV. LTD	00055687	EMPLOYEE TRAINING	\$508.50
POLAR CONSTRUCTION LIMITED	00055688	TOPSOIL	\$1,017.00
K & D PRATT LTD.	00055689	REPAIR PARTS AND CHEMICALS	\$812.57
PROFESSIONAL UNIFORMS & MATS INC.	00055690	PROTECTIVE CLOTHING	\$387.57

NAME	CHEQUE #	DESCRIPTION	AMOUNT
PROVINCIAL WOODPRODUCTS LTD.	00055691	BUILDING MATERIALS	\$238.00
RIDEOUT TOOL & MACHINE INC.	00055692	TOOLS	\$842.14
CANCELLED	00055693	CANCELLED	\$0.00
LIFESAVING SOCIETY NFLD & LAB.	00055694	AQUATIC RECERTIFICATION	\$282.50
CANCELLED	00055695	CANCELLED	\$0.00
BIG ERICS INC	00055696	SANITARY SUPPLIES	\$368.60
SAUNDERS EQUIPMENT LIMITED	00055697	REPAIR PARTS	\$1,394.58
SMITH STOCKLEY LTD.	00055698	PLUMBING SUPPLIES	\$333.37
SMITH'S HOME CENTRE LIMITED	00055699	HARDWARE SUPPLIES	\$170.35
STANLEY FLOWERS LTD.	00055700	FLOWERS	\$26,720.92
THRIFTY CAR RENTALS	00055701	VEHICLE RENTAL	\$4,178.74
TRACTION DIV OF UAP	00055702	REPAIR PARTS	\$298.97
K & D PRATT INSTRUMENTATION	00055703	REPAIR PARTS	\$393.24
TULKS GLASS & KEY SHOP LTD.	00055704	PROFESSIONAL SERVICES	\$150.68
URBAN CONTRACTING JJ WALSH LTD	00055705	PROPERTY REPAIRS	\$565.00
WEIRS CONSTRUCTION LTD.	00055706	ASPHALT	\$1,827.21
WESCO DISTRIBUTION CANADA INC.	00055707	REPAIR PARTS	\$317.11
PADDLE CANADA	00055708	REGISTRATION FEE	\$84.75
SAMANTHA YOUNG	00055709	SOCCER REFEREE	\$11.00
RISE & SHINE NURSERY	00055710	REFUND VENDING LICENSE	\$200.00
NALRIMS	00055711	REGISTRATION FEE	\$45.00
ST. JOHN'S SOCCER ASSOCIATION	00055712	2ND INSTALLMENT MAINTENANCE GRANT	\$16,071.67
ST. JAMES UNITED CHURCH	00055713	AUDITORIUM RENTAL	\$750.00
HUNGRY HEART CAFE	00055714	LUNCHEON	\$265.94
FRED ROCHE	00055715	REFUND RECREATION PROGRAM	\$22.50
TUCK, STEPHANIE	00055716	SOCCER REFEREE	\$33.00
LEWIS, LIAM	00055717	SOCCER REFEREE	\$44.00
RAMSAY, EMMA	00055718	SOCCER REFEREE	\$77.00
DUFFETT, ANDREA	00055719	REFUND RECREATION PROGRAM	\$85.00
ENCON CONSTRUCTION	00055720	REFUND SECURITY DEPOSIT	\$5,000.00
COURAGE, MELANIE	00055721	INSTRUCTOR FEES	\$72.52
MCGRATH, DELTON	00055722	REFUND SECURITY DEPOSIT	\$500.00
RECEIVER GENERAL FOR CANADA HEALTH CANADA	00055723	DOSIMETER SERVICES	\$87.57
H & F ELECTRICAL LIMITED	00055724	REFUND ELECTRICAL PERMIT	\$488.84
TELECOMMUNICATIONS TECHNOLOGY CANADA INC.	00055725	REFUND SECURITY DEPOSIT	\$1,000.00
MICHELLE TAYLOR	00055726	SOCCER REFEREE	\$88.00
SAMUEL MAHON	00055727	SOCCER REFEREE	\$71.52
LANNON, HEATHER	00055728	REFUND RECREATION PROGRAM	\$50.00
MARIA MILLS	00055729	SOCCER REFEREE	\$22.00
SOULFUL SOUNDS MUSIC STUDIO	00055730	REAL PROGRAM	\$360.00
CROSBIE, TIMOTHY	00055731	REFUND SEPTIC DEPOSIT	\$500.00
DR. KEEGAN, AU., M.D., E.R.C.S.(C)	00055732	MEDICAL EXAMINATION	\$20.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
O'REILLY'S ELECTRICAL SERVICES	00055733	REFUND ELECTRICAL PERMIT	\$45.38
STEFFEN, MARIE	00055734	REFUND RECREATION PROGRAM	\$20.00
MONAGHAN, KELLY	00055735	REFUND RECREATION PROGRAM	\$100.00
STOKES, NELSON	00055736	REFUND WATER DIG	\$500.00
POND, MIRANDA	00055737	REFUND RECREATION PROGRAM	\$140.00
BROWN, MADDISON	00055738	SOCCER REFEREE	\$77.00
BUDGELL, HANNAH	00055739	SOCCER REFEREE	\$104.52
LEWIS, SARAH	00055740	SOCCER REFEREE	\$77.00
MARMOUCHE, NADIA	00055741	SOCCER REFEREE	\$33.00
CANCELLED	00055742	CANCELLED	\$0.00
O'RIELLY, JOHN	00055743	REFUND SEWER PERMIT	\$500.00
HAMMOND, LAURIE	00055744	REFUND RECREATION PROGRAM	\$50.00
DEBRA HYNES	00055745	REFUND RECREATION PROGRAM	\$50.00
NUTRI-LAWN & JANET KAVANAGH	00055746	LEGAL CLAIM	\$169.50
CERTIFIED GENERAL ACCOUNTANTS OF NEWFOUNDLAN	00055747	MEMBERSHIP RENEWAL	\$1,001.18
NL HOUSING & HOMELESS NETWORK INC.	00055748	MEMBERSHIP RENEWAL	\$300.00
WINSOR, MICHELLE	00055749	MILEAGE	\$28.78
STURGE, RANDY	00055750	MILEAGE	\$15.40
MACKENZIE, NEIL	00055751	MILEAGE	\$91.58
O'TOOLE, PAUL	00055752	EVT CERTIFICATION	\$100.00
CAREW, RANDY	00055753	REIMBURSEMENT INTERNET CHARGES	\$55.57
HARRIS, BRYANT	00055754	MILEAGE	\$131.66
ALIA WALSH	00055755	MILEAGE	\$31.52
LETTO, LORI	00055756	MILEAGE	\$54.96
MAHER, TRAVIS	00055757	MILEAGE	\$45.29
SHEA FRANCIS	00055758	MILEAGE	\$18.33
HODDINOTT, CORY	00055759	MILEAGE	\$90.54
JANES, SEAN	00055760	CMA MEMBERSHIP DUES	\$920.95
JORDAN, CRYSTAL	00055761	MILEAGE	\$43.54
TYRONE GOSSE	00055762	VEHICLE BUSINESS INSURANCE	\$327.00
COURAGE, SCOTT	00055763	MILEAGE	\$31.56
BRUCE PEARCE	00055764	EMPLOYMENT RELATED EXPENSES	\$378.97
DAVID ROYLE	00055765	CMA MEMBERSHIP DUES	\$920.95
PROVINCIAL FENCE PRODUCTS	00055766	FENCING MATERIALS	\$1,167.29
WATERWORKS SUPPLIES DIV OF EMCO LTD	00055767	REPAIR PARTS	\$2,197.52
ST. JOHN'S VETERINARY HOSPITAL	00055768	PROFESSIONAL SERVICES	\$508.59
KELLOWAY CONSTRUCTION LIMITED	00055769	CLEANING SERVICES	\$159.04
MARC BOILY CONTRACTING LTD	00055770	REFUND WATER PERMIT	\$1,098.59
MUSIC COLLECTION	00055771	RECREATION SUPPLIES	\$94.26
ROYAL FREIGHTLINER LTD	00055772	REPAIR PARTS	\$51.10
MUSIC COLLECTION	00055773	RECREATION SUPPLIES	\$215.35
KELLOWAY CONSTRUCTION LIMITED	00055774	CLEANING SERVICES	\$11,717.97

NAME	CHEQUE #	DESCRIPTION	AMOUNT
MARC BOILY CONTRACTING LTD	00055775	REFUND WATER PERMIT	\$6,401.41
ROYAL FREIGHTLINER LTD	00055776	REPAIR PARTS	\$915.94
CREDIT INFORMATION SERVICES NFLD LTD.	00055777	CREDIT INFORMATION	\$188.15
ROGERS CABLE	00055778	INTERNET SERVICES	\$289.66
ROGERS BUSINESS SOLUTIONS	00055779	DATA & USAGE CHARGES	\$673.84
INFINITY CONSTRUCTION	00055780	PROGRESS PAYMENT	\$93,582.10
STANTEC ARCHITECTURE LTD.	00055781	PROFESSIONAL SERVICES	\$61,081.14
POMERLEAU INC.,	00055782	PROGRESS PAYMENT	\$1,039,887.63
NEWFOUNDLAND POWER	00055783	ELECTRICAL SERVICES	\$26,560.26
ROYAL BANK VISA	00055784	VISA PAYMENT	\$440.36
STATE CHEMICAL LTD.	00055785	CHEMICALS	\$1,000.05
W LES THISTLE LAW OFFICE	00055786	REFUND COMPLIANCE LETTER	\$150.00
MVT CANADIAN BUS, INC.	00055787	2ND QUARTER PAYMENTS GOBUS	\$565,804.20
SOFTBALL NEWFOUNDLAND & LABRADOR	00055788	TRAVEL ASSISTANCE GRANT	\$400.00
WAYNE FOLKES	00055789	LEGAL CLAIM	\$150.00
ST. PAUL FIRE & MARINE INSURANCE COMPANY	00055790	LEGAL CLAIM	\$28,109.15
BRICKS 4 KIDS	00055791	KILBRIDE SUMMER PROGRAM	\$98.00
SHAWN & JOAN RAYMOND	00055792	REFUND OVERPAYMENT OF TAXES	\$298.89
PURCELL, TIMOTHY	00055793	REIMBURSEMENT KEYBOARD FOR O'LEARY	\$90.39
MAHER, TRAVIS	00055794	KAYAK INSTRUCTOR COURSE	\$11.30
MCGRATH, CINDY	00055795	TRAVEL REIMBURSEMENT	\$13.04
TOTAL:			<u>\$3,880,116.44</u>

MEMORANDUM

**Weekly Payment Vouchers
For The
Week Ending AUGUST 01, 2013**

Payroll

Public Works	\$ 413,375.64
Bi-Weekly Administration	\$ 821,663.79
Bi-Weekly Management	\$ 700,377.84
Bi-Weekly Fire Department	\$ 597,445.57
Accounts Payable	\$ 5,590,917.62

Total: \$ 8,123,780.46

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
CROWN CONTRACTING INC.,	00055796	PROGRESS PAYMENT	\$16,233.29
NEWFOUNDLAND EXCHEQUER ACCOUNT	00055797	REGISTRATION OF EASEMENT	\$298.00
GENTARA REAL ESTATE LP	00055798	LEASE OF OFFICE SPACE	\$27,129.44
SSQ INSURANCE COMPANY INC.	00055799	INSURANCE PREMIUMS	\$4,052.34
DESJARDINS FINANCIAL SECURITY	00055800	PAYROLL DEDUCTIONS	\$513,283.34
CITY OF ST. JOHN'S	00055801	REPLENISH PETTY CASH	\$251.26
RECEIVER GENERAL FOR CANADA	00055802	PAYROLL DEDUCTIONS	\$136,664.65
RECEIVER GENERAL FOR CANADA	00055803	PAYROLL DEDUCTIONS	\$39,958.81
W. J. FIREWORKS	00055804	FIREWORKS CANADA DAY	\$15,000.00
ST. MARKS CHURCH	00055805	SENIORS OUTREACH PROGRAM	\$468.00
GYLNN WARD	00055806	REFUND SEWER DIG	\$500.00
RUTH LEGROW	00055807	RECREATION PROGRAM REFUND	\$60.00
DARLENE SHARPE	00055808	CLEANING SERVICES	\$600.00
RICK MAGILL	00055809	CLEANING SERVICES	\$160.00
HAMMOND. WALLACE	00055810	CANADA DAY EVENTS	\$5,085.00
NOEL, ANGELA	00055811	SETTLEMENT FOR DAMAGE	\$100.00
NEWFOUNDLAND POWER	00055812	ELECTRICAL SERVICES	\$13,397.47
LIGHTING & TRAFFIC SYSTEMS LTD	00055813	TRAFFIC CONTROLS	\$8,215.40
NORTRAX CANADA INC.,	00055814	REPAIR PARTS	\$5,253.88
TC LAND HOLDINGS CORP	00055815	COURT OF APPEAL	\$200.00
NOSEWORTHY, ERIC	00055816	COURT OF APPEAL	\$60.00
SIMOES-RE, ANTONIO J.	00055817	COURT OF APPEAL	\$60.00
S.O.D. HOUSING CO-OP SOCIETY	00055818	COURT OF APPEAL	\$60.00
CARTER, GREGORY	00055819	COURT OF APPEAL	\$60.00
LUKE, MICHAEL	00055820	COURT OF APPEAL	\$60.00
SQUIRES, CARLA	00055821	COURT OF APPEAL	\$60.00
BONNELL, LOWELL	00055822	COURT OF APPEAL	\$60.00
CONWAY, LAWRENCE AND JOYCE	00055823	COURT OF APPEAL	\$60.00
MASEK, VLASTAMIL	00055824	COURT OF APPEAL	\$60.00
SEVIOUR, COLM AND BARNARA	00055825	COURT OF APPEAL	\$60.00
DRISCOLL, HUBERT AND LORRAINE	00055826	COURT OF APPEAL	\$60.00
BELL MOBILITY	00055827	CELLULAR PHONE USAGE	\$310.69
CHRIS DARLINGTON	00055828	PROFESSIONAL SERVICES	\$452.00
GUNTHER MELE LIMITED	00055829	PRINTING SERVICES	\$516.97
THE TELEGRAM	00055830	ADVERTISING	\$186.09
PIK-FAST EXPRESS INC.	00055831	COOLER RENTAL	\$94.92
JOHNSON INVESTMENTS INC.	00055832	PROFESSIONAL SERVICES	\$900.00
NEWFOUNDLAND RAILWAY COASTAL MUSEUM FOUNDAT	00055833	PETTY CASH	\$639.56
SWANA	0000000649	EMPLOYEE TRAINING COURSE	\$866.96
IFEBP PUBLICATIONS	0000000650	ADVERTISING	\$236.59
RECEIVER GENERAL	00055834	HST PAYABLE - RAILWAY COASTAL MUSEUM	\$4,005.10
BETTER CONTRACTING LTD.	00055835	REFUND TEMPORARY OCCUPANCY PERMIT	\$10,000.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
CITY OF ST. JOHN'S	00055836	REPLENISH PETTY CASH	\$159.04
PUBLIC SERVICE CREDIT UNION	00055837	PAYROLL DEDUCTIONS	\$6,671.88
MANULIFE FINANCIAL	00055838	LTD PREMIUMS	\$525.60
HAYWARD, ELIZABETH	00055839	MILEAGE	\$185.00
GOODLIFE FITNESS	00055840	FITNESS MEMBERSHIP	\$1,606.86
RBC GLOBAL SERVICES/RBC INVESTOR SERVICES	00055841	PAYROLL DEDUCTIONS	\$768,821.54
UNITED WAY OF NEWFOUNDLAND & LABRADOR	00055842	PAYROLL DEDUCTIONS	\$31.30
HEALTH CARE FOUNDATION	00055843	PAYROLL DEDUCTIONS	\$12.00
NAPE	00055844	PAYROLL DEDUCTIONS	\$789.80
CUPE LOCAL 569	00055845	PAYROLL DEDUCTIONS	\$27,255.12
THE WORKS	00055846	MEMBERSHIP FEES	\$588.90
RECEIVER GENERAL FOR CANADA	00055847	PAYROLL DEDUCTIONS	\$2,025.88
PARDY'S WASTE MANAGEMENT	00055848	WASTE DISPOSAL	\$742.41
ATLANTIC OFFSHORE MEDICAL SERV	00055849	MEDICAL SERVICES	\$10,566.59
BRUCE ENTERPRISES LTD.	00055850	PROFESSIONAL SERVICES	\$2,457.75
ATLANTIC PURIFICATION SYSTEM LTD	00055851	WATER PURIFICATION SUPPLIES	\$4,838.66
TOYS "R" US CANADA LTD	00055852	SUPPLIES - RECREATION PROGRAMS	\$13.54
AUDIO SYSTEMS LTD.	00055853	AUDIO EQUIPMENT	\$106.50
AUTOMOTIVE SUPPLIES 1985 LTD.	00055854	AUTO SUPPLIES	\$29.27
COSTCO WHOLESALE	00055855	MISCELLANEOUS SUPPLIES	\$554.31
ROBERT BAIRD EQUIPMENT LTD.	00055856	RENTAL OF EQUIPMENT	\$1,714.91
QUEEN'S PRINTER	00055857	ADVERTISING	\$27.12
NEWFOUNDLAND EXCHEQUER ACCOUNT	00055858	REGISTRATION OF EASEMENT	\$904.00
HERCULES SLR INC.	00055859	REPAIR PARTS	\$493.81
BATTLEFIELD EQUIP. RENTAL CORP	00055860	REPAIR PARTS	\$198.88
DOMINION STORES 924	00055861	MISCELLANEOUS SUPPLIES	\$77.87
STAPLES THE BUSINESS DEPOT - OLD PLACENTIA RD	00055862	STATIONERY & OFFICE SUPPLIES	\$110.72
GRAND CONCOURSE AUTHORITY	00055863	MAINTENANCE CONTRACTS	\$14,126.42
BELBIN'S GROCERY	00055864	CATERING SERVICES	\$222.61
TONY'S TAILOR SHOP	00055865	PROFESSIONAL SERVICES	\$531.10
INTEGRATED OCCUPATIONAL HEALTH SERVICES	00055866	JOBSITE ANALYSIS	\$367.50
BEST DISPENSERS LTD.	00055867	SANITARY SUPPLIES	\$1,810.40
ROCKWATER PROFESSIONAL PRODUCT	00055868	CHEMICALS	\$13,729.23
STANTEC CONSULTING LTD. (SCL)	00055869	PROFESSIONAL SERVICES	\$1,405.28
BLACK & MCDONALD LIMITED	00055870	PROFESSIONAL SERVICES	\$13,346.43
S & L ENTERPRISE	00055871	RENTAL OF EQUIPMENT	\$2,155.53
BLAZER CONCRETE SAWING & DRILL	00055872	PROFESSIONAL SERVICES	\$6,969.84
GRAPHIC ARTS & SIGN SHOP LIMITED	00055873	SIGNAGE	\$437.20
BARNES/BOWMAN DISTRIBUTION	00055874	REPAIR PARTS	\$6,925.78
ATLANTIC BUSINESS INTERIORS	00055875	COMPUTER EQUIPMENT	\$564.94
BRENKIR INDUSTRIAL SUPPLIES	00055876	PROTECTIVE CLOTHING	\$6,043.38
UNITED RENTAL OF CANADA INC.	00055877	RENTAL OF EQUIPMENT	\$88.84

NAME	CHEQUE #	DESCRIPTION	AMOUNT
BROWNE'S AUTO SUPPLIES LTD.	00055878	AUTOMOTIVE REPAIR PARTS	\$141.84
FARRELL'S EXCAVATING LTD.	00055879	ROAD GRAVEL	\$1,373.57
SCHOLARS CHOICE MOYER	00055880	OFFICE SUPPLIES	\$43.44
OFFICEMAX GRAND & TOY	00055881	OFFICE SUPPLIES	\$228.29
SPECTRUM INVESTIGATION & SECURITY 1998 LTD.	00055882	SECURITY SERVICES	\$5,030.31
FIRE TECH SYSTEMS LIMITED	00055883	FIRE SUPPLIES	\$10,410.69
WESTERN HYDRAULIC 2000 LTD	00055884	REPAIR PARTS	\$5,582.31
FLAGHOUSE INC	00055885	RECREATIONAL SUPPLIES	\$699.97
AMEC EARTH & ENVIRONMENTAL	00055886	WEATHER REPORTS	\$11,627.61
FASCO INDUSTRIES COMPANY LTD.	00055887	SUPPLY/INSTALL STEEL	\$15,979.33
ATLANTIC TRAILER & EQUIPMENT	00055888	REPAIR PARTS	\$663.73
LEXISNEXIS CANADA INC.	00055889	PUBLICATION	\$191.36
TRIWARE TECHNOLOGIES INC.	00055890	COMPUTER EQUIPMENT	\$842.98
CHESTER DAWE CANADA - O'LEARY AVE	00055891	BUILDING SUPPLIES	\$205.13
BURSEY EXCAVATING & DEVELOPMENT LTD.	00055892	PROFESSIONAL SERVICES	\$2,128.92
MITCHELL 1	00055893	REPAIR PARTS	\$1,817.04
CANADIAN CORPS COMMISSIONAIRES	00055894	SECURITY SERVICES	\$13,281.90
AIR LIQUIDE CANADA INC.	00055895	CHEMICALS AND WELDING PRODUCTS	\$261.37
CARSWELL DIV. OF THOMSON CANADA LTD	00055896	PUBLICATIONS	\$84.75
INTEREX	00055897	METAL/STEEL	\$210.00
WAL-MART 3196-ABERDEEN AVE.	00055898	MISCELLANEOUS SUPPLIES	\$667.05
JOE JOHNSON EQUIPMENT INC.	00055899	REPAIR PARTS	\$979.14
KENT	00055900	BUILDING SUPPLIES	\$123.22
KENT BUILDING SUPPLIES	00055901	BUILDING SUPPLIES	\$249.42
CBCL LIMITED	00055902	PROFESSIONAL SERVICES	\$8,973.23
WAL-MART 3093-MERCHANT DRIVE	00055903	MISCELLANEOUS SUPPLIES	\$221.48
THE GLOBAL GYM	00055904	GYM MEMBERSHIP	\$569.52
PF COLLINS CUSTOMS BROKER LTD	00055905	DUTY AND TAXES	\$110.54
STEELE COMMUNICATIONS	00055906	ADVERTISING	\$881.40
CONSTRUCTION SIGNS LTD.	00055907	SIGNAGE	\$3,812.62
CONTROLS & EQUIPMENT LTD.	00055908	REPAIR PARTS	\$373.71
MASK SECURITY INC.	00055909	TRAFFIC CONTROL	\$34,609.19
MAXXAM ANALYTICS INC.,	00055910	WATER PURIFICATION SUPPLIES	\$227.70
JAMES G CRAWFORD LTD.	00055911	PLUMBING SUPPLIES	\$423.68
CUMMINS EASTERN CANADA LP	00055912	REPAIR PARTS	\$11,573.25
CURTIS DAWE	00055913	PROFESSIONAL SERVICES	\$34,672.08
KENDALL ENGINEERING LIMITED	00055914	PROFESSIONAL SERVICES	\$39,983.46
MCINNES COOPER	00055915	PROFESSIONAL SERVICES	\$4,066.31
DICKS & COMPANY LIMITED	00055916	OFFICE SUPPLIES	\$620.24
HITECH COMMUNICATIONS LIMITED	00055917	REPAIRS TO EQUIPMENT	\$2,662.28
DOMINION RECYCLING LTD.	00055918	PIPE	\$234.59
THYSSENKRUPP ELEVATOR	00055919	ELEVATOR MAINTENANCE	\$84.75

NAME	CHEQUE #	DESCRIPTION	AMOUNT
RUSSEL METALS INC.	00055920	METALS	\$372.90
CANADIAN TIRE CORP.-ELIZABETH AVE.	00055921	MISCELLANEOUS SUPPLIES	\$264.23
CANADIAN TIRE CORP.-KELSEY DR.	00055922	MISCELLANEOUS SUPPLIES	\$271.13
EAST CHEM INC.	00055923	CHEMICALS	\$3,443.70
ELECTROMEGA LTD.	00055924	REPAIR PARTS	\$3,446.50
ELECTRIC MOTOR & PUMP DIV.	00055925	REPAIR PARTS	\$2,576.40
EM PLASTIC & ELECTRIC PROD LTD	00055926	REPAIR PARTS	\$141.25
ESRI CANADA	00055927	SOFTWARE RENEWAL	\$4,818.37
THE ACTIVE NETWORK, INC.	00055928	SOFTWARE RENEWAL	\$380.00
EXECUTIVE COFFEE SERVICES LTD.	00055929	COFFEE SUPPLIES	\$492.81
HOME DEPOT OF CANADA INC.	00055930	BUILDING SUPPLIES	\$658.82
DOMINION STORE 935	00055931	MISCELLANEOUS SUPPLIES	\$192.63
21ST CENTURY OFFICE SYSTEMS 1992 LTD.	00055932	OFFICE SUPPLIES	\$1,626.07
FASTSIGNS	00055933	SIGNAGE	\$187.13
BASIL FEARN 93 LTD.	00055934	REPAIR PARTS	\$208.49
IPS INFORMATION PROTECTION SERVICES LTD.	00055935	PAPER SHREDDED ON SITE	\$119.33
NL EMPLOYERS' COUNCIL	00055936	REGISTRATION RENEWALS	\$440.70
EMERGENCY REPAIR LIMITED	00055937	AUTO PARTS AND LABOUR	\$5,620.30
BRUCE SUTHERLAND ASSOCIATES LTD	00055938	REPAIR PARTS	\$325.44
GAZE SEED COMPANY 1987 LTD.	00055939	GARDENING SUPPLIES	\$366.12
IMPACT SIGNS AND GRAPHICS	00055940	SIGNAGE	\$113.00
MILLENNIUM EXPRESS	00055941	COURIER SERVICES	\$476.30
GREEN SIDE UP LTD.	00055942	FARM SOD	\$384.20
CITY WIDE TAXI	00055943	TRANSPORTATION SERVICES	\$31.50
COASTLINE SPECIALTIES	00055944	REPAIR PARTS	\$92.66
GREENWOOD SERVICES INC.	00055945	OPEN SPACE MAINTENANCE	\$5,241.41
QUALITY CLASSROOMS	00055946	SUPPLIES - RECREATION PROGRAMS	\$1,089.25
STELLAR INDUSTRIAL SALES LTD.	00055947	INDUSTRIAL SUPPLIES	\$366.69
ANNA TEMPLETON CENTRE	00055948	YOUTH EXPEDITIONS FIELD TRIP	\$295.00
ATLANTIC OILFIELD & INDUSTRIAL SUPPLY	00055949	INDUSTRIAL SUPPLIES	\$1,332.55
WILLIAMS MARINE LIMITED	00055950	REPAIR PARTS	\$90.34
SIMPLEX GRINNELL	00055951	PROFESSIONAL SERVICES	\$789.58
OMNITECH INC.	00055952	REPAIR PARTS	\$16.95
PROVINCIAL FENCE PRODUCTS	00055953	FENCING MATERIALS	\$3,051.00
DOMINION STORES 934	00055954	MISCELLANEOUS SUPPLIES	\$33.96
DELL CANADA INC.	00055955	COMPUTER SUPPLIES	\$5,136.98
XYLEM CANADA COMPANY	00055956	REPAIR PARTS	\$248.05
SCOPE MEDIA INC.	00055957	ADVERTISING	\$755.69
EASTERN PROPANE	00055958	PROPANE	\$506.19
SERVICE PLUS INC.	00055959	RENTAL OF EQUIPMENT	\$2,766.24
HARRIS & ROOME SUPPLY LIMITED	00055960	ELECTRICAL SUPPLIES	\$1,253.90
HARVEY & COMPANY LIMITED	00055961	REPAIR PARTS	\$12,996.38

NAME	CHEQUE #	DESCRIPTION	AMOUNT
HARVEY'S OIL LTD.	00055962	PETROLEUM PRODUCTS	\$59,830.50
G4S CASH SERVICES (CANADA) LTD	00055963	MONTHLY SAFE RENTAL	\$47.97
GUILLEVIN INTERNATIONAL CO.	00055964	ELECTRICAL SUPPLIES	\$287.10
HEATING PRODUCT 1978 LTD.	00055965	STEAM COILS	\$176.28
BRENNTAG CANADA INC	00055966	CHLORINE	\$4,294.00
PRACTICAR CAR & TRUCK RENTALS	00055967	VEHICLE RENTAL	\$7,707.73
GRAYMONT (NB) INC.,	00055968	HYDRATED LIME	\$18,217.95
HICKMAN MOTORS LIMITED	00055969	AUTO PARTS	\$35,853.07
HISCOCK RENTALS & SALES INC.	00055970	HARDWARE SUPPLIES	\$304.53
HOLDEN'S TRANSPORT LTD.	00055971	RENTAL OF EQUIPMENT	\$2,000.10
HOLLAND NURSERIES LTD.	00055972	FLORAL ARRANGEMENT	\$423.75
DISTRIBUTION BRUNET INC.,	00055973	REPAIR PARTS	\$668.96
SCOTIA RECYCLING (NL) LIMITED	00055974	REPAIR PARTS	\$147,072.84
IRC NEWFOUNDLAND LTD.	00055975	REPAIR PARTS	\$211.88
IMPRINT SPECIALTY PROMOTIONS LTD	00055976	PROMOTIONAL ITEMS	\$135.46
HICKMAN DODGE JEEP CHRYSLER	00055977	PURCHASE OF VEHICLE	\$28,904.27
UMBRELLA SECURITY	00055978	ALARM MONITORING	\$254.25
D & S VACUUM TRUCK SERVICES LTD.	00055979	PORTABLE TOILETS CANADA DAY	\$1,130.00
PRINTER TECH SOLUTIONS INC.,	00055980	REPAIRS TO EQUIPMENT	\$1,016.54
IDEXX LABORATORIES	00055981	VETERINARY SUPPLIES	\$447.48
CHRISTOPHER'S CAFE & CATERING	00055982	CATERING SERVICES	\$49.71
SOFTCHOICE CORPORATION	00055983	SOFTWARE RENEWAL	\$706.70
TRANE CANADA CO.	00055984	PROFESSIONAL SERVICES	\$2,221.58
KAVANAGH & ASSOCIATES	00055985	PROFESSIONAL SERVICES	\$251,159.67
WORK AUTHORITY	00055986	UNIFORMS	\$124.29
KENT BUILDING SUPPLIES	00055987	BUILDING SUPPLIES	\$129.27
FINE FOOD FACTORY	00055988	SANDWICH TRAYS	\$304.00
ENG ENVIRONMENTAL TECHNOLOGOES INC.,	00055989	REPAIR PARTS	\$5,226.25
THE TOY BOX	00055990	REPAIR PARTS	\$3,954.99
MULTI-MATERIALS STEWARDSHIP BOARD (MMSB)	00055991	REGISTRATION FEE	\$310.75
KERR CONTROLS LTD.	00055992	INDUSTRIAL SUPPLIES	\$499.28
MCDONALD'S HOME HARDWARE	00055993	HARDWARE SUPPLIES	\$395.41
MCLOUGHLAN SUPPLIES LTD.	00055994	ELECTRICAL SUPPLIES	\$1,672.30
WAJAX INDUSTRIAL COMPONENTS	00055995	REPAIR PARTS	\$193.30
NU-WAY EQUIPMENT RENTALS	00055996	RENTAL OF EQUIPMENT	\$6,777.18
NEWFOUNDLAND DESIGN ASSOCIATES	00055997	PROFESSIONAL SERVICES	\$241,286.49
TOROMONT CAT	00055998	AUTO PARTS	\$600.98
R NICHOLLS DISTRIBUTORS INC.	00055999	PROTECTIVE CLOTHING	\$9,155.83
PERIDOT SALES LTD.	00056000	REPAIR PARTS	\$1,162.28
J & J SEARCHING SERVICES	00056001	MECHANIC LIEN SEARCH	\$56.50
K & D PRATT LTD.	00056002	REPAIR PARTS AND CHEMICALS	\$2,805.23
PROFESSIONAL UNIFORMS & MATS INC.	00056003	PROTECTIVE CLOTHING	\$10,778.85

NAME	CHEQUE #	DESCRIPTION	AMOUNT
PUROLATOR COURIER	00056004	COURIER SERVICES	\$142.89
REPROGRAPHICS LTD.	00056005	TONER CARTRIDGES	\$41.54
RIDEOUT TOOL & MACHINE INC.	00056006	TOOLS	\$2,075.16
NAPA ST. JOHN'S 371	00056007	AUTO PARTS	\$395.49
ST. JOHN'S TRANSPORTATION COMMISSION	00056008	CHARTER SERVICES	\$3,625.00
BIG ERICS INC	00056009	SANITARY SUPPLIES	\$952.70
SANSOM EQUIPMENT LTD.	00056010	REPAIR PARTS	\$17,118.24
STRONGCO	00056011	REPAIR PARTS	\$136.73
CHANDLER	00056012	UNIFORMS	\$789.06
SPEEDY AUTOMOTIVE LTD.	00056013	AUTOMOTIVE SUPPLIES	\$338.38
SUPERIOR OFFICE INTERIORS LTD.	00056014	OFFICE SUPPLIES	\$508.50
SUPERIOR PROPANE INC.	00056015	PROPANE	\$2,285.00
THRIFTY CAR RENTALS	00056016	VEHICLE RENTAL	\$3,252.14
TULKS GLASS & KEY SHOP LTD.	00056017	PROFESSIONAL SERVICES	\$139.56
URBAN CONTRACTING JJ WALSH LTD	00056018	PROPERTY REPAIRS	\$2,768.50
SIEMENS CANADA LIMITED	00056019	MOTOR/REPAIRS	\$3,909.39
WAL-MART 3092-KELSEY DRIVE	00056020	MISCELLANEOUS SUPPLIES	\$1,122.42
XEROX CANADA LTEE	00056021	RENTAL OF OFFICE EQUIPMENT	\$994.49
CANADIAN HOUSING & RENEWAL ASSOCIATION	00056022	MEMBERSHIP FEES	\$1,130.00
DR. KARL MISIK	00056023	MEDICAL EXAMINATION	\$20.00
SPARTAN FITNESS	00056024	REPAIR PARTS	\$158.20
DR. ROBERT WOODLAND	00056025	MEDICAL EXAMINATION	\$20.00
DR. D.S. SQUIRE	00056026	MEDICAL EXAMINATION	\$40.00
DR. RANDY HART	00056027	MEDICAL EXAMINATION	\$20.00
WALSH, DAVE	00056028	RECREATION PROGRAM REFUND	\$60.00
TECHNICAL ROPE & RESCUE	00056029	TRAINING PROGRAM	\$1,774.10
MATTHEW HORNELL	00056030	PERFORMANCE FEE LUNCHTIME CONCERT	\$800.00
BELL MOBILITY INC. RADIO DIVISION	00056031	MAINTENANCE CHARGES & REPAIRS	\$295.86
HUNGRY HEART CAFE	00056032	SANDWICH TRAYS	\$70.05
THISTLE, WAYNE	00056033	PROFESSIONAL SERVICES	\$4,590.62
DROVER, JUSTIN	00056034	SOCCER REFEREE	\$148.56
BUTLER, MEKAELA	00056035	SOCCER REFEREE	\$57.76
TAYLOR, ANDREW	00056036	SOCCER REFEREE	\$24.76
TRELA, CONRAD	00056037	SOCCER REFEREE	\$81.14
TUCK, STEPHANIE	00056038	SOCCER REFEREE	\$44.00
LEWIS, LIAM	00056039	SOCCER REFEREE	\$66.00
YETMAN, BILLI ANN	00056040	SOCCER REFEREE	\$48.14
RAMSAY, EMMA	00056041	SOCCER REFEREE	\$22.00
MORRIS, SANDY	00056042	PERFORMANCE FEE LUNCHTIME CONCERT	\$200.00
RAMJATTAN, DR. BRIAN	00056043	MEDICAL EXAMINATION	\$20.00
KRISTEN JENKINS	00056044	SOCCER REFEREE	\$89.36
CARLA EVANS	00056045	RECREATION PROGRAM REFUND	\$50.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
WILLIAM BRENNAN	00056046	PERFORMANCE FEE LUNCHTIME CONCERT	\$226.00
JENNIFER WALL	00056047	RECREATION PROGRAM REFUND	\$150.00
SAMUEL MAHON	00056048	SOCCER REFEREE	\$23.38
TRINITY HOSPITALITY SERVICES INC.	00056049	LUNCHEON	\$77.69
DR. S. NAFISI	00056050	MEDICAL EXAMINATION	\$20.00
DR. GARY RIDEOUT	00056051	MEDICAL EXAMINATION	\$20.00
LONG, JACQUELINE	00056052	RECREATION PROGRAM REFUND	\$112.00
SOBEYS ROPEWALK LANE	00056053	MISCELLANEOUS SUPPLIES	\$821.34
DR. DAN MALONE	00056054	MEDICAL EXAMINATION	\$75.00
DR. DAVID MERCER	00056055	MEDICAL EXAMINATION	\$20.00
THE UNIFUND ASSURANCE COMPANY	00056056	LEGAL CLAIM	\$7,000.00
CMJ CONTRUCTION	00056057	REFUND PERMIT	\$1,020.60
ROBERT CASS	00056058	RECREATION PROGRAM REFUND	\$85.00
K & C LANDSCAPING	00056059	LEGAL CLAIM	\$221.48
WALLACE STANLEY	00056060	RECREATION PROGRAM REFUND	\$50.00
KENDRA WRIGHT	00056061	RECREATION PROGRAM REFUND	\$65.00
DR. CAROLINE ALTEEN	00056062	MEDICAL EXAMINATION	\$20.00
BROWN, MADDISON	00056063	SOCCER REFEREE	\$44.00
BUDGELL, HANNAH	00056064	SOCCER REFEREE	\$67.38
DALEY, BECKY	00056065	SOCCER REFEREE	\$22.00
LEWIS, SARAH	00056066	SOCCER REFEREE	\$44.00
GERALD AND SANDRA LOCKE	00056067	LEGAL CLAIM	\$152.41
CORNERSTORE CONTRACTING LTD.	00056068	LEGAL CLAIM	\$2,346.00
DR. JACQUELINE ELLIOTT	00056069	MEDICAL EXAMINATION	\$20.00
ROXANNE ELLIOTT	00056070	RECREATION PROGRAM REFUND	\$35.00
JOHN WILLIAMS	00056071	LEGAL CLAIM	\$65.00
DANETTE EDDY	00056072	PERFORMANCE FEE LUNCHTIME CONCERT	\$200.00
MICHAEL DEVERTEUIL	00056073	REFUND WATER DIG	\$500.00
CHERYL BRACE	00056074	RECREATION PROGRAM REFUND	\$112.00
TAYLOR, MICHELLE	00056075	SOCCER REFEREE	\$44.00
SHORTALL, LUCAS	00056076	SOCCER REFEREE	\$111.42
JENKINS, ALYSSA	00056077	SOCCER REFEREE	\$55.00
CADIGAN, SARAH	00056078	SOCCER REFEREE	\$37.14
HEARN DISTRIBUTING LTD AND K&P ENTERPRISES LTD	00056079	LEGAL CLAIM	\$285.58
MCLEOD, JAMES	00056080	REFUND ATIPP	\$5.00
WINSOR, MICHELLE	00056081	MILEAGE	\$52.15
STANLEY, KEITH	00056082	REFUND DRIVERS MEDICAL EXAMINATION	\$50.00
JONES, CHRISTINA	00056083	MILEAGE	\$80.07
PINSENT, JEFF	00056084	MILEAGE	\$9.64
KELLY, KAREN	00056085	MILEAGE	\$81.99
ROSE, TRISHA	00056086	MILEAGE	\$46.36
DUGGAN, DEREK	00056087	MILEAGE	\$25.62

NAME	CHEQUE #	DESCRIPTION	AMOUNT
LETTO, LORI	00056088	MILEAGE	\$12.09
NADINE MARTIN	00056089	MILEAGE	\$110.23
MELISSA MURRAY	00056090	MILEAGE	\$44.40
PARDY, SHELLEY	00056091	RECREATION PROGRAM REFUND	\$85.00
MIKE DOOLING	00056092	MILEAGE	\$61.20
RALPH, SUSAN	00056093	MILEAGE	\$209.26
JORDAN, CRYSTAL	00056094	MILEAGE	\$41.43
SHERRY MERCER	00056095	MILEAGE	\$39.32
BRUCE PEARCE	00056096	MILEAGE	\$28.19
KRISTA GLADNEY	00056097	MILEAGE	\$99.85
BRANDON COLLIER	00056098	PURCHASE OF PEGS FOR SOCCER PROGRAM	\$45.20
STANLEY CANADA CORPORATION	00056099	REPAIR PARTS	\$306.23
PARTS FOR TRUCKS INC.	00056100	REPAIR PARTS	\$1,302.66
NEWFOUNDLAND POWER	00056101	ELECTRICAL SERVICES	\$259,580.17
BELL ALIANT	00056102	TELEPHONE SERVICES	\$42,237.68
RECEIVER GENERAL FOR CANADA	00056103	PAYROLL DEDUCTIONS	\$593,255.15
NEWFOUNDLAND EXCHEQUER ACCOUNT	00056104	REGISTRATION OF EASEMENT	\$11.30
DETTMER, ELKE	00056105	HONORARIUM FOR CRUISE VISIT	\$100.00
TONY MOORES & IMELDA MCDONALD	00056106	HONORARIUM FOR CRUISE VISIT	\$100.00
SMITH, GERALD	00056107	HONORARIUM FOR CRUISE VISIT	\$100.00
MATTATALL, DAVID	00056108	SOCCER REFEREE	\$22.00
COSSAR, JOHN	00056109	HONORARIUM FOR CRUISE VISIT	\$150.00
PUBLIC SERVICE CREDIT UNION	00056110	PAYROLL DEDUCTIONS	\$9,460.45
CITY OF ST. JOHN'S	00056111	REPLENISH PETTY CASH	\$82.89
RON FOUGERE ASSOCIATES LTD	00056112	ARCHITECTURAL SERVICES	\$584,702.34
EXP	00056113	PROFESSIONAL SERVICES	\$1,055.93
BARACO-ATLANTIC CORPORATION	00056114	CONTRACT PAYMENT	\$452,070.66
TRIDENT CONSTRUCTION	00056115	CONTRACT PAYMENT	\$116,677.97
NEWFOUND CONSTRUCTION LTD.	00056116	CONTRACT PAYMENT	\$440,308.13
GORDON BARNES	00056117	PROFESSIONAL SERVICES	\$2,400.00
RECEIVER GENERAL FOR CANADA	00056118	PAYROLL DEDUCTIONS	\$186,834.36

Total: \$5,590,971.62

MEMORANDUM

Date: July 19, 2013

To: His Worship the Mayor & Members of Council

From: Paul Mackey, P. Eng.,
Deputy City Manager, Public Works

Re: **RHB Waste Management Facility
Integrated Wildlife Management Plan**

Attached for your consideration is a background report from Steve Colford on a request for proposals (RFP) to provide wildlife management services at the Robin Hood Bay Landfill. This requirement was anticipated as an integral part of the upgrading of the Robin Hood Bay site and funding is allocated for this purpose in the operating budget.

Recommendation:

I recommend the award of the contract for the provision of Integrated Wildlife Management Services to Braemar Services in accordance with the terms and conditions of the RFP for the amount of \$17,081.00 (plus HST) per month.

Paul Mackey

Paul Mackey, P. Eng.,
Deputy City Manager, Public Works

Attach.

ST. JOHN'S

DEPARTMENT OF PUBLIC WORKS & PARKS
CITY OF ST. JOHN'S PO BOX 908 ST. JOHN'S NL CANADA A1C 5M2 WWW.STJOHNS.CA

Date: July 19, 2013

To: Paul Mackey, Deputy City Manager – Public Works

From: Stephen Colford, P. Eng., MBA, Manager-Waste and Recycling

**Re: Robin Hood Bay Waste Management Facility
Integrated Wildlife Management Plan**

At the Robin Hood Bay Waste Management Facility it is known that gulls use the site in large numbers almost all year round and these gulls contribute to the wildlife hazard at St. John's International Airport. In the absence of efforts to manage the gulls, this condition can be expected to persist. In order to effectively manage gulls, a fully integrated management approach will be initiated with the aim to break the habituation of most of the gulls at this Facility and its immediate environment.

The City of St. John's received two (2) proposals in response to the City's request for proposals (RFP) for an Integrated Wildlife Management Plan (IWMP) at the Robin Hood Bay Waste Management Facility. The two proposals were received from Braemar Services and Orkin Canada upon closing of the RFP on June 21, 2013.

These proposals were independently evaluated by four (4) staff members from the Department of Public Works. All staff members who reviewed the technical proposals scored Braemar higher in their evaluation. Braemar were also lower in cost at \$17,081.00 (plus HST) per month, compared to \$22,472.42 (plus HST) per month for the services provided by Orkin.

It is recommended that the City award the contract for the IWMP to Braemar Services under the terms of the RFP for the amount of \$17,081.00 (plus HST) per month.

Stephen Colford, P. Eng., MBA

MEMORANDUM

Date: July 22, 2013
Mr. Neil Martin , Ms. Margaret Bennett, Ms. Phyllis Bartlett

From: John Hamilton – Senior Buyer

Re: Council Approval – Request for Proposal – Project No. 32-13PHM
Supply and Deliver Road Salt for 2013/2014 Season

The result of RFP Project No. 32-13PHM, Supply and Deliver Road Salt for 2013/2014 Season is as follows:

A. Harvey & Company Limited **\$2,766,400.00 (plus tax)**

It is recommended to award this RFP to the sole bidder meeting specifications A. Harvey & Company Limited. Taxes are extra to quoted price.

(original signed)

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: July 30/2013
To: Mr. Neil Martin, Ms. Margaret Bennett, Ms. Phyllis Bartlett.
From: Chris Davis – Buyer
Re: Council Approval

The results of Tender 2013074, Safety Supplies are as follows.

Section # 1 Stellar Industrial Sales	\$36,172.97
Section # 2 Wajax Industrial Components	\$ 5,394.62
Section # 3 McLoughlan Supplies Ltd.	\$ 1,892.05
Section # 4 Brenkir Industrial Supplies	\$ 3,259.26
Section # 5 Stellar Industrial Sales	\$ 2,827.20
Section # 6 Spartan Industrial Marine	\$ 448.50
Section # 7 JRV Distribution	\$ 1,742.13
Section # 8 Colonial Auto Parts	\$ 2,975.74
Section # 9 Canceled	
Section # 10 Brenkir Industrial Supplies	\$ 4,319.10
Section # 11 McLoughlan Supplies Ltd.	\$ 670.64
Section # 12 Spartan Industrial Marine	\$ 1,694.00
Section # 13 Brenkir Industrial Supplies	\$ 981.75
Total Price	\$62,377.96

It is recommended to award this tender to the lowest bidder meeting specifications for each section, as per the Public Tendering Act.

(Prices are Excluding HST)

(original signed)

Chris Davis

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

NOTICE OF MOTION

TAKE NOTICE that I will at the next regular meeting of the St. John's Municipal Council move an amendment to section 93 of the Rules of Procedure so as to provide that the appointment of Chairpersons of the Standing Committees is made via a regular meeting of Council .

DATED at St. John's, NL this 5th day of August, 2013

Councillor Sheilagh O'Leary

MEMORANDUM

Date: July 18, 2013
To: Mayor and Members of Council
From: Linda Bishop, Acting City Solicitor
Re: 45 Anthony Avenue

The owner of 45 Anthony Avenue is interested in purchasing the small parcel of City land which separates his land from the street. This land also provides access to the land adjacent to 45 Anthony Avenue which the applicant is also in the process of purchasing from a third party.

I recommend that this land be sold to the applicant at a price based on \$3.00 per square foot (approximately \$2,000.00) plus usual administration fees and HST contingent upon him acquiring the adjacent land first.

I request that this matter be brought before Council at the next Regular Meeting.

(original signed)

Linda S. Bishop, LL.B.
Acting City Solicitor

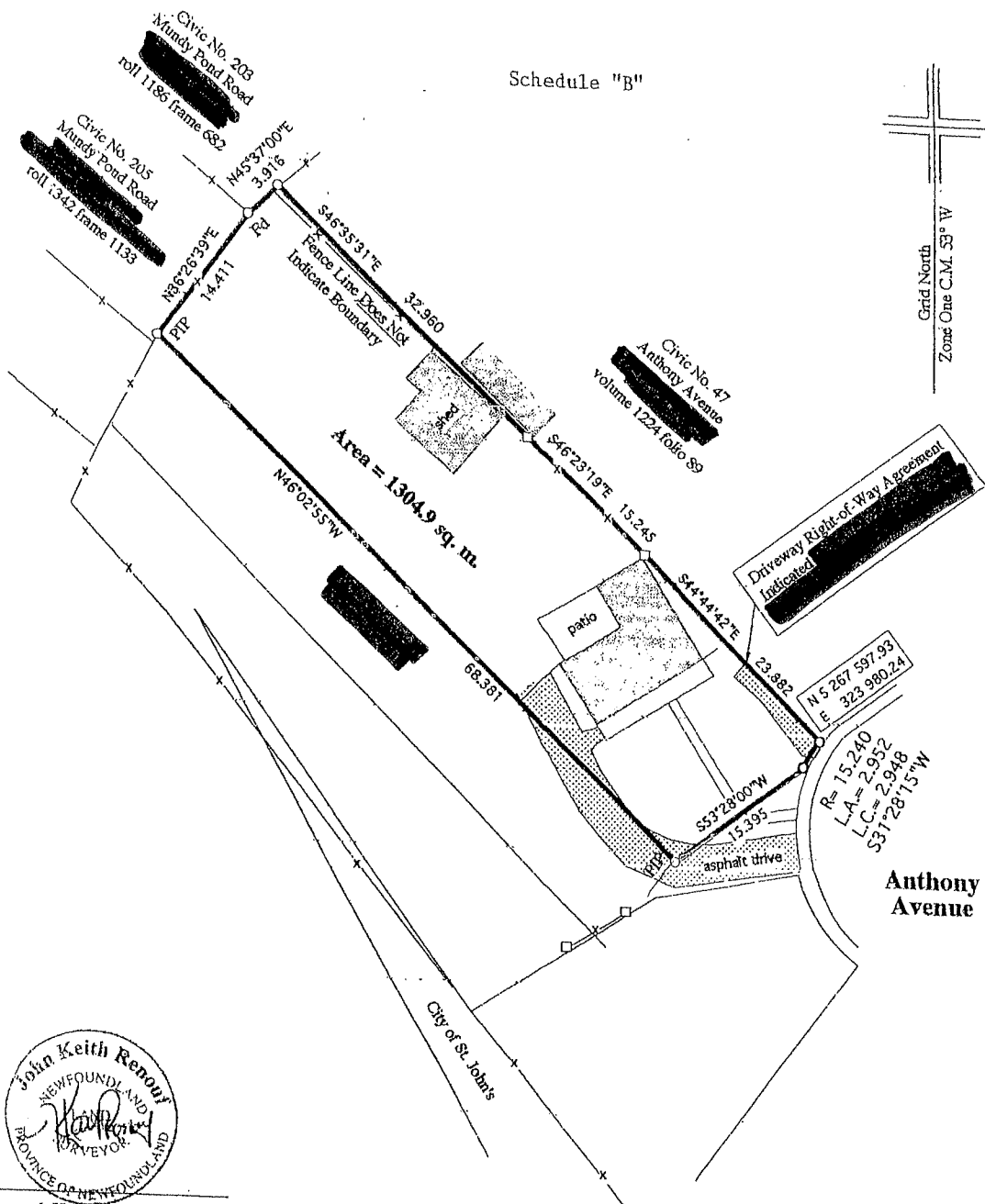
Attachment

ST. JOHN'S

LEGAL DEPARTMENT

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

Schedule "B"



J. Keith Renouf, NLS

NOTES

All distances are metric horizontal ground distances

LEGEND

- ENCE POST □
- OLE OR LIGHT STANDARD ○
- ROPERTY DEALT WITH —
- ENCE LINES —
- ASEMENTS —
- OUND Fd.

NAD 83

CONTROL MONUMENT USED	
80G2208	N 5 267 827.276
	E 323 737.117
80G2207	N 5 267 652.183
	E 323 861.264

[Handwritten signature] ms

revised : 24 November 2004

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HAWCO KING RENOUF LIMITED		GEOGRAPHIC INFORMATION PROFESSIONALS	
300 Portugal Cove Place, St. John's Newfoundland		Phone : (709) 579-1492 Fax : (709) 579-1019	
SURVEY BY: JG, BH	LEGAL SURVEY PLAN	FOR	SCALE: 1 : 500
DRAWN BY: JG	Civic No. 45 Anthony Avenue		DATE: April 16, 1998
BOOK No.: 98-01	St. John's, Newfoundland		JOB No.: 98-063

MEMORANDUM

Date: 24 July 2013
To: Mayor and Members of Council
From: Linda S. Bishop, Acting City Solicitor
Re: 234 Portugal Cove Road

The City requires an easement from the property at 234 Portugal Cove Road for replacement of the water transmission line.

The owners have agreed to grant the easement for the consideration of seven hundred and fifty dollars (\$750.00), plus legal fees.

I recommend that approval be given to compensate in this amount and request that this matter be brought before Council at the next Regular Meeting.

(original signed)

Linda S. Bishop, LL.B.
Acting City Solicitor

ST. JOHN'S

LEGAL DEPARTMENT

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

MEMORANDUM

Date: July 31, 2013
To: Mayor O'Keefe and Members of Council
From: Gareth Griffiths, Manager Real Estate Services
Re: **Kiwanis Street**

The City requires 2 parcels of land from the Putt family at Kenmount Road for the construction of Kiwanis Street.

Since title is not straight forward and there are so many owners, and correspondence to them has not resulted in positive negotiations, I recommend that the lands be expropriated. Attached is a Notice of Expropriation for execution. I request that this matter be brought before Council at the next regular meeting.

(original signed)

Linda Bishop,
Acting City Solicitor

LB/jcd

Attachment

ST. JOHN'S

LEGAL DEPARTMENT

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

MEMORANDUM

Date: July 31, 2013

To: Mayor O'Keefe and Members of Council

From: Linda Bishop, Acting City Solicitor

Re: Portugal Cove Road, Water Line Easement, Pentecostal Assemblies

The City requires an easement from the Pentecostal Assemblies for replacement of the water transmission line at Portugal Cove Road.

The owner has agreed to accept \$10,000.00, plus legal fees, for this easement.

I recommend that approval be given to proceed to acquire this easement, at this cost, and request that this matter be brought before Council at the next regular meeting.

(original signed)

Linda Bishop,
Acting City Solicitor

LB/jcd

ST. JOHN'S

LEGAL DEPARTMENT

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

MEMORANDUM

Date: August 1, 2013
To: Mayor O'Keefe and Members of Council
From: Linda Bishop, Acting City Solicitor
Re: **Portugal Cove Road # 238, Water Transmission Line**

The City requires an easement on land of 238 Portugal Cove Road for replacement of the water transmission line.

An offer was made to the owners but no reply has been received and there has been no success in negotiating the acquisition of the easement.

I recommend that the easement be expropriated and request that this matter be brought before Council at the next regular meeting. The Notice of Expropriation is attached for execution.

(original signed)

Linda Bishop,
Acting City Solicitor

LB/jcd
Attachment

ST. JOHN'S

LEGAL DEPARTMENT

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

MEMORANDUM

Date: August 1, 2013
To: Mayor O'Keefe and Members of Council
From: Linda Bishop, Acting City Solicitor
Re: **Patrick Street #136**

The owner of 136 Patrick Street has permitted the City to use the rear of his property at Hollett Place for the plowing of snow. As part of the agreement, the City acknowledged that the land was his and the City did not claim any ownership.

The property is now for sale and because of the use by the City, the purchasers' solicitor has requested that he City execute a Quit Claim Deed to the land.

I recommend that this Deed (attached) be executed by the City and request that this land be brought before Council at the next regular meeting.

(original signed)

Linda Bishop,
Acting City Solicitor

LB/jcd
Attachment

ST. JOHN'S

LEGAL DEPARTMENT

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

MEMORANDUM

Date: August 1, 2013
To: Mayor O'Keefe and Members of Council
From: Linda Bishop, Acting City Solicitor
Re: **Water Street #312, Propane Tanks**

In 2009, the City leased land at Williams Lane to the owner of 312 Water Street, for the installation of propane tanks.

It has been brought to our attention that these tanks are no longer being used, and an abutting property owner is complaining about their existence.

I recommend that the lease be terminated upon 60 days notice, as per provisions in the lease, and that the tanks be removed.

I request that this matter be brought before Council at the next regular meeting.

(original signed)

Linda Bishop,
Acting City Solicitor

LB/jcd

ST. JOHN'S

LEGAL DEPARTMENT

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

MEMORANDUM

Date: August 1, 2013
To: Mayor O'Keefe and Members of Council
From: Linda Bishop, Acting City Solicitor
Re: **McNiven Place Ball Field, Newfoundland Power**

Newfoundland Power requires an easement from the City over land at McNiven Street for the power line and infrastructure that was installed to provide lighting to the ball field.

I recommend that approval be given to grant this easement and attached the document for execution.

I request that this matter be brought before Council at the next regular meeting.

(original signed)

Linda Bishop,
Acting City Solicitor

LB/jcd
Attachment

ST. JOHN'S

LEGAL DEPARTMENT

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

MEMORANDUM

Date: August 1, 2013
To: Mayor O'Keefe and Members of Council
From: Linda Bishop, Acting City Solicitor
Re: **Churchill Avenue, Pleasantville**

Newfoundland Power requires an easement over city land for distributing power to the City's affordable housing project and the apartment buildings to the rear.

I recommend that approval be given to grant this easement and attached is the document for execution.

I request that this matter be brought before Council at the next regular meeting.

(original signed)

Linda Bishop,
Acting City Solicitor

LB/jcd
Attachment

ST. JOHN'S

LEGAL DEPARTMENT

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

Ratification

E-Poll, August 5, 2013

Development Committee Rejection of the following application:

**Proposed Residential Building Lot
Crown Land Grant Referral 0.65 Hectares
Maxwell Place, Ward 2 – Residential Low Density (R1) Zone**

	Yes	No
Mayor Dennis O'Keefe		N/A
Deputy Mayor Shannie Duff	X	
Councillor Sheilagh O'Leary	X	
Councillor Tom Hann	X	
Councillor Sandy Hickman	X	
Councillor Gerry Colbert		N/A
Councillor Danny Breen		N/A
Councillor Frank Galgay	X	
Councillor Bruce Tilley	X	
Councillor Debbie Hanlon		N/A
Councillor Wally Collins	X	