

**AGENDA
REGULAR MEETING**

**DECEMBER 9th, 2013
4:30 p.m.**

ST. JOHN'S

MEMORANDUM

December 6, 2013

In accordance with Section 42 of the City of St. John's Act, the Regular Meeting of the St. John's Municipal Council will be held on **Monday, December 9, 2013 at 4:30 p.m.**

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 9th, 2013
4:30 p.m.**

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

- 1. Call to Order**
- 2. Approval of the Agenda**
- 3. Adoption of the Minutes** (December 2nd, 2013)
- 4. Business Arising from the Minutes**
 - A. Included in the Agenda**
 - B. Other Matters**
 - i. Budget 2014 (Separate Cover)**
- 5. Notices Published**
 - a. A Discretionary Use Application** has been submitted to develop property for Agriculture Use in the Goulds Environmentally Valuable Area. The application will involve the placing of organic fill material on approximately 12 hectares of land located in the Open Space Reserve (OS) Zone. The subject land fronts Robert E. Howlett Memorial Drive and is located one kilometer south of Power's Road **(Ward 5)**
- 6. Public Hearings**
 - a. Public Hearing Report**
Proposed Rezoning from R1 Zone to A2 Zone
16 Francis Street and Castlebridge Drive, Brookfield Plains **(Ward 5)**
- 7. Committee Reports**
 - a. Public Works & Environment Standing Committee Report** dated November 28, 2013
- 8. Resolutions**
 - a. Tax Resolutions** (2014)
- 9. Development Permits List**
- 10. Building Permits List**
- 11. Requisitions, Payrolls and Accounts**

12. Tenders

- a. Tender – Two (2) New SUV’s and One (1) New 4 x 4 Pickup Truck
- b. Tender – St. Pat’s Bleacher Replacement
- c. RFP – Engineering Consulting Services, Street Infrastructure Improvements (2013)
Package 2 – Hebron Way Extension to Major’s Path
- d. Engineering Consulting Services, Street Infrastructure Improvements (2013)
Package 1 – Blackmarsh Road Street Re-alignment @ Blackmarsh Road
Empire Avenue and Redmond’s Road – Design Only
- e. Request for Proposals - 163 Blackhead Road

13. Notices of Motion, Written Questions and Petitions

14. Other Business

- a. Memorandum dated November 29, 2013 from the City Solicitor
Re 78 Blackler Avenue
- b. **Correspondence from the Mayor’s Office**
- c. **Items Added by Motion**

15. Adjournment

December 2, 2013

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

His Worship the Mayor presided.

There were present also: Deputy Mayor Ellsworth, Councillors Hann, Hickman, Lane, Puddister, Breen, Galgay, Tilley, Davis and Collins.

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

Call to Order and Adoption of the Agenda

SJMC2013-12-02/524R

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

Adoption of Minutes

SJMC2013-12-02/525R

**It was decided on motion of Councillor Lane; seconded by Councillor Hann:
That the minutes of November 25th, 2013 be adopted as presented.**

Business Arising

**12-20 Mount Cashel Road
Application for a Townhouse Condominium Development
Proposed New R2 Condominium One
Applicant: 62554 Newfoundland and Labrador Inc.**

Under business arising, Council considered a memorandum dated November 27, 2013 from the Chief Municipal Planner regarding the above noted.

SJMC2013-12-02/526R

It was moved by Councillor Hickman; seconded by Councillor Tilley: That the applicant be directed to prepare a Land Use Assessment Report (LUAR) regarding the proposed development, that the draft terms of reference be approved as presented and that the proposed rezoning and LUAR be advertised publicly review.

During discussion, Councilor Davis asked that the Police and Traffic Committee look at the traffic situation in this area and determine whether or not a traffic study should be conducted.

The motion being put was unanimously carried.

**Proposed Text Amendment to the Agriculture (G) Zone
Land adjacent to 90 Pearltown Road – Lester Farms Inc.**

Under business arising, Council considered a memorandum dated November 20, 2013 from the Chief Municipal Planner regarding the above noted.

SJMC2013-12-02/527R

It was moved by Councillor Collins; seconded by Councillor Hann: That the proposed Aquaculture use on land adjacent to 90 Pearltown Road as a Discretionary Use in the Agriculture (AG) Zone be approved in principle subject to the following conditions:

- **No artificial lighting will be used as part of the greenhouse structure between the hours of 9 pm and 7 am;**
- **A closed-containment system is used in accordance with the regulations outlined in the Fisheries Act provided by Fisheries and Oceans and Oceans; and**
- **Meeting all requirements of the City's Department of Planning, Development and Engineering; and further**

That the following Resolution for St. John's Development Regulations Amendment Number 579, 2013 be adopted, which will be referred to the Department of Municipal Affairs with a request for Provincial registration.

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

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

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

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

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

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

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

IN WITNESS THEREOF the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this 2nd day of December, 2013.

Mayor

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

City Clerk

Council Adoption

Provincial Registration

The motion being put was unanimously carried.

**St. John's Municipal Plan Amendment Number 96, 2013
St. John's Development Regulations Amendment Number 514, 2013
Re: 1 Clift's/Baird's Cove, Proposed Site Redevelopment
3-Storey Extension to Parking Garage**

Under business arising, Council considered a memorandum dated November 28, 2013 from the Chief Municipal Planner regarding the above noted.

SJMC2013-12-02/528R

It was moved by Councillor Galgay; seconded by Councillor Hickman: That the following Resolutions for the St. John's Municipal Plan Amendment Number 96, 2013 and the St. John's Development Regulations Amendment Number 514, 2013 be adopted; and further, that Dr. Christopher Sharpe, a member of the City's Commissioner List, be appointed as the Commissioner to conduct a public hearing on these amendments:

**RESOLUTION
ST. JOHN'S MUNICIPAL PLAN
AMENDMENT NUMBER 96, 2013**

WHEREAS the City of St. John's wishes to ensure the future use of the A.P. Parking Garage at Civic Number 1 Clift's-Baird's Cove [Parcel ID #34257] is maintained to its historic and current principal use as a parking garage and to allow development of a 3 storey hotel or a residential development atop the existing 8 storey structure.

BE IT THEREFORE RESOLVED that the City of St. John's hereby adopts the following text and map amendments to the St. John's Municipal Plan under the provisions of the Urban and Rural Planning Act, 2000:

- 1. Create a new Land Use District in Part III, Section 3 ("Commercial") of the St. John's Municipal Plan to read as follows:**

"3.3.6 A.P. Parking Garage District

- 1. Permitted Zones**

In this District, which applies only to the existing A.P. Parking Garage site located at Civic Number 1 Clift's-Baird's Cove, the City may allow a zone in which a parking garage for public use is the only permitted use. The City may also allow other uses it deems appropriate as discretionary uses.

2. Building Height and Bulk

In this District, the maximum building height is limited to 11 Storeys and the maximum Floor Area Ratio is limited to 2.25.”

- 2. Amend Map III-1 (“General Land Use Map”) of the St. John’s Municipal Plan by redesignating the property at Civic Number 1 Cliff’s-Baird’s Cove from the “Commercial Downtown District” to the A.P. Parking Garage District” as shown on Map III-1B attached.**
- 3. Amend Map III-2 (“Downtown Building Control Map”) of the St. John’s Municipal Plan by adding the property at Civic Number 1 Cliff’s-Baird’s Cove as an “Area allowing a building height not exceeding 11 Storeys and a Floor Area Ratio not exceeding 2.25” as shown on Map III-2 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 2nd day of **December, 2013.**

Mayor

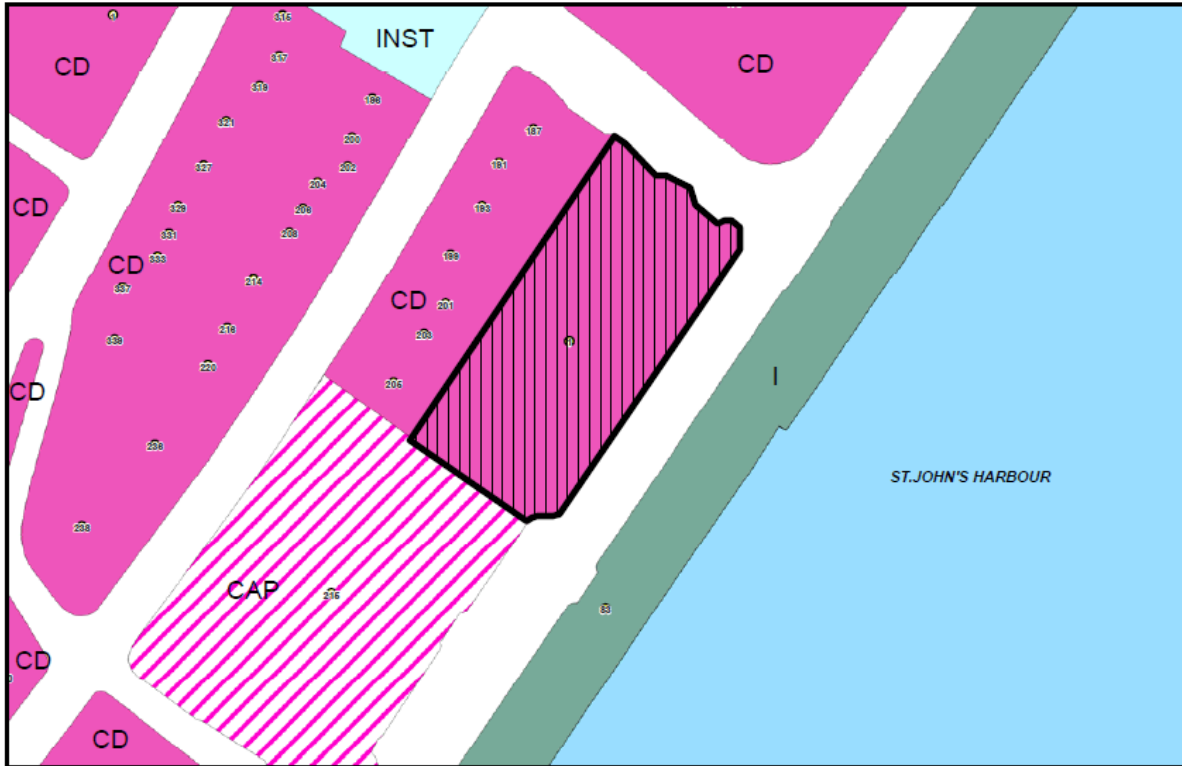
MCIP

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

City Clerk

Council Adoption

Provincial Registration



**CITY OF ST. JOHN'S
MUNICIPAL PLAN
Amendment No. 96, 2013
[Map III-1B]**

2013 10 03 SCALE: 1:1500
CITY OF ST. JOHN'S
DEPARTMENT OF PLANNING

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



AREA PROPOSED TO BE REDESIGNATED FROM
COMMERCIAL DOWNTOWN (CD) LAND USE DISTRICT TO
A.P. PARKING GARAGE LAND USE DISTRICT

1 CLIFT'S BAIRD'S COVE (A.P. Parking Garage)

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 514, 2013**

WHEREAS the City of St. John's seeks to ensure that the future use of the A.P. Parking Garage at Civic Number 1 Clift's-Baird's Cove [Parcel ID #34257] is maintained as its historic and current principal use as a parking garage and to have the power to allow development of a 3 storey hotel or residential development atop the existing 8 storey parking garage.

BE IT THEREFORE RESOLVED that the City of St. John's hereby adopts the following text and map amendments to the St. John's Development Regulations under the provisions of the Urban and Rural Planning Act, 2000:

- 1. Create a new Zone in Section 10 of the St. John's Development Regulations to read as follows:**

“10.49 A.P. Parking Garage Zone

This Zone only applies to the existing A.P. Parking Garage site located at Civic Number 1 Clift's-Baird's Cove.

10.49.1 Permitted Uses

- (a) Parking Garage**

10.49.2 Discretionary Uses

- (a) Hotel located on the 9th and/or higher Storeys of a Building**
- (b) Dwelling Units located on the 9th and/or higher Storeys of a Building**
- (c) Office/Reception uses accessory to or normally associated with a Hotel on any Storey (subject to a Hotel being developed on the 9th and/or higher Storeys of a Building)**

10.49.3 Zone Requirements

- (a) Building Height (maximum): 11 storeys**
- (b) Publicly Available Rental Parking Spaces (minimum): 670:**

- (i) **Discretionary Uses that may be approved in the Zone are subject to the proviso that any such approved Discretionary Use shall be developed, undertaken, maintained, and used in such a manner that Publicly Available Rental Parking Spaces on the 1st through 8th Storeys of the Building shall not number less than 670;**
- (ii) **For the purpose of the A.P. Parking Garage Zone, Publicly Available Rental Parking Spaces shall mean parking spaces that are available to the general public for rental on an hourly, daily, or monthly basis. The foregoing shall not include any parking spaces that are otherwise required by the Regulations in relation to any other Discretionary Uses that may be approved in the Zone**

(c) Floor Area Ratio (maximum) 2.25

- 2. Rezone the existing A.P. Parking site at Civic Number 1 Cliff’s-Baird’s Cove from the Commercial Central Retail (CCR) Zone to the A.P. Parking Garage Zone as shown on Map Z-1B attached.**
- 3. Amend Map F (“Downtown Building Control Map”) of the St. John’s Development Regulations by adding the property at Civic Number 1 Cliff’s-Baird’s Cove as an “Area allowing a building height not exceeding 11 Storeys and a Floor Area Ratio not exceeding 2.25.”**

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 2nd day of December, 2013.

Mayor

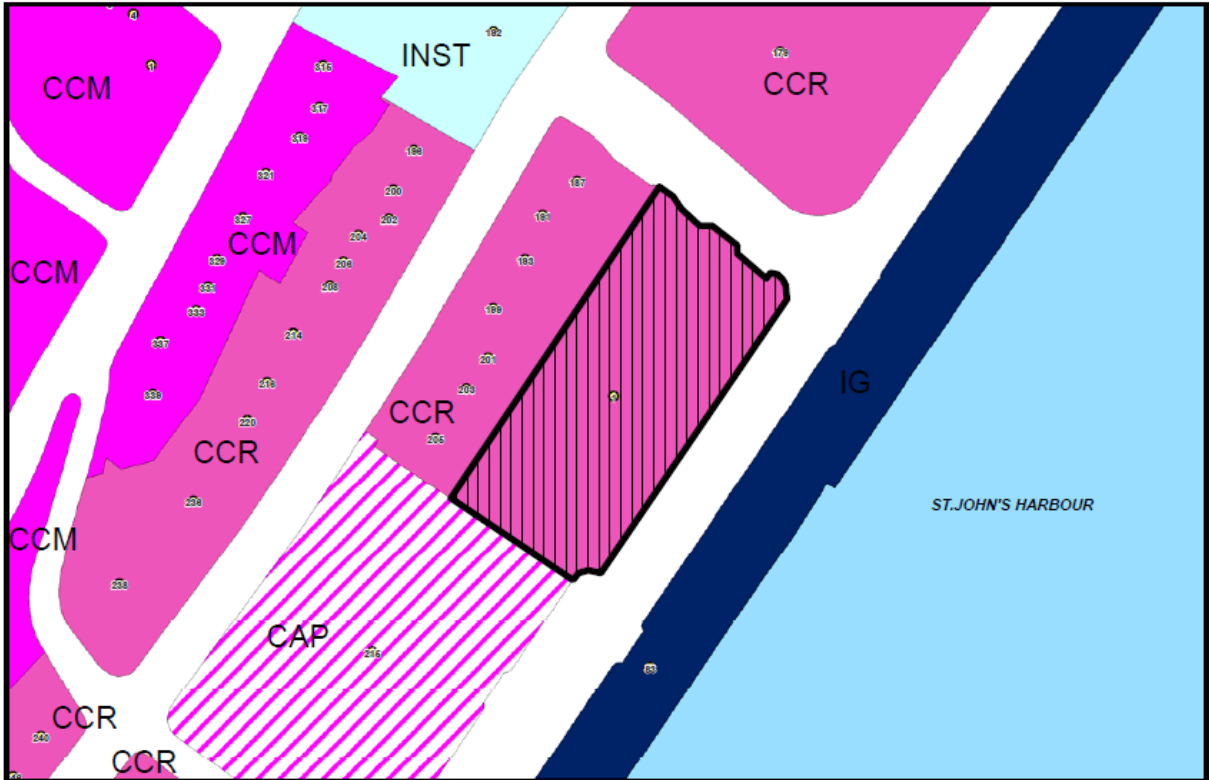
MCIP

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

City Clerk

Council Adoption

Provincial Registration



**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 514, 2013
[Map Z-1B]**

2013 10 03 SCALE: 1:1500
CITY OF ST. JOHN'S
DEPARTMENT OF PLANNING

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



AREA PROPOSED TO BE REZONED FROM
COMMERCIAL CENTRAL RETAIL (CCR) LAND USE ZONE
TO A. P. PARKING GARAGE LAND USE ZONE

1 CLIFT'S BAIRD'S COVE (A.P. Parking Garage)

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

Councillor Galgay indicated he would like to see amendments to the Provincial Act that would eliminate some of the “red tape” involved in the development process. His Worship the Mayor noted that he is hopeful that these types of issues will be addressed in the new City Act and the Regional Municipal Plan .

The motion being put was unanimously carried.

**Application to Rezone Property Situate at #1 Bergeron Place
(Bergeron Place & Groves Road)**

Under business arising Council considered a memorandum dated November 27, 2013 from the Chief Municipal Planner regarding the above noted.

SJMC2013-12-02/529R

It was moved by Councillor Davis; seconded by Councillor Tilley: That staff be directed to proceed with the rezoning process and prepare the necessary amendments to the Municipal Plan and Development Regulations which will be forwarded to the department of Municipal Affairs with a request for issuance of a Provincial release of the amendments.

The motion being put was unanimously carried.

Notices Published

- 1. A Discretionary Use Application** has been submitted by King Lifts Ltd. requesting permission to establish and operate a fork lift sales and service business from an Accessory Building located at the rear of Bidgood's Plaza, **355-357 Main Road**. The proposed business will occupy 195 m² and employ a staff of two (2). **(Ward 5)**

SJMC2013-12-02/530R

It was moved by Councillor Hann; seconded by Councillor Galgay: That the application be approved subject to all applicable City requirements.

The motion being put was unanimously carried.

- 2. A Discretionary Use Application** has been submitted requesting permission to occupy a portion of civic number **472 Newfoundland Drive** as a Home Occupation for an Esthetics Salon. The proposed business will occupy a floor area of approximately 23 m² and will operate Tuesday to Saturday, 11:00 a.m. to 6:00 p.m.

There will be two clients per day by appointment only. One on-site parking space is available for the business. The applicant is the sole employee. **(Ward 1)**
(Two (2) Submissions)

SJMC2013-12-02/531R

It was moved by Councillor Hann; seconded by Councillor Galgay: That the application be approved subject to all applicable City requirements.

Council agreed with a suggestion by Councillor Breen that no signage be installed on the property as a condition of approval.

The motion being put was unanimously carried.

Public Hearing

Public Hearing Report

**Re: Proposed Rezoning from O Zone to RRI Zone
288 Back Line**

Councillor Puddister presented the report of a public meeting held on November 26, 2013 the purpose of which was to provide an opportunity for public review and comment on the application submitted by Trevor and Charlotte Earle to rezone land located at 288 Back Line from Open Space (O) Zone and Agriculture (AG) Zone to the Rural Residential Infill (RRI) Zone and Agricultural (AG) Zone. The property owner intends to develop a single-family dwelling. No written submissions or representations from the general public were received.

SJMC2013-12-02/532R

It was moved by Councillor Puddister; seconded by Councillor Collins: That staff be directed to proceed with the rezoning process, and that the following Resolutions for St. John's Municipal Plan Amendment Number 120, 2013 and St. John's Development Regulations Amendment number 590, 2013 be adopted, which will then be referred to the Department of Municipal Affairs for provincial release.

**RESOLUTION
ST. JOHN'S MUNICIPAL PLAN
AMENDMENT NUMBER 120, 2013**

WHEREAS the City of St. John's wishes to allow a residential development at Civic Number 288 Back Line [**Parcel ID #21041**].

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

Redesignate the land at 288 Back Line from the Open Space (O) Land Use District to the Rural (R) Land Use District as shown on Map III-1A attached.

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

IN WITNESS THEREOF the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this 2nd day of **December, 2013**.

Mayor

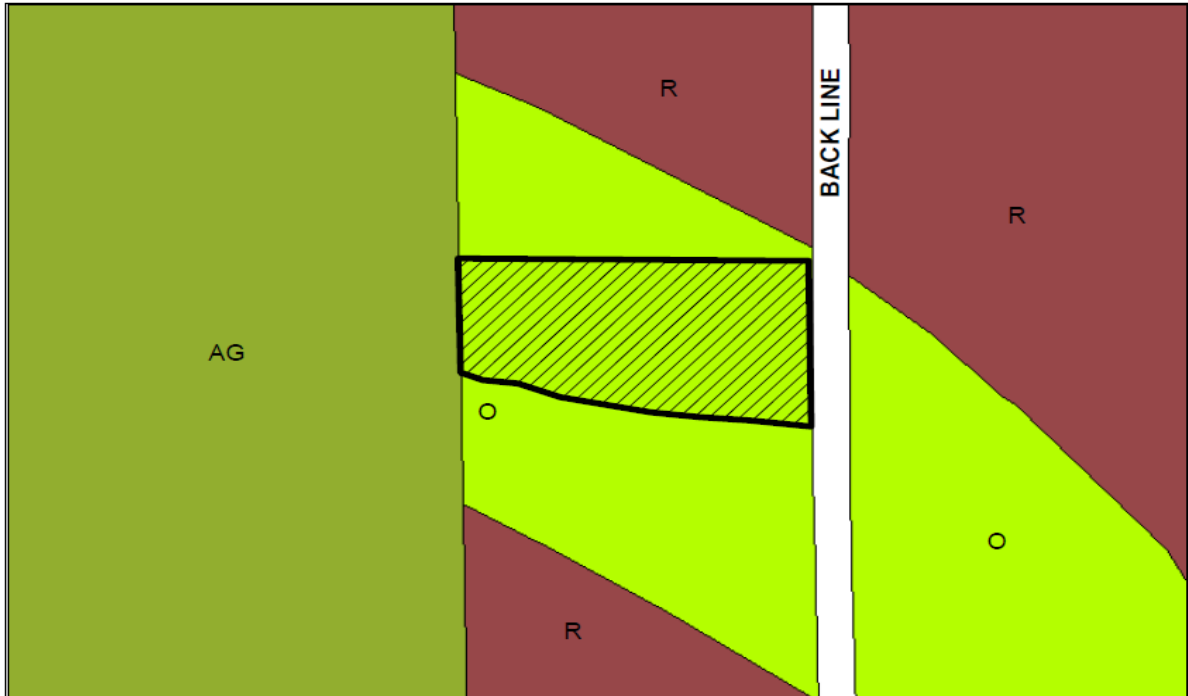
MCIP

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

City Clerk

Council Adoption

Provincial Registration



**CITY OF ST. JOHN'S
MUNICIPAL PLAN
Amendment No. 120, 2013
[Map III-1A]**

2013 11 04 SCALE: 1:1000
CITY OF ST. JOHN'S
DEPARTMENT OF PLANNING,
DEVELOPMENT & ENGINEERING

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



AREA PROPOSED TO BE REDESIGNATED FROM
OPEN SPACE (O) LAND USE DISTRICT TO
RURAL (R) LAND USE DISTRICT

288 BACK LINE

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

**ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 590, 2013**

WHEREAS the City of St. John's wishes to allow a residential development at Civic Number 288 Back Line[Parcel ID #21041]. .

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

**Rezone land at Civic Number 288 Back Line from the
Open Space (O) Zone to the Rural Residential Infill
(RRI) 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 2nd day of **December, 2013.**

Mayor

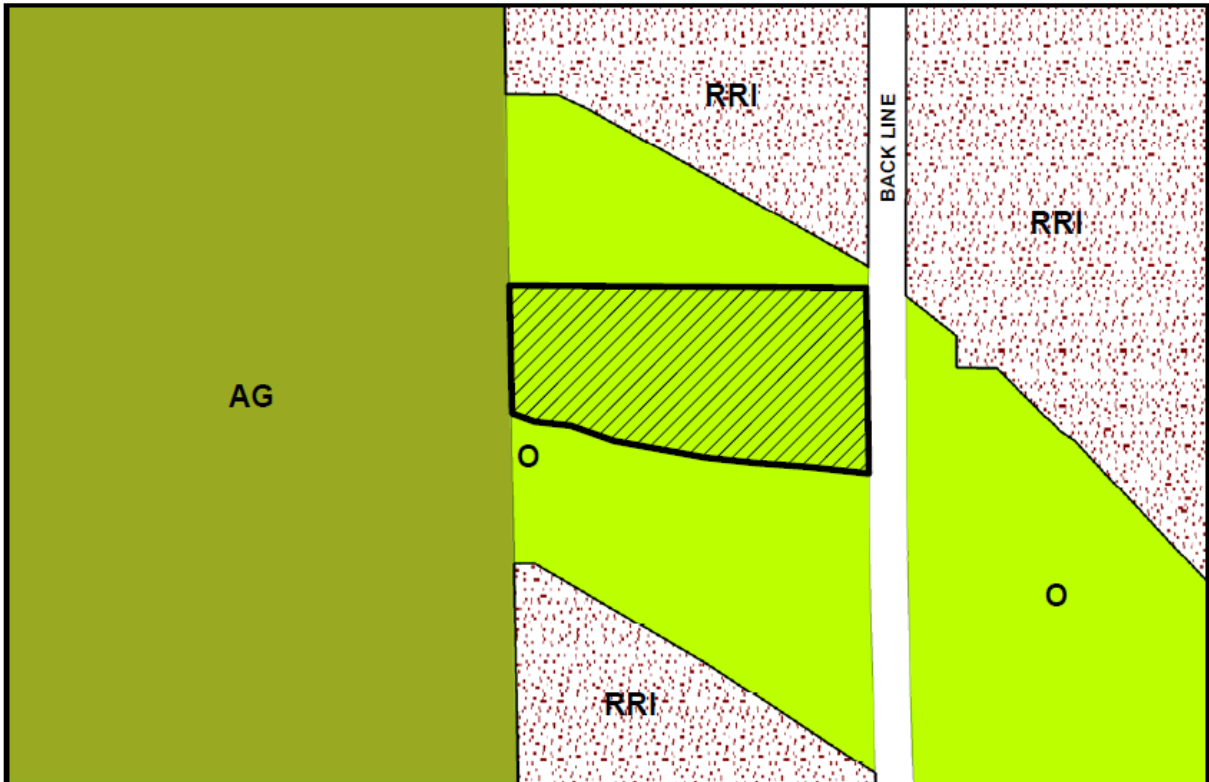
MCIP

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

City Clerk

Council Adoption


Provincial Registration



**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 590, 2013
[Map Z-1A]**

2013 11 04 SCALE: 1:1000
CITY OF ST. JOHN'S
DEPARTMENT OF PLANNING,
DEVELOPMENT & ENGINEERING

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

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

288 BACK LINE

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

The motion being put was unanimously carried.

Public Hearing Report

Re: Proposed Text Amendment to allow additional height in the Commercial Central Mixed (CCM) Zone, Civic No. 21-47 LeMarchant Road

Councillor Galgay presented a report of a public meeting held on September 5, 2013 to provide an opportunity for public review and comment on an application submitted by Pinnacle Developments Inc. at Civic Number 21-47 LeMarchant Road. The application is for the development of a 5-storey, 55 unit residential condominium development on the site of the now demolished Tulk's Glass and Key Shop.

In this regard Council considered a memorandum dated November 27, 2013 from the Chief Municipal Planner as well as written public representations received by the City Clerk's Department on the application.

SJMC2013-12-02/533R

It was moved by Councillor Galgay; seconded by Deputy Mayor Ellsworth: That the public meeting report dated September 5, 2013 be adopted as presented.

The motion being put was unanimously carried.

SJMC2013-12-02/534R

It was moved by Councillor Galgay; seconded by Councillor Collins: That the application be rejected.

Discussion ensued during which Councillor Galgay indicated that the proposed development is located in a heritage zone and is not satisfied that it is suitable for the proposed location and not reflective of the architecture in the area. He expressed concern that Coady's Metal Works which is located next to the proposed development could be negatively affected by the development. He also expressed concern relative to traffic.

Councillor Collins noted he would support the project if Coady's Metal Works concerns were addressed.

Members of Council objecting to the motion commended the project indicating it will enhance the area, has underground parking, will create jobs and felt confident that the developer will work towards mitigating the issues of concern.

The motion to reject being put there voted for it the mover and seconder. The motion was defeated.

SJMC2013-12-02/535R

It was then moved by Councillor Puddister; seconded by Councillor Hann: That the following Resolution for St. John’s Development Regulations Amendment Number 592, 2013, be adopted, which will then be referred to the Department of Municipal Affairs with a request for Provincial registration of the amendment.

**RESOLUTION
ST. JOHN’S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 592, 2013**

WHEREAS the City of St. John’s wishes to allow the construction of a residential condominium building at Civic Number 21-47 LeMarchant Road [Parcel ID # 23408 & 46868] (former Tulks Glass and Key Shop).

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

Add the following new subsection to Section 10.23.3 (“Zone Requirements for the Commercial Central Mixed (CCM) Zone”).

“(k) Notwithstanding Subsections (a), (b) and (c), Council may permit at its discretion, at the property situated at Civic Numbers 21-47 LeMarchant Road (the former Tulks Glass and Key Shop), a Building with a Building Height not greater than 18 metres as measured from LeMarchant Road, with a Floor Area Ratio not greater than 4.0, and a Residential Density not greater than 1.5 dwelling units per 50m² of Lot Area.”

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 2nd day of **December, 2013.**

Mayor

MCIP

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

City Clerk

Council Adoption

Provincial Registration

The motion being put was carried with Councillors Galgay and Collins objecting.

Committee Reports

Development Committee Report dated November 26, 2013

Council considered the following Development Committee Report dated November 26, 2013:

The following matter was considered by the Development Committee at its meeting held on November 26, 2013. A staff reports is attached for Council's information.

- 1. Planning, Development and Engineering File No. 11-00341
Proposed Extension to Building and Lounge
369 Duckworth St. (backing onto George Street) Ward 2
Commercial Central Mixed (CCM) Zone**
-

Recommendation

The Development Committee recommends Council permit the 0.5 increase in the FAR of the Development in accordance with Section 10.23.3(a) of the St. John's Development Regulations and allow the development to proceed subject to compliance with:

1. The project meeting all the conditions as determined by the Department of Planning, Development and Engineering.
 2. The building is constructed in accordance with the Heritage Area 2 guidelines.
 - 2. Department of Planning, Development and Engineering File No. 13-00023
Proposed 5-Townhouse Development
Applicant: RDG Holdings Limited
Nunnery Hill/Holloway Street
Residential Downtown (RD) Zone (Ward 2)**
-

Summary

The City has been advised by the abutting property owner that there may be a portion of land (3 metres x 7 metres) within the proposed development area which may not belong to RDG Holdings Limited. The abutting property owner, Republic Properties, has made adverse claim to this small portion of land.

The Development Committee is of the opinion that if Republic Properties is successful in obtaining ownership of the aforementioned disputed property, the non-inclusion of this disputed property will not affect this development regardless of the outcome of the adverse claim.

There are no apparent reasons to prevent this development from proceeding to permitting stage.



Robert F. Smart, City Manager
Chair – Development Committee

SJMC2013-12-02/536R

Regarding Item #1, It was moved by Councillor Hann; seconded by Councillor Galgay: That the Committee’s recommendation be approved.

The motion being put was unanimously carried.

SJMC2013-12-02/537R

Regarding Item #2, It was moved by Councillor Hann; seconded by Councillor Collins: That the Committee’s recommendation be approved.

Members of Council supporting the motion were satisfied that if Republic Properties is successful in obtaining ownership of the disputed property, the non inclusion of this disputed property will not affect this development regardless of the outcome of the adverse claim.

Councillors Lane and Hickman objected to the building’s elevations and setback, as well as its impact on the view.

Following discussion, the motion to approve the Committee’s recommendation being put was carried with Councillors Hickman and Lane dissenting.

Planning and Development Standing Committee Report dated November 20, 2013

Council considered the following Planning and Development Standing Committee Report dated November 20, 2013:

In Attendance: Councillor Tom Hann, Chairperson
Mayor Dennis O’Keefe (1:15 pm)
Deputy Mayor Ron Ellsworth
Councillor Wally Collins
Councillor Bruce Tilley
Councillor Danny Breen
Councillor Art Puddister
Councillor Dave Lane
Councillor Sandy Hickman
Robert Smart, City Manager
Dave Blackmore, Deputy City Manager, PDE
Brendan O’Connell, Director, Engineering
Jason Sinyard, Director, Planning and Development
Ken O’Brien, Chief Municipal Planner
Judy Powell, General Manager - Metrobus
Maureen Harvey, Recording Secretary

The following matters were considered by the Planning and Housing Committee at its meeting held on November 20, 2013.

1. Keg Propane Tanks – Leo Power

The Committee met with Mr. Leo Power on behalf of The Keg and Mr. Corey Locke of North Atlantic Propane who made a presentation in support of an application to remove 12 existing propane tanks located immediately west of the Keg and replace it with one 5,000 gallon tank. The applicants state that the 5,000 gallon tank, which is 33 feet high, is required to efficiently operate three major restaurants on the harbour front – The Keg (which is currently operating) and two newly proposed restaurants (Legros & Motti and Jack Astors).

There are similar propane structures in the city – one at McDonalds on Torbay Road and the other located in the parking lot to the north of the Avalon Mall.

Recommendation:

The Committee recommends, on a motion put forth by Councillor Tilley; seconded by Councillor Puddister that approval be given for the erection of a 33 ft propane tank adjacent to The Keg Restaurant, as proposed, subject to the painting of an aesthetically pleasing mural on the structure and the planting of a tree screen in close

proximity to the structure. Given the limited amount of soil in the proposed location, it was agreed the City's Parks Division determine the appropriate species for planting.

2. Maddox Cove Road - Rezoning

At a regular meeting of Council held on April 23, 2013 Council adopted resolutions for a municipal plan amendment and development regulations amendment in reference to an application to rezone land from the Open Space Reserve Zone to the Rural Residential Infill Zone for future residential building lots, with private on-site well and septic systems.

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

A public hearing was held in May and the Commissioner recommended rejection of the amendments.

Discussion took place and it was recommended based on a motion by Councillor Collins; seconded by Councillor Breen; that any further consideration to rezone this property be deferred until new municipal plan is completed in 2014.

3. Letter from Minister of the Department of Municipal Affairs re: St. John's Urban Region Regional Plan

The Committee reviewed a letter from the Minister requesting a meeting with regional Mayors on Monday, December 2, 2013 to discuss the above noted plan.

Recommendation

On a motion put forth by Councillor Hickman; seconded by Councillor Tilley that a letter be sent to the Minister of Municipal Affairs advising that given the work ongoing to complete the revised St. John's Municipal Plan (anticipated for the Spring of 2014), it would be premature to address the St. John's Urban Region Regional Plan at this time.

Councillor Tom Hann
Chairperson

SJMC2013-12-02/538R

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

Regarding Item # 1, Councillors Galgay and Davis objected to the recommendation for the erection of a 33 ft. propane tank adjacent to the Keg Restaurant and felt that the Keg can come up with a more acceptable solution.

Members of Council supporting the motion were satisfied that the Keg will hire an architect to integrate the tank with the harbour walkway.

Following discussion, the motion being put to approve the Committee's recommendations was carried, with Councillor Puddister abstaining on Item #2, and Councillors Galgay and Davis dissenting on Item #1.

Economic Development, Tourism and Public Engagement Report dated November 19, 2013

Council considered the following Economic Development , Tourism and Public Engagement Report dated November 19, 2013:

Attendees: Councillor Tilley, Co-Chairperson
 Councillor Dave Lane, Co-Chairperson
 Deputy Mayor Ron Ellsworth
 Councillor Danny Breen
 Councillor Sandy Hickman
 His Worship the Mayor
 Bob Smart, City Manager
 Dave Blackmore, Deputy City Manager of Planning, Development
 and Engineering
 Jill Brewer, Deputy City Manager of Community Services
 Elizabeth Lawrence, Director of Strategy & Engagement
 Heather Hickman, Manager of Community Development
 Deborah Cook, Manager of Tourism and Culture
 Victoria Etchegary, Manager of Strategic Development
 Karen Chafe, Recording Secretary

Report:

1. Business Registration System Update

The Committee considered the attached information related to the Business Registration System:

- Pamphlet: Business Registration Information Guide
- Business Registration Form

The development of the Business Registration System came about as the result of a council directive from the Regular Meeting of January 7, 2013. All commercial enterprises operating within the City of St. John's (with the exception of mobile and transient vendors) will be required to submit a business registration form at no cost. This will enable the City to maintain data on individual businesses operating in St. John's and to develop an on-line business directory available on the City's website. It will also serve as an outreach and engagement tool.

The City has also consulted with Downtown St. John's and the Board of Trade and both organizations understand the value of the business registration tool. The City's ACCESS St. John's will have staff trained to collect and process the data. The business registration system will soon be unveiled and Co-chair Councillor Tilley will be the spokesperson.

The Committee recommends approval of the implementation process for the Business Registration System and attached documents.

2. Scoping Document for Public Engagement

The Committee considered the attached scoping document regarding the framework for public engagement in the City of St. John's. Ms. Victoria Etchegary was also introduced to the Committee as the new Manager of Strategic Development.

The Committee on motion of Councillor Lane; seconded by Councillor Hickman: recommends approval of the attached scoping document: *A Framework for Public Engagement in the City of St. John's.*

Councillor Bruce Tilley
Co-Chairperson

Councillor Dave Lane
Co-Chairperson

SJMC2013-12-02/539R

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

The motion being put was unanimously carried.

Regional Fire Services Committee Report dated November 21, 2013

Council considered the following Regional Fire Services Committee Report dated November 21, 2013:

- Attendees:** Councillor Danny Breen, Co-Chairperson, City of St. John's
Councillor Bruce Tilley, City of St. John's
Councillor Dave Aker, City of Mount Pearl
Councillor Stirling Willis, Town of Paradise
Bob Bishop, Deputy City Manager of Financial Management
Michael J. Dwyer, Director of Regional Fire Services (Fire Chief)
Kevin Breen, Director of Human Resources
Brendan O'Connell, Director of Engineering
Derek Coffey, Manager of Budget & Treasury
Norman Snelgrove, City of Mount Pearl
Gord Tucker, Manager of Property Management
Dallis Hamlyn, Manager of Administrative Services
Terry Lynn Smith, Town of Paradise
Karen Chafe, Recording Secretary

Report:

1. **Goulds Volunteer Fire Department Honorarium**

The Committee considered a briefing note from the Director of Regional Fire Services (Fire Chief) seeking approval of the Policy and Operation Guideline (POG) #01-03-12 which outlines how the yearly GVFD Honorariums are established during the budget process and how they are allocated to members.

The Committee on motion of Councillor Aker; seconded by Councillor Tilley: recommends that the POG # 01-03-12 be approved as attached for determining the yearly honorariums budget for the GVFD and distribution of such to its members.

2. **Review of SJRFD Emergency Service Protection Agreements**

The Committee considered the report related to the above noted matter, a copy of which is included in the Committee's agenda.

The Committee on motion of Councillor Tilley; seconded by Councillor Aker recommends approval of the recommendations outlined in the report.

3. **2014 SJRFD Budget Review**

The Committee considered the above noted, a copy of which was included with the Committee agenda, including a detailed breakdown for all the programs associated with the Regional Fire Department.

The Committee on motion of Councillor Tilley; seconded by Councillor Aker recommends approval of the 2014 SJRFD Budget Projections.

**Councillor Danny Breen
Co-Chairperson**

**Councillor Dave Aker
Co-Chairperson**

SJMC2013-12-02/540R

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

The motion being put was unanimously carried.

Weekly Permits List

Council considered the following Development Permits List for the period November 21 to 27 , 2013:

**DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING
FOR THE PERIOD OF November 21, 2013 TO November 27, 2013**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES		Proposed Construction of Wharf	62-92 King's Hill Road - Portugal Cove-St. Philips		Rejected - Located in the Watershed	13-11-21
RES		Demolition and Rebuild of Dwelling	94 Linegar Avenue	5	Approved	13-11-22
RES		Proposed Building Lot	38-40 Ryan's River Road	5	Rejected- Lot area insufficient in accordance with Section 10.41.3(1)(a)	13-11-25
RES	New East Development Corp	Duplex Dwelling	57 Carter's Hill	2	Approved	13-11-22
RES	NL Housing	Four (4) Unit Multiple Dwelling	1 Prospero Place	4	Approved	13-11-22
COM	Ron Fougere Associates	Proposed Renovations to Current Space	16 Rowan Place	4	Approved	13-11-27
RES		Proposed Building Lot	136 Old Petty Harbour Road	5	Approved	13-11-27
RES		Proposed Home Office	2-215 L'Anse Aux Meadows Cres.	3	Approved	13-11-27
RES		Proposed Home Office	24 Portugal Cove Road	4	Approved	13-11-27

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

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

Gerard Doran
 Development Officer
 Department of Planning

Building Permits List – December 02, 2013

SJMC2013-12-02/541R

It was decided on motion of Councillor Collins; seconded by Councillor Galgay: That the recommendation of the Director of Planning and Development with respect to the following building permits, be approved:

Building Permits List Council's December 02, 2013 Regular Meeting

Permits Issued: 2013/11/21 To 2013/11/27

Class: Commercial

162 Duckworth St	Co	Retail Store
82 O'leary Ave	Co	Warehouse
162 Duckworth St Crafted Treas	Sn	Office
57 Old Pennywell Rd	Sn	Office
350 Torbay Rd-Pet Zone	Sn	Retail Store
50 White Rose Dr-Party City	Sn	Retail Store
430 Topsail Rd Mobile Snap	Co	Retail Store
390 Topsail Rd-O'lever Oil/Vin	Cr	Retail Store
1 Austin St	Rn	Office
61 James Lane	Rn	Warehouse
4 East White Hills Rd/T-954	Ex	Light Industrial Use
696 Water St	Sw	Eating Establishment
364 Kenmount Rd	Ex	Commercial Garage
130 Water St	Rn	Office
82 Harvey Rd	Rn	Place Of Assembly
386 Stavanger Dr	Rn	Clinic
275 East White Hills Rd	Nc	Accessory Building
456 Logy Bay Rd	Nc	Warehouse
5-7 Pippy Pl	Rn	Office

This Week \$ 4,237,830.00

Class: Industrial

267 Incinerator Rd	Sw	Industrial Use
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This Week \$ 194,000.00

Class: Government/Institutional

This Week \$.00

Class: Residential

19 Antelope St	Nc	Accessory Building
44 Cherrybark Cresent, Lot 228	Nc	Single Detached & Sub.Apt
14 Colonial St	Nc	Patio Deck
10 Douglas St, Lot 251	Nc	Single Detached & Sub.Apt
16 Duke St, Lot 215	Nc	Single Detached Dwelling
22 Gorman Ave	Nc	Patio Deck
36 Curling Pl	Nc	Patio Deck
68 Julieann Pl	Nc	Swimming Pool
2 Ophelia Pl	Nc	Patio Deck
113 Ladysmith Dr, Lot 188	Nc	Single Detached Dwelling
513-515 Back Line	Co	Service Shop
106 Barnes Rd	Cr	Subsidiary Apartment
415 Elizabeth Ave	Cr	Subsidiary Apartment
2 Ophelia Pl	Cr	Single Detached & Sub.Apt
14 Colonial St	Rn	Townhousing

5 Cypress St	Rn	Subsidiary Apartment
105 Elizabeth Ave	Rn	Single Detached Dwelling
44-46 Cookstown Rd	Rn	Single Detached & Sub.Apt
47 Gairlock St	Rn	Single Detached Dwelling
1 Gooseberry Pl	Rn	Single Detached Dwelling
39 Prescott St	Rn	Townhousing
55 Stamp's Lane	Rn	Subsidiary Apartment
48 Groves Rd	Sw	Single Detached Dwelling
318 Newfoundland Dr	Sw	Single Detached Dwelling
2 Primrose Pl	Sw	Single Detached Dwelling

This Week \$ 978,100.00

Class: Demolition

This Week \$.00

This Week's Total: \$ 5,409,930.00

To 2013/11/27 \$ 43,200.00

Repair Permits Issued: 2013/11/21

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 2, 2013			
TYPE	2012	2013	% VARIANCE (+/-)
Commercial	\$212,800,100.00	\$100,000,000.00	-53
Industrial	\$5,000,000.00	\$2,300,000.00	-54
Government/Institutional	\$16,200,900.00	\$79,800,000.00	393
Residential	\$171,100,400.00	\$153,700,400.00	-10
Repairs	\$5,000,700.00	\$4,600,700.00	-8
Housing Units (1 & 2 Family Dwellings)	571	427	
TOTAL	\$410,102,100.00	\$340,401,100.00	-17

Respectfully Submitted,
 Jason Sinyard, P. Eng., MBA
 Director of Planning & Development

Payrolls and Accounts

SJMC2013-12-02/542R

It was decided on motion of Councillor Collins; seconded by Councillor Galgay: That the following Payrolls and Accounts for the week November 27th, 2013 be approved:

**Weekly Payment Vouchers
For The
Week Ending November 27, 2013**

Payroll	
Public Works	\$ 386,076.60
Bi-Weekly Casual	\$ 24,228.53
Accounts Payable	\$3,811,657.87
Total:	\$4,203,963.00

Tenders

- a. Tender – Bay Bulls Big Pond Water Treatment Plant
Main Plant – Roof Replacement

SJMC2013-12-02/543R

It was moved by Councillor Lane; seconded by Councillor Puddister: That the recommendations of the Director of Engineering be approved and the tender awarded as follows:

- a. McCarthy’s Roofing Ltd. @ \$901,062.00 including HST

Other Business

Bill 20 (Act to Amend the City of Corner Brook Act, the City of Mount Pearl Act, the City of St. John’s Act and the Municipalities Act, 1999)

Council expressed concern that the City was not consulted on Bill 20 and therefore had no input in the Act to amend the 1999 Municipalities Act. Council agreed that His Worship the Mayor write the Minister in this regard.

Economic Update December 2013

Councillor Tilley presented the highlights of the Economic Update December 2013.

Councillor Puddister

Councillor Puddister commended WestJet's announcement that it will be commencing its first transatlantic flights with service from St. John's International Airport to Dublin Airport, operating between June and October, starting in 2014. In addition to the daily direct flight to and from Dublin, WestJet will be adding daily service from St. John's to and from Toronto and Ottawa that will facilitate connections to the daily Dublin service. He asked that the City host a reception to honor WestJet. Council concurred and His Worship the Mayor will contact the St. John's International Airport Authority in this regard.

Councillor Lane

Councillor Lane, who represented the City at the 2013 Downtown Christmas Parade Awards, presented the City with an award thanking staff for their contribution towards making the parade a success.

Deputy Mayor Ellsworth

Deputy Mayor Ellsworth referred to a letter from the Bowring Park Foundation congratulating the City on its Santa Claus Parade Float and winning in the Corporate Challenge Category. He asked that a letter of congratulations be forwarded to the staff members involved in the preparation of the float.

Adjournment

There being no further business the meeting adjourned at 6:30 p.m.

MAYOR

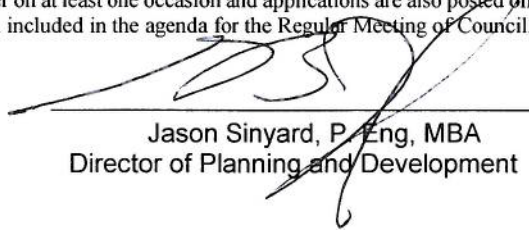
CITY CLERK

NOTICES PUBLISHED

Applications which have been advertised in accordance with the requirements of Section 5.5 of the St. John's Development Regulations and which are to be considered for approval by Council at the **Regular Meeting of Council on Monday, December 9, 2013**

Ref #	Property Location/ Zone Designation	Ward	Application Details	Floor Area (square metres)	# of Employees (includes the applicant)	# of On-Site Parking Spaces	Written Representations Received	Planning and Development Division Notes
1	Land fronting on Robert E. Howlett Memorial Drive Open Space Reserve (O) Zone	5	A Discretionary Use Application has been submitted to develop property for Agriculture Use in the Goulds Environmentally Valuable Area. The application will involve the placing of organic fill material on approximately twelve (12) hectares of land located in the Open Space Reserve (O) Zone. The subject land fronts Robert E. Howlett Memorial Drive and is located one kilometer south of Power's Road.				No submission received	The Planning and Development Division recommends approval of the application subject to all applicable City requirements.

The Office of the City Clerk and the Department of Planning, Development & Engineering, 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.


 Jason Sinyard, P. Eng, MBA
 Director of Planning and Development

MEMORANDUM

Date: December 5, 2013

To: His Worship the Mayor and Members of Council

From: Ken O'Brien, MCIP, Chief Municipal Planner

Re: **File Number B-17-C.20 (2013) / 10-00220**
Proposed Rezoning from R1 Zone to A2 Zone
16 Francis Street and Castlebridge Drive, Brookfield Plains (Ward 5)

Kavanagh Associates have applied to rezone the property situated at 16 Francis Street, with frontage on Castlebridge Drive, to develop a six (6)-storey residential condominium building. The proposed rezoning is from the Residential Low Density (R1) Zone to the Apartment Medium Density (A2) Zone. A Municipal Plan amendment will be required for this application.

The application was referred to a public meeting held on September 12, 2013. The subject property is partly in St. John's and partly in Mount Pearl, near the entrance to the Brookfield Estates neighbourhood, and the City of Mount Pearl was considering a discretionary application for a building on their part of the property. Therefore, we held a joint meeting at Mount Pearl City Hall (Minutes attached).

BACKGROUND

The subject property has an approximate site area of 0.93 hectare (2.3 acres). The proposed site plan provides access from Castlebridge Drive on the south and Francis Street on the north. The property is an undeveloped site, partly wooded. The eastern portion is within the boundary of the City of St. John's, the western portion in the City of Mount Pearl. The development proposes two new buildings: a six (6)-storey residential building on the St. John's portion and a six (6)-storey residential building with ground-floor commercial uses on the Mount Pearl portion, and with a parking lot and landscaping between the buildings.

The Brookfield Plains subdivision occupies the site of the former Sprung Greenhouse. Near the subject property, there are single detached houses along Francis Street, Tralee Street, Rose Abbey Street, and Castlebridge Drive.

ST. JOHN'S

The subject property is in the Residential Low Density District of the St. John's Municipal Plan and would require a Municipal Plan amendment for the proposed development, to the Residential Medium Density District which allows building heights up to six (6) storeys.

The property is in the Residential Low Density (R1) Zone of the St. John's Development Regulations, and the development would require a rezoning to the Apartment Medium Density (A2) Zone. The maximum density in the A2 Zone would allow up to 103 units based on the development area. The proposal is for 96 units.

The Municipal Plan encourages an appropriate and compatible mix of residential forms and densities to achieve a compact urban form. Given the infill nature of the site, this development would make efficient use of land. The overall development on the St. John's and Mount Pearl sides would offer higher density residential living and some local commercial services. However, it is a higher density than originally envisioned with the existing R1 zoning.

There were concerns raised at the public meeting about shadowing and privacy for nearby houses. In response, the developer committed to moving the St. John's building. Instead of it being located 6 metres from the rear property lines of the houses on Tralee Street, the developer committed to moving it so that it is 12 metres from the rear boundary of those lots. This would not change the shadowing significantly but would improve privacy.



The view of the subject property, looking northwest from the intersection of Castle Bridge Drive and Tralee Street.

CONCLUSION AND RECOMMENDATION

Upon reviewing the minutes of the public meeting held September 12, 2013, Council should determine if it wishes to proceed with the proposed rezoning of the property at 16 Francis Street from the Residential Low Density (R1) Zone to the Apartment Medium Density (A2) Zone.

If Council decides to proceed, then Council should direct staff to prepare the appropriate amendments for future consideration of adoption. At a later stage, the Municipal Plan amendment would require a public hearing chaired by an independent commissioner appointed by Council.

This is provided for the consideration of Council.

(Original signed)

Ken O'Brien, MCIP
Chief Municipal Planner

KO/sba

Attachment



SUBJECT PROPERTY

R1

R1

R1

R1

R1

FRANCIS ST

TRALEE ST

ROSE ABBEY ST

CASTLE BRIDGE DR

COMMONWEALTH AVE



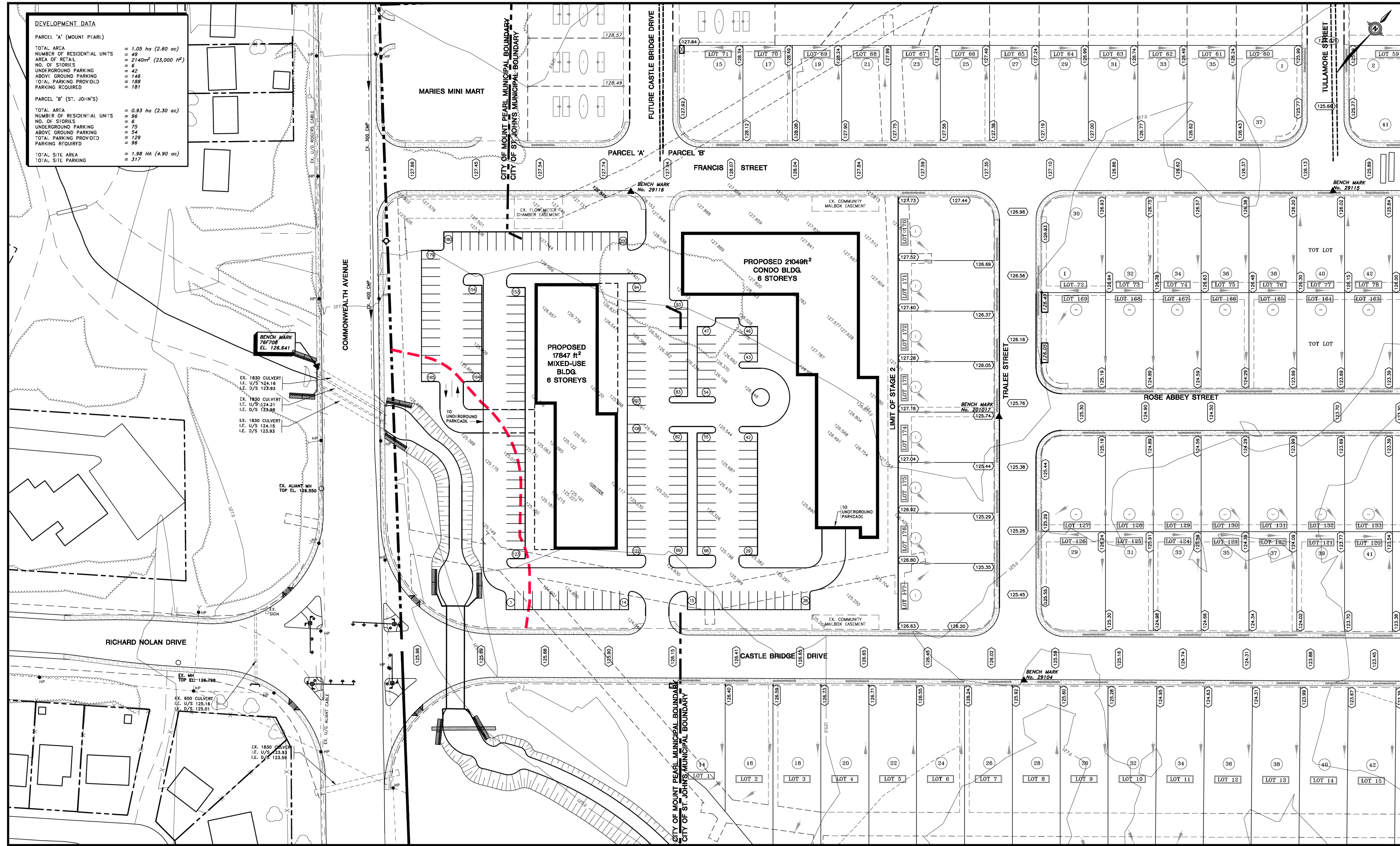
PERSPECTIVE VIEW
PLAN A

RECEIVED
DEPARTMENTS OF
OCT 04 2012
ENGINEERING
AND PLANNING

Preliminary

ISSUED
OCT 04 2012
KAVANAGH
ASSOCIATES

DEVELOPMENT DATA	
PARCEL 'A' (MOUNT PEARL)	
TOTAL AREA	= 1.05 ha (2.60 ac)
NUMBER OF RESIDENTIAL UNITS	= 49
AREA OF RETAIL	= 2140m ² (23,000 ft ²)
NO. OF STOREYS	= 6
UNDERGROUND PARKING	= 42
ABOVE GROUND PARKING	= 146
TOTAL PARKING PROVIDED	= 188
PARKING REQUIRED	= 181
PARCEL 'B' (ST. JOHN'S)	
TOTAL AREA	= 0.93 ha (2.30 ac)
NUMBER OF RESIDENTIAL UNITS	= 96
NO. OF STOREYS	= 6
UNDERGROUND PARKING	= 75
ABOVE GROUND PARKING	= 54
TOTAL PARKING PROVIDED	= 129
PARKING REQUIRED	= 96
TOTAL SITE AREA	= 1.98 HA (4.90 ac)
TOTAL SITE PARKING	= 317



NO.	REVISION	DATE	INITIAL
C	REVISED AS PER ARCHITECTURAL LAYOUT	20 FEB 13	AR
B	REVISED AS PER ARCHITECTURAL LAYOUT	12 DEC 12	AIC
A	ISSUED FOR REVIEW	04 OCT 12	CJN

APPROVED			
PROVINCE OF NEWFOUNDLAND PERMIT HOLDER Class 'A' This Permit Allows KAVANAGH ASSOCIATES <small>a division of R.V. Anderson Associates Limited</small> To practice Professional Engineering in Newfoundland and Labrador. Permit No. as issued by APEGN N0429 which is valid for the year 2013.			

NKG HOLDINGS INC.
PROPOSED CONDO BUILDING AND
RETAIL AND OFFICE SPACE BUILDING

CONCEPT PLAN

Kavanagh Associates
 a division of R.V. Anderson Associates Limited
 engineering · environment · infrastructure

Scale: 1 : 500

Drawn by C.NEWMAN
 Ckd. by SJK
 Date: SEPTEMBER 2012

Dwg. No. **A1 - 112294 - G109** Rev. **C**

JOINT BRIEFING SESSION
CITY OF MOUNT PEARL and CITY OF ST. JOHN'S
137-141 Commonwealth Avenue: Proposed Commercial Development
16 Francis Street: Brookfield Plains Condominiums
September 12, 2013 at 7:00 pm - Council Chambers, Mount Pearl City Hall

1. WELCOME AND INTRODUCTIONS

In Attendance:

City of Mount Pearl:Mayor Randy Simms, Co-Chair
Stephen Jewczyk, Director of Planning and Development
Catherine Howell, Planning Technician

City of St. John's:.....Deputy Mayor Shannie Duff, Co-Chair
Ken O'Brien, Chief Municipal Planner
Mark Hefferton, Planner
Sandy Abbott, Recording Secretary

Kavanagh Associates:Sean Kavanagh, Kavanagh Associates
Beaton Sheppard, Architect
Greer Hunt, Property Owner

Mayor Randy Simms introduced his co-chair, Deputy Mayor Shannie Duff, the attendees from both cities, and the proponent's representatives.

2. SAFETY LOGISTICS

Mayor Simms gave directions as to the various exits from City Hall in case of an emergency.

3. PRIVACY NOTIFICATION

Residents were informed that if they don't want their comments enter into the public record, they should inform the Co-Chairs of the meeting.

4. PURPOSE OF THE BRIEFING SESSION

This joint briefing session is being held as the proposed development actually bounds municipal boundaries between the two cities. The proposed development consists of two buildings, one of which is located in the City of St. John's and the other in the City of Mount Pearl.

5. FORMAT OF THE MEETING (Overview)

Deputy Mayor Duff noted that this particular meeting is precedent-setting as she was unaware of any other proposal where two fairly large developments have fallen squarely between two municipalities.

Mayor Simms informed residents that no decision is being made here tonight. This meeting is strictly for input and information. The report of this meeting will go to both cities.

6. CITY OF MOUNT PEARL PLANNING FRAMEWORK:

Stephen Jewczyk, Director of Planning and Development

The proposal is in two parts. The boundary comes down through the middle of the development. An application was received from the developer to build a six-storey building which is mixed use: the ground floor is for commercial use, and the top five floors are apartment units. The developer is proposing condo units. Both underground and surface parking will be provided. The access to both areas of parking was pointed out on a large diagram.

Mr. Jewczyk showed the municipal boundaries with commercial zoning on the diagram. The City of Mount Pearl has two zonings in this area. Part of the project is zoned Conservation, and the rest is zoned Commercial. Under the commercial zoning, the City will allow up to three storeys in height; however, this development is for a six-storey building. Residential or apartment usage above ground level is permitted in this zone. The parking is sufficient for this proposal. If this was permitted use, the developer would get a permit; if it was discretionary use, it would go to a public information session.

As part of the 2010 municipal plan, the City wants to create more mass and more buildings. The vision is to grow “up” rather than “out”. The main issue of this proposed development is the height of the building. The top three storeys are at Council’s discretion.

A public notice was sent out and circulated to 58 properties as well as to business owners within 150 feet of the proposed development. MHA’s, MP’s and the Chamber of Commerce were also advised. The proposed development is on the City’s website and is available for public viewing in City Hall. So far, they have received two verbal enquiries from residents, both of whom advised that they would be attending this evening’s session.

7. CITY OF ST. JOHN’S PLANNING FRAMEWORK:

Mark Hefferton, Planner

The site is separate east to west with the eastern portion in the City of St. John’s. A Google street view image was shown which looked southwest in panoramic fashion was shown to attendees. The surroundings were noted including the experimental farm to the east, residential uses to the west, Smallwood Drive recreational uses to the north, etc.

This area is designated residential low density (RLD) which allows for single detached dwellings. Two storeys are permitted in this zone but are subject to a Land Use Assessment

Report (LUAR) and may be permitted to go to three storeys. The LUAR was discretionary in this case, and the developer was not required to provide a LUAR for this site.

The Current zoning is R1 Residential Low Density zone. The applicant is seeking a rezoning to the Apartment Medium Density (A2) Zone. Should it be deemed by the City and the public that these changes be put in place, then City staff will recommend a Municipal Plan amendment and require a public hearing chaired by an independent commissioner.

The City staff report went to the Planning and Housing Committee and recommended a LUAR. In July 18, 2013, a staff memorandum was prepared which stated that a LUAR was discretionary.

This development is not a foregone conclusion. We want to hear your voices and to get your opinions.

8. PROPONENTS' PRESENTATION:

Sean Kavanagh, Kavanagh Associates:

The site location was shown at the intersection of Commonwealth Avenue and the Richard Nolan Highway. The area consists of five acres and is part of the Brookfield Plains overall development. The condition of the sale of this property seven years ago was that the land be rezoned from agricultural to R1. It is strategically located just 8 km from the future Team Gushue highway.

The plan shows a conceptual layout of the site which is bisected by the two cities. The proposal for St. John's is for fully residential condominiums. The proposal for Mount Pearl has commercial on the first floor and residential on the top five floors. There is sufficient parking for both developments. Flynn's Brook runs through the property, and landscaping and tree plantings are planned for the site.

Beaton Sheppard, Architect:

This is a major site within the overall neighbourhood and will be at the terminal end of commercial development along Commonwealth Avenue. This development with the commercial on the bottom floor will be the nucleus of Commonwealth Avenue and will be a neighbourhood centre similar to Churchill Square in St. John's where you have residential and commercial living comfortably together and functioning well as a neighbourhood. The density with the surrounding neighbourhood would support a neighbourhood feeling here.

We will have 46 residential units in one building and 96 in the other with a courtyard between to provide a sense of community within the buildings. The access is convenient as residents can come off Castle Bridge Drive or Francis Street; there is no direct access from Commonwealth Avenue.

Architecturally, we attempted to break up the building as much as possible. We wanted to try to reduce the mass by breaking it up in a horizontal fashion and also by breaking it up vertically. The rendering showed stepping of the buildings to give them a better scale and a better relationship with the single family houses on Traley Street. There is a stepping down arrangement for the buildings. A drawing was provided showing the six-storey building next to the single unit dwellings which also showed the landscaping and Flynn's Brook.

We have tried to make the mass have better human scale with the stepping arrangement. We also gave the building as large windows as possible. The building will be constructed of concrete with brick cladding on the outside. These will be high-end buildings with substantial materials. There will be roof gardens, and green roofs are becoming more common.

In the commercial area, we would visualize a yoga studio, bakery, etc. that would reinforce the neighbourhood. Both buildings will “look” at each other and both have a nice face as we are trying to provide a community-type courtyard.

9. PUBLIC FEEDBACK:

Chaired by Mayor Randy Simms, Mt. Pearl and Deputy Mayor Shannie Duff, St. John’s

Mayor Simms noted that no written submissions have been received from residents of either city.

Reg White, Mount Pearl:

- Has approval been given for a three-storey building?
- When we met here three years ago, an approval was sought for a three-storey building on this property, not a six-storey.

Mayor Simms:

- *The current zoning would permit a three-storey building;*
- *Council has to use its discretion for a higher building.*

Stephen Jewczyk:

- *That was the original proposal for Brookfield Plains and when residents of Commonwealth Avenue got notice of the rezoning from Agricultural to R1.*
- *In 1978, residents of Commonwealth Avenue requested rezoning, but Council at the time turned it down.*
- *When Brookfield Plains was proposed, Council agreed to rezone Commonwealth Avenue to commercial zone.*
- *If this was a three-storey building, we would not need to have a public meeting.*
- *In 2010, Council decided to create better urban density by allowing three storeys but gave itself discretion to allow up to six storeys.*

Keith Dawe, Traley Street:

- Was told when property was purchased that a condo five storeys high was being built and would not be as close to the properties on Traley Street as this one will be.
- What kind of sunset will I have with this building here? My view will be impaired.
- This is the first I’ve seen of two buildings on this piece of land.
- Concerned about the height.

Sean Kavanagh:

- *In the initial planning for one building on this site, it was to have been a medical/professional office building. The building would have been in St. John’s and the parking would have been in Mount Pearl. That was seven years ago.*

- *The developer would like to consider condominiums now.*
- *Believes that the separation from Traley Street is actually about 12 metres.*

Mark Hefferton:

- *The minimum setback would be six metres*
- *There are portions of the development that are greater than that.*

Paul Warren, Mount Pearl:

- *Takes exception to Mr. Kavanagh's words regarding the appropriate zoning at the time of sale.*
- *Mr. Sheppard has done a fairly good job of correcting the large mass of the building, but it's still a large mass for this area.*
- *His property will be darkness in the mornings.*
- *The traffic in the past couple of years has increased tremendously to the point that it often takes five minutes to get out of my residential area in the middle of the day.*
- *Finds it disconcerting that residents on both sides were told they would be living in a low density area.*
- *Your house is the largest and most important purchase you can make in your lifetime.*

Sean Kavanagh:

- *The original zoning was a condition of the tender sale*
- *The entire area had to be rezoned to R1.*

Deputy Mayor Shannie Duff:

- *If the zoning was R1 then, was that a permanent intent?*

Sean Kavanagh:

- *The rezoning was to satisfy the tender at the time.*
- *This is the former Sprung Greenhouse site and was developed over the past seven years.*

Andrew Spurrell, St. John's:

- *Worried mainly about traffic.*
- *Moved from Paradise because of the poorly laid out subdivisions in Paradise and now sees the exact same thing happening here.*
- *This will be a bigger concern with 132 units; traffic will be backed up for a long time.*

Mayor Randy Simms:

- *Asked the developers if they had looked at shadowing studies and traffic studies.*

Sean Kavanagh:

- Retained traffic consultants to do traffic generation for the site which looked at the number of trips during peak am hours.
- The estimated trips did not trigger a full traffic study for this site.
- Block of land between this site and Brookfield Road shows proposed road connecting these.
- We are anticipating that these units will be occupied mostly by seniors.

Deputy Mayor Shannie Duff:

- So you are saying that in terms of a traffic study, you did not go beyond this?
- Asked that the traffic information be forwarded to her.
- Asked if this was an adults-only building.

Mayor Randy Simms:

- Asked what kinds of units these will be.

Beaton Sheppard:

- Most will be two-bedroom units of approximately 1200-1300 sq. ft.
- Demographic they are anticipating is seniors who would want to sell their houses in Mount Pearl and move into condominiums.
- These are high end units with concrete-framed buildings and brick cladding.
- There will also be some larger units of about 2000 sq. ft.
- These are not classified as affordable housing.

Deputy Mayor Shannie Duff:

- How do you define traffic generation by occupancy when people no longer stop working when they turn 50?
- She noted she has some skepticism with traffic generation relating to seniors.

Mayor Randy Simms:

- One of these buildings has commercial use on the ground floor, so how can you judge traffic?
- So, basically, a full traffic study was not deemed necessary?

Stephen Jewczyk:

- We met with staff of St. John's and were advised that the development had taken into account the work that was done by a set traffic standard.

Deputy Mayor Shannie Duff:

- Has absolute confidence in Mr. Sheppard regarding development.
- In the area that's going up five storeys with only a six metre setback, could the plan be changed to widen the buffer between residential properties by changing the parking area.
- Would like to see the massing reduced.

Beaton Sheppard:

- *There are other scenarios we could use.*
- *We could perhaps achieve better separation.*
- *Perhaps also get a tree buffer between the buildings and residents.*

Mayor Randy Simms:

- *If both buildings were moved to accommodate, would they still be within Mount Pearl standards in terms of landscaping, streetscape, etc.*
- *If the whole thing were moved towards Commonwealth Avenue, would there still be enough room?*

Aubrey Vincent, Francis Street:

- *To reiterate what was said already, I was shown a drawing of one building when I moved here with the comment that it would be probably three storeys.*
- *You move here with that assumption and when you are here for a year, you find out there are two six-storey buildings going there.*
- *It doesn't matter that you can access Richard Nolan Highway or Team Gushue Highway; what matters is trying to get out of the two streets.*
- *Would have preferred the access be from Commonwealth Avenue.*
- *Also, we have no idea what the commercial area is going to look like; could have a very busy retail section along with all these condos.*

Deputy Mayor Shannie Duff:

- *This is an issue we hear quite; it's very hard to predict.*
- *What were the standards that were applied re the traffic?*

Beaton Sheppard:

- *The initial layout was based on St. John's parking requirements for residential buildings.*
- *To a large degree, both cities have similar kinds of parking requirements for retail and residential.*
- *St. John's development has 42 underground and 145 surface parking spaces so 187 total; Mount Pearl has 80 underground and 48 surface parking spaces so 128 in total; that's approximately 300 parking spaces.*

Jennifer Brown, Castle Bridge Drive:

- *Has two small children and wanted to live in a family-oriented neighbourhood.*
- *Was told there would be a commercial development at end of the street but that it was three storeys.*
- *Works at the University Centre which is a six-storey building.*
- *Concerned about height as well as density*
- *Wants to live in as low a density as possible in the City.*
- *The University Centre is tiered but is still very high.*
- *Trying to put this in perspective with the neighbourhood.*
- *Not against development but if the height were lowered, would approve it.*

Mr. Short, Commonwealth Avenue:

- All the homes on Commonwealth Avenue are zoned commercial.
- Understands that developers are pressuring for the sale of those homes and could build more six-storey condos.

Mayor Randy Simms:

- *The rezoning that happened on Commonwealth Avenue was done at the request of the residents there, and the City felt that this area was going commercial.*
- *We need urban planning and design similar to what they did in Churchill Square.*
- *The demand for this type of structure is very real; the challenge is to make it fit in with what's already there.*
- *Fully cognizant of the fact that your neighbours going down Commonwealth Avenue are going to change as there is more commercial investment in that area.*

Deputy Mayor Shannie Duff:

- *Had same thing happen on Blackmarsh Road.*
- *You hear a lot about urban sprawl.*
- *The problem with introducing a development into an existing neighbourhood is compatibility;*
- *Have to be careful of the criteria we use for that kind of density.*

Beaton Sheppard:

- *To clarify the height aspect, the floor-to-floor height is normally about 4.5 metres.*
- *In this case, it's about 3 metres so the total height of this building is about 19 metres; therefore, six storeys in this building would not be as high as most.*
- *We would be 5 metres lower than Council's discretionary height at six storeys.*

Brad Dawe, Francis Street:

- Main concern is the quality of the development.
- Hopes that this is a high-end development.

Mayor Randy Simms:

- *With this developer and Beaton Sheppard as architect, there is no worry about quality.*

Greer Hunt- Response:

- *Going forward, the maintenance and landscaping of these developments would be taken care of by the condo association.*
- *The commercial side will be something that will go with the community, i.e., a hair salon, day care, or other soft commercial use.*

Stephen Jewczyk:

- *For Mount Pearl, we will collect the notes of this meeting which will go to a Planning Committee meeting and then to the new Council.*
- *We are at a different stage than St. John's.*

- *The Committee will make a recommendation and then it will come to a public meeting of Council for consideration.*
- *There will also be consultation with the City of St. John's*

Mark Hefferton:

- *The City of St. John's process is a bit more complex in that we will have to do a Municipal Plan amendment.*
- *We will take any feedback from residents in the form of letters or emails to staff along with the report of this meeting.*
- *We may call another public hearing which is part of the technical process as part of a Municipal Plan amendment; if there is no negative feedback received, the public hearing could be cancelled.*
- *All information will go to Council, and they will make their decision based on the information.*
- *This process takes several weeks.*
- *Estimates that decision would be made by Council early in October, 2013.*

Stephen Jewczyk:

- *Offered the use of Mount Pearl City Hall for further public information sessions and ensured continued cooperation with the City of St. John's.*

Deputy Mayor Shannie Duff:

- *In terms of timing, doubts that anything will be done before the new Council comes in.*
- *Will give a report to Council based on the notes from this session.*
- *Would recommend that the site plan be considered in terms of increasing the buffer.*

Mayor Randy Simms:

- *Concurs with the recommendation that the site plan be considered in terms of increasing the buffer.*

10. ADJOURNMENT:

Thanks were extended by Mayor Simms and Deputy Mayor Duff to all attendees.

A report of this Joint Briefing Session will be submitted to both the City of St. John's and the City of Mount Pearl for review and decision.

There being no further business, the meeting adjourned at 8:20 pm.

Mayor Randy Simms, Co-Chair
City of Mount Pearl

Deputy Mayor Shannie Duff, Co-Chair
City of St. John's

**Report/Recommendations
Public Works & Environment Standing Committee
November 28, 2013**

Attendees: Councillor Jonathan Galgay, Chairperson
Councillor Bruce Tilley
Councillor Danny Breen
Councillor Art Puddister
Paul Mackey, Deputy City Manager of Public Works
Dave Blackmore, Deputy City Manager of Planning, Development & Engineering
Brendan O'Connell, Director of Engineering
Don Brennan, Director of Roads & Traffic
Steve Colford, Manager of Waste & Recycling
Brian Head, Manager of Parks & Open Spaces
Phil Hiscock, Manager of Streets
Karen Chafe, Recording Secretary

Report:

1. **Bulk Garbage & Recyclable Metals Program**

The Committee considered a memo dated November 22, 2013 from the Deputy City Manager of Public Works regarding the above noted matter.

The Committee recommends that the Bulk Garbage & Recyclable Metals Program be maintained at the present level.

2. **Public Works Committee Mandate**

The Committee recommends approval of the following Public Works Standing Committee mandate:

Make recommendations to Council on completing longer term master plans, studies and reviews of core infrastructure items such as road networks, water supply, wastewater treatment, parks and open spaces and city buildings.

Formulate policy recommendations to Council for the construction and maintenance of City infrastructure and oversee the implementation of approved policies.

Develop recommendations to Council for changes to programs to ensure the effective and efficient delivery of City and Regional services and oversee their implementation. Such services include but are not limited to all aspects of: water treatment, distribution and metering; wastewater collection and treatment; storm water collection, detention and disposal; maintenance of streets, sidewalks, traffic signals, traffic signage and control devices, street markings; snow clearing of streets and sidewalks; garbage collection, recycling and garbage disposal; maintenance and

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operation of parks, playgrounds, trails, open spaces, sports fields and the urban forest; maintenance of City facilities, buildings and non-profit housing units; acquisition and maintenance of City vehicles and heavy equipment.

The Committee further recommends that the Public Works Standing Committee meetings be held on the third Thursday of each month at noon in the Depot Conference Room situated at Blackler Avenue.

3. **Presentation on 2013/14 Snow Clearing Plan**

The Director of Roads & Traffic conducted a comprehensive and detailed power point presentation outlining the resources, service objectives and priorities involved with overseeing the 2013/14 Snow Clearing Operations.

The Committee recommends that the Deputy City Manager of Public Works conduct a condensed version of the presentation during the December 16th Regular Council meeting.

4. **62 Watson Street**

The Committee considered a memo dated November 21, 2013 from the Director of Engineering regarding the backyard flooding issue at 62 Watson Street.

The Committee recommends that given the backyard flooding issue at 62 Watson Street is not a City responsibility, that the City not include requests of this nature for Capital Works consideration.

5. **Flooding Issue – Rear of Mallard Cottage – 2 Barrows Road**

The Committee considered a memo dated November 21, 2013 from the Director of Engineering regarding the above noted matter.

The Committee recommends that installation of the box culvert be considered for Capital Works funding, at an estimated amount of \$400,000. The Committee further recommends that the owner of 2 Barrows Road be advised to flood proof his premises.

6. **Proposed Dog Park in Shea Heights**

The Committee considered a request from Councillor Collins (not present) to investigate the possibility of installing a dog park in Shea Heights. Staff advised that a space has been identified and the approximate cost to install such is \$15,000. It was noted, however, that the request was put forth by one resident.

The Committee recommends that Councillor Collins contact the Shea Heights Neighbourhood Community group to confirm if indeed the community does wish to have a dog park in the area.

7. **Petition from Councillor Davis re: Wishingwell Road**

The Committee considered a council directive from the regular meeting of November 25, 2013 requesting the referral to this Committee of a petition tabled by Councillor Davis regarding the replacement of the main water line in the area of Wishingwell Road from Stamps Lane to Terra Nova Road.

The Committee advises that the project is listed as a priority in the capital works budget and the Committee recommends that Councillor Davis relay this information to the affected residents of Wishingwell Road.

Councillor Jonathan Galgay
Chairperson

2014 ACCOMMODATION TAX RESOLUTION

IT IS HEREBY RESOLVED that pursuant to the provisions of the City of St. John's Municipal Taxation Act and all other powers it enabling, the St. John's Municipal Council hereby fixes the Accommodation Tax at 4% of the amount charged for the accommodation, lodging or stay in a room in a building in the City which is:-

- (a) licensed under the Tourist Establishments Act;
- (b) owned by the Memorial University of Newfoundland; or
- (c) located at the Littledale Conference Centre.

The said tax shall be due and payable quarterly by April 15th., July 15th., October 15th. and January 15th.

2014 DOWNTOWN ST. JOHN'S BUSINESS IMPROVEMENT AREA LEVY

IT IS HEREBY RESOLVED that pursuant to the provisions of the City of St. John's Act, and all other powers it enabling, the St. John's Municipal Council fixes the Downtown St. John's Business Improvement Area Levy for the 2014 fiscal year as follows.

Businesses operating in the Downtown St. John's Business Improvement Area will be subject to a tax as determined by the City of St. John's to a Maximum levy of \$4,000 for each location from which the business, trade or profession is carried on.

The said tax shall be due and payable half-yearly in advance on the 1st. day of January and the 1st. day of July, 2014.

RESOLUTION

IT IS HEREBY RESOLVED that pursuant to the provisions of the City of St. John's Municipal Taxation Act and all other powers it enabling, the St. John's Municipal Council hereby fixes the interest rate on arrears of tax and any other arrears of amounts owing to the City for the 2014 and future fiscal years, at 1.25% per month, with the interest charged each month added to the balance owing and subject to interest in the following months.

2014 PROPERTY TAX RATE RESOLUTION - COMMERCIAL PROPERTIES

IT IS HEREBY RESOLVED that pursuant to the provisions of the City of St. John's Municipal Taxation Act and all other powers it enabling, the St. John's Municipal Council hereby fixes the commercial property tax rate for the 2014 fiscal year as follows, namely:-

1. for commercial properties and the commercial portion of mixed commercial/residential properties, the real property tax rate is 2.62 percent per annum of the assessed value of the property in respect of which the tax is imposed.
2. (a) where the real property tax applies to buildings to which water mains are not accessible for servicing such buildings with water services, the tax rates referred to in (1) hereof shall be reduced by .05 percent per annum of the assessed value; and,

(b) where the real property tax applies to buildings to which sewer mains are not accessible for servicing such buildings with sewer services, the tax rates referred to in (1) hereof shall be reduced by .05 percent per annum of the assessed value.

The said taxes shall be due and payable quarterly in arrears on March 31st., June 30th., September 30th. and December 31st., 2014.

2014 PROPERTY TAX RATE RESOLUTION - RESIDENTIAL PROPERTIES

IT IS HEREBY RESOLVED that pursuant to the provisions of the City of St. John's Municipal Taxation Act and all other powers it enabling, the St. John's Municipal Council hereby fixes the real property tax rate for the 2014 fiscal year as follows, namely:-

1. for residential properties and the residential portion of mixed commercial/residential properties, the real property tax rate is 0.81 percent per annum of the assessed value of the property in respect of which the tax is imposed.
2. (a) where the real property tax applies to buildings to which water mains are not accessible for servicing such buildings with water services, the tax rates referred to in (1) hereof shall be reduced by .05 percent per annum of the assessed value; and,
 - (b) where the real property tax applies to buildings to which sewer mains are not accessible for servicing such buildings with sewer services, the tax rates referred to in (1) hereof shall be reduced by .05 percent per annum of the assessed value.

The said taxes shall be due and payable half-yearly in advance on the 1st. day of January and the 1st. day of July, 2014.

2014 25% PROPERTY TAX REDUCTION FOR SENIOR CITIZENS RESOLUTION

IT IS HEREBY RESOLVED THAT A REDUCTION OF 25% OF THE PROPERTY TAX FOR 2014 BE PROVIDED TO SENIOR CITIZENS SUBJECT TO THE FOLLOWING CONDITIONS:-

- (a) That the applicant is the assessed owner of the property as of January 1, 2014.
- (b) That the applicant occupies the property as his/her principal year-round residence.
- (c) That the applicant is in receipt of the guaranteed income supplement under the Old Age Security Act.

2014 BUSINESS TAX RATE ON UTILITIES RESOLUTION

IT IS HEREBY RESOLVED that pursuant to the provisions of the Taxation of Utilities and Cable Television Companies Act and all other powers it enabling, the St. John's Municipal Council hereby fixes the Municipal Business Tax rate on utilities at 2.5 percent of the gross revenue of any and all utilities derived within the City limits of the City of St. John's during the year January 1, 2013 to December 31, 2013.

The said tax shall be due and payable at the time and in the manner prescribed by the Lieutenant-Governor in Council in the regulations made pursuant to the said **Taxation of Utilities and Cable Television Companies Act**.

2014 WATER BY METER RESOLUTION

IT IS HEREBY RESOLVED that under the provisions of the City of St. John's Municipal Taxation Act, and all other powers it enabling, the Council hereby fixes the rates for Water by Meter effective January 1st., 2014, as follows:-

Monthly Consumption Rates

\$6.04 per 1,000 gallons
or \$1.32 per cubic meter

Monthly Base Charge

5/8" meter	\$ 29.30
3/4" meter	44.02
1" meter	73.28
1½" meter	146.47
2" meter	233.65
3" meter	467.76
4" meter	747.72
6" meter	1,461.52
8" meter	2,337.76
10" meter	3,359.44

2014 WATER TAX RESOLUTION

IT IS HEREBY RESOLVED that under the provisions of the City of St. John's Municipal Taxation Act, and all other powers it enabling, the Water Tax shall be levied as follows:-

For residential units and for commercial properties not taxed by water meters, the sum of Six Hundred and Fifteen Dollars (\$615.00) per annum per commercial unit for commercial properties or per residential unit for residential and apartment buildings.

The said tax shall be due and payable half-yearly on the 1st. day of January and the 1st. day of July, 2014.

DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING
FOR THE PERIOD OF November 28, 2013 TO December 4, 2013

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
COM	Ron Fougere Associates Ltd.	Construction of a Pre-Fabricated Mega Dome Structure	456 Logy Bay Road	1	Approved	13-11-29
RES	NL Housing	Installation Of A French Drain Connecting Into A Solid Pipe That Connects The Storm Sewer	McKay Street	2	Approved	13-11-29
COM	Franchise Management Inc.	Interior Fit-Up, Exterior Signage and Extension for KFC	2 Stavanger Drive	1	Approved	13-12-02
OT	Pennecon Ltd	Test Pits for Geological Analysis	Black Mountain Pond TCH - Incinerator Road	5	Approved	13-12-04
OT	Angilcan Church of New Hope	Expansion to Cemetery	Petty Harbour Road	5	Approved	13-12-04

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

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

Gerard Doran
Development Officer
Department of Planning

Building Permits List

Council's December 09, 2013 Regular Meeting

Permits Issued: 2013/11/28 To 2013/12/04

Class: Commercial

61 James Lane-Nl Mobile Shelt	Co	Warehouse
446 Newfoundland Dr	Co	Restaurant
515 Kenmount Rd-Happy's	Ms	Retail Store
446 Newfoundland Dr	Ms	Restaurant
283 Portugal Cove Rd Tim Horto	Sn	Eating Establishment
283 Portugal Cove Rd-Tim Hort	Ms	Eating Establishment
696 Water St	Sn	Eating Establishment
110 Duckworth St	Rn	Eating Establishment
59-61 Pippy Pl	Co	Retail Store
36 Austin St	Rn	Communications Use
3-11 Rowan St	Rn	Office
29 O'leary Ave	Sw	Retail Store
Factory Lane	Rn	Office
283 Portugal Cove Rd Tim Hort	Sw	Eating Establishment
2 Stavanger Dr Kfc	Rn	Eating Establishment

This Week \$ 468,500.00

Class: Industrial

This Week \$.00

Class: Government/Institutional

This Week \$.00

Class: Residential

34 Battery Rd	Nc	Accessory Building
23 Cherrybark Cres, Lot 242	Nc	Single Detached & Sub.Apt
43 Cherrybark Cres, Lot 233	Nc	Single Detached & Sub.Apt
50 Dillon Cres	Nc	Patio Deck
2 Duke St., Lot 208	Nc	Single Detached & Sub.Apt
35 Erley St	Nc	Patio Deck
40 Firdale Dr	Nc	Accessory Building
19 Galashiels Pl, Lot 128	Nc	Single Detached Dwelling
80 Goodridge St	Nc	Patio Deck
90 Kenai Cres	Nc	Accessory Building
39 Kenai Cres, Lot 232	Nc	Single Detached & Sub.Apt
4 March St	Nc	Fence
9 Morris Ave	Nc	Single Detached Dwelling
49 St. Michael's Ave	Nc	Accessory Building
16 Sequoia Dr	Nc	Fence
18 Sequoia Dr	Nc	Fence
39 Holbrook Ave	Co	Single Detached Dwelling
30 Spruce Grove Ave	Ex	Single Detached Dwelling
419 Allandale Rd	Rn	Single Detached Dwelling
14 Beothuck St	Rn	Townhousing
16 Beothuck St	Rn	Townhousing

18 Beothuck St	Rn	Townhousing
20 Beothuck St	Rn	Townhousing
22 Beothuck St	Rn	Townhousing
24 Beothuck St	Rn	Townhousing
26 Beothuck St	Rn	Townhousing
28 Beothuck St	Rn	Townhousing
32 Beothuck St	Rn	Townhousing
36 Beothuck St	Rn	Townhousing
38 Beothuck St	Rn	Townhousing
40 Beothuck St	Rn	Townhousing
48 Beothuck St	Rn	Townhousing
52 Beothuck St	Rn	Townhousing
54 Beothuck St	Rn	Townhousing
56 Beothuck St	Rn	Townhousing
29 Beothuck St	Rn	Townhousing
31 Beothuck St	Rn	Townhousing
33 Beothuck St	Rn	Townhousing
35 Beothuck St	Rn	Townhousing
39 Beothuck St	Rn	Townhousing
45 Beothuck St	Rn	Townhousing
47 Beothuck St	Rn	Townhousing
49 Beothuck St	Rn	Townhousing
51 Beothuck St	Rn	Townhousing
75 Cabot St	Rn	Single Detached Dwelling
89-91 Casey St	Rn	Semi-Detached Dwelling
133 Firdale Dr	Rn	Single Detached Dwelling
162 Hamilton Ave	Rn	Single Detached Dwelling
48 Monkstown Rd	Rn	Semi-Detached Dwelling
35 Parade St	Rn	Single Detached Dwelling
8 Parsonage Dr	Rn	Single Detached Dwelling
48 Pennywell Rd	Rn	Single Detached Dwelling
53 Poplar Ave	Rn	Single Detached Dwelling
17 Rosalind St	Rn	Single Detached Dwelling
73 Springdale St	Rn	Single Detached & Sub.Apt
161 Topsail Rd	Rn	Single Detached Dwelling

This Week \$ 1,737,150.00

Class: Demolition

This Week \$.00

This Week's Total: \$ 2,205,650.00

Repair Permits Issued: 2013/11/28 To 2013/12/04 \$ 59,400.00

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 9, 2013			
TYPE	2012	2013	% VARIANCE (+/-)
Commercial	\$213,000,600.00	\$100,000,000.00	-53
Industrial	\$5,000,000.00	\$2,300,000.00	-54
Government/Institutional	\$16,200,900.00	\$79,800,000.00	393
Residential	\$182,100,700.00	\$155,400,500.00	-15
Repairs	\$5,100,500.00	\$4,700,100.00	-8
Housing Units (1 & 2 Family Dwellings)	587	433	
TOTAL	\$421,402,700.00	\$342,200,600.00	-19

Respectfully Submitted,

Jason Sinyard, P. Eng., MBA
 Director of Planning & Development

MEMORANDUM

Weekly Payment Vouchers For The Week Ending December 4, 2013

Payroll

Public Works	\$ 581,441.28
Bi-Weekly Administration	\$ 787,432.18
Bi-Weekly Management	\$ 760,003.34
Bi-Weekly Fire Department	\$ 589,766.91
Accounts Payable	\$3,506,728.82
Total:	\$ 6,225,372.53

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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
BURSEY EXCAVATING & DEVELOPMENT LTD.	00061669	REFUND MAINTENANCE SECURITY DEPOSIT	\$381.08
HISCOCK RENTALS & SALES INC.	00061670	HARDWARE SUPPLIES	\$1,670.22
MARY ANNE MURPHY MSW, RSW	00061671	PROFESSIONAL SERVICES	\$2,499.61
BURSEY EXCAVATING & DEVELOPMENT LTD.	00061672	REFUND MAINTENANCE SECURITY DEPOSIT	\$3,618.92
HISCOCK RENTALS & SALES INC.	00061673	HARDWARE SUPPLIES	\$3,504.82
MARY ANNE MURPHY MSW, RSW	00061674	PROFESSIONAL SERVICES	\$1,500.39
NEWFOUNDLAND POWER	00061675	ELECTRICAL SERVICES	\$227,467.18
CITY OF ST. JOHN'S	00061676	REPLENISH PETTY CASH	\$119.87
ROYAL BANK VISA	00061677	VISA PAYMENT	\$112.56
THE SHERIFF'S OFFICE	00061678	WAGE GARNISHMENTS	\$2,287.71
CLARKE, DEBORAH	00061679	PERFORMANCE FEE	\$225.00
CIBC	00061680	PAYROLL DEDUCTIONS	\$912.62
ROYAL BANK	00061681	PAYROLL DEDUCTIONS	\$482.30
COADY CONSTRUCTION & EXCAVATION LTD.	00061682	PROGRESS PAYMENT	\$1,156,191.90
NU-WAY EQUIPMENT RENTALS	00061683	RENTAL OF EQUIPMENT	\$15,969.16
NEWFOUNDLAND POWER	00061684	ELECTRICAL SERVICES	\$18,621.68
BELL ALIANT	00061685	TELEPHONE SERVICES	\$48,155.12
AMERICAN WATER WORKS ASSOC.	000000702	MEMBERSHIP RENEWAL	\$180.09
TOMY CANADA LIMITED	000000703	PROMOTIONAL ITEMS	\$544.65
SIEMENS WATER TECHNOLOGIES LLC	000000704	REPAIR PARTS	\$558.90
RIMS	000000705	MEMBERSHIP RENEWAL	\$569.25
MELISSA & DOUG, LLC	000000706	PROMOTIONAL ITEMS	\$283.50
GOODLIFE FITNESS	00061686	FITNESS MEMBERSHIP	\$1,533.02
ROGERS BUSINESS SOLUTIONS	00061687	DATA & USAGE CHARGES	\$5,424.00
RBC GLOBAL SERVICES/RBC INVESTOR SERVICES	00061688	EMPLOYEE DEDUCTIONS	\$783,506.73
UNITED WAY OF NEWFOUNDLAND & LABRADOR	00061689	EMPLOYEE DEDUCTIONS	\$52.10
HEALTH CARE FOUNDATION	00061690	EMPLOYEE DEDUCTIONS	\$12.00
THE WORKS	00061691	MEMBERSHIP FEES	\$784.90
RECEIVER GENERAL FOR CANADA	00061692	PAYROLL DEDUCTIONS	\$2,025.88
NAPE	00061693	PAYROLL DEDUCTIONS	\$811.57
CUPE LOCAL 569	00061694	PAYROLL DEDUCTIONS	\$26,672.65
MUGFORD, WENDY	00061695	TRAVEL ADVANCE	\$562.37
WILLIAMSON, HELEN	00061696	TRAVEL REIMBURSEMENT	\$95.00
SULLIVAN, DAPHNE	00061697	TRAVEL ADVANCE	\$1,458.00
SCOTT HOUNSELL	00061698	REFUND INSURANCE ADJUSTING LICENSE FEE	\$125.00
DICKS & COMPANY LIMITED	00061699	OFFICE SUPPLIES	\$47.43
VOKEY'S JANITORIAL SERVICE	00061700	JANITORIAL SERVICES	\$1,061.07
THYSSENKRUPP ELEVATOR	00061701	ELEVATOR MAINTENANCE	\$354.51
THE TELEGRAM	00061702	ADVERTISING	\$760.98
ENCON GROUP INC.	00061703	HEALTH PREMIUMS	\$253.55
LA BREA INT'L INC.	00061704	PROMOTIONAL MATERIALS	\$447.48
NEWFOUNDLAND POWER	00061705	ELECTRICAL SERVICES	\$2,670.13

NAME	CHEQUE #	DESCRIPTION	AMOUNT
ORKIN CANADA	00061706	PEST CONTROL	\$123.74
EVEREST	00061707	PROMOTIONAL ITEMS	\$268.51
NEWFOUNDLAND POWER	00061708	ELECTRICAL SERVICES	\$63,611.86
BELL MOBILITY	00061709	CELLULAR PHONE USAGE	\$112.94
BELL ALIANT	00061710	TELEPHONE SERVICES	\$173.20
PARTS FOR TRUCKS INC.	00061711	REPAIR PARTS	\$5,333.52
RECEIVER GENERAL FOR CANADA	00061712	PAYROLL DEDUCTIONS	\$90,064.30
RECEIVER GENERAL FOR CANADA	00061713	PAYROLL DEDUCTIONS	\$4,550.61
PUBLIC SERVICE CREDIT UNION	00061714	PAYROLL DEDUCTIONS	\$6,722.31
VETERINARY INFORMATION NETWORK	0000000707	MEMBERSHIP RENEWAL	\$788.67
CORROSION PROBE INC.,	0000000708	PROGRESS PAYMENT	\$21,455.42
ACKLANDS-GRAINGER	00061715	INDUSTRIAL SUPPLIES	\$439.57
AE CONSULTANTS LTD.	00061716	PROFESSIONAL SERVICES	\$10,945.11
ACTION TRUCK CAP & ACCESSORIES	00061717	REPAIR PARTS	\$229.71
THE UPS STORE #169	00061718	COURIER SERVICES	\$175.46
SERVICEMASTER CONTRACT SERVICE	00061719	CLEANING SERVICES	\$355.95
APEX CONSTRUCTION SPECIALTIES INC.	00061720	PROFESSIONAL SERVICES	\$10,955.35
ATLANTIC OFFSHORE MEDICAL SERV	00061721	MEDICAL SERVICES	\$200.00
ATLANTIC PURIFICATION SYSTEM LTD	00061722	WATER PURIFICATION SUPPLIES	\$4,861.40
B & B SALES LTD.	00061723	SANITARY SUPPLIES	\$178.99
BABB LOCK & SAFE CO. LTD	00061724	PROFESSIONAL SERVICES	\$90.40
FEDERAL EXPRESS CANADA LTD.	00061725	COURIER SERVICES	\$802.76
EASTERN HEALTH	00061726	GOBUS ADJUSTMENT FEE FOR HOSPITAL	\$8,476.36
RDM INDUSTRIAL LTD.	00061727	INDUSTRIAL SUPPLIES	\$355.48
HERCULES SLR INC.	00061728	REPAIR PARTS	\$1,170.84
STAPLES THE BUSINESS DEPOT - OLD PLACENTIA RD	00061729	STATIONERY & OFFICE SUPPLIES	\$653.16
TOWN OF CONCEPTION BAY SOUTH	00061730	GARBAGE COLLECTION	\$600.00
BELBIN'S GROCERY	00061731	CATERING SERVICES	\$90.81
HAROLD SNOW & SONS	00061732	HARDWARE SUPPLIES	\$977.88
ALLIED CONSTRUCTORS INC.	00061733	REFUND TRAFFIC ISLAND ASSESSMENT	\$3,500.00
JENKINS POWER SHEET METALS INC	00061734	REPAIR PARTS	\$3,390.00
TONY'S TAILOR SHOP	00061735	PROFESSIONAL SERVICES	\$105.05
CABOT PEST CONTROL	00061736	PEST CONTROL	\$527.15
INTEGRATED OCCUPATIONAL HEALTH SERVICES	00061737	JOBSITE ANALYSIS	\$339.00
BEST DISPENSERS LTD.	00061738	SANITARY SUPPLIES	\$757.24
ROCKWATER PROFESSIONAL PRODUCT	00061739	CHEMICALS	\$4,718.99
GRAPHIC ARTS & SIGN SHOP LIMITED	00061740	SIGNAGE	\$414.49
BARNES/BOWMAN DISTRIBUTION	00061741	REPAIR PARTS	\$608.08
BRENKIR INDUSTRIAL SUPPLIES	00061742	PROTECTIVE CLOTHING	\$788.41
UNITED RENTAL OF CANADA INC.	00061743	RENTAL OF EQUIPMENT	\$600.91
BROWNE'S AUTO SUPPLIES LTD.	00061744	AUTOMOTIVE REPAIR PARTS	\$707.88
JLG TRANSPORATION LTD.	00061745	TAXI SERVICES	\$106.25

NAME	CHEQUE #	DESCRIPTION	AMOUNT
SPECTRUM INVESTIGATION & SECURITY 1998 LTD.	00061746	SECURITY SERVICES	\$5,050.59
WESTERN HYDRAULIC 2000 LTD	00061747	REPAIR PARTS	\$735.58
OUTFITTERS	00061748	2 KAYAKS	\$2,486.00
WOOD ENERGY TECH TRANSFER INC	00061749	MEMBERSHIP RENEWAL	\$96.05
ATLANTIC TRAILER & EQUIPMENT	00061750	REPAIR PARTS	\$158.14
TRIWARE TECHNOLOGIES INC.	00061751	COMPUTER EQUIPMENT	\$3,220.50
NEW WORLD FITNESS	00061752	MEMBERSHIP DUES FOR FIREFIGHTERS	\$589.54
CHESTER DAWE CANADA - O'LEARY AVE	00061753	BUILDING SUPPLIES	\$535.63
CAMPBELL'S SHIP SUPPLIES	00061754	PROTECTIVE CLOTHING	\$1,193.19
AIR LIQUIDE CANADA INC.	00061755	CHEMICALS AND WELDING PRODUCTS	\$21,882.78
DAVE CARROLL	00061756	BAILIFF SERVICES	\$84.00
CANADA CLEAN GLASS	00061757	CLEANING OF WINDOWS	\$452.00
MAC'S SPRINKLER SERVICES	00061758	REPAIRS TO SPRINKLER	\$774.05
WAL-MART 3196-ABERDEEN AVE.	00061759	MISCELLANEOUS SUPPLIES	\$944.64
ROGERS CABLE	00061760	INTERNET SERVICES	\$52.26
NORTRAX CANADA INC.,	00061761	REPAIR PARTS	\$2,232.61
SHEPPARD CASE ARCHITECTS	00061762	PROFESSIONAL SERVICES	\$6,408.55
CALA	00061763	WEBINAR RECORDINGS	\$84.75
MAC TOOLS	00061764	TOOLS	\$166.80
NEWFOUND CONSTRUCTION LTD.	00061765	RENTAL OF EQUIPMENT	\$8,167.64
ALLAN MURPHY'S MOBILE WELDING SERVICES	00061766	REPAIRS TO EQUIPMENT	\$1,310.80
NORTH ATLANTIC SUPPLIES INC.	00061767	PROTECTIVE CLOTHING	\$423.75
ROGERS MEDIA INC.	00061768	ADVERTISING	\$1,146.95
KENT	00061769	BUILDING SUPPLIES	\$122.42
SUBWAY	00061770	MEAL ALLOWANCES	\$39.55
CBCL LIMITED	00061771	PROFESSIONAL SERVICES	\$22,284.79
CLARKE'S TRUCKING & EXCAVATING	00061772	GRAVEL	\$3,988.27
CLEARWATER POOLS LTD.	00061773	POOL SUPPLIES	\$167.24
GS HUNT	00061774	REFUND MAINTENANCE SECURITY DEPOSIT	\$4,000.00
ATLANTIC HOME FURNISHINGS LTD	00061775	APPLIANCES	\$632.80
WAL-MART 3093-MERCHANT DRIVE	00061776	MISCELLANEOUS SUPPLIES	\$282.27
HAZMASTERS INC.	00061777	PROTECTIVE CLOTHING	\$425.31
CANADIAN RED CROSS	00061778	CPR RECERTIFICATION	\$1,841.22
PF COLLINS CUSTOMS BROKER LTD	00061779	DUTY AND TAXES	\$290.08
COLONIAL GARAGE & DIST. LTD.	00061780	AUTO PARTS	\$1,422.12
CONSTRUCTION SIGNS LTD.	00061781	SIGNAGE	\$1,960.10
THE IDEA FACTORY	00061782	PRINTER SERVICES	\$779.70
SCOTT WINSOR ENTERPRISES INC.,	00061783	REMOVAL OF GARBAGE & DEBRIS	\$6,764.18
MASK SECURITY INC.	00061784	TRAFFIC CONTROL	\$29,182.02
CRANE SUPPLY LTD.	00061785	PLUMBING SUPPLIES	\$661.26
JAMES G CRAWFORD LTD.	00061786	PLUMBING SUPPLIES	\$1,011.81
HACH	00061787	REPAIR PARTS	\$516.41

NAME	CHEQUE #	DESCRIPTION	AMOUNT
CROSBIE INDUSTRIAL SERVICE LTD	00061788	RENTAL OF EQUIPMENT	\$40,869.28
FASTENAL CANADA	00061789	REPAIR PARTS	\$393.05
CUMMINS EASTERN CANADA LP	00061790	REPAIR PARTS	\$1,243.16
KENDALL ENGINEERING LIMITED	00061791	PROFESSIONAL SERVICES	\$56,303.54
SHAKESPEARE BY THE SEA FESTIVAL INC.	00061792	HOLDBACK SPECIAL EVENT GRANT	\$350.00
AUTO TRIM DESIGN	00061793	PROFESSIONAL SERVICES	\$1,308.54
CRAWFORD & COMPANY CANADA INC	00061794	ADJUSTING FEES	\$517.00
CABOT READY MIX LIMITED	00061795	DISPOSAL OF USED CONCRETE	\$1,772.84
DICKS & COMPANY LIMITED	00061796	OFFICE SUPPLIES	\$2,105.30
WAJAX POWER SYSTEMS	00061797	REPAIR PARTS	\$30.51
REEFER REPAIR SERVICES LTD.	00061798	REPAIR PARTS	\$2,422.38
CANADIAN TIRE CORP.-ELIZABETH AVE.	00061799	MISCELLANEOUS SUPPLIES	\$529.23
CANADIAN TIRE CORP.-MERCHANT DR.	00061800	MISCELLANEOUS SUPPLIES	\$85.87
CANADIAN TIRE CORP.-KELSEY DR.	00061801	MISCELLANEOUS SUPPLIES	\$148.50
EAST COAST MARINE & INDUSTRIAL	00061802	MARINE & INDUSTRIAL SUPPLIES	\$384.20
ELECTRONIC CENTER LIMITED	00061803	ELECTRONIC SUPPLIES	\$11.30
EMCO SUPPLY	00061804	REPAIR PARTS	\$448.71
THE TELEGRAM	00061805	ADVERTISING	\$6,862.47
EXECUTIVE COFFEE SERVICES LTD.	00061806	COFFEE SUPPLIES	\$98.31
DOMINION STORE 935	00061807	MISCELLANEOUS SUPPLIES	\$277.45
IPS INFORMATION PROTECTION SERVICES LTD.	00061808	PAPER SHREDDED ON SITE	\$802.30
EMERGENCY REPAIR LIMITED	00061809	AUTO PARTS AND LABOUR	\$3,041.00
EXECUTIVE TAXI LIMITED	00061810	TRANSPORTATION SERVICES	\$16,996.33
REDWOOD CONSTRUCTION LIMITED	00061811	REFUND MAINTENANCE SECURITY DEPOSIT	\$36,000.00
OMB PARTS & INDUSTRIAL INC.	00061812	REPAIR PARTS	\$266.97
MILLENNIUM EXPRESS	00061813	COURIER SERVICES	\$318.94
GREENWOOD SERVICES INC.	00061814	OPEN SPACE MAINTENANCE	\$1,218.14
SCOTSBURN DAIRY GROUP	00061815	REFUND MAINTENANCE SECURITY DEPOSIT	\$2,000.00
TENCO INC.	00061816	REPAIR PARTS	\$1,709.69
STELLAR INDUSTRIAL SALES LTD.	00061817	INDUSTRIAL SUPPLIES	\$64.44
OMNITECH INC.	00061818	REPAIR PARTS	\$532.23
PROVINCIAL FENCE PRODUCTS	00061819	FENCING MATERIALS	\$3,209.20
PENNEY'S HOLDINGS LIMITED	00061820	PROFESSIONAL SERVICES	\$1,553.75
WOLSELEY CANADA WATERWORKS	00061821	REPAIR PARTS	\$581.72
HARRIS & ROOME SUPPLY LIMITED	00061822	ELECTRICAL SUPPLIES	\$151.26
HARVEY'S OIL LTD.	00061823	PETROLEUM PRODUCTS	\$59,328.20
HVAC SPECIALITIES INC.	00061824	CHEMICALS	\$262.16
PRACTICAR CAR & TRUCK RENTALS	00061825	VEHICLE RENTAL	\$8,515.52
STITT FELD HANDY GROUP	00061826	WORKSHOP FEES	\$4,248.80
A TASTE OF CLASS INC	00061827	MEAL ALLOWANCES	\$6,724.91
BELL DISTRIBUTION INC.,	00061828	CELL PHONES & ACCESSORIES	\$14,440.05
HISCOCK RENTALS & SALES INC.	00061829	HARDWARE SUPPLIES	\$796.08

NAME	CHEQUE #	DESCRIPTION	AMOUNT
HI-TECH SCALES LTD.	00061830	PROFESSIONAL SERVICES	\$209.05
FLEET READY LTD.	00061831	REPAIR PARTS	\$3,963.26
ARIANNA CONSTRUCTION INC	00061832	SNOW CLEARING	\$4,519.62
HOLLAND NURSERIES LTD.	00061833	FLORAL ARRANGEMENT	\$130.18
IMPRINT SPECIALTY PROMOTIONS LTD	00061834	PROMOTIONAL ITEMS	\$1,615.17
PRINTER TECH SOLUTIONS INC.,	00061835	REPAIRS TO EQUIPMENT	\$326.57
CDMV	00061836	VETERINARY SUPPLIES	\$261.82
SUMMIT VETERINARY PHARMACY INC.,	00061837	VETERINARY SUPPLIES	\$77.61
JOHNSON CONTROLS LTD.	00061838	REPAIR PARTS	\$2,348.14
DBI-GARBAGE COLLECTION REMOVAL LTD.	00061839	GARBAGE COLLECTION	\$966.15
KANSTOR INC.	00061840	REPAIR PARTS	\$1,613.66
KAVANAGH & ASSOCIATES	00061841	PROFESSIONAL SERVICES	\$26,536.19
KENT BUILDING SUPPLIES-STAVANGER DR	00061842	BUILDING MATERIALS	\$856.29
FINE FOOD FACTORY	00061843	SANDWICH TRAYS	\$811.79
BACCALIEU TRAIL ANIMAL HOSPITAL	00061844	PROFESSIONAL SERVICES	\$3,982.12
KERR CONTROLS LTD.	00061845	INDUSTRIAL SUPPLIES	\$217.30
NEWFOUND HOPE COUNSELLING CENTRE	00061846	PROFESSIONAL SERVICES	\$107.35
CONCEPTS SABLIER	00061847	RECREATION SUPPLIES	\$41.19
WAJAX INDUSTRIAL COMPONENTS	00061848	REPAIR PARTS	\$1,135.98
NU-WAY EQUIPMENT RENTALS	00061849	RENTAL OF EQUIPMENT	\$1,889.36
NEWFOUNDLAND DISTRIBUTORS LTD.	00061850	INDUSTRIAL SUPPLIES	\$897.67
TOROMONT CAT	00061851	AUTO PARTS	\$4.50
NORTH ATLANTIC PETROLEUM	00061852	PETROLEUM PRODUCTS	\$18,864.15
R NICHOLLS DISTRIBUTORS INC.	00061853	PROTECTIVE CLOTHING	\$791.00
PBA INDUSTRIAL SUPPLIES LTD.	00061854	INDUSTRIAL SUPPLIES	\$1,118.99
ORKIN CANADA	00061855	PEST CONTROL	\$135.26
ARIVA	00061856	PAPER PRODUCTS	\$168.00
GCR TIRE CENTRE	00061857	TIRES	\$34,817.75
THE HUB	00061858	MEAL ALLOWANCES	\$1,586.52
K & D PRATT LTD.	00061859	REPAIR PARTS AND CHEMICALS	\$282.64
REPROGRAPHICS LTD.	00061860	TONER CARTRIDGES	\$47.05
RIDEOUT TOOL & MACHINE INC.	00061861	TOOLS	\$1,369.95
TRANSCONTINENTAL NEWFOUNDLAND & LABRADOR DIV.	00061862	BROCHURES	\$1,784.67
ROYAL FREIGHTLINER LTD	00061863	REPAIR PARTS	\$4,352.03
LIFESAVING SOCIETY NFLD & LAB.	00061864	AQUATIC RECERTIFICATION	\$774.06
S & S SUPPLY LTD. CROSSTOWN RENTALS	00061865	REPAIR PARTS	\$3,686.35
ST. JOHN'S PORT AUTHORITY	00061866	RENTAL OF QUARRY SITE	\$5,158.94
BIG ERICS INC	00061867	SANITARY SUPPLIES	\$615.85
SAUNDERS EQUIPMENT LIMITED	00061868	REPAIR PARTS	\$2,549.75
STRONGCO	00061869	REPAIR PARTS	\$64.30
DARLENE SHARPE	00061870	CLEANING SERVICES	\$4,860.00
SKYLINE DISPLAYS	00061871	ENTERTAINMENT	\$202.27

NAME	CHEQUE #	DESCRIPTION	AMOUNT
SMITH'S HOME CENTRE LIMITED	00061872	HARDWARE SUPPLIES	\$495.48
STATE CHEMICAL LTD.	00061873	CHEMICALS	\$1,015.87
SUPERIOR OFFICE INTERIORS LTD.	00061874	OFFICE SUPPLIES	\$254.25
TEMPLETON TRADING INC.	00061875	PAINT SUPPLIES	\$39.66
THRIFTY CAR RENTALS	00061876	VEHICLE RENTAL	\$3,252.14
TRACTION DIV OF UAP	00061877	REPAIR PARTS	\$219.97
TULKS GLASS & KEY SHOP LTD.	00061878	PROFESSIONAL SERVICES	\$44.47
URBAN CONTRACTING JJ WALSH LTD	00061879	PROPERTY REPAIRS	\$141.25
WAL-MART 3092-KELSEY DRIVE	00061880	MISCELLANEOUS SUPPLIES	\$358.01
SAFER, ANDREW	00061881	PROFESSIONAL SERVICES	\$4,520.00
HERITAGE FOUNDATION OF NEWFOUNDLAND AND LABR/	00061882	MEMORIES OF QUIDI VIDI PROJECT	\$4,000.00
BLUE ON WATER	00061883	HOTEL ACCOMMODATIONS	\$489.06
SOBEYS - MERRYMEETING RD	00061884	MISCELLANEOUS SUPPLIES	\$70.00
SPARTAN FITNESS	00061885	RECREATION SUPPLIES	\$137.14
EAST COAST TRAIL ASSOCIATION	00061886	MAPS	\$148.00
THOMAS HICKEY	00061887	APPEAL BOARD REMUNERATION	\$150.00
WAYNE PURCHASE	00061888	APPEAL BOARD REMUNERATION	\$150.00
SANI SMART WASTE DISPOSAL SERVICES INC.	00061889	PROFESSIONAL SERVICES	\$211.54
DR. MARK PORTER	00061890	MEDICAL EXAMINATION	\$20.00
NEW VICTORIAN HOMES	00061891	REFUND TEMPORARY OCCUPANCY DEPOSIT	\$1,500.00
STAPLES THE BUSINESS DEPOT - KELSEY DR	00061892	OFFICE SUPPLIES	\$639.63
JOHN ROBERTS THE TRIMMER	00061893	REFUND CURB DEPOSITS	\$2,200.00
MAUREN DWYER	00061894	REIMBURSEMENT FOR COURSE	\$80.00
NEWFOUNDLAND & LABRADOR COLLEGE OF VETERINARI	00061895	MEMBERSHIP RENEWAL	\$1,137.05
THRIVE, CYN - ST. JOHN'S	00061896	REFUND BOOKING OF FACILITY	\$200.00
DR. SHEILAGH MCGRATH	00061897	MEDICAL EXAMINATION	\$20.00
SOBEYS ROPEWALK LANE	00061898	MISCELLANEOUS SUPPLIES	\$385.87
FROG POND HOLDING LTD.	00061899	REFUND MAINTENANCE SECURITY DEPOSIT	\$1,000.00
DR. CHRISTOPHER COX	00061900	MEDICAL EXAMINATION	\$20.00
WALLACE & LILLIAN DUKE	00061901	REFUND OVERPAYMENT OF TAXES	\$3,500.00
JEAN PHILLIPE TREPANIER	00061902	REFUND OVERPAYMENT OF TAXES	\$414.78
GERALD & ALMA OTTENHEIMER	00061903	REFUND OVERPAYMENT OF TAXES	\$499.40
MIRANDA MANAGEMENT INC.	00061904	REFUND OVERPAYMENT OF TAXES	\$38,645.00
JASON STURGE & ANNE WHITE	00061905	REFUND OVERPAYMENT OF TAXES	\$424.48
6644511 CANADA LIMITED	00061906	REFUND OVERPAYMENT OF TAXES	\$1,941.69
J SUTTON COMMUNICATIONS INC.	00061907	POSTERS & STICKERS	\$279.11
SHARON ZELLER	00061908	REIMBURSEMENT FOR COURSE	\$80.00
SHERI KENNEDY	00061909	REIMBURSEMENT FOR COURSE	\$80.00
MADONNA PICKETT	00061910	REIMBURSEMENT FOR COURSE	\$80.00
IRENE BURKE	00061911	REIMBURSEMENT FOR COURSE	\$35.00
JOHN HEARN ARCHITECT INC.	00061912	REFUND TRAFFIC ISLAND ASSESSMENT	\$3,500.00
SELWYN & JANIS ROSE	00061913	REFUND OVERPAYMENT OF TAXES	\$542.76

NAME	CHEQUE #	DESCRIPTION	AMOUNT
MARCO MARITIMES	00061914	REFUND MAINTENANCE SECURITY DEPOSIT	\$12,000.00
COOK, DEBORAH	00061915	REIMBURSEMENT FOR DECORATIONS	\$327.69
EASTON, DENNIS	00061916	VEHICLE BUSINESS INSURANCE	\$238.00
ROBERT HUSSEY	00061917	REIMBURSEMENT MEDICAL COST	\$950.30
HISCOCK, NEIL	00061918	CLOTHING ALLOWANCE	\$101.69
PINSENT, JEFF	00061919	CANFITPRO MEMBERSHIP RENEWAL	\$77.97
WINSOR, SCOTT	00061920	MILEAGE	\$103.72
MURPHY, ROBYN	00061921	MILEAGE	\$54.12
WHITE, PETER	00061922	REIMBURSEMENT SENIORS OUTREACH RECEP	\$70.99
BARFITT, ANGELA	00061923	MILEAGE	\$215.66
MAHER, TRAVIS	00061924	MILEAGE	\$104.23
MCGRATH, CINDY	00061925	REIMBURSEMENT BOOKS	\$455.93
GUSHUE, RICK	00061926	MILEAGE	\$6.57
ROCHE, WAYNE	00061927	REIMBURSEMENT 4 MEASURING TAPES	\$115.21
COURAGE, SCOTT	00061928	MILEAGE	\$31.12
CHRISTA NORMAN	00061929	MILEAGE	\$150.21
BRUCE PEARCE	00061930	MILEAGE	\$34.44
GAIL TUCKER	00061931	REIMBURSEMENT BOOKS	\$68.57
MCLOUGHLAN SUPPLIES LTD.	00061932	ELECTRICAL SUPPLIES	\$2,881.29
SMITH STOCKLEY LTD.	00061933	PLUMBING SUPPLIES	\$642.69
WATERWORKS SUPPLIES DIV OF EMCO LTD	00061934	REPAIR PARTS	\$6,498.65
AEARO CANADA LIMITED	00061935	PRESCRIPTION SAFETY GLASSES	\$126.20
MCINNES COOPER IN TRUST	00061936	WATERLINE EASEMENT	\$1,202.32
NEWCAP BROADCASTING LTD.	00061937	REFUND MUNICIPAL TAX	\$10,398.26
PINNACLE OFFICE SOLUTIONS LTD	00061938	PHOTOCOPIES	\$3,016.19
GORDON BARNES	00061939	PROFESSIONAL SERVICES	\$2,400.00
ACHIEVE TRAINING CENTRE	00061940	WORKSHOP FEES	\$833.94
NEWFOUNDLAND DESIGN ASSOCIATES	00061941	PROFESSIONAL SERVICES	\$202,971.54
NEWFOUNDLAND POWER	00061942	ELECTRICAL SERVICES	\$12,845.64
BELL MOBILITY	00061943	CELLULAR PHONE USAGE	\$21,398.85
ST. PAUL TRAVELERS	00061944	LEGAL CLAIM	\$11,527.14
HURLEY, ANNETTE	00061945	TRAVEL ADVANCE	\$922.76
MCINNES COOPER IN TRUST	00061946	REFUND WATERLINE EASEMENT	\$25,000.00
CAROL LUNDRIGAN	00061947	CLOTHING ALLOWANCE	\$152.53
MICHELE HISCOCK	00061948	CLOTHING ALLOWANCE	\$112.95
LORRAINE COFFEY	00061949	OVERPAYMENT OF RENT	\$695.00
Total:			<u>\$3,506,728.82</u>

MEMORANDUM

Date: December 04, 2013
Mr. Neil Martin , Ms. Margaret Bennett, Ms. Phyllis Bartlett

From: John Hamilton – Senior Buyer

Re: Tender 2013107 Two (2) New SUV's and One (1) New 4 X 4 Pickup Truck

The result of Tender 2013107 Two (2) New SUV's and One (1) New 4 X 4 Pickup Truck is as follows:

Bids were received from:

Avalon Ford supplied two separate bids for one SUV (both different)

Bid a) Expedition delivery 7 days from order \$ 52,997.00
b) Expedition delivery 21 days from order \$61,147.00
No bid on the 4 X 4 pickup

Cabot Ford supplied only one bid for one SUV only Bid

a) Expedition delivery 10 days from order \$53,853.00
No Bid on the 4 X 4 pickup

Terra Nova Motors Bid everything

a) SUV (the glossies have been delivered to Central Fire) delivery 30 days from order \$38,155.00 each
b) 4 X 4 Pickup delivery 30 days from order \$31,321.00

Pricing is before HST

It is recommended to award of this Tender to the lowest bidder of each item meeting specifications **Terra Nova Motors \$107,631.00**. Taxes are extra to quoted price as per the Public Tendering Act.

John Hamilton
Senior Buyer

ST. JOHN'S

DEPARTMENT OF FINANCE

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

MEMORANDUM

Date: December 04, 2013
Mr. Neil Martin , Ms. Margaret Bennett, Ms. Phyllis Bartlett

From: John Hamilton – Senior Buyer

Re: Tender 2013093 St. Pat’s Bleacher Replacement

The result of Tender 2013093 St. Pat’s Bleacher Replacement is as follows:

Bids were received from:

Centaur Products	\$208,005.00
Coastline Specialities	\$262,292.00

Pricing is before HST

It is recommended to award of this Tender to the lowest bidder of each item meeting specifications **Centaur Products \$208,005.00** as per the Public Tendering Act. Taxes are extra to quoted price as per the Public Tendering Act.

John Hamilton
Senior Buyer

ST. JOHN'S

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MEMORANDUM

Date: December 4, 2013

To: His Worship the Mayor and Members of Council

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

**Re: Engineering Consulting Services
Street Infrastructure Improvements (2013)
Package 2 – Hebron Way Extension to Major's Path**

Proposals were received from the following consultants on November 20, 2013:

Pinnacle Engineering Ltd.
Hatch Mott MacDonald
Kavanagh Associates
Dillon Consulting Ltd.
Genivar Inc.
Newfoundland Design Associates Ltd.
Dynamic Engineering Ltd.
AMEC Environment & Infrastructure
Stantec

The proposals have been reviewed by staff of the Department of Planning, Development & Engineering and Public Works - Roads & Traffic. It is recommended that engineering consulting services for the "Package 2 – Hebron Way Extension to Major's Path" be awarded to Pinnacle Engineering Ltd.

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

BO'C/dm

ST. JOHN'S

MEMORANDUM

Date: December 4, 2013

To: His Worship the Mayor and Members of Council

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

**Re: Engineering Consulting Services
Street Infrastructure Improvements (2013)
Package 1 – Blackmarsh Road Street Re-alignment @ Blackmarsh Road,
Empire Avenue and Redmond's Road – DESIGN ONLY**

Proposals were received from the following consultants on November 20, 2013:

Hatch Mott MacDonald
CBCL Limited
Dillon Consulting Ltd.
Kavanagh Associates
Genivar Inc.
Newfoundland Design Associates Ltd.
Pinnacle Engineering Ltd.
Dynamic Engineering Ltd.
AMEC Environment & Infrastructure
Stantec

The proposals have been reviewed by staff of the Department of Planning, Development & Engineering and Public Works - Roads & Traffic. It is recommended that engineering consulting services for the "Package 1 – Blackmarsh Road Street Re-alignment @ Blackmarsh Road, Empire Avenue and Redmond's Road – DESIGN ONLY" be awarded to Hatch Mott MacDonald.

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

BO'C/dm

ST. JOHN'S

MEMORANDUM

Date: November 25, 2013

To: His Worship the Mayor and Members of Council

From: David Blackmore, R.P.A.
Deputy City Manager- Planning, Development and Engineering

**Re: Request for Proposals
163 Blackhead Road**

The City of St. John's is embarking on a new initiative by using its equity in land to provide new affordable housing for first time buyers and renters who are experiencing difficulty in accessing market rent housing.

The goal is to partner with private industry to design and build a small subdivision of modest homes and rental units which will house a mix of families, seniors and singles, complementing and forming part of the larger community of Shea Heights.

The approach will be one of using the City's equity in the land to assist new homeowners to qualify for a mortgage and maintain a new home for a defined period of time.

Key points of this RFP are as follow:

City land 2.54 ha (6.3 acres) has been identified for development for affordable/attainable housing.

The Site has been zoned to permit a variety of housing forms, single detached, subsidiary apartments, semi-detached and multiple units.

Design and Construction will be carried out by private industry with the City providing land to reduce the overall cost of construction.

Unit size and design along with the assistance of the City through the equity in the land will create an opportunity for new homes to be attainable to those who would otherwise have difficulty in securing housing in today's market.

Through a partnership with a local financial institution the City hopes to provide advice on the costs and benefits of homeownership.

ST. JOHN'S

DEPARTMENT OF PLANNING

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

The attached request for proposals provides clear direction of the City's intent; however it also provides an opportunity for the private sector to demonstrate a working model to satisfy the City's goal and market realities.

With the financial assistance of the Government of Canada through CMHC, the successful proponent in the first round of the RFP will be provided with a financial incentive to further develop the program and detailed design.

It is recommended that Council approve the attached RFP for public advertisement.

David Blackmore

DB/amw

Encl.

Attainable Housing: Request for Proposal Guidelines

The City of St. John's is requesting proposals from qualified developers/builders for the creation of a new subdivision at **163 Blackhead Road** in partnership with the City. The City will provide the land for a new subdivision and will use its equity in the land to reduce the overall cost of the development. The private sector will provide a concept design, develop and market the land and construct the new homes.

The intent

The mission of the *City of St. John's Housing Charter* states that "*the City will leverage its unique capacities and build strong partnerships to produce, protect and promote affordable housing for the people of St. John's.*"

To help achieve this mission, the City of St. John's wishes to use land that it owns in the Shea Heights area to create new home opportunities (rental and ownership) for the Citizens of St. John's through a partnership arrangement with the private sector.

The goal is to create a new subdivision consisting of a mix of modest housing forms which will be attainable to first time home buyers, young families, persons on fixed income, seniors, and others who would otherwise find it difficult to attain housing in the current market.

The Site

Civic address 163 Blackhead Road is a 2.54 hectare (6.3 acre) parcel of land located in the Shea Heights area of the City of St. John's (see map, survey and topographical maps attached.)

The zoning for the land in question is R2 (residential and medium density) which provides for a wide variety of housing types: Single detached, semi-detached, townhouses, subsidiary apartments, and with the approval of council as a discretionary use multi-unit housing. See zoning map and development regulation attached as Appendix B

The new subdivision will provide a mix of housing types and ranges of affordability through unit size and diversity of housing types, i.e. single family homes, affordable condominiums, subsidiary apartments and/or rental units. **Appendix C** includes a summary of research on leading practices for housing design and development that maximizes affordability.

The site adjoins several other properties, and the design for the new development should be complementary to the existing buildings and residents.

Role of the City

The City wishes to be an active partner in the development of the project.

Specific roles could include:

- Helping to match new home owners to financial institutions (qualification for financing is of course at the sole discretion of the institution)
- Facilitating financial education and training for prospective first time home owners
- Promoting greater affordability through its land equity

The City will not be cost sharing the development of the subdivision, other than the use of the equity in the land. The successful proponent will be responsible to secure all required financing for the development of the site and construction of the units.

Project Timeline

- Submission: Initial proposals must be submitted on or before January 31, 2014.
- Selection: Initial proposals will be evaluated by City staff and recommendations will go to Council.
- The proponent that wins the RFP process will be awarded (~\$10 000) to prepare a more detailed proposal for site development. This detailed proposal will also be reviewed and approved by City Staff and then Council.
- Community engagement: The City will provide an overview of the detailed proposal to the community at a follow up public meeting. This approach not only builds community support for the development, but also ensures an efficient and cost-effective process for developers, builders and the City as the project progresses to completion.
- Final construction dates and project timelines will be negotiated with the successful proponent after award of the contract, however a projected schedule will be required as part of the submission requirements.

Guidelines for Submissions

The successful submission of 15 pages or less must include the following:

- 1. A proposed site design that includes:**
 - Smooth integration into the existing character of the surrounding neighbourhood; including adequate buffers with existing structures
 - Projected number of units
 - A combination of low, medium and high density housing (ideally all three)
 - Housing price points that are affordable to a mix of household size, composition and income (see Appendix A).
 - A variety of housing forms such as single detached, subsidiary apartments, townhouses, semi-detached houses and duplexes (a combination of any of these).
 - Energy-efficient construction that fosters long term affordability
 - Housing and neighbourhood design that maximizes accessibility and promotes healthy aging in place
 - Useful open space that can be enjoyed by all members of the community
 - A plan to address unique requirements of this site, such as storm water management.
- 2. A marketing plan**
- 3. A project team description that demonstrates proven ability to:**
 - work with communities to ensure smooth integration of new development
 - build high quality housing at price points affordable to people below median income
 - building age friendly housing
 - building energy efficient housing that supports long term affordability
- 4. Examples of successful past projects of a similar nature completed by proponent**
- 5. A detailed project estimate which will be used to assess the affordability factor**
- 6. A plan for carrying out the work required** including a timeline for development

7. **Submissions which include additional sources of funding from other funding partners or agencies must include documentation securing the funding availability**

Evaluation Criteria

Eligible proposals will be assessed to determine how completely each of the relevant points of the RFP is addressed and the extent to which a clear understanding of the project requirements is demonstrated. The following criteria will be used for this assessment.

1: Demonstrated understanding of project requirements	10
a) Clear understanding of requirements	
b) Identification of any potential difficulties and proposed solutions	
2: Planning Methodology and Work Plan	10
a) Level of effort, appropriate planning and assignment of personnel	
b) Timelines	
c) Reports and presentations	
d) Creativity and innovation in approach	
3: Knowledge, qualifications and experience of consultants and partners	30
a) Recent experience in coordinating similar projects and using skills required for this project	
b) Experience working with diverse stakeholder groups and engaging others	
c) Experience in project management	
4 Concept Plan	50
Shall include total number of units Proposed subdivision layout Projected market price (price point) by unit type Mix of unit types Financing (if offered) Marketing Plan	

Submission

An electronic copy of the proposal shall be submitted by 4:30 pm, Friday January 31,2014 to Scott Morton Ninomiya, Affordable Housing Coordinator for the City of St. John’s at smortonninomiya@stjohns.ca

Inquiries:

Questions regarding the RFP / Project shall be in writing and shall be directed to Scott Morton Ninomiya at smortonninomiya@stjohns.ca, prior to January 24, 2014.

Terms and Conditions of the Request for Proposals

Acceptable responses

Proposals received after the date and time indicated will be returned unopened. Proposals must be signed by an authorized officer of the respondent. Proposals which are not signed by an authorized officer of the Respondent will not be accepted.

Acceptance of proposed personnel resources

The City Of St. John's reserves the right to interview any proposed personnel resources and to reject individual personnel resources (including substitutions) proposed.

Changes to proposal

The City Of St. John's may, during the proposal evaluation period, request meetings with Proponents to clarify points in their response.

Confidentiality of proposals

The City of St. John's advises proponents that all submissions are considered public documents and subject to the requirements of ATIPPA.

Proposal acceptance

The City of St. John's reserves the right to accept any or no proposal. It also reserves the right to accept a response other than that which is the lowest in cost.

Appendix A: Local Housing Context

St. John's Housing Market

- New home prices doubled between 2004 and 2013.
- Housing prices in St. John's rose faster than any city in Canada for much of 2008-13.
- Average MLS house listings prices have increased 54% since 2009 alone.
- Local rental vacancy rates were in the bottom five in Canada for much of 2008 - 2012. Availability of affordable rental is still very low.
- Increases in average market rent have outpaced inflation for several consecutive years.
- Most existing rental stock is old. Very little local rental construction occurred in the three decades before 2012.

Demographics

- Employers say housing price and availability is becoming a barrier to attraction and retention of new talent
- The fastest growing age segment of the population is 45–64: the seniors of the very near future - accessible and affordable housing is crucial to healthy aging in place
- Seniors have significantly lower median income
- Many live in older, inefficient housing stock with high energy costs

Appendix B: Innovation in Housing Affordability

The City is very interested in innovative approaches that produce high quality housing at affordable price points. The following compilation of a few success stories shows that with creativity and collaboration, it is possible. Useful guides and resources are also included.

Promising Practices

Flex Housing: The [Harmony Flex Townhouse Project](http://www.cmhc-schl.gc.ca/en/corp/nero/retousar/2013/2013-04-26.cfm) provides *accessible* ownership opportunities for seniors and people with disabilities. For more on flexhousing see: <http://www.cmhc-schl.gc.ca/en/corp/nero/retousar/2013/2013-04-26.cfm>

Affordable Condos: Cambridge ON partnered with [Creating Homes](http://www.creatinghomes.ca) to develop Preston Arbour – one of many affordable condominiums created by the non-profit organization through innovative financing and an affordable business model.

Sprout Homes: Montreal – These homes are designed to start at a modest size and expand incrementally as the needs of the household change. This model is fully described on the CMHC website: http://www.cmhc-schl.gc.ca/en/inpr/afhoce/afhoce/afhostcast/afhoid/cohode/buhoin/buhoin_006.cfm

Co-housing: Saskatoon – Wolf Willow is Canada's first seniors co-housing complex – a very interesting model that facilitates home ownership and healthy aging in place in a community. <http://www.wolfwillowcohousing.ca/wp-content/uploads/2012/02/Globe-and-Mail-June-2-2012.pdf>

Success Stories from the Media

Innovative Residential: (Saskatoon)

This Saskatoon home builder not only builds homes that are affordable for households with incomes as low as \$45 000, it has consistently ranked among the *Fastest Growing Companies in Canada* according to Canadian Business Magazine. See the profile in *Home Builder Magazine*: <http://innovativeresidential.ca/wp-content/uploads/2013/07/CHBA-Builder-Profile-on-IR-July-2013.pdf>

Affordable Housing Complex Wins Building of the Year Award (Calgary)

Stories like this one show that designing and building quality housing at affordable price points is possible – and it gets attention.

<http://www.calgaryherald.com/news/Affordable+housing+complex+wins+building+year+award/8854732/story.html>

Publications and Resources

Alternative Development Standards: A Guide for Practitioners

Detailed case studies on creative development standards that facilitate affordability.

http://www.fcm.ca/Documents/tools/ACT/Alternative_Development_Standards_A_Guide_for_Practitioners_EN.pdf

Affordable Housing in Canada: A CMHC Guide

<http://www.cmhc-schl.gc.ca/en/inpr/afhoce/index.cfm>

CMHC Housing Development Checklist and Fact Sheets

http://www.cmhc-schl.gc.ca/en/inpr/afhoce/tore/lere/lere_003.cfm

Housing for Older Canadians: A CMHC Guide

<http://www.cmhc-schl.gc.ca/en/inpr/bude/hoolca/index.cfm>

MEMORANDUM

Date: November 29, 2013
To: Mayor O'Keefe and Members of Council
From: Robert J. Bursey, City Solicitor
Re: **78 Blackler Avenue**

At Council's special meeting of November 12, 2013, approval was given to sell approximately 7000 square feet of land at the rear of 78 Blackler Avenue.

The property owner now advises that he only wants to purchase a portion of this land measuring approximately 2000 square feet. He has agreed to purchase at a rate of \$5.00 per square feet.

I recommend that approval be given to sell at this price and request that this matter be brought before Council at the next regular meeting.

Robert J. Bursey,
City Solicitor
GG/jcd

ST. JOHN'S

LEGAL DEPARTMENT

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