

**AGENDA  
REGULAR MEETING**

**DECEMBER 10<sup>th</sup>, 2012  
4:30 p.m.**

**ST. JOHN'S**

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# MEMORANDUM

December 7<sup>th</sup>, 2012

In accordance with Section 42 of the City of St. John's Act, the Regular Meeting of the St. John's Municipal Council will be held on **Monday, December 10<sup>th</sup>, 2012 at 4:30 p.m.**

Please note there will not be a special meeting.

By Order

Neil A. Martin  
City Clerk

# ST. JOHN'S

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

**AGENDA  
REGULAR MEETING  
DECEMBER 10<sup>th</sup>, 2012  
4:30 p.m.**

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

**1. Call to Order**

- a. Budget Speech

**2. Approval of the Agenda**

**3. Adoption of the Minutes**

- a. Minutes of December 3<sup>rd</sup>, 2012

**4. Business Arising from the Minutes**

**A. Included in the Agenda**

- 1. Memorandum dated December 4, 2012 from the Director of Planning  
Re: Application to Rezone Property to the Residential Low Density (R1) Zone  
Proposed Residential Development  
Property Located North of Coventry Way (**Ward 3**)  
Applicant : Nosegard Holdings Ltd.

**2. Other Matters**

**3. Notices Published**

- 1. **A Discretionary Use Application** has been submitted requesting permission to demolish the existing dwelling located at **Civic No. 496 Southside Road** to construct a Multiple Unit Building. This building will contain three (3) residential units and each residential unit will contain two (2) bedrooms. Three (3) on-site parking spaces will be provided. The subject building is located in the Residential Medium Density (R2) Zone where Multiple Dwellings may be allowed by the St. John's Municipal Council as a Discretionary Use. (**Ward 2**)
- 2. **A Discretionary Use Application** has been submitted by 62554 Newfoundland and Labrador Inc. requesting permission to develop the vacant parcel of land located at **Civic No. 12-20 Mount Cashel Road** for a residential development. The proposed Private Planned Unit Development (PUD) will consist of twenty-seven (27) townhouse style dwelling units. The application site is zoned as Residential Medium Density (R2) where a Planned Unit Development may be allowed by the St. John's Municipal Council as a Discretionary Use. (Ward 4)

**Three (3) Submissions**

**Memorandum dated December 6, 2012 from the Director of Planning**

**5. Public Hearings**

**6. Committee Reports**

- a. Development Committee Report dated December 4, 2012
- b. Regional Waste Water Services Committee Report, November 30, 2012

**7. Resolutions**

- a. Tax Resolutions (To be tabled)

**8. Development Permits List**

**9. Building Permits List**

**10. Requisitions, Payrolls and Accounts**

**11. Tenders**

- a. Tender – Light Equipment/General Mechanical Repair
- b. Tender – Heavy Equipment/General Mechanical Repair
- c. Tender – Heavy Truck/General Mechanical Repair

**12. Notices of Motion, Written Questions and Petitions**

**13. Other Business**

- a. Correspondence from the Mayor's Office
- b. Items Added by Motion

**14. Adjournment**



December 3<sup>rd</sup>, 2012

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

His Worship the Mayor presided.

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

Regrets: Deputy Mayor Duff and Councillor Tilley.

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

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

##### **SJMC2012-12-03/601R**

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

- a. Memorandum dated December 3, 2012 from His Worship the Mayor  
Re: Marine Rescue Sub Centre
- b. Media Release – MACS Age Friendly City Report
- c. Media Release – Extended Hours for Household Hazardous Waste Depot in 2013

#### **Adoption of Minutes**

##### **SJMC2012-12-03/602R**

**It was decided on motion of Councillor O'Leary; seconded by Councillor Breen: That the minutes of November 26<sup>th</sup>, 2012 meeting be adopted as presented.**

**Financial Statements, December 31, 2011**

Councillor Breen presented the City of St. John's Consolidated Financial Statements for the year ended December 31, 2011.

**SJMC2012-12-03/603R**

**It was moved by Councillor Hickman; seconded by Councillor Breen: That the City of St. John's Consolidated Financial Statements for the year ended December 31, 2011 be approved as presented.**

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

**Committee Reports**

Council considered the following Development Committee Report dated November 27, 2012:

**RECOMMENDATION**

**Discretionary Use Application for Infill Housing for a Rear Extension for one (1) Additional Dwelling Unit  
Civic Number 19 Malta Street (WARD 2)**

It is the recommendation of the Development Committee that Council reject the Discretionary Use Application for the proposed rear extension to accommodate a third dwelling unit.



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Robert Smart  
City Manager/Chair – Development Committee

**SJMC2012-12-03/604R**

**It was moved by Councillor Hann; seconded by Councillor Galgay: That the Committee's recommendation of rejection be accepted.**

Members of Council voting in favour of the motion agreed that based on the concerns expressed in written submissions to approve the use for an additional dwelling unit would be an overdevelopment of this property and exacerbate the parking issues in the area. Councillor Colbert though supporting the motion noted that the same concerns were expressed by residents with respect to a similar development on Newtown Road, which was approved by Council.

**Following discussion, the motion being put was carried with Councillor Hanlon dissenting.**

### **Planning Committee Report**

Council considered the following Planning & Housing Standing Committee Report dated November 28, 2012:

1. **Nicole Hamlyn and Glen Rowsell re: Proposed Rezoning of Property at Civic #331 Thorburn Road for one (1) Single Detached House (Previously rejected by Council on September 4, 2012) Ward 4**

The Committee met with Ms. Hamlyn and Mr. Rowsell regarding their application to rezone property at 331 Thorburn Road to allow one single detached house with a private water and sewage system.

During its discussion on the application, the Committee considered the following points:

- a. Only 11.9 meters of street frontage is far less than the required 45 meters. To meet the minimum frontage of 45 metres, the building line would have to be set back approximately 150 metres from Thorburn Road.
- b. This area of Thorburn Road is unserviced, and the RR Zone boundary has been drawn just deep enough to allow the development of unservice lots that front onto the road. Pushing the zone boundary deeper on this property to allow the development of another lot would not be consistent with the objectives of the St. John's Municipal Plan.
- c. To permit this development would make the existing lot non-conforming.
- d. The land in question is owned by the parents of the applicant and as such a building lot can be created that would conform to required standards.

**Moved by Councillor Breen; seconded by Councillor Galgay that Council reaffirm its original rejection of the rezoning application.**

- **One nay (Hickman)**
- **carried**

**2. Representative from N.D. Dobbin Properties Limited re: Proposed Rezoning of Property at 640-642 Empire Avenue to permit the construction of a three storey 15 unit rental apartment building (Ward 3)**

The Committee met with Ms. Gail Boggan of N.D. Dobbin Properties Ltd. and Mr. Glenn Barnes of A.E. Consultants regarding the application from N.D. Dobbin Properties Ltd. to construct the above-noted apartment building which is intended exclusively for older adults (age 55+).

**Moved by Councillor Breen; seconded by Councillor O’Leary that the application to rezone land at 640-642 Empire Avenue just west of Jenson Camp Road, from the Residential Low Density (R1) Zone to the Apartment Low Density (A1) Zone to facilitate the development of a 3-storey, 15-unit rental apartment building for seniors be advertised for public review and comment. Upon completion of the public advertising process, the application will be referred to a future regular meeting of Council for a decision on the proposed rezoning.**

**During discussion it was agreed that the Planning staff should contact the proponent to determine if they would be prepared to see the property rezoned to the A1 zone, with a site specific text amendment to the St. John’s Development Regulations, if Council should ultimately decide to approve the rezoning. This site specific amendment would limit the future use of the property under an A1 Zone designation, to a seniors’ apartment building only, which is a permitted use in that zone.**

**It was also suggested by the Committee that if approval is given for a seniors’ apartment building, that the proponent be requested to construct a bus shelter as close as possible to the apartment building.**

**3. Representatives of Capital Ready Mix re: Proposed Rezoning of Property to allow expansion to existing Quarry Operations – East White Hills Road (Ward 1)**

The Committee entertained a delegation of Mr. Hedley Blundon, Mr. Rick Legge and Mr. Paul Martin of Pennecon who requested the Committee’s consideration in rezoning two parcels of land along East White Hills Road. Parcel A is 13.65 hectares and Parcel C is 3.42 hectares. It is proposed that each parcel of land be rezoned to the Industrial General Zone (IG) Zone, in order to expand the company’s existing quarry operations. The applicant’s intent is to purchase the land from the Crown and it was noted that the Province will not discuss land purchase unless the City lends its approval to the rezoning.

The subject property is located off East White Hills Road, and has had an existing quarry operation onsite for over 70 years. The operator manufactures and delivers such products as ready mix concrete, masonry and landscape products, along with a variety of sand and stone aggregate.

The delegation advised that existing operations are currently located on land which is leased from the Province until 2022. Due to an increase in demand, the company proposes to purchase both Parcel A and Parcel C from Crown land in order to further expand their existing operations. The two new sites would be accessed through the existing access.

**Moved by Councillor O’Leary; seconded by Councillor Breen that the application for rezoning of property located at East White Hills Road as outlined above, be further processed for consideration of approval subject to:**

- a. Receipt and approval of final site plans and elevations by the Department of Engineering and the Department of Public Works and Parks.**
- b. Land at Lundrigans Marsh (owned by Capital Ready-Mix and previously promised to be transferred to the City) should be transferred to the City, prior to final rezoning approval.**
- c. The application be dealt with in two steps.**
  - It is recommended that the rezoning application for Parcel C be advertised, along with advertisement for the Mineral Working discretionary use.**
  - With respect to Parcel A, it is recommended that the application be advertised for public review, along with advertisement for the Mineral Working discretionary use. At a later stage the amendment to the St. John’s Region Regional Plan and the St. John’s Municipal Plan would require a public hearing chaired by an independent commissioner jointly appointed by Council and the Minister of Municipal Affairs.**

4. **Proposed Rezoning of Property to allow a Semi-Detached Housing Project for two (2) dwelling units – 62 Blackler Avenue (Ward 3)**

The Committee considered a memorandum from the Department of Planning dated November 26, 2012. The application is to rezone property located at Civic Number 62 Blackler Avenue, just across from Twin Rinks arena. The proposed rezoning would allow for the construction of the single family home into two (2) semi-detached houses.

**Moved by Councillor Hickman; seconded by Councillor O’Leary that the proposed rezoning of 62 Blackler Avenue from R1 to R2 to permit semi-detached houses be advertised for public review and comment. Upon completion of the public advertising process, the application will be referred to a future regular meeting of Council for a decision on the proposed rezoning.**

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Councillor Tom Hann  
Chairperson

**SJMC2012-12-03/605R**

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

Regarding Item #1, Councillor Hann noted that staff will work with the applicants to see if a solution can be found to allow them to build on the family property.

Regarding Item #2, Councillor Colbert suggested that the development agreement include arrangements between the City and the developer ensuring the bus shelter is constructed in accordance with established standards.

**Following discussion, the motion being put was unanimously carried.**

**Mayor’s Advisory Committee Report on Seniors, Sub-Committee Report to Council**

Councillor Hann presented the following Mayor’s Advisory Committee Report on Seniors Sub-Committee dated July 18, 2012 which included suggestions and recommendations on how to make St. John’s a more age friendly City. The report stems from a survey held in conjunction with Memorial University.

# MACS Sub-Committee On Age Friendly City

Suggestions to Council

Prepared by MACS Sub-Committee  
July 18, 2012

## **1.0 INTRODUCTION**

The Mayor's Advisory Committee on Seniors (MACS) was established by Council in 2008. MACS have adopted the World Health Organization (WHO) Guide to address the age friendly features of the city. WHO identified these eight (8) features: Transportation, Housing, Communications, Community Support and Health Services, Outdoor Spaces and Buildings, Social Participation, Respect and Social Inclusion and Civic Participation.

Participating as active members of the MACS Committee are volunteer representatives from various seniors organizations in St. John's including the Seniors Resource Centre; Seniors selected through an application process; two City Councillors; and employees from the City's Department of Recreation and Housing.

An environment survey conducted by the Memorial University Age Friendly Communities Research Team (AFC Team) in partnership with the Mayor's Advisory Committee on Seniors (MACS) suggests residents rate St. John's as a great place to live. The AFC Team study identified outdoor spaces, parks, trails, public museums, community centers and recreation facilities as particularly strong features of St. John's. The City also provides many community and recreation programs for seniors. The three lowest ranked features of the survey were housing, other outdoor spaces and openness of City Hall.

MACS has combined the outcomes, findings and recommendations of the Memorial University Age Friendly Communities Research Team with the contribution, input and expertise of MACS committee members to provide these suggestions to City Council. MACS has summarized its recommendations under the six (6) areas of Transportation, Housing, Communications, Community Support and Health, Municipal Taxes and Outdoor Spaces and Buildings.

## **2.0 SUGGESTIONS AND RECOMMENDATIONS**

### **2.1 Transportation**

Access to transportation is an essential ingredient for seniors. In order for seniors to pursue an active lifestyle with respect to social and civic participation, as well as access to community services, it is imperative that our public transportation system be reliable and affordable to meet their needs.

1. The key transportation outlet in St. John's is the Metrobus system. We recommend the City research and implement an enhanced program for seniors with the view of reviewing its current routing, scheduling and its rates for seniors.
2. Investigate the feasibility of assembling more bus shelters that will be more effective on a year round basis.
3. To create, twice yearly, public hearings to give seniors the opportunity for input into enhancing the bus system.
4. To provide an opportunity for seniors to offer input into more effective Taxi programs i.e. rates, delivery and pick up for seniors.

### **2.2 Housing**

WHO, in its 2007 publication, states: "There is general agreement that the cost of housing is a major factor influencing where older people live and their quality of life". Housing for seniors encompasses many dimensions including availability, affordability, maintenance, modification, essential services, access and living environment. MACS suggests Council consider the following:

1. MACS continue to be active as a member of the Mayor's Advisory Committee on Affordable Housing.
2. MACS, in partnership with MACAH, will grants from the to study seniors housing needs in St. John's.
3. The City strengthen development policies to ensure that new developments provide an acceptable percentage of senior's accessible housing units.



4. The City embark on a plan to redevelop a percentage of existing units to accommodate single seniors.
5. The City increase its number of rental units ensuring a proportional increase in units for seniors.

### **2.3 Communications**

An essential part of helping seniors is through an effective communications plan that will inform and connect seniors to the community. We recommend:

1. That a link be provided on the City's website for the purpose of developing and producing appropriate information for seniors such as the Seniors and Housing Transition titled "A Guide to Considering Options and Making Decisions" produced by Mary Ennis for Aging Issues Network of Newfoundland and Labrador, January 2012 and information and documents produced by the Seniors Resource Centre.
2. That the City facilitate two forums per year with timely workshops on seniors issues and an opportunity for seniors to meet with their elected Councillors.
3. A special section be produced and included in the City's Active Living document with respect to key issues and information that affect seniors.
4. To encourage seniors to accept and use new technologies within their homes, a partnership needs to be developed with other organizations who provide computers, hardware and training, and in-home technological conveniences for seniors in order to assist them to stay in their homes longer.

### **2.4 Community Support and Health**

Health and Community Services are generally not considered to be within the mandate of Municipal Government and, indeed, in the City of St. John's the vast majority of such services are provided by the Eastern Regional Integrated Health Authority.

Recent demographic studies show increasing numbers of seniors living in the City (many it can be assumed moving here to avail of services). There is also a growing trend to encourage and support seniors to remain independent in their own homes for as long as possible. MACS suggests the City should play an advocacy role in:

1. Encouraging the provision of additional health and community services for seniors either by government agencies or by private enterprise;

2. Encouraging the development of assisted living facilities for seniors (especially for those in lower income brackets);
3. Strongly advocating for increased home care supports;
4. Promoting the provision of appropriate day care programs for seniors.

## **2.5 Municipal Taxes**

In the past, the City (and the Province) has taken steps to ease the burden of taxation for the growing number of seniors who have demonstrated the need for assistance especially as it relates to maintaining existing properties and continuing to live in their own homes. Questions have been raised, however, with respect to whether these programs go far enough, are equitable or can be made more inclusive. MACS suggests that Council revisit the issue of seniors taxation to:

1. Investigate additional criteria by which seniors could apply and establish eligibility for the 25% reduction in property tax;
2. Investigate ways, other than metering, to make water tax more equitable. At present this is seen by many as a poll tax and especially unfair to seniors, many of whom live in double or single family units and;
3. Explore the implementation, perhaps with the cooperation of the Province, of a deferred tax program (similar to a reverse mortgage) for seniors who have difficulty coping with increased taxation resulting in increases in property value.

## **2.6 Outdoor Spaces and Buildings**

The outdoor environment and public buildings have a major impact on the mobility, independence and quality of life of older people. It also affects senior's ability "to age in place". The MACS Committee suggests that Council consider the following:

1. The City needs to accelerate its Master Plan for replacement of older facilities administered by the Department of Recreation.
2. All City outdoor spaces need to become more user-friendly. Seniors are more active today and are seeking improved sidewalks, additional public washrooms, more public seating areas, improved lighting, increased park security, more garbage receptacles which are emptied regularly, improved reflective street signage and longer street crosswalk times. We request the City develop a specific plan with timelines for the implementation of these improvements.

3. Enact and/or enforce by-laws requiring businesses to clean debris and clear snow from sidewalks in front of their property
4. The City Master Plan should identify how the Department of Recreation can increase senior programming to satisfy increased demands related to senior population growth.

### **3.0 ACKNOWLEDGEMENTS**

MACS would like to acknowledge support it has received from City Council members, city managers, and former and present committee members. We are extremely thankful for the expertise and guidance provided by the Memorial University Age Friendly Research Team: Dr. Wendy Young (Research Chair), Dr. Sandra MacDonald, Dr. Jared Clarke, Dr. Veresh Gadag, Graham Hill and Devonne Ryan provided invaluable insights during committee discussion.

#### **SJMC2012-12-03/606R**

**It was moved by Councillor Hann; seconded by Councillor Breen:  
That the report be adopted as presented.**

Members of Council were very supportive of the report's suggestions and recommendations which Council can look at potentially implementing in the future. It was noted that Provincial Government support is key to enabling the City to address the recommendations contained in the report.

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

#### **Nomenclature Committee Report**

Council considered the following Nomenclature Committee Report dated November 30<sup>th</sup>, 2012 :

**Date:** November 30<sup>th</sup>, 2012  
**To:** His Worship the Mayor and Members of Council  
**From:** Nomenclature Committee  
**Re:** Committee Recommendations

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**Council approval is requested for the following Street names:**

**Bristolwood Subdivision - Stage 5 (58 Lots)  
Bristol Development Inc.**

**1) OPHELIA PLACE (Street H)**

The "Ophelia" was an iron ship built in 1863 that was part the Bowring Brothers fleet (C.T. Bowring & Co.)

**2) CAPULET STREET (Street I)**

The "Capulet" was a steam ship built in 1884 that was also part of the Bowring Brothers fleet. On June 22, 1896, she struck the rocks at Marine Cove, St. Shotts, St. Mary's Bay, Newfoundland on a trip from Halifax to Liverpool.

**3) ARIEL PLACE (Street L)**

The "Ariel" was a steam ship that was chartered by the Newfoundland government in 1863 to provide coastal service from St. John's to Twillingate which was later expanded to Tilt Cove.

Phyllis Bartlett  
Manager, Corporate Secretariat

**SJMC2012-12-03/607R**

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

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

**Building Permits List**

**SJMC2012-12-03/608R**

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

**Weekly Permits List  
Council’s November 26, 2012 Regular Meeting**

2012/11/21

Permits List

**CLASS: COMMERCIAL**

1 WATERFORD BRIDGE RD	CO	RETAIL STORE
200 WATER ST-THE POTTLE CENTRE	CO	OFFICE
187 WATER ST	CO	EATING ESTABLISHMENT
10 HEBRON WAY - HARVEY'S	NC	RESTAURANT
10 HEBRON WAY	SN	EATING ESTABLISHMENT
180 PORTUGAL COVE RD	MS	RETAIL STORE
657 TOPSAIL RD-JUNGLE JIMS	SN	RESTAURANT
CHURCHILL SQ APT	RN	RETAIL STORE
100 GOWER ST	RN	OFFICE
215 WATER ST-STARBUCKS	RN	EATING ESTABLISHMENT
6-8 PRINCE ST	CR	OFFICE
394 KENMOUNT RD SUITE 2	RN	CONVENIENCE STORE
8-10 ROWAN ST	RN	RESTAURANT
125 HARBOUR DR	SW	MIXED USE

THIS WEEK \$ 623,724.00

**CLASS: INDUSTRIAL**

THIS WEEK \$ .00

**CLASS: GOVERNMENT/INSTITUTIONAL**

THIS WEEK \$ .00

**CLASS: RESIDENTIAL**

253 BACK LINE	NC	ACCESSORY BUILDING
34 CHEROKEE DR	NC	ACCESSORY BUILDING
69 CHEYNE DR	NC	FENCE
47 COUNTRY GROVE PL, LOT 74	NC	SINGLE DETACHED DWELLING
57 GILLIES RD, LOT 3	NC	SINGLE DETACHED DWELLING
14 GLAVINE ST	NC	PATIO DECK
164 GREAT EASTERN AVE	NC	FENCE
24 PLUTO ST	NC	FENCE
168 HIGHLAND DR	NC	ACCESSORY BUILDING
83 HOPEDALE CRES	NC	FENCE
52 KENAI CRES - LOT 201	NC	SINGLE DETACHED DWELLING

49 KENAI CRES - LOT 227	NC	SINGLE DETACHED DWELLING	
2 LEEDS PL	NC	ACCESSORY BUILDING	
39 OAKRIDGE DR	NC	ACCESSORY BUILDING	
40 ROSE ABBEY ST, LOT 169	NC	SINGLE DETACHED DWELLING	
56 SQUIRES AVE	NC	FENCE	
17 SUMAC ST, LOT 89	NC	SINGLE DETACHED DWELLING	
245 TOPSAIL RD	NC	PATIO DECK	
229-231 BACK LINE	CO	OFFICE	
22 GOLF AVE	CO	SINGLE DETACHED DWELLING	
54 EASTBOURNE CRES	CR	SUBSIDIARY APARTMENT	
60 GLENLONAN ST. LOT 2	CR	SUBSIDIARY APARTMENT	
47 GLENLONAN ST, LOT 94	CR	SUBSIDIARY APARTMENT	
126 CHEESEMAN DR	RN	SUBSIDIARY APARTMENT	
25 FAGAN DR	RN	SINGLE DETACHED DWELLING	
12 GOODRIDGE ST	RN	SINGLE DETACHED DWELLING	
108 GREAT EASTERN AVE	RN	SINGLE DETACHED DWELLING	
19 JAMIE KORAB ST	RN	SINGLE DETACHED DWELLING	
65 MERRYMEETING RD	RN	SEMI-DETACHED DWELLING	
22 MIRANDA ST, LOT 104	RN	SINGLE DETACHED DWELLING	
25 MONKSTOWN RD	RN	TOWNHOUSING	
114 QUEEN'S RD	RN	PATIO DECK	
55 STAMP'S LANE	RN	SUBSIDIARY APARTMENT	
52 KENAI CRES	SW	SINGLE DETACHED DWELLING	

THIS WEEK \$ 1,497,600.00

**CLASS: DEMOLITION**

484 SOUTHSIDE RD	DM	SINGLE DETACHED DWELLING	
			THIS WEEK \$ 12,000.00

THIS WEEK'S TOTAL: \$ 2,133,324.00

REPAIR PERMITS ISSUED: 2012/11/15 TO 2012/11/21 \$ 36,500.00

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		

**Weekly Permits List  
Council's December 03, 2012 Regular Meeting**

Permits Issued: 2012/11/21 To 2012/11/28

**Class: Commercial**

673 Topsail Rd	Co	Retail Store
320 Torbay Rd -Grumpy Stump	Co	Restaurant
320 Torbay Rd	Co	Tavern
320 Torbay Rd, Rustlers	Co	Restaurant
61 Kelsey Dr, Rbc	Nc	Bank
63 Kelsey Dr Swiss Chalet	Nc	Restaurant
78 Harvey Rd	Sw	Eating Establishment
385 Empire Ave	Ms	Office
78 Harvey Rd	Sn	Eating Establishment
12-20 Highland Dr	Sn	Service Shop
204-206 Main Rd	Ms	Clinic
83 Thorburn Rd	Sn	Clinic
585 Torbay Rd	Sn	Retail Store
218-220 Water St	Sn	Retail Store
452 Water St	Rn	Mixed Use
308 Water St	Rn	Tavern
430-432 Main Rd-Service Shop	Cr	Service Shop
280 Torbay Rd A & W	Rn	Eating Establishment
15-27 Stavanger Dr	Cr	Retail Store
99 Blackmarsh Rd	Cr	Office
496 Topsail Rd	Rn	Office
24 Stavanger Dr Target	Rn	Retail Store

This Week \$ 7,812,575.00

**Class: Industrial**

This Week \$ .00

**Class: Government/Institutional**

This Week \$ .00

**Class: Residential**

11 Aldergrove Pl, Lot 242	Nc	Single Detached Dwelling
16 Bayberry Pl	Nc	Fence
6 Berrigan Pl	Nc	Single Detached Dwelling
98 Blue Puttee Dr	Nc	Accessory Building
11 Carrick Dr	Nc	Accessory Building
146 Castle Bridge Dr, Lot 199	Nc	Single Detached Dwelling
154 Castle Bridge Dr, Lot 195	Nc	Single Detached Dwelling
Chalker Place	Nc	Fence
1 Country Grove Pl	Nc	Accessory Building
33 Cypress St., Lot 136	Nc	Single Detached Dwelling
18 Derby Pl	Nc	Patio Deck
3 Douglas St - Lot 265	Nc	Single Detached Dwelling
4 Edinburgh St	Nc	Fence
6 Edinburgh St	Nc	Fence
14 Glenlonan St	Nc	Accessory Building

61 Iceland Pl	Nc	Fence
40 Kenai Cres., Lot 324	Nc	Single Detached Dwelling
11 Kenai Cres, Lot 241	Nc	Single Detached Dwelling
45 Kenai Cres - Lot 229	Nc	Single Detached Dwelling
55 Kenai Cres - Lot 224	Nc	Single Detached & Sub.Apt
180 Ladysmith Drive, Lot 487	Nc	Single Detached Dwelling
193 Ladysmith Dr - Lot 610	Nc	Single Detached Dwelling
61 Larner St	Nc	Fence
83-85 Main Road	Nc	Single Detached Dwelling
12 Nautilus St, Lot 117	Nc	Single Detached Dwelling
160-162 Pearltown Rd	Nc	Fence
235 Petty Harbour Rd	Nc	Accessory Building
29 Rosalind St	Nc	Fence
29 Rosalind St	Nc	Accessory Building
14 Sequoia Dr, Lot 301	Nc	Single Detached Dwelling
21 Sequoia Dr., Lot 316	Nc	Single Detached Dwelling
23 Sequoia Dr., Lot 315	Nc	Single Detached Dwelling
2 Sitka St, Lot 267	Nc	Single Detached Dwelling
4 Sitka St - Lot 268	Nc	Single Detached Dwelling
10 Sitka St - Lot 271	Nc	Single Detached Dwelling
13 Sitka St - Lot 288	Nc	Single Detached Dwelling
23 Sitka St - Lot 283	Nc	Single Detached Dwelling
24 Gorman Ave	Co	Home Office
282 Lemarchant Rd	Co	Clinic
54 Francis St	Cr	Day Care Centre
77 Great Eastern Ave	Cr	Subsidiary Apartment
7 Barton's Rd	Ex	Accessory Building
111 Codroy Pl	Ex	Single Detached Dwelling
2 Atlantic Ave	Rn	Townhousing
4 Atlantic Ave	Rn	Townhousing
8 Bulley St	Rn	Single Detached Dwelling
10 Bulley St	Rn	Single Detached Dwelling
12 Chestnut Pl	Rn	Single Detached Dwelling
33 Gower St	Rn	Single Detached Dwelling
90 Pasadena Cres	Rn	Townhousing
135 Patrick St	Rn	Townhousing
43 Quidi Vidi Rd	Rn	Single Detached Dwelling
7 Chafe's Lane	Sw	Single Detached Dwelling

This Week \$ 5,384,185.00

**Class: Demolition**

36 Cochrane St	Dm	Semi-Detached Dwelling
----------------	----	------------------------

This Week \$ 13,000.00

This Week's Total: \$ 13,209,760.00

Repair Permits Issued: 2012/11/22 To 2012/11/28 \$ 100,400.00



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			
December 03, 2012			
TYPE	2011	2012	% VARIANCE (+/-)
Commercial	\$92,600,600.00	\$212,968,059.00	130
Industrial	\$2,700,300.00	\$5,000,100.00	85
Government/Institutional	\$35,800,800.00	\$16,200,900.00	-55
Residential	\$233,600,700.00	\$172,200,400.00	-26
Repairs	\$5,100,800.00	\$5,000,500.00	-2
Housing Units (1 & 2 Family Dwellings)	676	575	
<b>TOTAL</b>	<b>\$369,803,200.00</b>	<b>\$411,369,959.00</b>	<b>11</b>

**Payrolls and Accounts**

**SJMC2012-12-03/609R**

**It was moved by Councillor Collins; seconded by Councillor O’Leary:  
That the following Payrolls and Accounts for the week ending November 29,  
2012 be approved:**

**Weekly Payment Vouchers  
For The  
Week Ending November 29, 2012**

**Payroll**

<b>Public Works</b>	<b>\$ 349,341.10</b>
<b>Bi-Weekly Casual</b>	<b>\$ 23,419.26</b>
<b>Accounts Payable</b>	<b>\$5,197,368.90</b>

**Total: \$ 5,570,129.26**

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

**Tenders**

(a) Tender – Emergency Management Pre-Emption and Communication System

**SJMC2012-12-03/610R**

**It was moved by Councillor Hann; seconded by Councillor O’Leary: That the recommendation of the Director of Finance & City Treasurer be approved and the tender awarded as follows:**

- a. Econolite Canada @ \$60,000.00 taxes not included**

**Economic Update December 2012**

Council considered as information the December 2012 Economic Update.

**Chairing Public Meetings 2013**

Council considered a memorandum dated December 3, 2012 from the Deputy City Manager/Director of Corporate Services & City Clerk regarding chairing public meetings 2013.

**SJMC2012-12-03/611R**

**It was moved by Councillor Collins; seconded by Councillor O’Leary: That the following rotation for chairing Public Meetings for 2013 be approved**

<b>January</b>	<b>Councillor O’Leary</b>
<b>February</b>	<b>Councillor Tilley</b>
<b>March</b>	<b>Councillor Hanlon</b>
<b>April</b>	<b>Councillor Hann</b>
<b>May</b>	<b>Councillor Collins</b>
<b>June</b>	<b>Councillor Hickman</b>
<b>July</b>	<b>Councillor Galgay</b>
<b>August</b>	<b>Councillor Colbert</b>
<b>September</b>	<b>Councillor O’Leary</b>

A new schedule will be prepared after September 2013 Municipal Election.

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

**Marine Rescue Sub Centre**

Council considered a memorandum dated December 3, 2012 concerning the above noted.

**SJMC2012-12-03/612R**

**It was moved by Councillor Hanlon; seconded by Councillor Breen:**

**That His Worship the Mayor write the Prime Minister and Minister Penashue, expressing concern that the Federal government has extended the Quebec City Marine Rescue Sub Centre into the fall of next year, while our Marine Rescue Sub Centre has already closed, and calling upon them to stand up for Newfoundland and Labrador.**

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

**His Worship the Mayor**

His Worship the Mayor commended the Best Buddies Program, noting branches exist at Holy Heart High School as well as MUN. He encouraged other schools to adopt this type of program, which will serve to benefit all ages.

**Councillor Hanlon**

Councillor Hanlon asked that His Worship the Mayor forward a letter of congratulations to Mr. Walter Lawlor, recipient of the Queen's Diamond Jubilee Medal in recognition of his work with the Parkinson Society of Newfoundland and Labrador.

■

**Councillor Galgay**

Councillor Galgay tabled documents presented at the Municipalities Newfoundland and Labrador Board of Directors Meeting held on November 30 and December 1, 2012, Mount Pearl City Hall, which are on file with the City Clerk's Office.

**Councillor O’Leary**

Councillor O’Leary noted that approximately eight businesses in the Churchill Square have presented submissions for consideration under the Municipal Plan process. She noted the business owners and residents in the area are looking at revitalizing the area. She asked that planning staff conduct a thorough investigation of Canadian municipal practices regarding penalty legislation which can be a deterrent to the growing issue of vacant and derelict business properties.

His Worship the Mayor indicated that Council is very supportive of the revitalization and redevelopment of Churchill Square, however, he noted the leadership will have to start with the Churchill Square business community, noting that the merchants need to revitalize the business association that previously existed.

**Adjournment**

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

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**MAYOR**

---

**CITY CLERK**

# MEMORANDUM

Date: December 4, 2012

To: Memorandum to: His Worship the Mayor and Members of Council

From: Cliff Johnston, MCIP  
Director of Planning

Re: **Council Directive R2012-11-05/17**  
**Department of Planning File S-25-C.1**  
**Application to Rezone Property to the Residential Low Density (R1) Zone**  
**Proposed Residential Development**  
**Property Located North of Coventry Way (Ward 3)**  
**Applicant: Nosegard Holdings Ltd.**

---

At the Regular Meeting of Council held on November 5, 2012, Council agreed to proceed with the rezoning process to rezone land north of Coventry Way, off Empire Avenue, from the Rural Residential (RR) Zone and the Open Space (O) Zone to the Residential Low Density (R1) Zone. Map amendments to the St. John's Municipal Plan are required to accommodate the proposed rezoning. The purpose of the planning amendments is to allow a rezoning application from Nosegard Holdings Ltd. to rezone the application property to the R1 Zone in order to allow the development of a residential subdivision of approximately fifty (50) residential building lots for single-detached houses.

In accordance with the Council Directive of November 5, 2012, the applicable map amendments to the St. John's Municipal Plan and the St. John's Development Regulations were prepared by City staff and then referred to the Department of Municipal Affairs with a request for the issuance of a Provincial release for the amendments. The Provincial release has been issued and it is now in order for Council to determine if it wishes to move ahead with the amendment process. The Department of Planning recommends that Council proceed to adopt the amendments.

## **Recommendation**

It is recommended that Council now adopt the attached resolutions for the St. John's Municipal Plan Amendment Number 108, 2012 and the St. John's Development Regulations Amendment Number 552, 2012.

# ST. JOHN'S

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

If Council agrees to adopt the amendments, then it is further recommended that Council appoint Mr. Stan Clinton, MCIP, who is a member of the City's commissioner list, as the commissioner to conduct a public hearing on these amendments. The proposed date for the public hearing is Thursday, January 10, 2013 at 7pm at the Foran/Greene Room, St. John's City Hall.

A handwritten signature in blue ink that reads "Cliff Johnston". The signature is written in a cursive style and is positioned above a horizontal line.

Cliff Johnston, MCIP  
Director of Planning

CJ/amh

Attachment

**RESOLUTION  
ST. JOHN'S MUNICIPAL PLAN  
AMENDMENT NUMBER 108, 2012**

**WHEREAS** the City of St. John's wishes to accommodate the development of property situated north of Coventry Way and south of the Team Gushue Highway for the purpose of a low density residential subdivision.

**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 situated north of Coventry Way and south of the Team Gushue Highway from the Open Space (O) Land Use District to the Residential Low Density (RLD) Land Use District as shown on Map III-IA attached.**

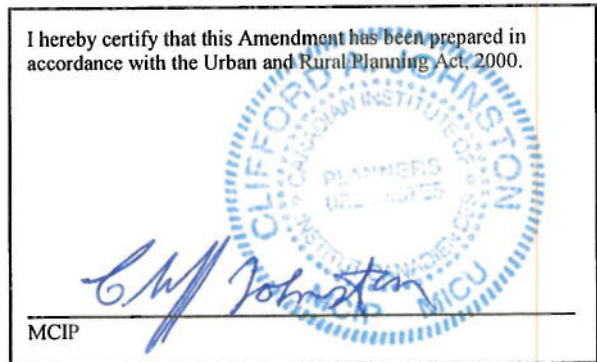
**BE IT FURTHER RESOLVED** that the City of St. John's requests the Minister of Municipal Affairs to register the proposed amendment in accordance with the requirements of the Urban and Rural Planning Act, 2000.

**IN WITNESS THEREOF** the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this \_\_\_\_ day of \_\_\_\_\_, 2012.

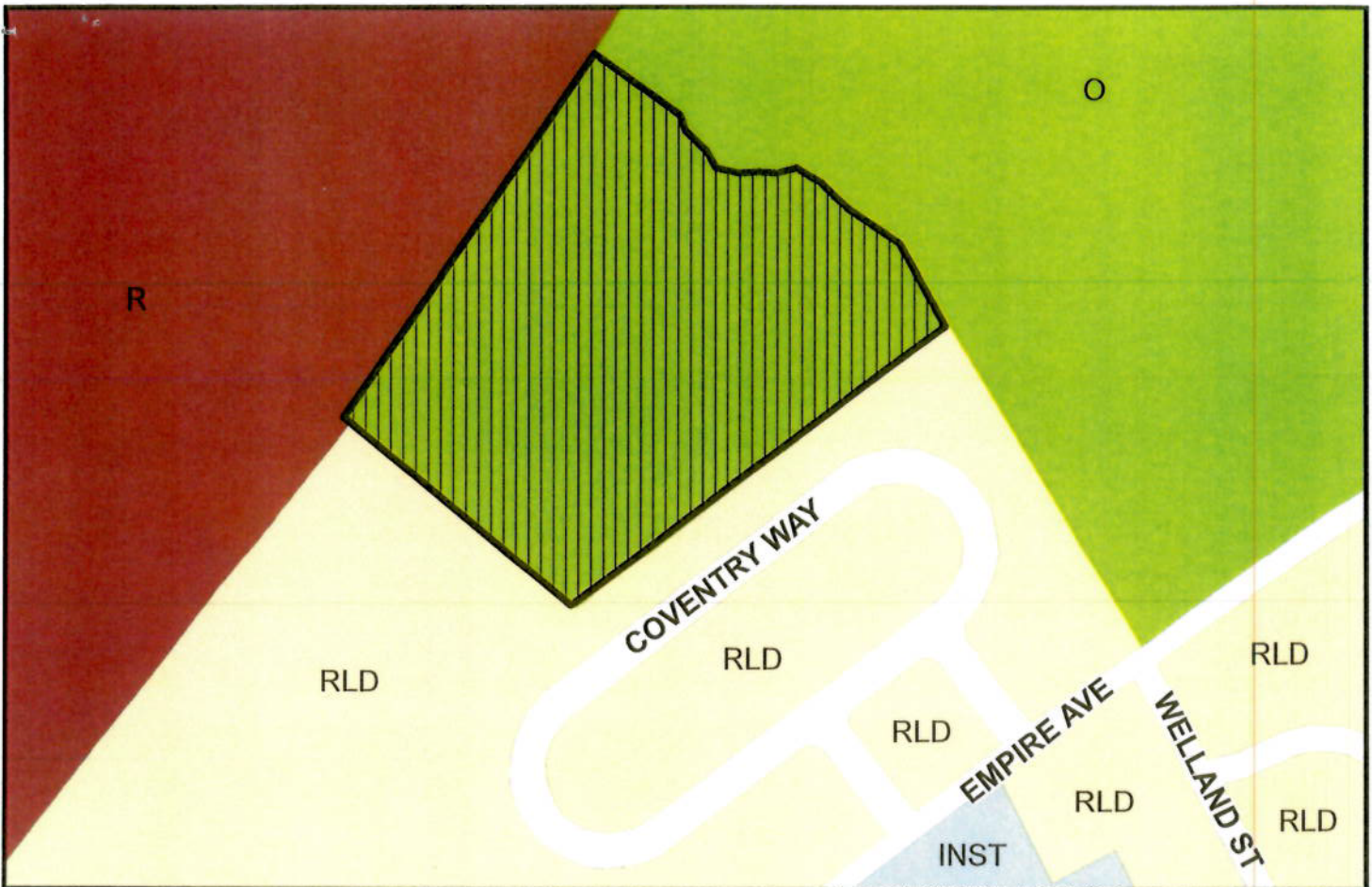
\_\_\_\_\_  
**Mayor**

\_\_\_\_\_  
**City Clerk**

\_\_\_\_\_  
**Provincial Registration**







**CITY OF ST. JOHN'S  
MUNICIPAL PLAN  
Amendment No. 108, 2012  
[Map III-1A]**

2012 11 07 SCALE: 1:3000  
CITY OF ST. JOHN'S  
DEPARTMENT OF PLANNING

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



AREA PROPOSED TO BE REDESIGNATED FROM  
OPEN SPACE (O) LAND USE DISTRICT TO  
RESIDENTIAL LOW DENSITY (RLD) LAND USE DISTRICT

LAND NORTH OF COVENTRY WAY (Nosegard Holdings)

*Califf Johnston*  
M.C.I.P. signature and seal

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Council Adoption

Provincial Registration



**RESOLUTION  
ST. JOHN'S DEVELOPMENT REGULATIONS  
AMENDMENT NUMBER 552, 2012**

**WHEREAS** the City of St. John's wishes to accommodate the development of property situated north of Coventry Way and south of the Team Gushue Highway for the purpose of a low density residential subdivision.

**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 situated north of Coventry Way and south of the Team Gushue Highway from the Open Space (O) Zone and the Rural Residential (RR) Zone to the Residential Low Density (R1) 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        , 2012.

\_\_\_\_\_  
**Mayor**

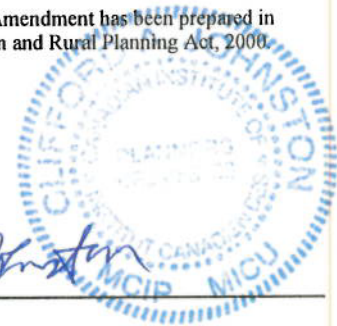
\_\_\_\_\_  
**City Clerk**

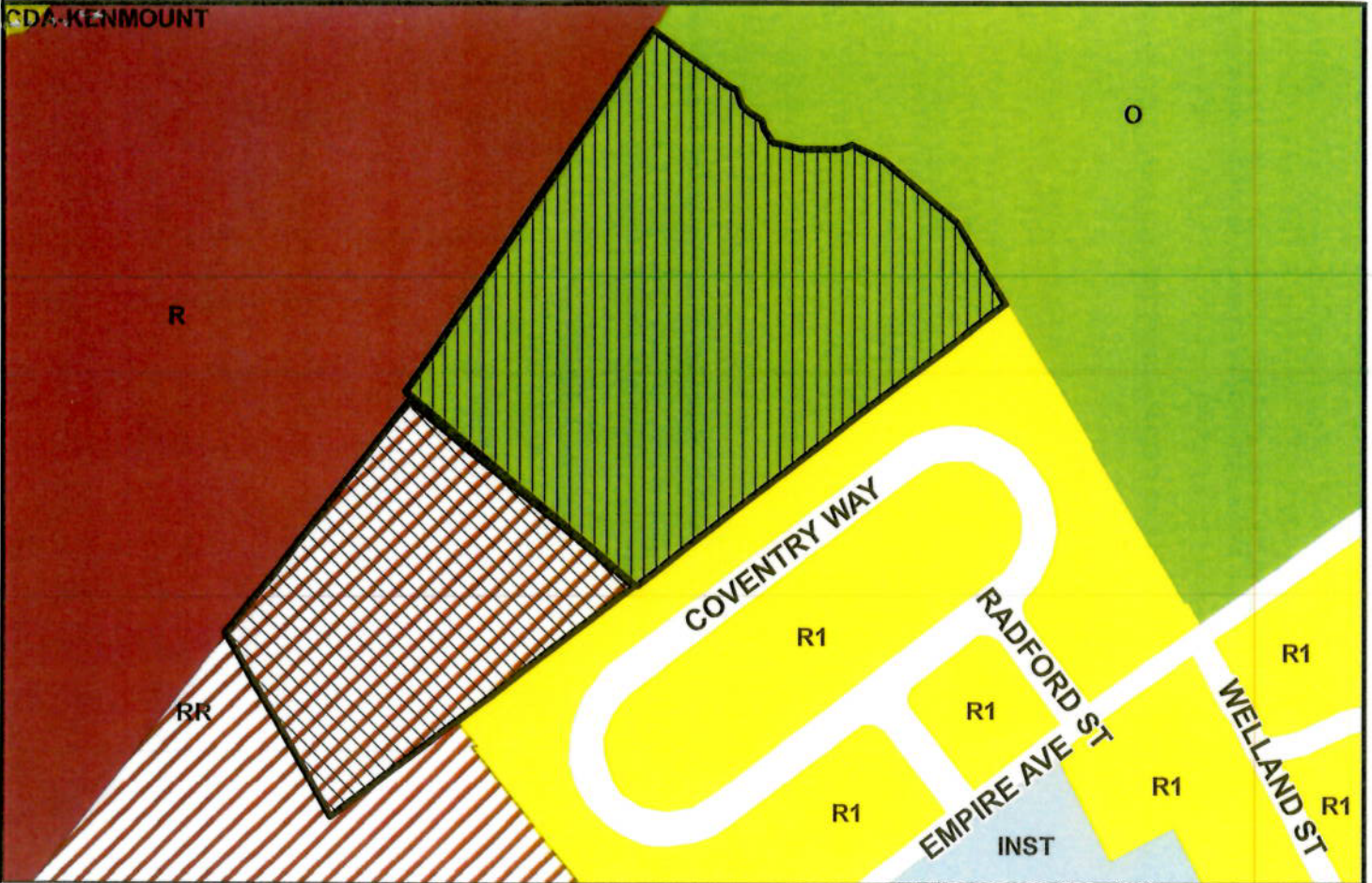
\_\_\_\_\_  
**Provincial Registration**

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. 552, 2012  
[Map Z-1A]**

2012 11 07 SCALE: 1:3000  
CITY OF ST. JOHN'S  
DEPARTMENT OF PLANNING

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

 AREA PROPOSED TO BE REZONED FROM  
OPEN SPACE (O) LAND USE ZONE TO  
RESIDENTIAL LOW DENSITY (R1) LAND USE ZONE

 AREA PROPOSED TO BE REZONED FROM  
RURAL RESIDENTIAL (RR) LAND USE ZONE TO  
RESIDENTIAL LOW DENSITY (R1) LAND USE ZONE

LAND NORTH OF COVENTRY WAY (Nosegard Holdings)

  
M.C.I.P. signature and seal

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Council Adoption

Provincial Registration



## NOTICES PUBLISHED

Applications which have been advertised in accordance with the requirements of Section 5.5 of the St. John's Development Regulations and which are to be considered for approval by Council at the **Regular Meeting of Council on Monday, December 10, 2012**

Ref #	Property Location/ Zone Designation	Ward	Application Details	Floor Area (square metres)	# of Employees (includes the applicant)	# of On-Site Parking Spaces	Written Representations Received	Department of Planning Notes
1	Civic No. 496 Southside Road  Residential Medium Density (R2) Zone	2	A Discretionary Use Application has been submitted requesting permission to demolish the existing dwelling located at <b>Civic No. 496 Southside Road</b> to construct a Multiple Unit Building. This building will contain three (3) residential units and each residential unit will contain two (2) bedrooms. Three (3) on-site parking spaces will be provided. The subject building is located in the Residential Medium Density (R2) Zone where Multiple Dwellings may be allowed Council as a Discretionary Use.			3	No representations received	<b>The Department of Planning recommends approval of the application subject to all applicable City requirements.</b>
	Civic No. 12-20 Mount Cashel Road  Residential Medium Density (R2) Zone	4	A Discretionary Use Application has been submitted by 62554 Newfoundland and Labrador Inc. requesting permission to develop the vacant parcel of land located at Civic No. 12-20 Mount Cashel Road for a residential development. The proposed Private Planned Unit Development (PUD) will consist of twenty-seven (27) townhouse style dwelling units. The application site is zoned as Residential Medium Density (R2) where a Planned Unit Development may be allowed by Council as a Discretionary Use.			64	Three (3) submissions received	<b>Please see attached memorandum dated December 6, 2012, from the Director of Planning</b>

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

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Cliff Johnston, MCIP  
Director of Planning

# MEMORANDUM

Date: December 6, 2012

To: His Worship the Mayor and Members of Council

**Re: Department of Planning File No. B-17-M.35  
Discretionary Use Application for a Private Planned Unit Development (PUD)  
Proposed Twenty Seven (27) Townhouse Dwelling Units  
Civic Numbers: 12-20 Mount Cashel Road (Ward 4)  
Applicant: 62554 Newfoundland and Labrador Inc.**

---

The City has received a Discretionary Use Application for a proposed Private Planned Unit Development (PUD) on vacant land at Civic No's. 12-20 Mount Cashel Road to accommodate twenty seven (27) townhouse dwelling units. The proposed townhouse units will be three (3) storeys in building height with each unit having indoor parking. In addition to the indoor parking, thirty seven (37) on-site parking spaces are proposed. An airphoto showing the location of the application site, a copy of the preliminary site plan and a copy of the preliminary building elevations are attached for Councils information.

The application property is zoned as Residential Medium Density (R2). Section 5.10.3 of the St. John's Development Regulations states that "a Planned Unit Development may be approved by Council in any Zone as a Development and/or Subdivision on public or private services, provided:

- a) The Development and/or Subdivision shall comply with the requirements of the Municipal Plan or any scheme adopted under it, and with the zoning for the site as it pertains to land use, density and height, and have a suitable relationship to nearby land uses in respect to appearance, traffic requirements, and demands on municipal services; and
- b) A Development Agreement having a Planned Unit Development Plan attached thereto, satisfactory to Council, between the owners of the land and the City shall be registered in the Registry of Deeds of Newfoundland, controlling the Use and Development of such land.

A Private PUD is a form of condominium development whereby the condominium corporation is responsible for the installation and maintenance of all infrastructures which shall include repairs to infrastructure, snow clearing and garbage collection.

This application was reviewed by the City's Development Committee who agreed the application should be advertised for public review and comment in accordance with the provisions of the St. John's Development Regulations. The application was advertised on one occasion in The Telegram Newspaper and was posted on the City Website. In addition, notice of the application with attached background information was mailed to property owners and residents located within a radius of 150 metres from the application site. Approximately 165 notices were mailed. Written public submissions of concern/objection to the project have been received by the City Clerk's Department and will be referred

# 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

to the agenda for the Regular Meeting of Council to be held on December 10, 2012 at which time Council is scheduled to review this application.

**Recommendation**

It is recommended that Council defer decision on this application in order to provide City staff an opportunity to review the written public submissions that have been received by the City Clerk's Department.

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Cliff Johnston, MCIP  
Director of Planning

CJ/dlm

Attachments





SUBJECT PROPERTY

MOUNT CASHELL RD

TIFFANY LANE



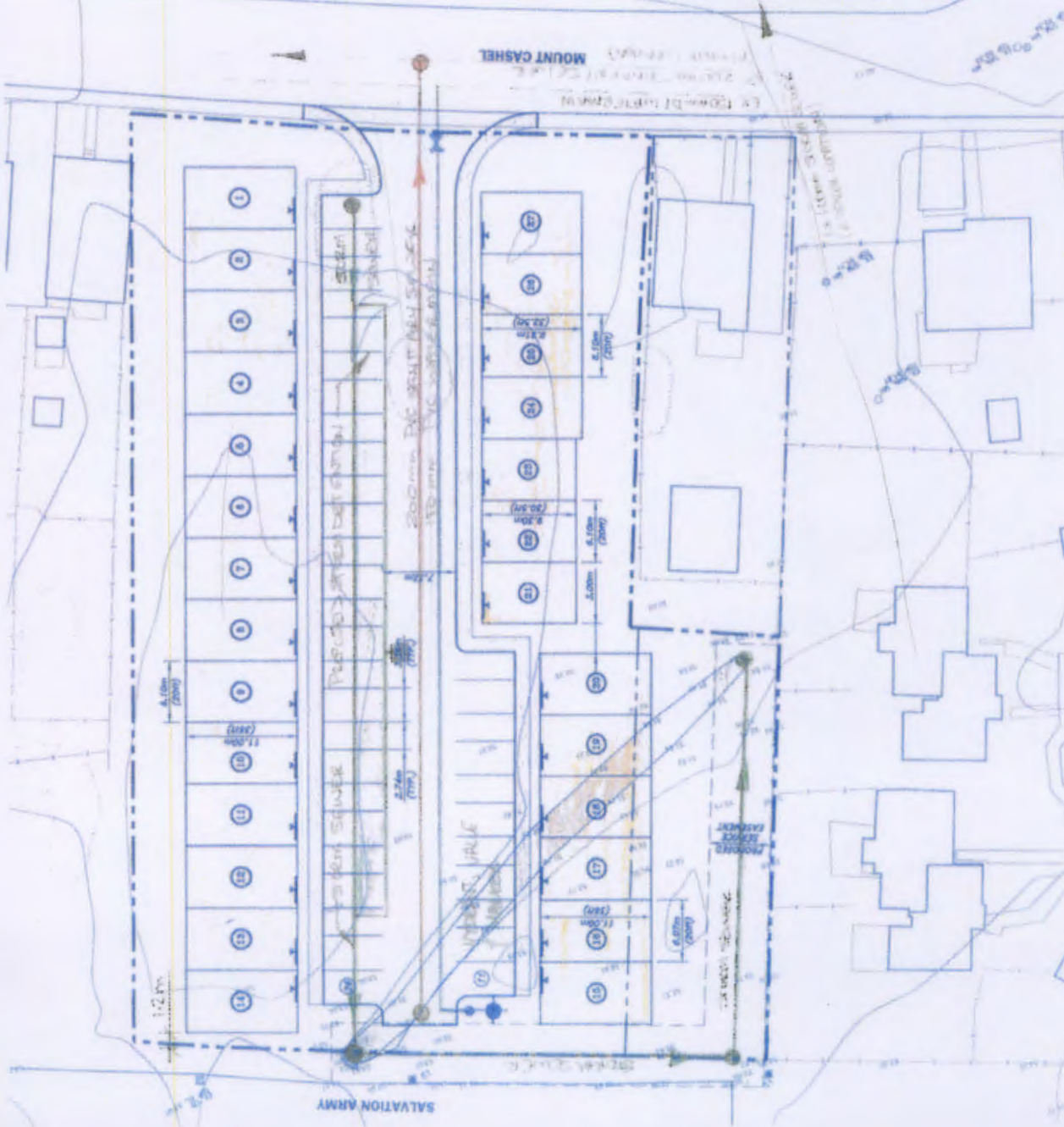
RECEIVED  
DEPARTMENTS OF  
NOV 19 2012  
ENGINEERING  
AND PLANNING

- LEGEND
- APPROXIMATE EXISTING
  - NEW QUANTIFIED
  - NEW UNQUANTIFIED
  - EXISTING QUANTIFIED
  - EXISTING UNQUANTIFIED
  - DEVELOPMENT FOOTPRINT
  - DEVELOPMENT BOUNDARY
  - EXISTING BOUNDARY

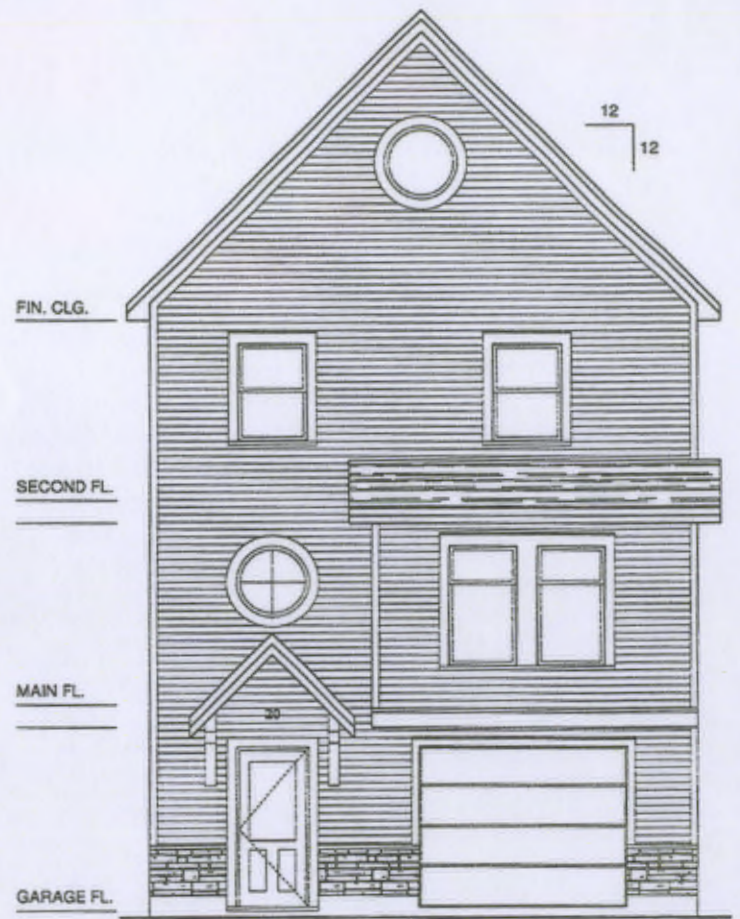
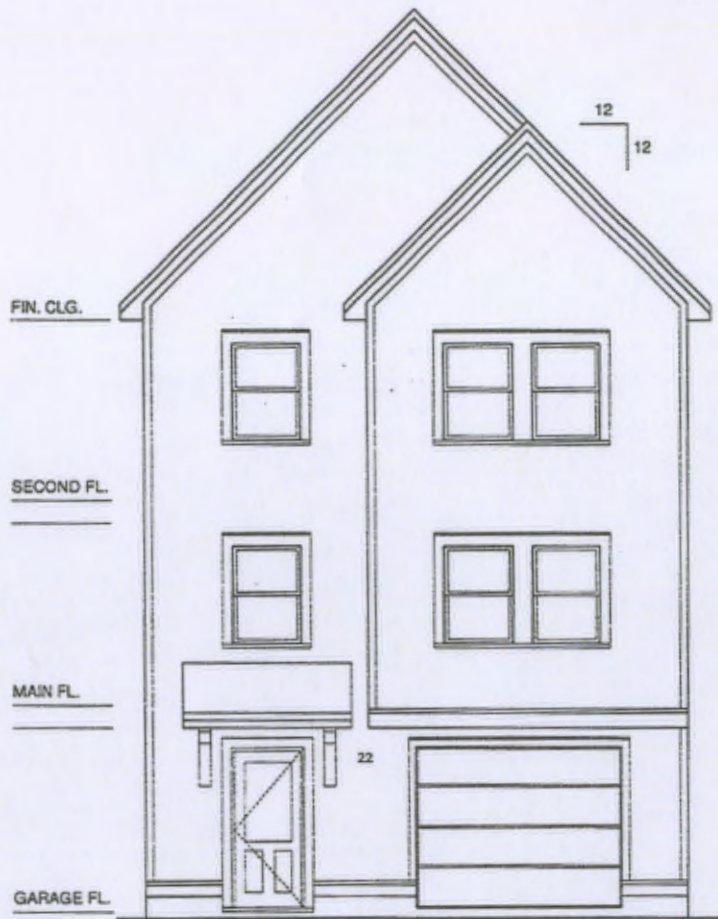


**PRELIMINARY SITE PLAN  
MOUNT CASHEL ROAD**

Date: 15 OCT 2012  
Scale: 1:400  
08006 - F015



RECEIVED  
DEPARTMENTS OF  
NOV 19 2012  
ENGINEERING  
AND PLANNING



**MOUNT CASHEL ROAD CONDOMINIUMS**





To: St. John's city Councillors (cc: City planners)

December 6<sup>th</sup>, 2012

Dear Councillors,

I would like to respectfully voice my opposition to the proposed development and discretionary use application for 12-20 Mount Cashel Road. I have serious concerns about a considerable lack of parking, the non-suitability of a high-density terrace on a street of mature single-family bungalows, poor overall aesthetics and the impact that all of these will have on local residents and on the city. Further, I believe that there are numerous issues with the site plan to the extent that I must question the developer's sincerity to develop the site in a suitable manner in keeping with the neighbourhood and even their ability to meet the minimum city regulations.

St. John's already has very minimal requirements when it comes to development of this sort, with no building line requirement and very narrow side-yard set-back distances. Despite this, the developer has regrettably chosen to push every single one of these requirements to the threshold and in some instances it appears that even these may not even be met. Many of the planned townhouses do not appear to meet the 6 metre back-yard requirement, particularly as the survey lines for the site intersect with the building of the adjacent property at the east boundary, nor does the site plan appear to meet the 1.2 metre side-yard requirement at the north boundary.

Most importantly, many units also appear to fall well short of the 180 square metre lot size minimum for R2 townhouses. While it could be argued that because of the intention to market these properties as a Planned Unit Development that the road, sidewalk and communal parking spaces should be included as part of the individual lot sizes, I believe that this skewed interpretation disregards the intention of the requirement to create suitable lots and buffers, and should be disallowed. It would certainly not be met in the case of city-owned streets and sidewalks. 6 metres by 15.3 metres (20 feet by 50 feet) is simply too small for a residential lot, as is the case for units 21-23. I have the smallest house on the street and my indoor square-footage is larger than the entirety of many of the planned lots.

The development plan also calls for 37 parking spaces to be divided among 27 dwellings with no

overflow and no room for turning around. Having a mere 1.37 parking spaces per dwelling is grossly insufficient and certain to create problems that will spill out onto Mount Cashel Road, which is already burdened for on-street parking spaces on account of the nearby health clinic and Department of Natural Resources building.

The proposed housing models appear to be grossly misleading. It is highly doubtful that the developer would use such a design in a block of houses, given that the roofs slope to the side. As such, residents, Council and city planners can't give the necessary consideration to the individual house designs, which are essential to such a large development.

While I realize that aesthetics are a difficult issue for Council to consider in respect of private land development, I am very concerned about the plan to have 27 identical terrace-style houses in large, continuous blocks facing a giant parking lot. This could have a tremendous impact on the overall neighbourhood appeal and will certainly be out of place on a street characterized mainly by single-family homes, large trees and mature bungalows. I do not believe that the plan and design is at all in keeping with the neighbourhood or the city.

While the rights of land owners should be respected, Discretionary Uses should not just meet but exceed city requirements, judiciously consider the impact on the surrounding area, integrate into the neighbourhood and benefit the community. Further, the City's Development Regulations require that a Planned Unit Development have "a suitable relationship to nearby land uses in respect to appearance, traffic requirements" (5.10.3.a). I do not believe that these criteria have been met by the current proposal.

I would welcome an alternative development proposal from the developer for this site. However, given the information provided and the clear issues with the proposed plan, I urge Council to reject this application.

[REDACTED]

[REDACTED]

[REDACTED]

To whom it may concern:

I am writing to object to the proposal for the land use located to the above address. At the time of my initial call November 30th to the city clerk, the City engineer had not reviewed the plans.

The current land is zoned R2 Medium density, but the proposal is of a high density use with 27 units. This does not comply with the current municipal plan.

The lot sizes appear to be smaller than the minimum required. There is no green space for play area. There is no cull du sac to handle traffic within the proposed space. Parking , congestion and snow clearing will be an issue.

The proposal indicates parking spaces, but the artists rendering indicates drive in garages. The layout and roof lines of the drawings are not consistent with adjoining houses as proposed.

The houses are 3 stories high, but within the community, the homes are either one or two stories high and not consistent to the neighbourhood. There is no suitable relationship to nearby land use in respect to appearance, traffic requirements and demand on services.

It is with the above that I object to the proposal to this land use.

Concerned,



and Yards) and bulk and height (Floor Area and Building Height). The information provided by the Applicants raises significant issues on each of these points.

Building Lines (including Building Lines and Yards): We have reviewed the draft site plan submitted by the Applicant and note the following:

- A. The boundary of the lot appears to encroach [REDACTED] [REDACTED]). This drawing is inaccurate.
- B. The Yards proposed in the site plan indicate that the rear yards of the properties on the East line of the property are only 16 feet wide. This width is less than the 20 foot minimum for residential R2 – townhouses (or any other type of permitted use).

Bulk and Height (Floor Area and Building Height): We have reviewed the draft site plan and the scaled drawing of the proposed ‘condos’ and note the following:

- A. The Floor Area inferred from the site plan indicates that the properties have a Floor Area Ratio of approximately 1.8 (rather than 1.0 for medium density or even 1.5 for high density). Each lot will consist of a three story ‘condo’ unit with external dimensions of 20 feet wide and 36 feet deep (720 square feet per floor – 2160 square feet per unit). The total lot size of each ‘condo’ lot will be 20 feet wide and 60 feet long (16 feet rear yard, 36 feet unit depth, 8 foot front yard) for a total lot size of 1200 square feet. A Gross Floor Area of 2160 / Lot Size of 1200 provides a Floor Area Ratio of exactly 1.8. This is significantly higher than permitted uses in medium density.
- B. The scaled drawing for the proposed condos does not include a proposed building height.

We believe that the drawing provided is misleading. The drawing shows two proposed ‘condos’ separated by intervening space. However, the site plan indicates that the two ‘condos’ contrary to the scaled drawing, will be connected. In fact, the eastern condos will consist of a single row of 14 connected condos. The drawing is misleading as the roofs of the scaled drawings indicate a 45 degree pitched roof visible from the front of the ‘condos’. Attaching 14 ‘condos’ with this type of pitched roof will create a series of very complicated rooflines (known as a saw-tooth roof). This type of roof creates considerable difficulty for drainage. We believe that the roof is much more likely to be one continuous roofline across all 14 ‘condos’ pitched perpendicularly to what is shown in the drawing.

We believe that this issue is significant for two reasons: (1) in order to maintain the 45 degree pitch to the roof, the roof will need to be significantly higher (and the Applicant has failed to accurately provide the information required to approve the Application); and (2) if we are correct, the Applicant is in the very early stages of development of this project and this Application is premature.

- C. It should be noted that the size of the three buildings that the Applicant is proposing to develop are quite extensive. The eastern most block will be a three story building measuring 280 feet x 36 feet – roughly 30,000 square feet. In a commercial setting a building of this size would require extensive review prior to approval.

In addition to the foregoing, the Application appears to raise some very considerable issues with respect to the property including garbage removal, snowclearing, increased traffic, and loss of an existing footpath. To our knowledge, none of these issues has been addressed.

Given the issues identified above, we believe that the information provided by the Applicant is insufficient in that it has not met the obligation set out in Section 5.3.1 to provide the required information and for this reason the Application should either be deferred or rejected.

**The application should be rejected....**

Should the Council determine that the information provided is sufficient to consider the Application, we believe that the Application should be rejected. The Planned Unit Development is a rarely used method of development. The Registry of Deeds - where the Unit Agreements are required to be filed - discloses only a very small number of Planned Unit Development Agreements that have been registered. The Regulations provide that a Planned Unit Development is entitled to relief from certain aspects of the Regulations – in particular, lot frontage and off-street parking obligations can be exempted. But the Regulations provide that a development shall comply with:

1. the requirements of the Municipal Plan;
2. the zoning for the site as it pertains to land use, density and height; and
3. have a suitable relationship to nearby land uses in respect to appearance, traffic requirements, and demands on municipal services.

The Application fails to demonstrate that that the development meets the zoning requirements as it pertains to land use, density, height, and we believe emphatically that the proposed development does not have a “suitable relationship to nearby land uses in respect to appearance [or] traffic requirements”.

Land Use, Density and Height: The two most relevant standards for a development in R2 are townhousing and multiple dwelling. The Application shows that the development will fail to meet the 6 m rear yard minimum for a town house and the maximum 6 units for a multiple dwelling. The Application doesn't demonstrate that the development will be in accordance with existing land use requirements. Further, as discussed above, the Floor Area Ratio for the development appears to be roughly 1.8, far beyond the 1.0 for medium density zones. The height is also a significant issue. As described above, it appears that the Application has not provided a realistic estimate of the height of the proposed development.

Suitable relationship: On Mount Cashel Road, there are two three story homes, four two story homes, and the remaining twenty or so homes single or split level. Adding 27 three story homes (and effectively doubling the size of the street) will have a drastic impact on the area.

Our property in particular is a perfect example of how this development will drastically change the neighbourhood. We will go from having two neighbours to having ten. The nine 'condos' that will be abutting our property will be a continuous block of between 35-40 feet high for the whole width of our property. We will lose all of the sun that our property used to enjoy in the late afternoons. Furthermore, we will lose all of the privacy we used to enjoy. The sky lights on our bungalow will be windows into our home for the three story building next door, as will our dining room window. Also, by putting homes 16 feet from the property line, any decks on the main floor (which is above the ground floor garage) will look into our backyard. Given that there are 9 homes, the likelihood is that we will no longer be able to be outside our home without being on display to at least one set of neighbours.

The traffic impacts will also be very significant. The Application indicates that there won't be a turn around at the end of the new road. While this might be fine for the homeowners, this means that garbage and snowclearing vehicles will need to back out the whole width of the road, and use Mount Cashel Road as their turn around. Doubling the number of houses on a street will have a considerable impact on the traffic on that street. We are not aware of any efforts taken by the Applicant to address traffic issues.

Snowclearing will also present other issues. Given the large number of proposed units and the comparatively minimal amount of private outdoor property in front of each unit, we are concerned about where cleared snow will be placed and whether there will be adequate room for the cleared snow.

For these reasons, we believe that the Application should be rejected. The proposal does not demonstrate that the development will have a suitable relationship to the surrounding neighbourhood. We would also like to make the point that we are not in opposition to any development on the proposed land – just this development. We

recognize and respect the owner of the lot to develop its land, but believe that any development should be in accordance with the Development Regulations and the Planned Unit Development process shouldn't be used to circumvent the requirements Municipal Plan and the Development Regulations, except to the extent expressly provided for in those documents.

[REDACTED]

[REDACTED]

[REDACTED]



**REPORT/RECOMMENDATIONS**  
**Development Committee**  
**December 4, 2012**

The following matter was considered by the Development Committee at its meeting held on December 4, 2012. A Staff report is attached for Council's information.

**RECOMMENDATION**

**Proposed Eight (8) Unit Apartment Building**  
**Applicant: NL Housing Corporation**  
**Civic No. 10 Alexander Place**  
**Institutional (INST) Zone**

That Council reject an application from NL Housing Corporation to develop property at Civic No. 10 Alexander Place to develop an eight (8) unit apartment building.

Robert F. Smart  
City Manager  
Chair – Development Committee

RS/mah

Attach.

# MEMORANDUM

Date: December 6, 2012

To: His Worship the Mayor & Members of Council

From: Robert Smart, City Manager  
Chair-Development Committee

**Re: Department of Planning File No. 12-00365/B-17-A.11  
Proposed Eight (8) Unit Apartment Building  
Applicant: NL Housing Corporation  
Civic No. 10 Alexander Place  
Institutional (INST) Zone**

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An application has been submitted develop the property at Civic No. 10 Alexander Place in order to develop an eight (8) unit apartment building.

The Development Committee has reviewed the application and concludes that the proposed location is inappropriate for a residential development given the proximity to the nearby poultry processing plant. Furthermore, it is the opinion of the Traffic Department that the current alignment of the intersection is irregular at best, and would not suitable for the residential proposals to be developed within the near future. The proposed apartment building would impede the construction of a more standard type of intersection.

## **Recommendation**

Council reject the above noted application.



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Robert Smart  
Chair – Development Committee

/amh

# ST. JOHN'S

**REPORT/RECOMMENDATION**  
**Regional Waste Water Services Committee**  
November 30, 2012 (via e-mail poll)

In Attendance:

**City of St. John's**

- Mr. Walt Mills, Director of Engineering
- Bob Bishop, Director of Finance
- Deanne Kincade, Manager of Riverhead Wastewater Treatment
- Karen Chafe, Recording Secretary

**City of Mount Pearl**

- Councillor Dave Aker
- Ms. Tina O'Dea, Manager of Engineering

**Town of Paradise**

- Rod Cumby, Chief Administrative Officer

Consensus from Absent Voting Members via e-mail Poll:

**City of St. John's**

- Deputy-Mayor Shannie Duff, Chairperson

**City of Mount Pearl**

- Councillor John Walsh

**Town of Paradise**

- Deputy Mayor Allan English

**1. Regional Waste Water System - 2013 Waste Water Rate**

The Committee considered a memorandum dated November 19, 2012 from the Manager of Riverhead WTF regarding the above noted matter. The waste water rate for municipalities serviced by the Regional Waste Water System for 2013 has been determined to be \$0.0918/m<sup>3</sup>.

**The Committee recommends approval of the 2013 Waste Water Rate of \$0.0918/m<sup>3</sup>.**

**2. Regional Waste Water System - 2013 Operating Budget**

The Committee considered a memorandum from the Manager of Budget & Treasury dated November 20, 2012 regarding the proposed operating budget for the Riverhead Waste Water Treatment Plant (RWWTP) for 2013.

**The Committee recommends that the 2013 operating budget be approved as presented.**

Councillor Dave Aker  
Acting Chair

**ST. JOHN'S**

**DEVELOPMENT PERMITS LIST  
DEPARTMENT OF PLANNING  
FOR THE PERIOD OF November 30, 2012 TO December 6, 2012**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES		Proposed Front Garage Extension	3 Bonnycastle Crescent	4	<b>Rejected</b> as per section 10.1.3.(c)	12-11-30
RES		Building Lot	499 Main Road	5	<b>Approved</b>	12-12-06
COM	Gibraltar Development	Two (2) Apartment/ Condominiums Buildings (Site plan)	25 Rhodora Street	4	<b>Approved</b>	12-12-04

<p>* Code Classification:  RES - Residential      INST - Institutional  COM - Commercial      IND - Industrial  AG - Agriculture  OT - Other</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>
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**Gerard Doran  
Development Officer  
Department of Planning**

# Weekly Permits List

## Council's December 10, 2012 Regular Meeting

Permits Issued: 2012/11/29 To 2012/12/05

### Class: Commercial

463 Logy Bay Rd	Apollo Vending	Cr	Warehouse
119-127	Water St	Nc	Hotel
40	Aberdeen Ave	Ms	Retail Store
40	Aberdeen Ave	Ms	Retail Store
1	Anderson Ave	Ms	Orthopedic Sol Clinic
37	Anderson Ave	Ms	Mcdonald's Eating Establishment
260	Blackmarsh Rd	Ms	Retail Store
92	Elizabeth Ave	Ms	Body Quest Service Shop
385	Empire Ave	Ms	Office
336	Freshwater Rd	Ms	Communications Use
336	Freshwater Rd	Ms	Office
12	Gleneyre St	Ms	Service Shop
12	Gleneyre St	Sn	Retail Store
12	Gleneyre St	Ms	Retail Store
179	Hamlyn Rd	Ms	In Motion Club
12-20	Highland Dr	Ms	Clinic
189	Higgins Line	Ms	Office
41	Kelsey Dr	Ms	Moore's Retail Store
55b	Kelsey Dr	Ms	Telus Mobility Communications Use
75	Kelsey Drive	Ms	Eating Establishment
54	Kenmount Rd	Ms	Eating Establishment
33	Kenmount Rd	Ms	Office
35	Kenmount Rd	Ms	Eating Establishment
207	Kenmount Rd	Ms	Eating Establishment
323	Kenmount Rd	Ms	Retail Store
497	Kenmount Rd	Ms	Car Sales Lot
515	Kenmount Rd	Ms	Car Sales Lot
20	Lake Ave	Ms	Retail Store
345-349	Main Rd	Ms	Mcdonald's Eating Establishment
446	Newfoundland Dr	Ms	Mr. Sub Eating Establishment
445	Newfoundland Dr	Ms	Restaurant
445	Newfoundland Dr	Ms	Restaurant
22	O'leary Ave	Ms	Restaurant
78	O'leary Ave	Ms	Retail Store
37	O'leary Ave	Ms	Wholesale Club Retail Store
37	O'leary Ave	Ms	Game On Gear Office
30	Ropewalk Lane	Ms	Eating Establishment
117	Ropewalk Lane	Ms	Mr. Sub Eating Establishment
14	Stavanger Dr	Ms	Eating Establishment
16	Stavanger Dr	Ms	Retail Store
20	Stavanger Dr	Ms	Retail Store
386	Stavanger Dr	Ms	Commercial School
386	Stavanger Dr	Ms	Service Shop
15	Stavanger Dr	Ms	Retail Store
25	Stavanger Dr	Ms	Retail Store
15-27	Stavanger Dr	Ms	Retail Store
506	Topsail Rd	Ms	Eating Establishment
644	Topsail Rd	Ms	Club
644	Topsail Rd	Ms	Club
644	Topsail Rd	Ms	Commercial School
686	Topsail Rd	Ms	Restaurant
655	Topsail Rd	Ms	Restaurant
248	Torbay Rd	Ms	Eating Establishment

286 Torbay Rd Jungle Jims	Ms	Restaurant
286 Torbay Rd	Ms	Retail Store
320 Torbay Rd Grumpy Stump	Ms	Tavern
320 Torbay Rd Rustler's	Ms	Restaurant
320 Torbay Rd Wendy's	Ms	Eating Establishment
436 Torbay Rd	Ms	Nursery School
464 Torbay Rd	Ms	Retail Store
141 Torbay Rd	Ms	Restaurant
430 Topsail Rd	Cr	Service Shop
203 Water St Taj Mahal	Rn	Restaurant
		This Week \$ 69,550.00

**Class: Industrial**

This Week \$ .00

**Class: Government/Institutional**

This Week \$ .00

**Class: Residential**

32 Arnold Loop	Nc	Accessory Building
Blackmarsh Rd - Lot 40, Unit 1	Nc	Condominium
Blackmarsh Rd - Lot 40, Unit 2	Nc	Condominium
Blackmarsh Rd - Lot 40, Unit 3	Nc	Condominium
Blackmarsh Rd - Lot 40, Unit 4	Nc	Condominium
72 Blue Puttee Dr., Lot 95	Nc	Single Detached Dwelling
25 Blue Puttee Dr, Lot 156	Nc	Single Detached Dwelling
29 Blue Puttee Dr	Nc	Single Detached Dwelling
24 Channing Pl	Nc	Accessory Building
16 Galashiels Pl, Lot 125	Nc	Single Detached & Sub.Apt
18 Glenlonan St, Lot 23	Nc	Single Detached Dwelling
52 Glenlonan St , Lot 6	Nc	Single Detached Dwelling
2 Ironwood Pl	Nc	Accessory Building
5 Ironwood Pl, Lot 35	Nc	Single Detached Dwelling
56 Kenai Cres, Lot 203	Nc	Single Detached Dwelling
82 Kenai Cres, Lot 216	Nc	Single Detached & Sub.Apt
13 Kenai Cres, Lot 240	Nc	Single Detached Dwelling
15 Lee's Rd	Nc	Swimming Pool
7 Lotus St, Lot 78	Nc	Single Detached Dwelling
60 Parkhill St	Nc	Accessory Building
50 Petite Forte Dr, Lot 347	Nc	Single Detached & Sub.Apt
256 Petty Harbour Rd	Nc	Accessory Building
25 Rhodora St	Nc	Condominium
24 Rose Abbey St, Lot 161	Nc	Single Detached Dwelling
5 Tralee St, Lot 175	Nc	Single Detached & Sub.Apt
48 Warbury St	Cr	Single Detached Dwelling
64 Colonial St	Ex	Townhousing
177 Groves Rd	Ex	Accessory Building
54 Smithville Cres	Ex	Single Detached Dwelling
3 Belfast St	Rn	Single Detached Dwelling
27 Cornwall Cres	Rn	Single Detached Dwelling
98 Fort Amherst Rd	Rn	Single Detached Dwelling
69 Freshwater Rd	Rn	Single Detached Dwelling
55 Harvey Rd	Rn	Single Detached Dwelling
24 Prince Of Wales St	Rn	Townhousing
1 Serpentine St	Rn	Single Detached Dwelling
67 Stirling Cres	Rn	Subsidiary Apartment

23 Tobin Cres  
26 Walsh's Lane

Rn Single Detached Dwelling  
Rn Subsidiary Apartment

This Week \$ 10,232,600.00

**Class: Demolition**

This Week \$ .00

This Week's Total: \$ 10,302,150.00

Repair Permits Issued: 2012/11/29 To 2012/12/05 \$ 38,000.00

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			
December 10, 2012			
TYPE	2011	2012	% VARIANCE (+/-)
Commercial	\$94,700,100.00	\$213,000,600.00	125
Industrial	\$2,800,900.00	\$5,100,100.00	82
Government/Institutional	\$35,800,800.00	\$16,200,900.00	-55
Residential	\$237,000,500.00	\$182,500,000.00	-23
Repairs	\$5,200,800.00	\$5,100,500.00	-2
Housing Units(1 & 2 Family Dwellings)	684	589	
<b>TOTAL</b>	<b>\$375,503,100.00</b>	<b>\$421,902,100.00</b>	<b>12</b>

Respectfully submitted,

David Blackmore, R.P.A.  
Director of Building & Property Management

# MEMORANDUM

**Weekly Payment Vouchers  
For The  
Week Ending December 6, 2012**

## **Payroll**

<b>Public Works</b>	<b>\$ 556,106.14</b>
<b>Bi-Weekly Administration</b>	<b>\$ 767,190.36</b>
<b>Bi-Weekly Management</b>	<b>\$ 671,002.32</b>
<b>Bi-Weekly Fire Department</b>	<b>\$ 591,715.17</b>
<b>Accounts Payable</b>	<b>\$4,302,606.32</b>

**Total: \$ 6,888,620.31**

# **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
WIRESPRING TECHNOLOGIES	0000000520	COMPUTER HARDWARE/SOFTWARE	\$1,579.25
GENTARA REAL ESTATE LP	00045712	LEASE OF OFFICE SPACE	\$27,129.44
DAWE, BARBARA	00045713	TRAVEL REIMBURSEMENT	\$839.85
RING, MATTHEW	00045714	CLOTHING ALLOWANCE	\$45.19
DAY, DAVID	00045715	TRAVEL REIMBURSEMENT	\$579.16
LA BREA INT'L INC.	00045716	PROMOTIONAL MATERIALS	\$113.00
NEWFOUNDLAND POWER	00045717	ELECTRICAL SERVICES	\$7,119.89
BELL MOBILITY	00045718	CELLULAR PHONE USAGE	\$250.75
BELL ALIANT	00045719	TELEPHONE SERVICES	\$774.71
TOMY CANADA LIMITED	0000000521	PROMOTIONAL ITEMS	\$340.69
RECEIVER GENERAL FOR CANADA	00045720	PAYROLL DEDUCTIONS	\$82,700.61
RECEIVER GENERAL FOR CANADA	00045721	PAYROLL DEDUCTIONS	\$4,310.99
PUBLIC SERVICE CREDIT UNION	00045722	PAYROLL DEDUCTIONS	\$7,072.39
SCHYLLING ASSOCIATES INC.	00045723	PROMOTIONAL ITEMS	\$220.49
ST. PAUL FIRE/MARINE INS. CO.	00045724	CITY'S DEDUCTIBLE - CLAIMS	\$44,955.08
ST. PAUL FIRE/MARINE INS. CO.	00045725	CITY'S DEDUCTIBLE - CLAIMS	\$46,141.54
TOWN OF CONCEPTION BAY SOUTH	00045726	CITY'S CONTRIBUTION-DEBT SERVICES	\$59,160.00
ROGERS CABLE	00045727	INTERNET SERVICES	\$186.56
NEWFOUNDLAND POWER	00045728	ELECTRICAL SERVICES	\$17,830.25
PARTS FOR TRUCKS INC.	00045729	REPAIR PARTS	\$603.14
THE GLOBE AND MAIL	00045730	SUBSCRIPTION RENEWAL	\$661.00
NL CREDIT UNION	00045731	PAYROLL DEDUCTIONS	\$486.26
ST. PAUL FIRE/MARINE INS. CO.	00045732	CITY'S DEDUCTIBLE - CLAIMS	\$24,424.45
CIBC	00045733	PAYROLL DEDUCTIONS	\$886.04
THORNE, ANDREW	00045734	VEHICLE DAMAGE CLAIM	\$1,311.46
ESTATE OF MANUEL HANLON	00045735	REFUND - SECURITY DEPOSIT	\$230.98
O'KEEFE, DENNIS	00045736	TRAVEL REIMBURSEMENT	\$129.01
REX, CATHY	00045737	REIMBURSEMENT - SUPPLIES	\$107.29
JONES, CHRISTINA	00045738	REIMBURSEMENT - SUPPLIES	\$70.34
BURT, KIMBERLY	00045739	CLOTHING ALLOWANCE	\$80.00
NADINE MARTIN	00045740	REIMBURSEMENT - SUPPLIES	\$108.61
INFINITY CONSTRUCTION	00045741	PROGRESS PAYMENT	\$21,254.59
MODERN PAVING LTD.	00045742	PROGRESS PAYMENT	\$29,141.41
RECREONICS INC.	0000000522	REPAIR PARTS	\$326.28
RYDIN DECAL	0000000523	TEMPORARY PARKING PERMITS	\$623.16
NFPA CERTIFICATION DEPARTMENT	0000000524	SUBSCRIPTION RENEWAL	\$859.36
ACQUIA INC.,	0000000525	SOFTWARE SUBSCRIPTION SUPPORT	\$25,127.50
MAXI-SWEEP INC	0000000526	REPAIR PARTS	\$8,810.22
ISCEBS	0000000527	MEMBERSHIP FEES	\$391.99

GRAND AND TOY	00045743	OFFICE SUPPLIES	\$42.98
IRVING OIL MARKETING GP	00045744	GASOLINE & DIESEL PURCHASES	\$10,046.13
PARTS FOR TRUCKS INC.	00045745	REPAIR PARTS	\$439.23
THE SHERIFF'S OFFICE	00045746	WAGE GARNISHMENTS	\$899.64
NEWFOUNDLAND POWER	00045747	ELECTRICAL SERVICES	\$67,769.25
ACKLANDS-GRAINGER	00045748	INDUSTRIAL SUPPLIES	\$3,440.37
AFONSO GROUP LIMITED	00045749	SEWER INSPECTIONS	\$10,142.43
AIR COOLED ENGINE SERVICE LTD.	00045750	REPAIR PARTS	\$149.84
PARDY'S WASTE MANAGEMENT	00045751	WASTE DISPOSAL	\$1,490.58
SERVICEMASTER CONTRACT SERVICE	00045752	CLEANING SERVICES	\$853.15
APEX CONST. SPECIALITIES INC.	00045753	CONSTRUCTION MATERIALS	\$632.97
PROF. ENGINEERS AND GEOSCIENTISTS NFLD & LAB.	00045754	MEMBERSHIP FEES	\$139.22
ATLANTIC PURIFICATION SYSTEM LTD	00045755	WATER PURIFICATION SUPPLIES	\$298.37
COSTCO WHOLESALE	00045756	MISCELLANEOUS SUPPLIES	\$257.46
KELLOWAY CONSTRUCTION LIMITED	00045757	CONTRACT PAYMENT	\$46,263.02
ROBERT BAIRD EQUIPMENT LTD.	00045758	RENTAL OF EQUIPMENT	\$3,804.39
BAKER FLOORING CONTRACTS LTD.	00045759	SUPPLY/INSTALL FLOORING	\$1,711.95
STAPLES THE BUSINESS DEPOT - OLD PLACENTIA RD	00045760	STATIONERY & OFFICE SUPPLIES	\$379.96
CHARLES R. BELL LTD.	00045761	APPLIANCES	\$2,208.02
BEST DISPENSERS LTD.	00045762	SANITARY SUPPLIES	\$1,328.88
BILLARD'S TRUCKING LTD	00045763	RENTAL OF EQUIPMENT	\$1,186.50
ROCKWATER PROFESSIONAL PRODUCT	00045764	CHEMICALS	\$5,944.03
STANTEC CONSULTING LTD. (SCL)	00045765	PROFESSIONAL SERVICES	\$338.66
NOIA	00045766	LUNCHEON MEETING	\$1,652.06
GRAPHIC ARTS & SIGN SHOP LIMITED	00045767	SIGNAGE	\$381.49
DESTINATION ST. JOHN'S	00045768	ADVERTISING	\$3,277.00
SIGNS NOW	00045769	SIGNAGE	\$247.36
BARNES/BOWMAN DISTRIBUTION	00045770	INDUSTRIAL SUPPLIES	\$3,584.77
BREN-KIR INDUSTRIAL SUPPLIES	00045771	INDUSTRIAL SUPPLIES	\$4,114.24
SOBEY'S #604	00045772	GROCERY ITEMS	\$23.40
FARRELL'S EXCAVATING LTD.	00045773	ROAD GRAVEL	\$266.62
GRAND AND TOY	00045774	OFFICE SUPPLIES	\$341.45
WESTERN HYDRAULIC 2000 LTD	00045775	REPAIR PARTS	\$1,041.50
ATLANTIC TRAILER & EQUIPMENT	00045776	REPAIR PARTS	\$73.35
TRIWARE TECHNOLOGIES INC.	00045777	PRINTER CARTRIDGES	\$683.65
MICRO SURVEY SOFTWARE INC.	00045778	ANNUAL MAINTENANCE RENEWAL	\$937.90
CHESTER DAWE CANADA - O'LEARY AVE	00045779	BUILDING SUPPLIES	\$1,242.39
CAMPBELL'S SHIP SUPPLIES	00045780	PROTECTIVE CLOTHING	\$1,789.78
AIR LIQUIDE CANADA INC.	00045781	CHEMICALS AND WELDING PRODUCTS	\$322.40
CANAVAN'S AUTO APPRAISERS LTD.	00045782	APPRAISAL FEE	\$254.25

DAVE CARROLL	00045783	BAILIFF SERVICES	\$67.00
WAL-MART 3196-ABERDEEN AVE.	00045784	MISCELLANEOUS SUPPLIES	\$264.64
TRANSOFT SOLUTIONS INC.	00045785	SOFTWARE UPGRADE	\$1,186.50
ROGERS CABLE	00045786	INTERNET SERVICES	\$121.45
SOBEY'S INC	00045787	PET SUPPLIES	\$3,026.65
NEWFOUNDLAND GLASS & SERVICE	00045788	GLASS INSTALLATION	\$990.63
ALLAN MURPHY'S MOBILE WELDING SERVICES	00045789	REPAIRS TO EQUIPMENT	\$339.00
WAL-MART 3093-MERCHANT DRIVE	00045790	MISCELLANEOUS SUPPLIES	\$106.19
CANADIAN RED CROSS	00045791	AQUATIC SUPPLIES	\$194.13
PF COLLINS CUSTOMS BROKER LTD	00045792	DUTY AND TAXES	\$235.36
COLONIAL GARAGE & DIST. LTD.	00045793	AUTO PARTS	\$13,258.01
PURCHASING MANAGEMENT ASSOC. OF CANADA	00045794	MEMBERSHIP RENEWAL	\$389.85
PETER'S AUTO WORKS INC.	00045795	TOWING OF VEHICLES	\$2,192.20
THE IDEA FACTORY	00045796	PROFESSIONAL SERVICES	\$194.93
COUNTRY TRAILER SALES 1999 LTD	00045797	REPAIR PARTS	\$900.50
MASK SECURITY INC.	00045798	TRAFFIC CONTROL	\$9,955.89
CRANE SUPPLY LTD.	00045799	PLUMBING SUPPLIES	\$279.28
NEWFOUNDLAND SOILTEC INC.	00045800	REMOVAL OF CONTAMINATED SOIL	\$687.40
SHU-PAK EQUIPMENT INC.	00045801	REPAIR PARTS	\$787.27
CROSBIE INDUSTRIAL SERVICE LTD	00045802	CONTRACT PAYMENT	\$3,440.62
DICKS & COMPANY LIMITED	00045803	OFFICE SUPPLIES	\$3,278.88
WAJAX POWER SYSTEMS	00045804	REPAIR PARTS	\$2,787.04
MIC MAC FIRE & SAFETY SOURCE	00045805	PROTECTIVE FOOTWEAR	\$158.20
DOMINION STORES #922	00045806	MISCELLANEOUS SUPPLIES	\$25.50
GLADNEY BUS LIMITED	00045807	TRANSPORTATION SERVICES	\$670.40
REEFER REPAIR SERVICES LTD.	00045808	REPAIR PARTS	\$401.14
RUSSEL METALS INC.	00045809	METALS	\$222.61
CANADIAN TIRE CORP.-ELIZABETH AVE.	00045810	MISCELLANEOUS SUPPLIES	\$860.32
CANADIAN TIRE CORP.-MERCHANT DR.	00045811	MISCELLANEOUS SUPPLIES	\$270.23
CANADIAN TIRE CORP.-KELSEY DR.	00045812	MISCELLANEOUS SUPPLIES	\$568.82
EAST COAST CONVERTERS LTD.	00045813	SANITARY SUPPLIES	\$332.22
EASTERN INDUSTRIES & HYDRAULICS LTD.	00045814	REPAIRS TO CYLINDER	\$1,394.53
ELECTROMEGA LTD.	00045815	REPAIRS TO EQUIPMENT	\$31.08
ELECTRIC MOTOR & PUMP DIV.	00045816	REPAIR PARTS	\$135.60
ELECTRONIC CENTER LIMITED	00045817	ELECTRONIC SUPPLIES	\$148.70
NL ENVIRONMENTAL INDUSTRY ASSN	00045818	MEMBERSHIP FEES	\$745.00
THE TELEGRAM	00045819	ADVERTISING	\$20,193.85
EXECUTIVE COFFEE SERVICES LTD.	00045820	COFFEE SUPPLIES	\$161.50
DOMINION STORE 935	00045821	MISCELLANEOUS SUPPLIES	\$22.28
BASIL FEARN 93 LTD.	00045822	REPAIR PARTS	\$2,356.05

BREAKWATER BOOKS LTD.	00045823	BOOKS	\$376.74
ERL ENTERPRISES	00045824	AUTO PARTS/REPAIRS	\$23,765.34
PRINCESS AUTO	00045825	MISCELLANEOUS ITEMS	\$50.83
STELLAR INDUSTRIAL SALES LTD.	00045826	INDUSTRIAL SUPPLIES	\$96.73
PRODUITS HEVEA INC.	00045827	REPAIR PARTS	\$8,686.31
NEWALTA INDUSTRIAL SERVICES	00045828	WASTE DISPOSAL	\$20,098.18
ATLANTIC OILFIELD & INDUSTRIAL SUPPLY	00045829	INDUSTRIAL SUPPLIES	\$1,108.19
SIMPLEX GRINNELL	00045830	REPAIRS TO ALARM SYSTEM	\$96.05
CHAPTERS ST. JOHN'S	00045831	BOOKS	\$280.22
OMNITECH INC.	00045832	SHIPPING CHARGES	\$16.95
DOMINION STORES 934	00045833	MISCELLANEOUS SUPPLIES	\$90.71
EASTERN PROPANE	00045834	PROPANE	\$157.74
SERVICE PLUS INC.	00045835	RENTAL OF EQUIPMENT	\$4,610.40
HARRIS & ROOME SUPPLY LIMITED	00045836	ELECTRICAL SUPPLIES	\$2,308.22
HARVEY & COMPANY LIMITED	00045837	REPAIR PARTS	\$8,425.71
HVAC SPECIALITIES INC.	00045838	AIR FILTERS	\$888.18
BRENNTAG CANADA INC	00045839	CHLORINE	\$13,711.42
PRACTICAR CAR & TRUCK RENTALS	00045840	VEHICLE RENTAL	\$2,210.28
HISCOCK RENTALS & SALES INC.	00045841	HARDWARE SUPPLIES	\$104.17
HI-TECH SCALES LTD.	00045842	REPAIRS TO SCALES	\$1,695.00
SHERATON HOTEL NEWFOUNDLAND	00045843	BANQUET-WORLD ENERGY CITIES	\$13,255.99
ARIANNA CONSTRUCTION INC	00045844	SNOW CLEARING	\$3,619.98
UNIVAR CANADA	00045845	HYDROCHLORIC ACID	\$109.63
C & W OFFSHORE LTD.	00045846	WELDING SERVICES	\$169.50
DISTRIBUTION BRUNET INC.,	00045847	REPAIR PARTS	\$396.58
4IMPRINT	00045848	ADVERTISING	\$505.16
HENRY'S	00045849	INK CARTRIDGES	\$544.27
UMBRELLA SECURITY	00045850	ALARM MONITORING	\$3,254.40
PRINTER TECH SOLUTIONS INC.,	00045851	REPAIRS TO EQUIPMENT	\$3,306.67
CDMV	00045852	VETERINARY SUPPLIES	\$28.17
CANCELLED	00045853	CANCELLED	\$0.00
PFIZER ANIMAL HEALTH	00045854	VETERINARY SUPPLIES	\$86.16
BOSCH REXROTH CANADA CORP.	00045855	REPAIR PARTS	\$3,475.65
KAVANAGH & ASSOCIATES	00045856	PROFESSIONAL SERVICES	\$72,977.51
STANTEC ARCHITECTURE LTD.	00045857	PROFESSIONAL SERVICES	\$862.82
UNIVERSAL HELICOPTERS NFLD. LTD.	00045858	HELICOPTER TRAINING	\$7,580.27
KENT BUILDING SUPPLIES	00045859	BUILDING SUPPLIES	\$121.57
ADVENTUREWORKS! ASSOCIATES, INC.,	00045860	RECREATION SUPPLIES	\$149.00
MARTIN'S FIRE SAFETY LTD.	00045861	SAFETY SUPPLIES	\$1,161.64
MCDONALD'S HOME HARDWARE	00045862	HARDWARE SUPPLIES	\$348.49

MCLOUGHLAN SUPPLIES LTD.	00045863	ELECTRICAL SUPPLIES	\$714.54
KONICA MINOLTA BUSINESS SOLUTIONS CANADA LTD	00045864	PHOTOCOPIES	\$203.44
MODERN PAVING LTD.	00045865	ASPHALT	\$5,206.30
NEWFOUNDLAND DISTRIBUTORS LTD.	00045866	INDUSTRIAL SUPPLIES	\$120.10
NEWFOUNDLAND DESIGN ASSOCIATES	00045867	PROFESSIONAL SERVICES	\$250,083.95
BELL MOBILITY	00045868	CELLULAR PHONE USAGE	\$762.69
TOROMONT CAT	00045869	AUTO PARTS	\$4,493.59
NORTH ATLANTIC PETROLEUM	00045870	PETROLEUM PRODUCTS	\$53,866.13
PENNECON ENERGY HYDRAULIC SYSTEMS	00045871	REPAIRS & REPAIR PARTS	\$2,490.17
PBA INDUSTRIAL SUPPLIES LTD.	00045872	INDUSTRIAL SUPPLIES	\$429.23
ORKIN CANADA	00045873	PEST CONTROL	\$254.26
GCR TIRE CENTRE	00045874	TIRES	\$5,410.00
PERIDOT SALES LTD.	00045875	REPAIR PARTS	\$2,153.01
PETER PAN SALES LTD.	00045876	SANITARY SUPPLIES	\$188.35
THE HUB	00045877	CATERING SERVICES	\$1,160.51
PITNEY BOWES OF CANADA LIMITED	00045878	INK CARTRIDGES	\$474.43
PRAXAIR PRODUCTS INC.	00045879	FIRE BLANKET	\$57.36
K & D PRATT LTD.	00045880	REPAIR PARTS AND CHEMICALS	\$666.70
PYRAMID CONSTRUCTION LIMITED	00045881	REFUND - MISCELLANEOUS DEPOSIT	\$518.27
REPROGRAPHICS LTD.	00045882	TONER CARTRIDGES	\$26.19
RIDEOUT TOOL & MACHINE INC.	00045883	TOOLS	\$116.16
ROYAL FREIGHTLINER LTD	00045884	REPAIR PARTS	\$1,973.30
LIFESAVING SOCIETY NFLD & LAB.	00045885	AQUATIC RECERTIFICATION	\$1,436.15
S & S SUPPLY LTD. CROSSTOWN RENTALS	00045886	REPAIR PARTS	\$8,323.62
BIG ERICS INC	00045887	SANITARY SUPPLIES	\$769.73
SAUNDERS EQUIPMENT LIMITED	00045888	REPAIR PARTS	\$17,751.30
SANSOM EQUIPMENT LTD.	00045889	REPAIR PARTS	\$46,040.54
SPEEDY AUTOMOTIVE LTD.	00045890	AUTOMOTIVE SUPPLIES	\$141.25
STEELFAB INDUSTRIES LTD.	00045891	STEEL	\$2,320.40
SUPERIOR OFFICE INTERIORS LTD.	00045892	OFFICE SUPPLIES	\$8,042.21
TOWER TECH COMM. & SPORTS FIELD LIGHTING	00045893	NETTING REPAIRS	\$265.77
TRACTION DIV OF UAP	00045894	REPAIR PARTS	\$1,238.20
TULKS GLASS & KEY SHOP LTD.	00045895	PROFESSIONAL SERVICES	\$510.34
URBAN CONTRACTING JJ WALSH LTD	00045896	PROPERTY REPAIRS	\$56.50
WATERWORKS SUPPLIES DIV OF EMCO LTD	00045897	REPAIR PARTS	\$11,162.31
WESCO DISTRIBUTION CANADA INC.	00045898	REPAIR PARTS	\$1,016.62
WAL-MART 3092-KELSEY DRIVE	00045899	MISCELLANEOUS SUPPLIES	\$272.31
STERLING MARKING PRODUCTS INC.	00045900	CAT & DOG TAGS	\$560.00
ALTUS GROUP LIMITED	00045901	CONSULTING SERVICES	\$18,138.76
ST. TERESA'S PARISH HALL	00045902	FACILITY RENTAL	\$150.00

TEDSTONE, NEIL	00045903	APPRAISAL FEE	\$5,819.50
SKYMARK CONTRACTING LTD.	00045904	REFUND - TEMPORARY OCCUPANCY PERMIT	\$1,000.00
DUFFY & ASSOCIATES	00045905	REFUND - COMPLIANCE LETTER	\$150.00
INT'L FOUNDATION OF EMPLOYEES BENEFIT PLANS	00045906	MEMBERSHIP RENEWAL	\$295.00
PUTT, GLEN	00045907	REFUND - SEPTIC DEPOSIT	\$500.00
JEWER, DR. DAVID	00045908	PROFESSIONAL SERVICES	\$2.60
TROY TEMPLEMAN	00045909	PROFESSIONAL SERVICES	\$169.50
STONE, DR. CRAIG	00045910	PROFESSIONAL SERVICES	\$20.00
JEFF MARSHALL	00045911	INSTRUCTOR FEES	\$334.80
WALSH, PAUL	00045912	REFUND - SEPTIC CULVERT DEPOSIT	\$500.00
CLARKE, PATRICK	00045913	REFUND - SEPTIC CULVERT DEPOSIT	\$500.00
GILLINGHAM, SHAWN	00045914	REIMBURSEMENT - EXAM FEES	\$100.00
NORTH, WAYNE	00045915	VEHICLE BUSINESS INSURANCE	\$93.00
EASTON, DENNIS	00045916	VEHICLE BUSINESS INSURANCE	\$239.00
RIDEOUT, RODNEY	00045917	VEHICLE BUSINESS INSURANCE	\$373.00
WALL, PETER	00045918	REIMBURSEMENT - EXAM FEES	\$50.00
PINSENT, JEFF	00045919	COURSE FEES	\$550.31
MERCER, PETER	00045920	VEHICLE BUSINESS INSURANCE	\$346.00
HART, ROBERT	00045921	VEHICLE BUSINESS INSURANCE	\$249.00
COOPER, LYNN	00045922	REFRESHMENTS	\$104.23
TOBIN, JUDY	00045923	MILEAGE	\$178.13
NEWFOUNDLAND EXCHEQUER ACCOUNT	00045924	BPV ANNUAL OPERATING FEES	\$1,152.60
CITY OF ST. JOHN'S	00045925	REPLENISH PETTY CASH	\$276.80
CITY OF ST. JOHN'S	00045926	REPLENISH PETTY CASH	\$151.67
RECEIVER GENERAL FOR CANADA	00045927	PAYROLL DEDUCTIONS	\$9,281.07
NEWFOUNDLAND EXCHEQUER ACCOUNT	00045928	PAYROLL TAX - NOVEMBER 2012	\$116,769.25
THE SHERIFF'S OFFICE	00045929	WAGE GARNISHMENTS	\$425.00
MACNEIL, GARY	00045930	ANNUAL MEMBERSHIP FEE	\$298.32
ANCHORAGE CONTRACTING SERVICES	00045931	PROGRESS PAYMENT	\$14,894.53
CLARKE'S TRUCKING & EXCAVATING	00045932	PROGRESS PAYMENT	\$11,304.65
INFINITY CONSTRUCTION	00045933	PROGRESS PAYMENT	\$130,670.26
GOODLIFE FITNESS	00045934	FITNESS MEMBERSHIP	\$1,625.35
RBC GLOBAL SERVICES	00045935	PENSION REMITTANCE - NOVEMBER, 2012	\$764,421.04
UNITED WAY OF NEWFOUNDLAND & LABRADOR	00045936	EMPLOYEE DEDUCTIONS	\$101.22
HEALTH CARE FOUNDATION	00045937	EMPLOYEE DEDUCTIONS	\$12.00
THE WORKS	00045938	MEMBERSHIP FEES	\$584.19
ST. JOHN'S FIREFIGHTERS' ASSOC	00045939	PAYROLL DEDUCTIONS	\$15,620.43
NAPE	00045940	PAYROLL DEDUCTIONS	\$742.75
CUPE LOCAL 569	00045941	PAYROLL DEDUCTIONS	\$26,257.37
RECEIVER GENERAL FOR CANADA	00045942	PAYROLL DEDUCTIONS	\$1,693.34

ALLIED CONSTRUCTORS INC.	00045943	PROGRESS PAYMENT	\$1,466,199.68
PYRAMID CONSTRUCTION LIMITED	00045944	PROGRESS PAYMENTS	\$361,255.88
BELL MOBILITY	00045945	CELLULAR PHONE USAGE	\$361.12
BELL ALIANT	00045946	TELEPHONE SERVICES	\$3,217.47
10730 NEWFOUNDLAND LIMITED	00045947	REAL PROGRAM	\$156.00
MPS	00045948	PRINTING SERVICES	\$81.30
MPS	00045949	PRINTING SERVICES	\$1,204.08
GORDON BARNES	00045950	PROFESSIONAL SERVICES	\$2,400.00
ST. JOHN'S AIRPORT AUTHORITY	00045951	PURCHASE OF MOBILE RADIOS	\$1,864.50
MARCO SERVICES LTD	00045952	PROGRESS PAYMENT	\$37,349.84
		<b>TOTAL:</b>	<b>\$4,302,606.32</b>

# MEMORANDUM

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Date: **December 5, 2012**

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

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

Re: **Tender for Light Equipment/General Mechanical Repair**

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The result of the Tender for **Light Equipment/General Mechanical Repair** is as follows:

**Emergency Repair Ltd.                      \$41.10 / hr.**

It is recommended to award this tender to the lowest bidder meeting specifications, **Emergency Repair Ltd., \$41.10 per hour**, as per the Public Tendering Act, taxes not included.

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

/fc

**ST. JOHN'S**

DEPARTMENT OF FINANCE

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



# MEMORANDUM

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Date: **December 5, 2012**

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

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

Re: **Tender for Heavy Equipment/General Mechanical Repair**

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The result of the Tender for **Heavy Equipment/General Mechanical Repair** is as follows:

<b>Reefer Repair Services Ltd.</b>	<b>\$55.00 / hr.</b>
Colonial Garage Distributors	\$99.95 / hr.
Nortrax Canada Inc.	\$88.00 / hr.
Toromont Cat	\$89.00 / hr.

It is recommended to award this tender to the lowest bidder meeting specifications, **Reefer Repair Services Ltd. @ \$55.00 per hour**, as per the Public Tendering Act, taxes not included.

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

/fc

# ST. JOHN'S

DEPARTMENT OF FINANCE

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

# MEMORANDUM

---

Date: **December 5, 2012**

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

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

Re: **Tender for Heavy Truck/General Mechanical Repair**

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The results of the Tender for **Heavy Truck/General Mechanical Repair** are as follows:

<b>Reefer Repair Services Ltd.</b>	<b>\$55.00 / hr.</b>
Emergency Repair Ltd.	\$56.10 / hr.
Royal Freightliner	\$88.00 / hr.
Hickman's Truck Centre	\$89.00 / hr.
Colonial Garage Distributors	\$99.95 / hr.

It is recommended to award this tender to the lowest bidder meeting specifications, **Reefer Repair Services Ltd. @ \$55.00 per hour**, as per the Public Tendering Act, taxes not included.

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

/fc

# ST. JOHN'S

DEPARTMENT OF FINANCE

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