

**AGENDA  
REGULAR MEETING**

**FEBRUARY 24<sup>th</sup>, 2014  
4:30 p.m.**

**ST. JOHN'S**

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# MEMORANDUM

February 21, 2014

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, February 24, 2014 at 4:30 p.m.**

This meeting will be preceded by a Special Meeting to be held on the same day in Conference Room A at **4:00 p.m.**

By Order

Neil A. Martin  
City Clerk

# ST. JOHN'S

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

**AGENDA**  
**REGULAR MEETING**  
**February 24<sup>th</sup>, 2014**  
**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 (February 17<sup>th</sup>, 2013)**

**4. Business Arising from the Minutes**

**A. Included in the Agenda**

1. Memorandum dated February 19, 2014 from the Chief Municipal Planner  
Re: Proposed Text Amendment for Aquaponics and Hydroponics and to the Agriculture (AG) Zone  
St. John's Development Regulations Amendment No. 596, 2014
2. Memorandum dated February 12, 2014 from the Chief Municipal Planner  
Re: 48-56 Bay Bulls Road  
Proposed Rezoning from RI and OR to R2  
Applicant: B.A. Tucker Limited  
St. John's Municipal Plan Amendment Number 125, 2014 and  
St. Johns Development Regulations Amendment Number 598, 2014
3. Memorandum dated February 18, 2014 from the Chief Municipal Planner  
Re: St. John's Municipal Plan Amendment Number 96, 2013 and  
St. John's Development Regulations Amendment Number 514, 2013  
1 Clift's/Baird Cove, Ward 2  
Proposed site Redevelopment: 3 Storey Extension to Parking Garage  
Philip Pratt Architect for SONCO Group Inc.
4. Memorandum dated January 15, 2014 from the Chief Municipal Planner  
Re: Cuckhold's Cove Road/Ballast Road – Quidi Vidi  
Proposal to Rezone Property from Open Space (O) to Residential Low Density (R1)

**B. Other Matters**

**5 Notices Published**

1. **Discretionary Use Application** has been submitted requesting permission to construct a multiple dwelling at civic number **18 Campbell Avenue** to create a three-unit dwelling. Three off-street parking spaces will be provided. **(Ward 2)**

2. **A Discretionary Use Application** has been submitted requesting permission to occupy civic number **501 Main Road** as a home occupation for a hair salon. The proposed business will occupy a floor area of approximately 15.8 m<sup>2</sup> and will operate Tuesday to Friday, noon to 7 p.m. Sessions will be by appointment only, one client per session for approximately one hour in duration with a maximum of eight sessions per day. On-site parking is available. The applicant is the sole employee. **(Ward 5)**

**6. Public Hearings**

**7. Committee Reports**

- a. Heritage Advisory Committee Report dated February 6, 2014
- b. Police and Traffic Committee Report dated January 29, 2014
- c. Economic Development, Tourism and Public Engagement Report
- d. Nomenclature Committee Report dated February 20, 2014

**8. Resolutions**

**11. Development Permits List**

**12. Building Permits List**

**13. Requisitions, Payrolls and Accounts**

**14. Tenders**

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

**16. Other Business**

- a. Memorandum dated February 13, 2014 from the Deputy City Manager, Community Services  
Re: 351 Water Street Parking Garage Allocation Lottery
- b. Snow Clearing Report

**1. Correspondence from the Mayor's Office**

**2. Items Added by Motion**

**17. Adjournment**

February 17<sup>th</sup>, 2014

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

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

**SJMC2014-02-17/70R**

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

**Adoption of Minutes**

**SJMC2014-02-17/71R**

**It was decided on motion of Councillor Collins; seconded by Councillor Lane:  
That the minutes of February 10<sup>th</sup>, 2014 be adopted as presented.**

**Business Arising**

**Proposed Amendments for Commercial and Residential Development**

**(The Light House Project)**

**83 and 90 Duckworth Street**

**Applicant: Republic Properties Inc.**

Under business arising Council considered a memorandum dated February 11, 2014 from the Chief Municipal Planner regarding the above noted.

**SJMC2014-02-17/72R**

**It was moved by Councillor Galgay; seconded by Councillor Tilley: That the following Resolutions for St. John's Municipal Plan Amendment Number 124, 2013 and St. John's Development Regulations Amendment Number 589, 2013 be adopted; and that Ms. Marie Ryan be appointed as the Commissioner to conduct a public hearing on the Municipal Plan and Development Regulations amendments:**

**RESOLUTION  
ST. JOHN'S MUNICIPAL PLAN  
AMENDMENT NUMBER 124, 2013**

**WHEREAS** the City of St. John's wishes to make provision for the development of Civic 83 and 90 Duckworth Street [**Parcel ID # 16907 & 33781**].

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

- 1. "Introduce a new Land Use District to Part III of the Municipal Plan to read as follows:**

**"3.3.6 Commercial – Duckworth East Land Use District**

**Uses That May Be Permitted:**

**In this district, which applies only to Civic Number 83 & 90 Duckworth Street, the City may permit any or all of the following uses:**

- 1. Retail;**
- 2. Service shops;**
- 3. Office;**
- 4. Parking;**
- 5. Transient accommodations; and**
- 6. Residential.**

**Building Height and Area**

**Building height and floor area ratio shall be as provided for in the St. John's Development Regulations.**

- 2. Redesignate land at Civic Number 83 and 90 Duckworth Street from the Commercial – Downtown (CD) Land Use District and the Residential Downtown (RD) Land Use District to the Commercial – Duckworth East (CDE) 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 17<sup>th</sup> day of February, 2014.

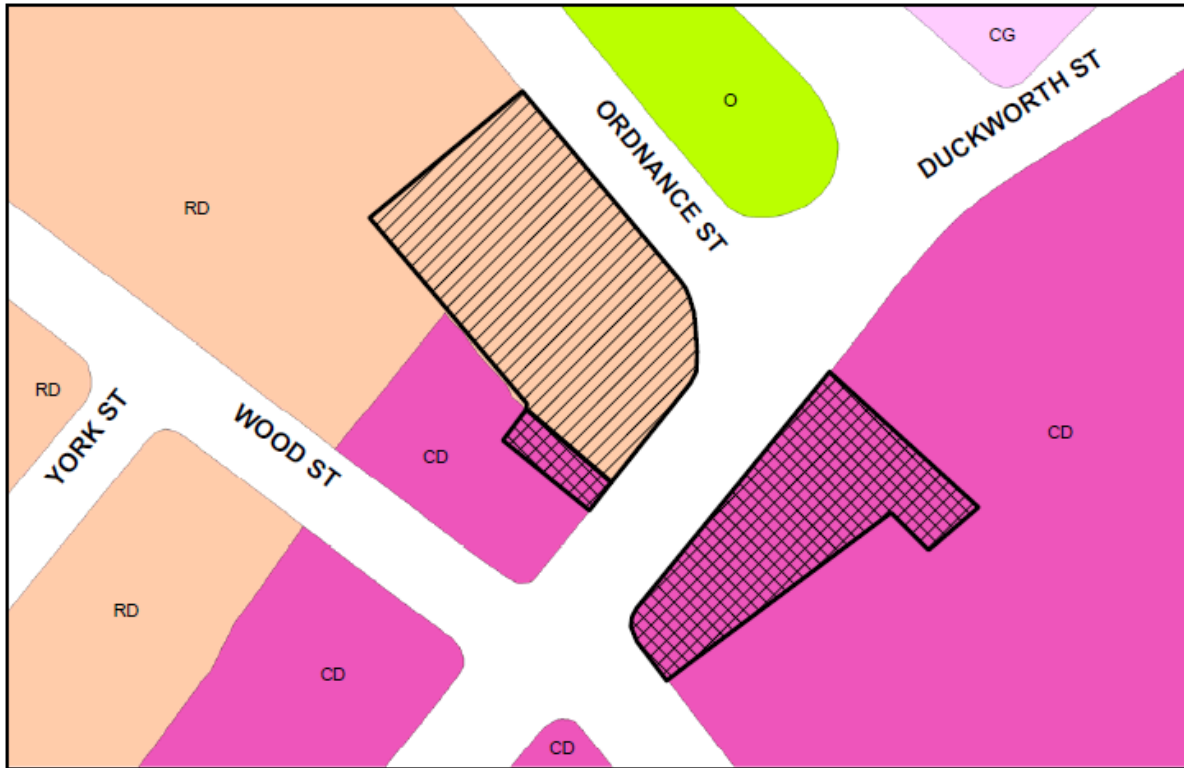
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**Mayor**

\_\_\_\_\_  
**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. 124, 2013  
[Map III-1B]**

2013 12 17 SCALE: 1:750  
CITY OF ST. JOHN'S  
DEPARTMENT OF PLANNING,  
DEVELOPMENT & ENGINEERING

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



AREA PROPOSED TO BE REDESIGNATED FROM  
RESIDENTIAL DOWNTOWN (RD) LAND USE DISTRICT TO  
COMMERCIAL DUCKWORTH EAST (CDE) LAND USE DISTRICT



AREA PROPOSED TO BE REDESIGNATED FROM  
COMMERCIAL DOWNTOWN (CD) LAND USE DISTRICT TO  
COMMERCIAL DUCKWORTH EAST (CDE) LAND USE DISTRICT

**83 & 90 DUCKWORTH STREET**

\_\_\_\_\_  
M.C.I.P. signature and seal

\_\_\_\_\_  
Mayor

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

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

Provincial Registration



**ST. JOHN’S DEVELOPMENT REGULATIONS  
AMENDMENT NUMBER 589, 2013**

**WHEREAS** the City of St. John’s wishes to make provision for the development of Civic 83 and 90 Duckworth Street [**Parcel ID # 16907 & 33781**].

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

**1. Add a new Zone to Section 10 of the Regulations.**

**“Section 10.50 Commercial – Duckworth East (CDE) Zone.**

**Purpose of this Zone: This zone sets forth the Uses and Zone Requirements in relation to the development of Civic Numbers 83 & 90 Duckworth Street.**

**10.50.1 Discretionary Uses**

**Commercial:**

- a. Hotel;**
- b. Office;**
- c. Parking area;**
- d. Restaurant;**
- e. Retail Store; and**
- f. Service Shop.**

**Residential:**

- a. Dwelling Units located in the second and/or higher Storeys of a Building**

**10.50.2 Zone Requirements**

**The following requirements shall apply to all uses:**

- |   |  |
|---|--|
| <b>a. Floor Area Ratio (maximum)</b>            | <b>4.6 – at property known as Civic No. 83</b>   |
|   | <b>Duckworth Street</b>  |
|   | <b>2.5 – at property known as Civic No. 90 Duckworth Street</b>  |
| <b>b. Building Height (maximum) established</b> | <b>23 metres - measured at the</b>   |
|   | <b>grade along Duckworth Street at property known as Civic No. 83 Duckworth Street</b>   |
|   | <b>18 metres - measured at the established grade along Duckworth Street at property known as Civic No. 90 Duckworth Street</b> |

- c. **Residential Density (maximum)**      **One (1) Dwelling Unit per 50 square metres of Lot Area**
  
- d.      **Off-street Parking**      **Notwithstanding anything else in the St. John’s Development Regulations the minimum off-street parking requirement for the Civic No. 90 Duckworth Street site shall be established by the application of the Downtown Parking Standard, as provided for in section 9.1.2(2) of the said Regulations, to all uses and development at both the Civic No. 90 and Civic No. 83 Duckworth Street sites. The foregoing shall serve to satisfy any requirement for off-street parking to be provided at the Civic No. 83 Duckworth Street site.**

**2. Rezone land at Civic Number 83 and 90 Duckworth Street from the Commercial Central Mixed Use (CCM) Zone and the Residential Downtown (RD) Zone to the Commercial – Duckworth East (CDE) 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 17<sup>th</sup> day of February, 2014.

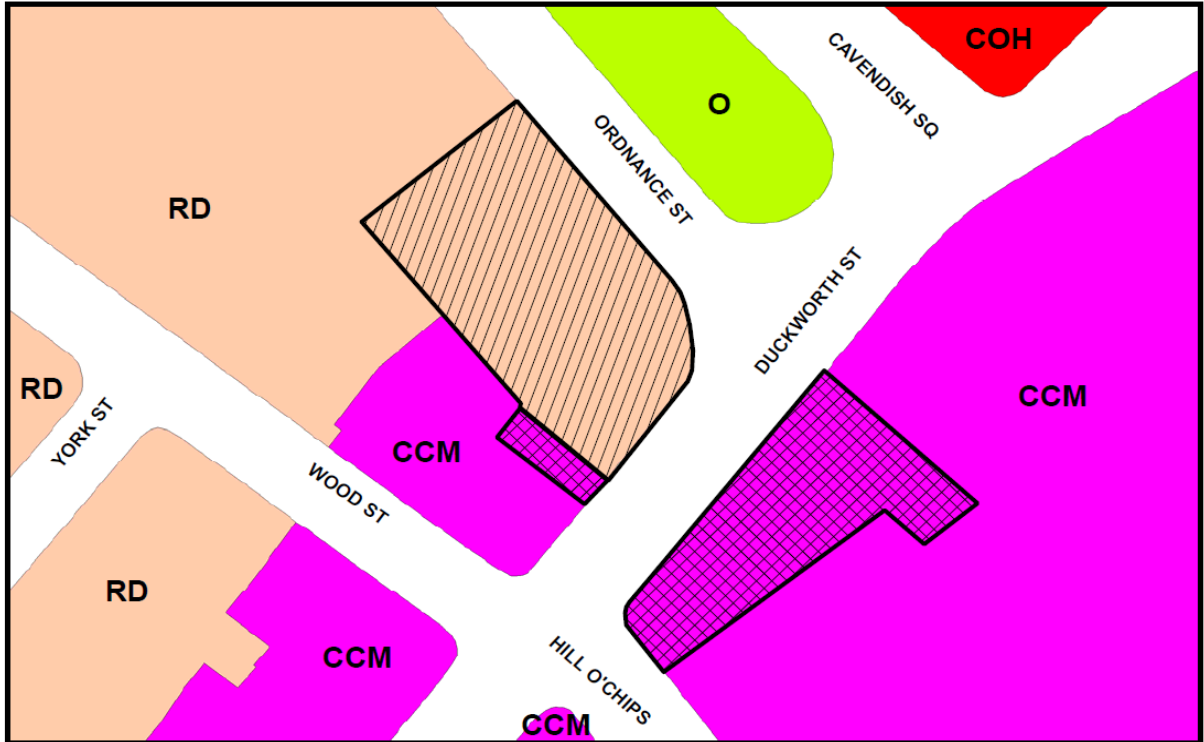
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**Mayor**

\_\_\_\_\_  
**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. 589, 2013  
[Map Z-1B]**

2013 12 17 SCALE: 1:750  
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  
COMMERCIAL CENTRAL MIXED (CCM) LAND USE ZONE TO  
COMMERCIAL DUCKWORTH EAST (CDE) LAND USE ZONE



AREA PROPOSED TO BE REZONED FROM  
RESIDENTIAL DOWNTOWN (RD) LAND USE ZONE TO  
COMMERCIAL DUCKWORTH EAST (CDE) LAND USE ZONE

**83 & 90 DUCKWORTH STREET**

\_\_\_\_\_  
M.C.I.P. signature and seal

\_\_\_\_\_  
Mayor

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

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

Provincial Registration

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

**640-642-644-646 Empire Avenue  
Proposed Rezoning to accommodate Development of Seniors Apartment Buildings  
N.D. Dobbin Properties Limited**

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Under business arising, Council considered a memorandum dated February 10, 2014 from the Chief Municipal Planner regarding the above noted, along with Commissioner Thistle's report on a public hearing held on January 28, 2014 on the proposed rezoning amendments.

**SJMC2014-02-17/73R**

**It was moved by Councillor Tilley, seconded by Councillor Puddister: That the following St. John's Municipal Plan Amendment Number 121, 2013 and Development Regulations Amendment Number 591, 2013 be adopted, which will be forwarded to the Provincial Department of Municipal Affairs for Provincial registration, in accordance with the provisions of the Urban and Rural Planning Act:**

**RESOLUTION  
ST. JOHN'S MUNICIPAL PLAN  
AMENDMENT NUMBER 121, 2013**

**WHEREAS** the City of St. John's wishes to allow the construction of Seniors Apartment Buildings and/or Multiple Dwellings at Civic Number 640-642-644-646 Empire Avenue [Parcel ID # 36337, 38135, 13363 & 22398].

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

**Redesignate properties situate at Civic Number 640-642-644-646 Empire Avenue from the Residential Low Density (RLD) Land Use District and the Open Space (OS) Land Use District to the Residential Medium (RMD) Density Land Use District as shown on Map III-IA attached.**

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

**IN WITNESS THEREOF** the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this 17<sup>th</sup> day of February, 2014.

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

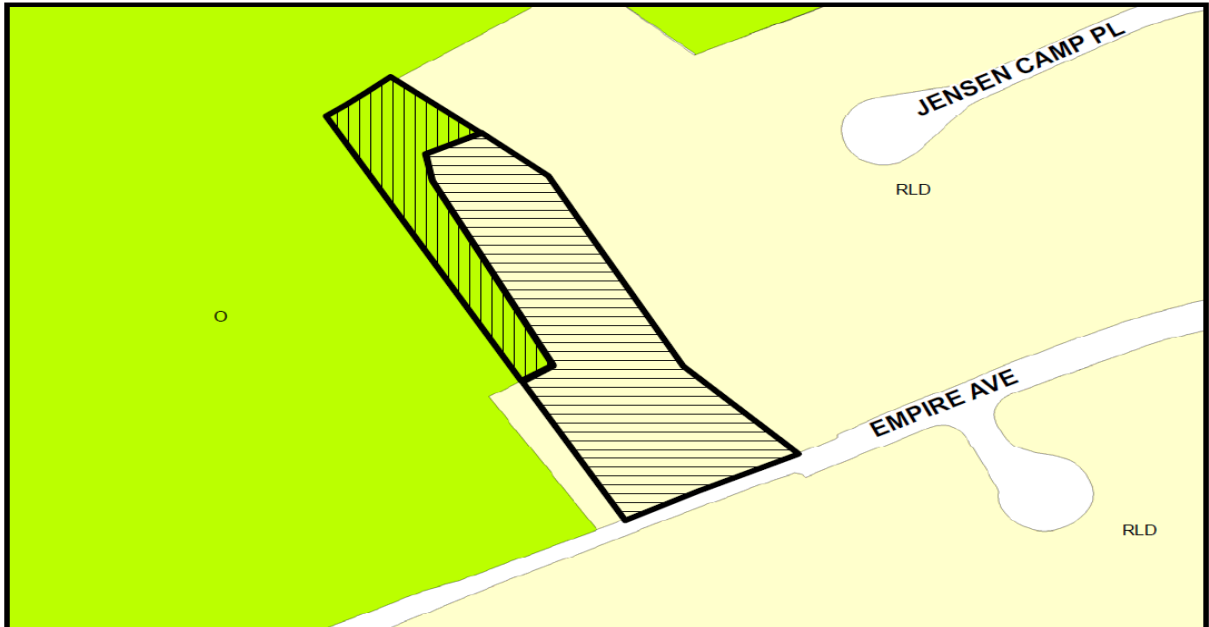
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**MCIP**

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. 121, 2013  
[Map III-1A]**

2013 11 18 SCALE: 1:2000  
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 RESIDENTIAL MEDIUM DENSITY (RMD) LAND USE DISTRICT
-  AREA PROPOSED TO BE REDESIGNATED FROM RESIDENTIAL LOW DENSITY (RLD) LAND USE DISTRICT TO RESIDENTIAL MEDIUM DENSITY (RMD) LAND USE DISTRICT

**640-646 Empire Avenue**

\_\_\_\_\_  
M.C.I.P. signature and seal

\_\_\_\_\_  
Mayor

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

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

Provincial Registration

**RESOLUTION  
ST. JOHN'S DEVELOPMENT REGULATIONS  
AMENDMENT NUMBER 591, 2013**

**WHEREAS** the City of St. John's wishes to allow the construction Seniors Apartment Buildings and/or Multiple Dwellings at Civic Number 640-642-644-646 Empire Avenue [Parcel ID # 36337, 38135, 13363 & 22398].

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

**Rezone properties situate at Civic Number Civic Number 640-642-644-646 Empire Avenue [Parcel ID # 36337-38135-13363-22398] from the Residential Low Density (R1) Zone, the Apartment Low Density (A1) Zone and the Open Space (O) Zone to the Apartment Medium Density (A2) 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 17<sup>th</sup> day of February, 2014.

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

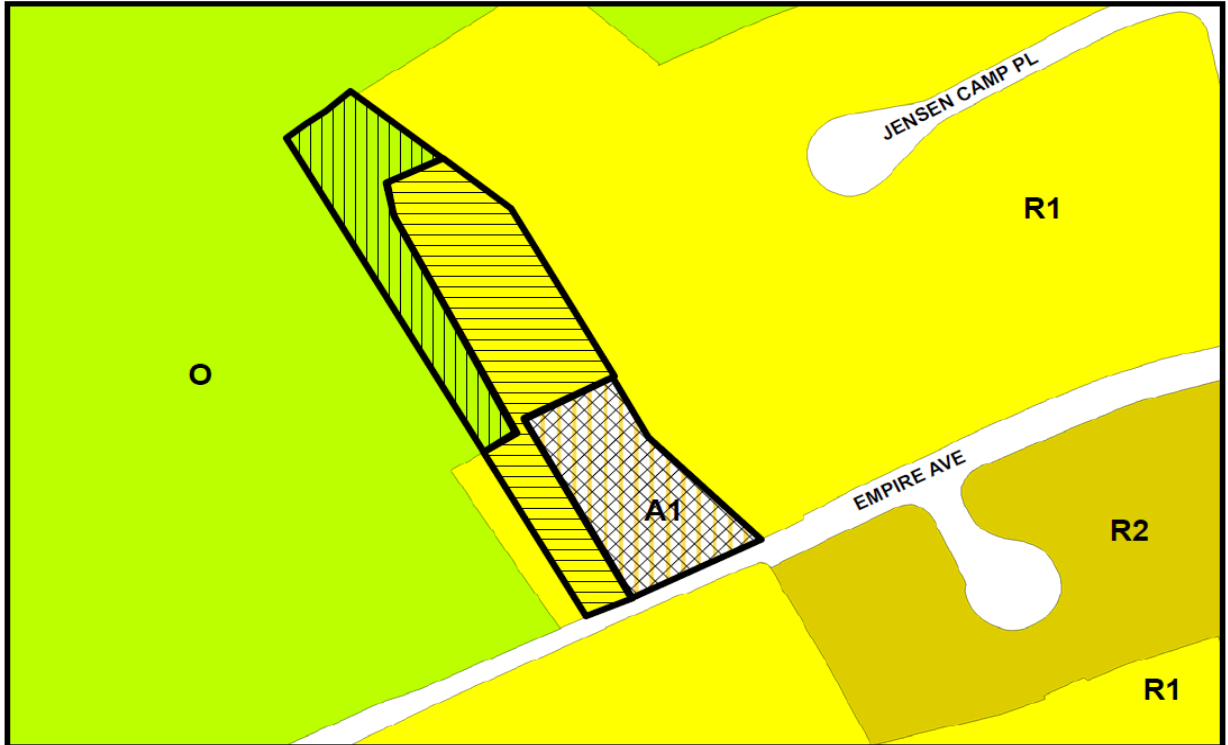
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**MCIP**

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

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

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




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**Provincial Registration**



**CITY OF ST. JOHN'S  
DEVELOPMENT REGULATIONS  
Amendment No. 591, 2013  
[Map Z-1A]**

2013 11 18 SCALE: 1:2000  
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 APARTMENT LOW DENSITY (A1) LAND USE ZONE TO APARTMENT MEDIUM DENSITY (A2) LAND USE ZONE
-  AREA PROPOSED TO BE REZONED FROM OPEN SPACE (O) LAND USE ZONE TO APARTMENT MEDIUM DENSITY (A2) LAND USE ZONE
-  AREA PROPOSED TO BE REZONED FROM RESIDENTIAL LOW DENSITY (R1) LAND USE ZONE TO APARTMENT MEDIUM DENSITY (A2) LAND USE ZONE

640-646 Empire Avenue

\_\_\_\_\_  
M.C.I.P. signature and seal

\_\_\_\_\_  
Mayor

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

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

Provincial Registration

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

**St. John's Municipal Plan Amendment Number 120, 2013 and St. John's Development Regulations Amendment Number 590 , 2013**  
**288 Back Line**

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Under business arising, Council considered a memorandum dated February 6, 2014 from the Chief Municipal Planner regarding the above noted.

**SJMC2014-02-17/74R**

**It was moved by Councillor Collins; seconded by Deputy Mayor Ellsworth: That the following Resolutions for St. John's Municipal Plan Amendment Number 120, 2013 and St John's Regulations Amendment Number 590, 2013 be adopted, and that Dr. Christopher Sharpe, be appointed as the commissioner to conduct a public hearing on the Municipal Plan and Development Regulations amendments.**

**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 17<sup>th</sup> day of **February, 2013**.



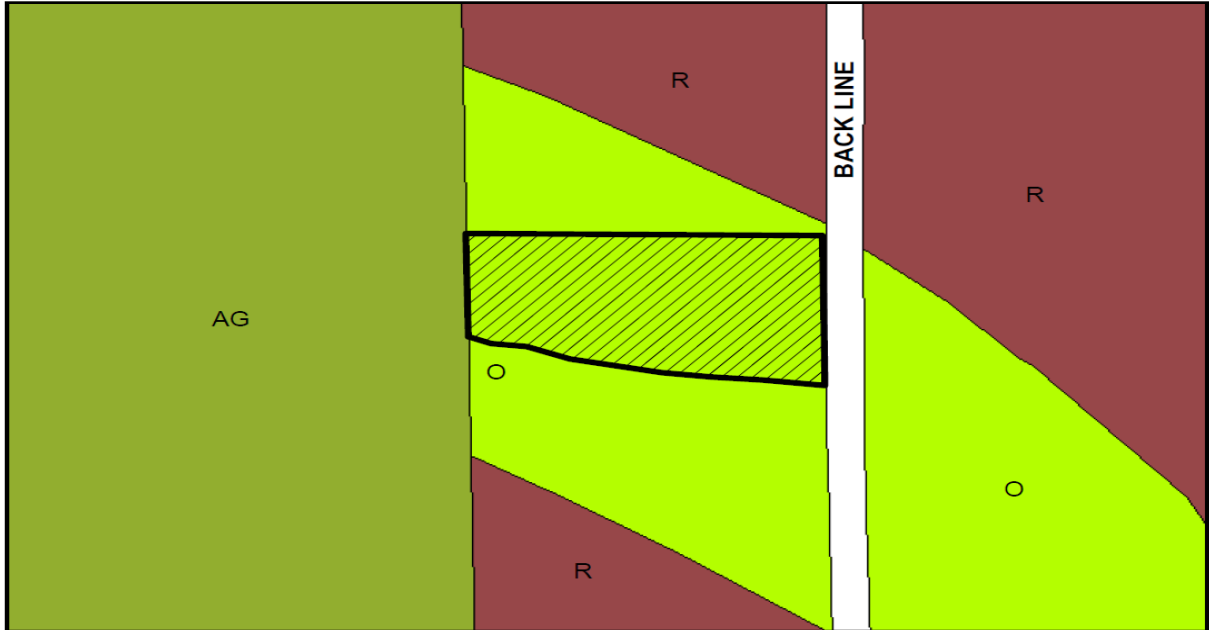
\_\_\_\_\_  
Mayor

\_\_\_\_\_  
**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

**RESOLUTION  
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 17<sup>th</sup> day of February, 2014.

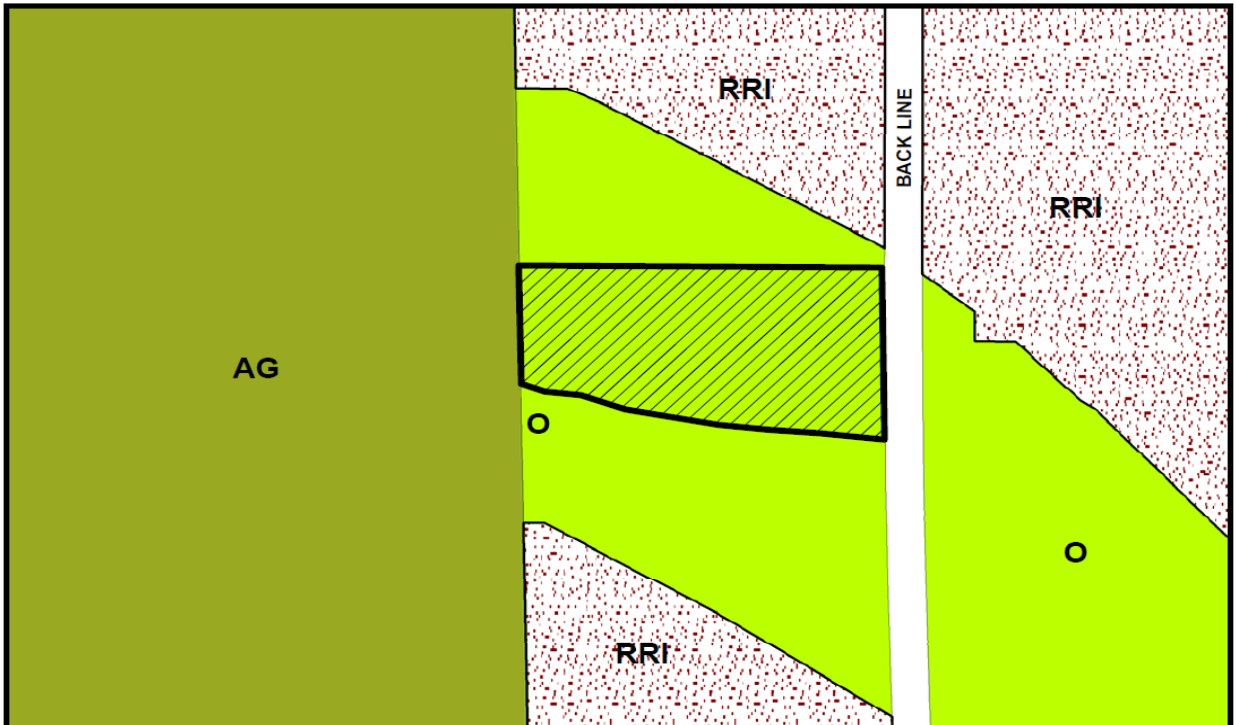
\_\_\_\_\_  
**Mayor**

\_\_\_\_\_  
**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.**

## **Other Matters**

### **Urban Forest Advisory Committee – Membership Renewal**

Councillor Lane advised that, in keeping with the Urban Forest Advisory Committee's Terms of Reference, it is proposed that the Committee membership be comprised of the following:

**Two citizen representatives – Erik Salter and Sheilagh O'Leary (top two selected)**

**Nexter Citizen Representative – Lanna Campbell**

**One Council Representative – Councillor Sandy Hickman**

**Seven Organizational representatives:**

- **Mike Murray representing Landscape NL**
- **John Curran or Jason Dawson representing Newfoundland Power**
- **Bruce Roberts representing Tree Canada**
- **Jeffrey Lush representing St. John's Clean & Beautiful**
- **Jason Glode representing the Provincial Department of Forestry**
- **Neil Dawe representing the Atlantic Provinces Association of Landscape Architects (formerly represented by the now defunct NL Association of Landscape Architects)**
- **Addison Bown representing the Grand Concourse Authority**

#### **SJMC2014-02-17/75R**

**It was moved by Councillor Lane: seconded by Councillor Breen: That the Urban Forest Advisory Committee membership be approved as proposed.**

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

## **Notices Publish**

1. **A Discretionary Use Application** has been submitted by 10758 Newfoundland Limited requesting permission to occupy **Civic Number Torbay Road** as an Office. The business will occupy a floor area of approximately 186 m<sup>2</sup>. Seven parking spaces are available for the business. Four employees will be employed by the business. **(Ward 1)**

**SJMC2014-02-17/76R**

**It was moved by Councillor Puddister, seconded by Councillor Deputy Mayor Ellsworth: That the application be approved.**

**The motion being put was carried with Councillor Breen abstaining, declaring a conflict of interest.**

**Committee Reports**

**Finance & Administration Standing Committee Report dated February 11, 2014**

Council considered the following Finance & Administration Standing Committee Report dated February 11, 2014:

**IN ATTENDANCE:**

Councillor Danny Breen, Chairperson  
Deputy Mayor Ron Ellsworth  
Councillor Bruce Tilley  
Councillor Art Puddister  
Councillor Tom Hann  
Councillor Dave Lane  
Councillor Sandy Hickman  
Councillor Jonathan Galgay  
Councillor Bernard Davis  
Councillor Wally Collins  
Mr. Robert Smart, City Manager  
Mr. Neil Martin, Deputy City Manager  
Mr. Robert Bishop, Deputy City Manager, Financial Management  
Ms. Jill Brewer, Deputy City Manager, Community Services  
Mr. Dave Blackmore, Deputy City Manager, Planning/Development/Engineering  
Mr. Sean Janes, City Internal Auditor  
Ms. Maureen Harvey, Recording Secretary

Also present was a representative of The Telegram – Dan MacEachern

1. **Neil Edwards – Executive Director and Heather McKinnon – CHAIR - NSO from Newfoundland Symphony Orchestra re: current three-year funding proposal to the City.**

The Committee entertained representatives from the NSO who requested an opportunity to provide an update with respect to the ongoing activity of the Newfoundland Symphony Orchestra.

In terms of a commitment from the City, the delegation requested continuation of the financial contribution of \$50,000 for 2014-2016.

**Recommendation**

**The Committee recommends continuation of a financial contribution for the Newfoundland Symphony Orchestra in the amount of \$50,000 for the years 2014-2016.**

**2. Requests for Financial Support for Meetings/Conventions/Sporting Events:**

Memorandum dated February 7, 2014 from the City Clerk re: Financial Support for Meetings and Conventions:

Atlantic Regional Aircraft Maintenance Conference:

The City has received a request for financial support to host the Atlantic Region Aircraft Maintenance Conference in St. John’s on April 23-25<sup>th</sup>. It is anticipated there will be more than 250 delegates at this event.

The Writer’s Union of Canada’s OnWords Conference and AGM:

The City has received a request for financial support the above noted event taking place from May 29 – June 1, 2014. Participation is expected to be upwards of 100 people.

**Recommendation**

**In accordance with the Policy, the following grants are recommended:**

- Atlantic Region Aircraft Maintenance Conference.....**
- \$750**
- The Writer’s Union of Canada’s OnWords**
- Conference.....\$500**

**3. Request from Choices for Youth re: Coldest Night of the Year event**

A request was received from Choices for Youth to participate in a new event titled – “The Coldest Night of the Year” by organizing a team. The event will involve walkers fundraising in support of the homeless and at-risk youth in our Province.

Discussion took place with agreement that the City’s corporate participation is outside the scope of policy, however, Councillors who have an interest in participating can do so of their own volition.

**4. Request to participate in “Science of Wine” fundraising event.**

The GEO Centre is holding a fundraising event titled “Science of Wine” and a request has been received to purchase 10 tickets at a total cost of \$1,000.

**Recommendation**

**As this request is outside the scope of Council policy, the Committee recommends rejection.**

**5. Request to sponsor receptions for St. John’s Clean & Beautiful – February 13, 2014 (For the Love of St. John’s” Art Exhibit and March 20, 2014 “SUPER” (Speak up and Promote Environmental Responsibility.**

In keeping with past practice, a request has been received to sponsor receptions for the above-noted events.

**Recommendation**

**Moved by Councillor Hann; seconded by Councillor Lane that approval be given to sponsor two receptions for St. John’s Clean and Beautiful as outlined.**

**6. Letter from Fairview Investments Limited re: Development Fees**

The Committee considered a letter dated January 14, 2014 requesting reconsideration of their development fees.

**Recommendation**

**Moved by Councillor Hickman; seconded by Councillor Puddister that reconsideration of development fees charged to Fairview Investments Limited be rejected.**

Councillor Danny Breen  
Chairperson

**SJMC2014-02-17/77R**

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

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

**Nomenclature Committee Report dated February 14<sup>th</sup>, 2014**

Council considered the following Nomenclature Committee Report dated February 14<sup>th</sup>, 2014:

1. Proposed Residential Subdivision (163 Lots)  
Westgate Subdivision - Stage 5  
Fairview Investments Limited (Ward 4)
  - a. Henry Larsen Street
  - b. Ann Harvey Place
  - c. Cape Norman Street
  - d. Sir Wilfred Grenfell Place
  - e. Cape Fox Street
  - f. Leonard J. Cowley Street
  
2. Proposed Residential Subdivision (177 Lots + 2 Tot Lots)  
Diamond Marsh Subdivision, Ruby Line  
Fairview Investments
  - a. Diamond Marsh Drive
  - b. Bulrush Avenue
  - c. Dragonfly Place
  - d. Lichen Street

**SJMC2014-02-17/78R**

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

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

**Development Permits List**

Council considered as information the following Development Permits List for the period of February 6 to 12, 2014:



DEVELOPMENT PERMITS LIST  
DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING  
FOR THE PERIOD OF February 6, 2014 TO February 12, 2014

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES		Building Lot for Townhouse	41 Charlton Street	2	Approved	14-02-11
AG		Building Lot for Residential Dwelling	270 Ruby Line	5	Rejected by LDAA	14-02-11
RES		Home Office	23 Otter Drive	4	Approved	14-02-12

\* 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 – February 10, 2014**

**SJMC2014-02-17/79R**

**It was moved by Councillor Hann; seconded by Councillor Puddister: That the recommendation of the Director of Planning and Development with respect to the following building permits, be approved:**

**Building Permits List  
Council's February 17, 2014 Regular Meeting**

Permits Issued: 2014/02/06 To 2014/02/12

**Class: Commercial**

253 Duckworth St. Third Floor Co Service Shop  
253 Duckworth St. Third Floor Co Office

253 Duckworth St. Third Floor	Co	Office
210-214 Water St, Double Luck	Co	Restaurant
114 Cabot St	Rn	Mixed Use
48 Kenmount Rd, The Newfound	Sn	Retail Store
57 Blackmarsh Rd	Ms	Place Of Assembly
44 Crosbie Rd	Ms	Convenience Store
10 Elizabeth Ave	Ms	Retail Store
84-86 Elizabeth Ave	Ms	Service Shop
391-395 Empire Ave	Ms	Retail Store
324 Frecker Dr	Ms	Convenience Store
9 Hallett Cres	Ms	Retail Store
12-20 Highland Dr	Ms	Retail Store
58 Kenmount Rd	Ms	Office
81 Kenmount Rd	Ms	Retail Store
409 Kenmount Rd	Ms	Car Sales Lot
461 Kenmount Rd	Ms	Car Sales Lot
475 Kenmount Rd	Ms	Car Sales Lot
479 Kenmount Rd	Ms	Car Sales Lot
90 Logy Bay Rd	Ms	Club
484 Main Rd	Ms	Club
10 Messenger Dr	Ms	Retail Store
119 New Cove Rd	Ms	Clinic
446 Newfoundland Dr	Ms	Restaurant
87 Old Pennywell Rd	Ms	Convenience Store
60 O'leary Ave	Ms	Retail Store
59-61 Pippy Pl	Ms	Retail Store
279 Portugal Cove Rd	Ms	Clinic
46-50 Robin Hood Bay Rd	Ms	Industrial Use
20 Ropewalk Lane	Ms	Service Shop
45 Ropewalk Lane	Ms	Retail Store
16 Stavanger Dr	Ms	Restaurant
410 Stavanger Dr	Ms	Retail Store
3 Stavanger Dr	Ms	Restaurant
Thorburn Rd	Ms	Retail Store
446 Topsail Rd	Ms	Service Station
26-34 Torbay Rd	Ms	Tavern
10 Elizabeth Ave	Ms	Office
192-194 Torbay Rd	Ms	Eating Establishment
320 Torbay Rd	Ms	Club
430 Topsail Rd- Inspire Coll.	Rn	Retail Store
115 Duckworth St-Icons Hair	Rn	Restaurant
Bldg. 570, Roosevelt Ave, #115	Rn	Apartment Building
215 Water St, Floors 5, 6 & 7	Rn	Office
430 Topsail Rd-Northern Reflec	Rn	Retail Store
566 Water St	Rn	Semi-Detached Dwelling
430 Topsail Rd - Payless Shoes	Rn	Retail Store
114 Water St	Rn	Office
2 Stavanger Dr., Kfc	Rn	Eating Establishment
36 Pippy Pl --Amec	Rn	Office
131 Duckworth St	Rn	Hotel
125 Harbour Dr-Jack Astors	Rn	Restaurant

This Week \$ 4,067,409.00

**Class: Government/Institutional**

25 Blackler Ave-A Block	Rn	Admin Bldg/Gov/Non-Profit
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This Week \$ 5,500,000.00

**Class: Residential**

102 Carter's Hill	Nc	Fence		
194 Merrymeeting Rd	Nc	Patio Deck		
Lot 7a Thorburn Road	Nc	Single Detached Dwelling		
38 Keith Dr	Cr	Subsidiary Apartment		
83 Ladysmith Dr	Cr	Subsidiary Apartment		
145 Main Rd	Cr	Subsidiary Apartment		
35 Green Acre Dr	Ex	Single Detached & Sub.Apt		
546 Main Rd	Ex	Single Detached Dwelling		
1203 Blackhead Rd	Rn	Single Detached Dwelling		
109 Bonaventure Ave	Rn	Single Detached Dwelling		
19 Cape Pine St	Rn	Single Detached Dwelling		
126 Castle Bridge Dr	Rn	Single Detached Dwelling		
130 Elizabeth Ave	Rn	Single Detached & Sub.Apt		
18 Gary Dr	Rn	Single Detached Dwelling		
6 Judge Pl	Rn	Single Detached Dwelling		
117 Ladysmith Dr	Rn	Single Detached Dwelling		
5 Sitka St	Rn	Single Detached Dwelling		
7 William St	Rn	Single Detached Dwelling		
			This Week \$	672,400.00

**Class: Demolition**

292 Kenmount Rd (Front Bldg)	Dm	Warehouse		
			This Week \$	20,000.00

This Week's Total: \$ 10,259,809.00

Repair Permits Issued: 2014/02/06 To 2014/02/12 \$ 4,000.00

Legend

Co	Change Of Occupancy	Cr	Chng Of Occ/Renovtns
Nc	New Construction	Sw	Site Work
Rn	Renovations	Ex	Extension
Ms	Mobile Sign	Dm	Demolition
Sn	Sign		

YEAR TO DATE COMPARISONS			
February 17, 2014			
TYPE	2013	2014	% VARIANCE (+/-)
Commercial	\$29,800,500.00	\$9,100,200.00	-69
Industrial	\$0.00	\$0.00	0
Government/Institutional	\$5,300,000.00	\$42,400,400.00	70
Residential	\$11,400,200.00	\$17,600,400.00	54
Repairs	\$135,800.00	\$250,500.00	84
Housing Units (1 & 2 Family Dwellings)	29	13	
<b>TOTAL</b>	<b>\$46,636,500.00</b>	<b>\$69,351,500.00</b>	<b>49</b>

Respectfully Submitted,

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

**Payrolls and Accounts**

**SJMC2014-02-17/80R**

**It was decided on motion of Councillor Hann; seconded by Councillor Puddister: That the following Payrolls and Accounts for the week ending February 12, 2014 be approved:**

**Weekly Payment Vouchers  
For The  
Week Ending February 12, 2014**

**Payroll**

<b>Public Works</b>	<b>\$ 497,598.26</b>
<b>Bi-Weekly Administration</b>	<b>\$ 785,540.84</b>
<b>Bi-Weekly Management</b>	<b>\$ 925,284.93</b>
<b>Bi-Weekly Fire Department</b>	<b>\$ 499,940.07</b>
<b>Fire Department Retro.</b>	<b>\$ 2,455,848.30</b>
<b>Accounts Payable</b>	<b>\$ 5,609,894.63</b>

**Total: \$ 10,774,107.03**

**Tenders**

- a. Tender – Leather Work Boots

**SJMC2014-02-17/81R**

**It was decided on motion of Councillor Hann; seconded by Councillor Puddister: That the recommendations of the Deputy City Manager Corporate Services & City Clerk be approved and the tender awarded as follows:**

- a. Brenkir Industrial Supply @ \$79,364.65 , excluding HST

**Travel by Councillors Hickman, Galgay and Davis**

Council considered a memorandum dated February 11, 2014 from the Deputy City Manager, Corporate Services & City Clerk regarding the above noted.

**SJMC2014-02-17/82R**

**It was moved by Councillor Galgay; seconded by Councillor Breen: That travel by Councillors Hickman, Galgay and Davis to Niagara Falls, ON to attend the FCM 2014 Annual Conference, May 30 to June 2, 2014, be approved.**

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

**Quarterly Travel Report**

Council considered as information the Quarterly Travel Report for the fourth quarter of 2013.

**Snow Clearing Report**

Council considered as information the snow clearing report for the period January 1 to February 14, 2014 showing a negative variance of \$286,570.

**Councillor Davis:**

Councillor Davis criticized a recent court decision handed down to an individual for hitting two city employees with his vehicle. He suggested that legislation needs to

be strengthened to better protect road workers. The matter was referred to the City Solicitor for consideration.

**Councillor Galgay**

Councillor Galgay noted that he will be attending the MNL Board of Directors meetings and strategic planning session in the Labrador Straits, February 21 to 23 2014 and will report back to Council on the meetings.

**Councillor Breen**

Councillor Breen noted that he has asked staff of Department of Public Works to investigate complaints with respect to water buildup in the Newfoundland Drive/Torbay Road area and noted that a follow-up report will be provided for Council's consideration. Councillor Breen also noted that staff are trying to find a solution to the problem associated with contractors clearing parking lots and other areas, and dumping snow onto public property.

**Councillor Hickman**

Councillor Hickman asked for a status report on the condition of the Temperance Street Houses known as "Four Sisters".

**Councillor Hann**

Councillor Hann asked that His Worship the Mayor forward a letter of condolence on behalf of Council to the family of the late John Tessier, former City Employee and City Councillor.

**Deputy Mayor Ellsworth**

Deputy Mayor Ellsworth asked that His Worship the Mayor forward a letter of congratulations, on behalf of Council, to retiring RNC Chief of Police, Robert Johnston.

**His Worship the Mayor**

His Worship the Mayor congratulated RNC Chief Robert Johnston on his retirement and commended him for his dedication and hard work towards enhancing the professionalism of the RNC. His Worship the Mayor noted that planning a new penitentiary for the province to replace Her Majesty's Penitentiary, is a "burning issue". He noted that the building should be located in St. John's which he felt is an issue the City should take on in the near future.

**Adjournment**

There being no further business the meeting adjourned at 5:55 p.m.

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**MAYOR**

---

**CITY CLERK**

# MEMORANDUM

---

**Date:** February 19, 2014

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

**Re: Council Directive R2013-08-05/20  
Department of PDE File Number B-17-P.10 (1300123)  
Proposed Text Amendment for Aquaponics and Hydroponics  
and to the Agriculture (AG) Zone  
St. John's Development Regulations Amendment No. 596, 2014**

---

At its Regular Meeting on January 27, 2014, Council adopted the amendment noted above. Its effect would be to create a new definition of "Aquaponics" and add it as a discretionary use in the Agriculture (AG) Zone. It would also allow for the development of aquaponics and hydroponics facilities in greenhouse-style structures that may use artificial light. A Municipal Plan amendment is not required.

The proposed text amendment has been advertised in *The Telegram* newspaper and on the City's website. Council was dealing with an application for an aquaponics use on land adjacent to 92 Pearltown Road; though the application has been withdrawn, the present amendment is related to that property, so notices were mailed to fifty-nine (59) property owners/residents within a radius of 150 metres from that site. The amendment is scheduled to be referred to the agenda for Council's regular meeting on February 24, 2014. Any written submissions received by the City Clerk's Department will be referred to that agenda.

Council should now determine if it wishes to allow the text amendment for aquaponics in the Agriculture (AG) Zone, including the potential development of aquaponics and hydroponics facilities in greenhouse-style structures that may use artificial light.

If Council decides to proceed, then it is recommended that Council adopt the attached resolution for St. John's Development Regulations Amendment Number 596, 2014.

  
for Ken O'Brien, MCIP  
Chief Municipal Planner

MH/dlm

Attachments

G:\Planning and Development\Planning\2014\Mayor and Council\Mayor - Aquaponics and Hydroponics, Feb 19 2014(mh).docx

# ST. JOHN'S

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



**RESOLUTION  
ST. JOHN'S DEVELOPMENT REGULATIONS  
AMENDMENT NUMBER 596, 2014**

**WHEREAS** the City of St. John's wishes to allow "Aquaponics" uses as a Discretionary Use in the Agriculture (AG) Zone [Parcel ID #26989].

**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.

- 1. Amend Section 10.34.2 of the St. John's Development Regulations by adding "Aquaponics" as a Discretionary Use to the Agriculture (AG) Zone.**
- 2. Amend Section 2 of the St. John's Development Regulations to add a definition for "Aquaponics" to read as follows:**

*"AQUAPONICS" is a food production system that combines Aquaculture with Hydroponics Operations"*

- 3. To delete and amend Section 7.15 HORTICULTURAL OPERATIONS by adding the following:**

**7.15 HORTICULTURE, HYDROPONIC OPERATIONS, AQUACULTURE AND AQUAPONICS**

- 1. The use of a greenhouse in Horticulture, Hydroponic Operations, Aquaculture and Aquaponics shall be discretionary.**
- 2. Where Horticulture, Hydroponic Operations, Aquaculture and Aquaponics utilize artificial light, measures shall be undertaken to Council's satisfaction to restrict the escape of artificial light.**
- 3. Council may require buffering and/or screening where in the opinion of Council buffering and/or screening is necessary.**
- 4. Council may restrict wholesale and retail sales associated with Horticulture, Hydroponic Operations, Aquaculture and Aquaponics.**

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

**IN WITNESS THEREOF** the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this \_\_\_ day of \_\_\_\_\_, 2014.

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

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

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

\_\_\_\_\_  
**MCIP**

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



# MEMORANDUM

---

Date: February 12, 2014

To: His Worship the Mayor and Members of Council

Re: **Department of Planning File Number: S-25-B.2 / 13-00037**  
**48-56 Bay Bulls Road, Ward 5**  
**Proposed Rezoning from R1 and OR to R2**  
**Applicant: B. A. Tucker Limited**  
**St. John's Municipal Plan Amendment Number 125, 2014 and**  
**St. John's Development Regulations Amendment Number 598, 2014**

---

This application was considered at the Regular Meeting of Council held on August 5, 2013. At that meeting, Council made a decision to advertise the proposed rezoning of the property located at 48-56 Bay Bulls Road from the Residential Low Density (R1) Zone and Open Space Reserve (OR) Zone to the Residential Medium Density (R2) Zone to allow the development of ten (10) semi-detached residential lots. This was advertised for public review and comment. Two parties expressed concerns about the proposed rezoning.

One party stated that the properties are under a restrictive covenant. Other concerns included lack of parking in the area and proposed driveways off a busy road. The City requested the relevant papers. The nature of the restrictive covenant and their potential impact was reviewed by the City's Legal Department. The City Solicitor advised recently that the restrictive covenant brought forward was found to be not applicable. In a 2010 decision by the courts, a similar restrictive covenant was deemed "unenforceable and of no force or effect" for a commercial development proposed for a nearby property on Bay Bulls Road. Furthermore, the present proposed development is residential in nature rather than commercial.

The second party objected to the proposed development on the basis of lack of park or green space in the area for children.

Under the Municipal Plan, the property is located in the Residential Low Density (RLD) and Open Space (O) Districts. To accommodate the proposed development, Council would have to consider amending the Open Space (O) District, which was used here as a buffer for the right-of-way of Pitts Memorial Drive and is not needed in its present configuration.

Under the Development Regulations the subject property is zoned Residential Low Density (R1) and Open Space Reserve (OR). The application is to amend the zoning from R1 and OR to the Residential Medium Density (R2) to facilitate the proposed development of semi-detached lots.

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

## ST. JOHN'S

## Recommendation

Council should determine if it wishes to proceed with the amendments to allow the development of the proposed ten (10) semi-detached residential lots.

If Council decides to proceed, then Council should adopt, in principal, the attached resolutions for St. John's Municipal Plan Amendment Number 125, 2014 and St. John's Development Regulations Amendment Number 598, 2014. If the amendment is adopted by Council, it will then be referred to the Department of Municipal Affairs with a request for provincial release. Upon receiving a release, the amendments will be referred back to Council for consideration of adoption and the appointment of a commissioner for a public hearing.

This is provided for Council's consideration.

for   
Ken O'Brien, MCIP  
Chief Municipal Planner

MH/dlm

Attachment



**SUBJECT PROPERTY**

**RESOLUTION  
ST. JOHN'S MUNICIPAL PLAN  
AMENDMENT NUMBER 125, 2014**

**WHEREAS** the City of St. John's wishes to allow a residential development at Civic Numbers 48-56 Bay Bulls Road [**Parcel ID #37279**].

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

**Redesignate the land at Civic Numbers 48-56 Bay Bulls Road from  
the Open Space (O) Land Use District to the Residential Low Density  
(RLD) 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 \_\_\_\_\_ day of **FEBRUARY, 2014**.

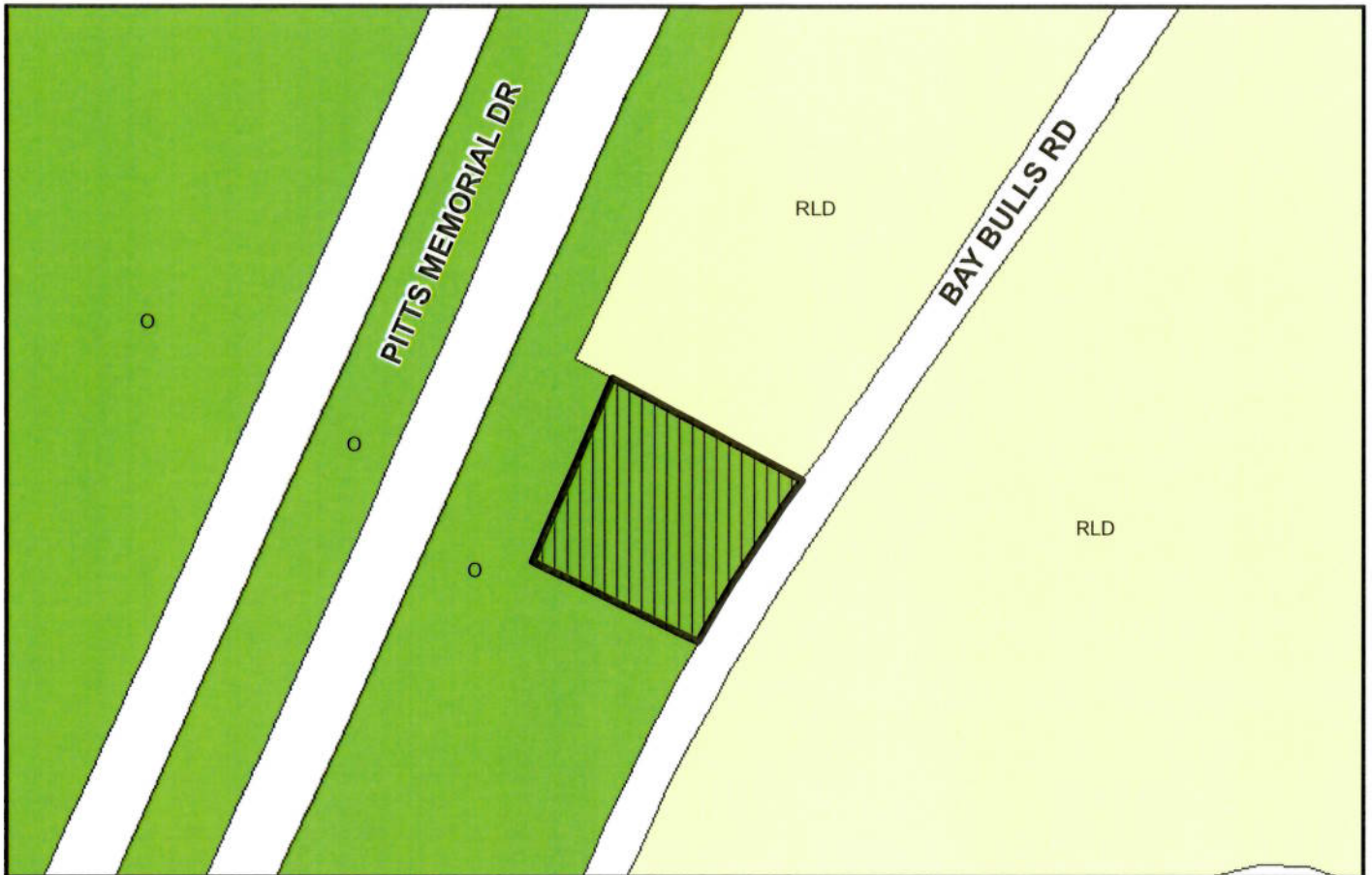
\_\_\_\_\_  
**Mayor**

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

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

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

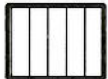
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**Provincial Registration**



**CITY OF ST. JOHN'S  
MUNICIPAL PLAN  
Amendment No. 125, 2014  
[Map III-1A]**

2014 02 11 SCALE: 1:1250  
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  
RESIDENTIAL LOW DENSITY (RLD) LAND USE DISTRICT

48-56 Bay Bulls Road

M.C.I.P. signature and seal

\_\_\_\_\_  
Mayor

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

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

Provincial Registration

**RESOLUTION  
ST. JOHN'S DEVELOPMENT REGULATIONS  
AMENDMENT NUMBER 598, 2014**

**WHEREAS** the City of St. John's wishes to allow a residential development at Civic Numbers 48-56 Bay Bulls Road [Parcel ID #37279].

**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 Numbers 48-56 Bay Bulls Road  
from the Residential Low Density (R1) Zone and the  
Open Space (O) Zone to the Residential Medium Density  
(R2) Zone as shown on Map Z-1A attached.**

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

**IN WITNESS THEREOF** the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this \_\_\_\_\_ day of **FEBRUARY, 2014**.

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

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

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

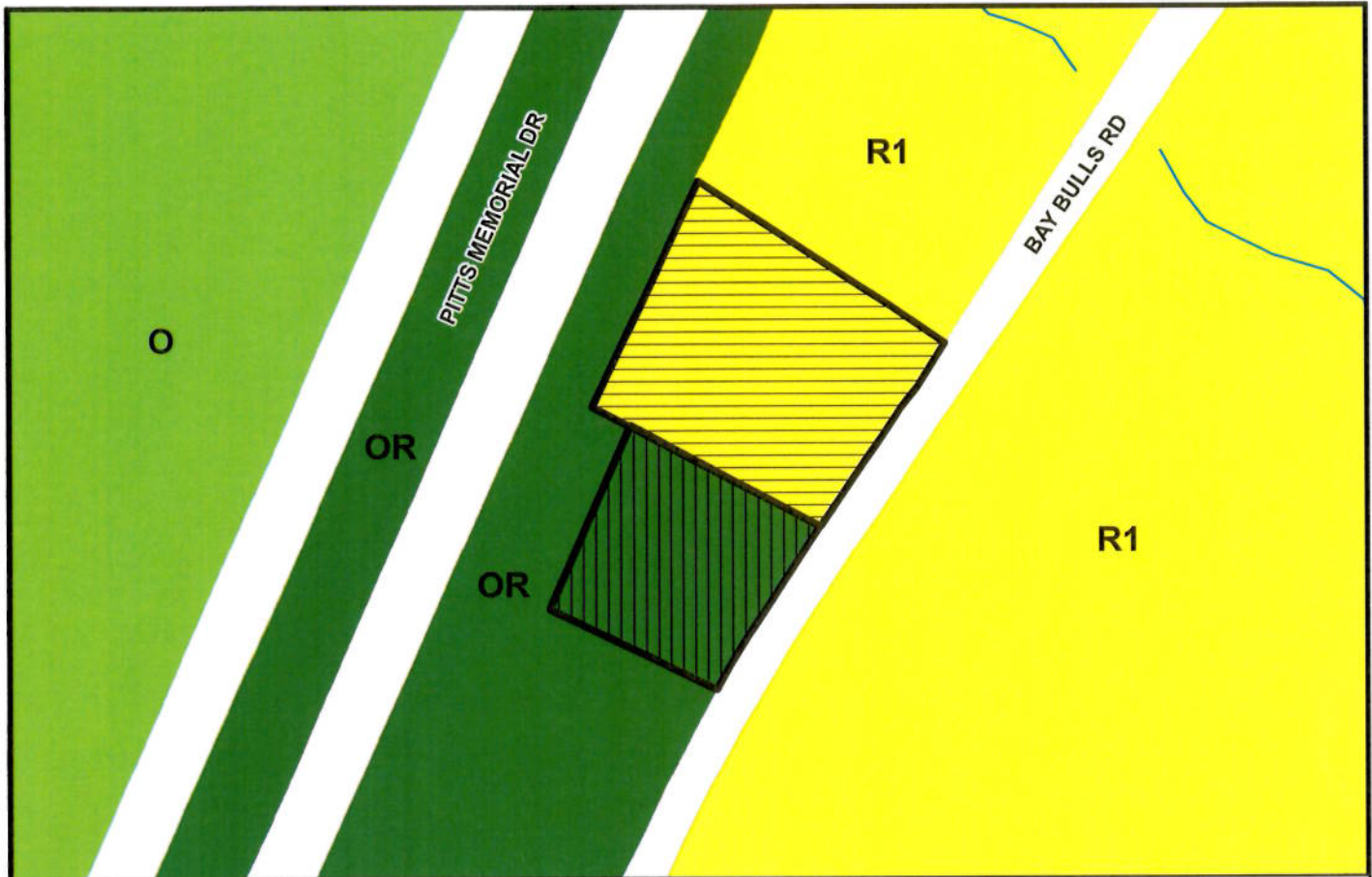


\_\_\_\_\_  
**MCIP**

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

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

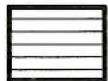




**CITY OF ST. JOHN'S  
DEVELOPMENT REGULATIONS  
Amendment No. 598, 2014  
[Map Z-1A]**

2014 02 11 SCALE: 1:1250  
CITY OF ST. JOHN'S  
DEPARTMENT OF PLANNING,  
DEVELOPMENT & ENGINEERING

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

 AREA PROPOSED TO BE REZONED FROM  
RESIDENTIAL LOW DENSITY (R1) LAND USE ZONE TO  
RESIDENTIAL MEDIUM DENSITY (R2) LAND USE ZONE

 AREA PROPOSED TO BE REZONED FROM  
OPEN SPACE RESERVE (OR) LAND USE ZONE TO  
RESIDENTIAL MEDIUM DENSITY (R2) LAND USE ZONE

48-56 Bay Bulls Road

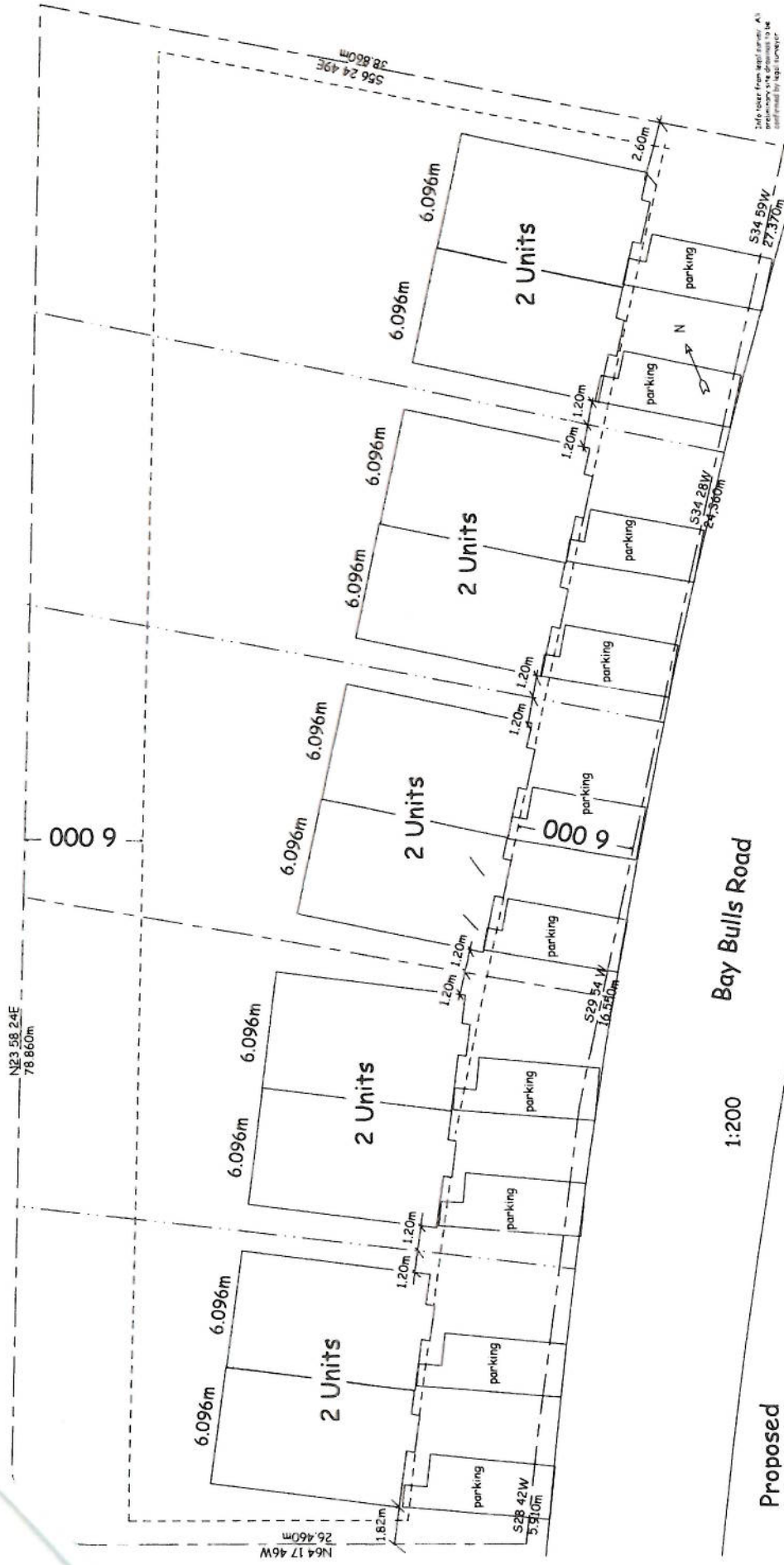
  
M.C.I.P. signature and seal

\_\_\_\_\_  
Mayor

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

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

Provincial Registration



Proposed  
Site- 10 Units

1:200  
Bay Bulls Road

Proposed 10 Unit

Bay Bulls Rd

St John's NL

RECEIVED  
DEPARTMENTS OF  
APR 16 2013  
ENGINEERING AND  
PLANNING

Site User from Map/Plan: A1  
and/or the drawings to be  
confirmed by legal surveyor

Date: February 18, 2014

To: His Worship the Mayor and Members of Council

Re: **St. John's Municipal Plan Amendment Number 96, 2013 and  
St. John's Development Regulations Amendment Number 514, 2013  
1 Clift's/Baird's Cove, Ward 2  
Proposed Site Redevelopment: 3-Storey Extension to Parking Garage  
Philip Pratt Architect, for SONCO Group Inc.  
PDE File #: B.17-C.5 (12-00387)**

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These proposed amendments concern a process initiated in 2011 by the City to amend the St. John's Municipal Plan and the St. John's Development Regulations to restrict the use of the AP Parking Garage site to its historic and existing use as a parking garage.

Following discussions between representatives of the City and SONCO Group which owns the parking garage, on December 28, 2012 SONCO Group applied for Approval-in-Principle to redevelop the site by renovating the existing structure and constructing a 3-storey extension on top of the existing 8-storey building. The building extension would have a Gross Floor Area of 6503 square metres (70,000 square feet) and be occupied by a hotel or apartment dwelling units. A relatively small number (50) of the existing 720 parking spaces would be lost to the redevelopment, leaving an abundance of parking spaces which would continue to be available for public rental use.

At its Regular Meeting held on May 27, 2013, Council agreed to accept the Planning and Development Committee recommendation that the SONCO application and the proposed amendments be referred to a public meeting chaired by a member of Council.

In accordance with Section 5.5 of the Development Regulations, notices were issued for the public meeting to be held at City Hall on October 29, 2013. Representations were received prior to and at the public meeting chaired by Deputy Mayor Ellsworth.

At its Regular Meeting of November 12, 2013, Council directed staff to prepare and forward the amendments to the Provincial Department of Municipal Affairs with a request for a Provincial release.

Upon receipt of the provincial release, at its Regular on December 2, 2013, Council adopted resolutions for the St. John's Municipal Plan Amendment Number 96, 2013, and Development Regulations Amendment Number 514, 2013, and appointed Dr. Christopher Sharpe as Commissioner for a January 15, 2014, public hearing.

Written representations were received and the hearing proceeded. The hearing was attended by City staff, a consultant representing SONCO Group Inc., and three members of the public.

recommendation that Council should approve the amendments with the following recommended provisos:

- “1. if the proposed development is undertaken, the City not give final approval to a development agreement until there has been an evaluation of the service currently provided by the A.P. Parking Garage, and a discussion with the owner of the garage about the possibility of extending the opening hours of the facility to include evening hours and weekends;
2. that the City make every effort to ensure that the development incorporates a hotel, rather than apartments, on the assumption that this would provide the greater net benefit to the downtown area;
3. that the City ensure that the regulations governing development in the Downtown Planning Area reflect the needs and desires of landowners, citizens and commercial tenants. This is of particular importance for the block east of Clift’s-Baird’s Cove, which represents a significant proportion of the traditional-scale commercial downtown streetscape...;
4. that the concept of ‘downtown balance’, if it is intended to be an effective planning tool, be defined in the Municipal Plan and/or the Development Regulations;
5. that the City undertake a study of traffic patterns, both vehicular and pedestrian, in the downtown core to assess the cumulative effect of the new developments which have been undertaken in the recent past, and to ensure that the revised Plan takes the current state and future capacity of the area into proper consideration.”

Points 1 and 2 are specific to the subject property. They anticipate of continued, high demand for parking in the downtown and the services offered by a hotel. It is not possible to gauge the degree to which both could be implemented.

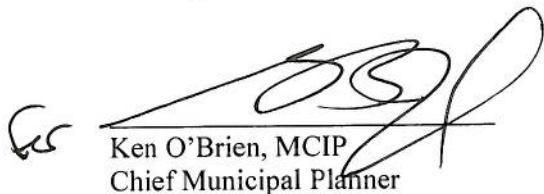
Point 3, 4 and 5 relate to the Municipal Plan and the Downtown Planning Area. These could be considered during the process of detailed planning for the Downtown Planning Area.

## RECOMMENDATION

It is recommended that Council now give formal approval to St. John’s Municipal Plan Amendment Number 96, 2013, and Development Regulations Amendment Number 514, 2013; and that Council take Commissioner Sharpe’s recommendations under consideration.

If the amendments are approved by Council, they will be sent to the Department of Municipal Affairs with a request for Provincial registration.

This is provided for Council’s consideration.

  
Ken O’Brien, MCIP  
Chief Municipal Planner

**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 Clift'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 Clift'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.

\_\_\_\_\_  
Mayor

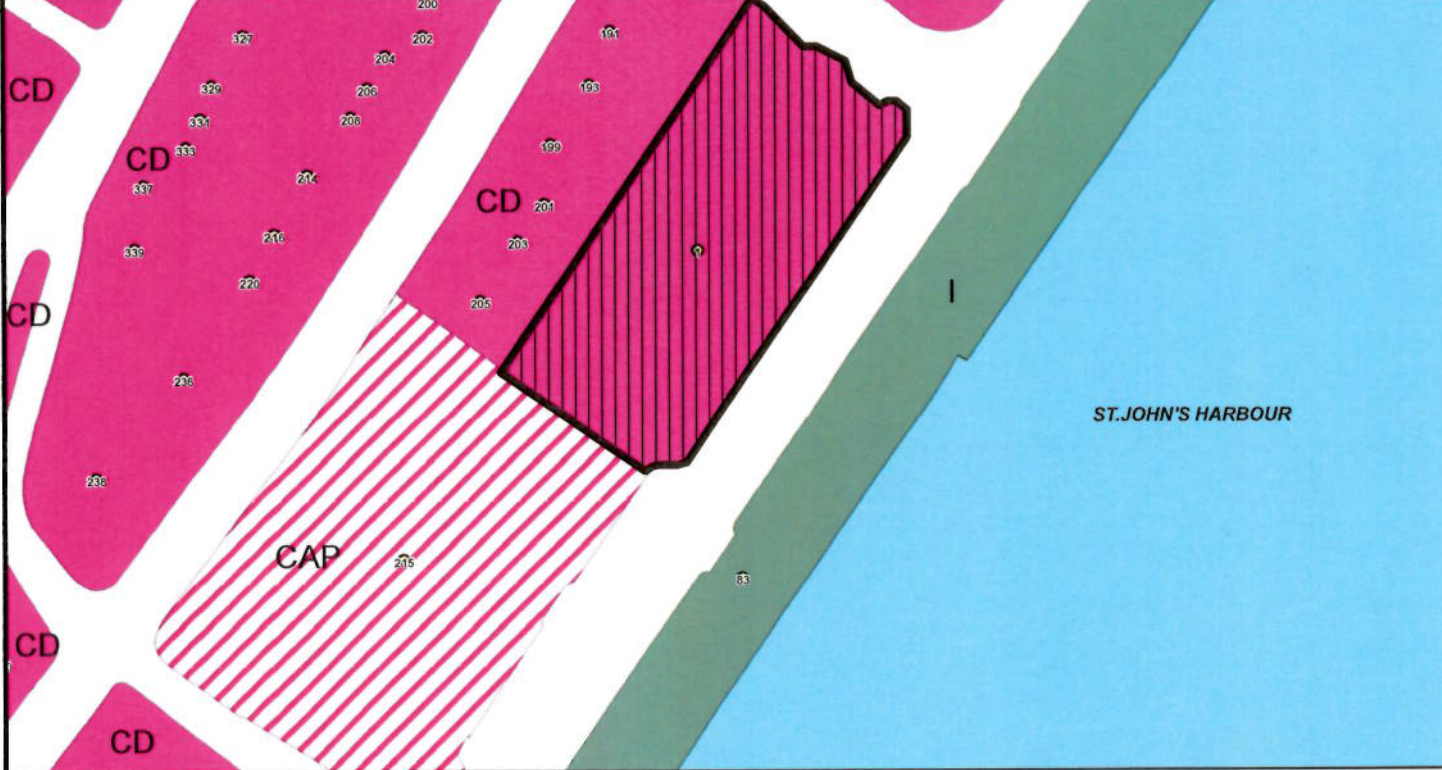
\_\_\_\_\_  
City Clerk

2 DECEMBER 2013  
Council Adoption

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



\_\_\_\_\_  
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.**

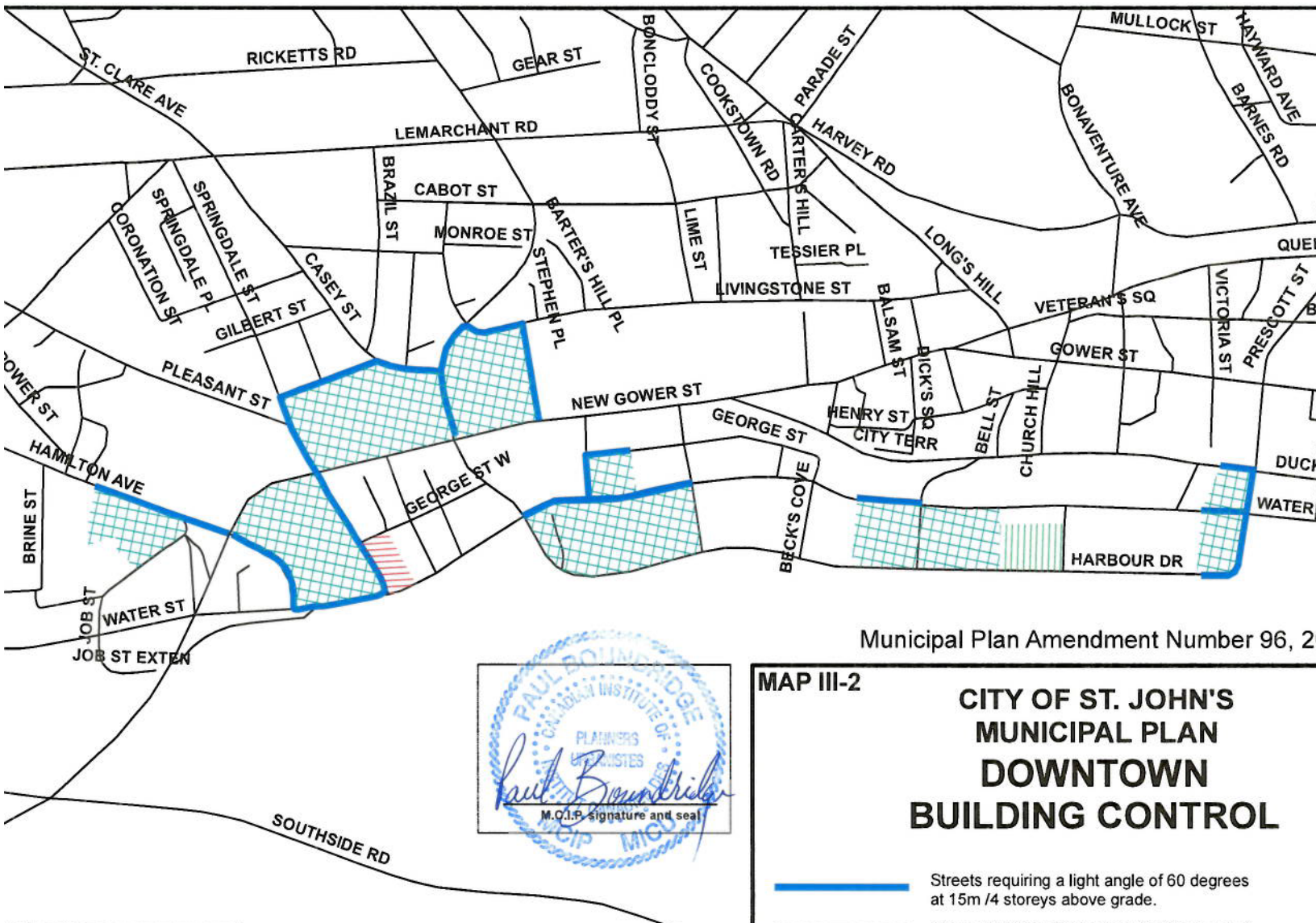


AREA PROPOSED TO BE REDESIGNATED FROM  
COMMERCIAL DOWNTOWN (CD) LAND USE DISTRICT TO  
A.P. PARKING GARAGE LAND USE DISTRICT

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

*Paul Boudrid*  
  
 M.C.I.P. signature and seal

\_\_\_\_\_  
Mayor







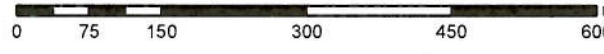
Municipal Plan Amendment Number 96, 2



MAP III-2

## CITY OF ST. JOHN'S MUNICIPAL PLAN DOWNTOWN BUILDING CONTROL

-  Streets requiring a light angle of 60 degrees at 15m /4 storeys above grade.
-  Areas allowing a floor area ratio in excess of 3.0 and a building height exceeding 4 storeys.
-  Areas allowing a building height not exceeding 6 storeys and not requiring a light angle of 60 degrees at 15m/4 storeys above grade
-  Areas allowing a building height not exceeding 11 storeys and a floor area ratio not exceeding 2.25



**ST. JOHN'S**  
DEPARTMENT OF PLANNING

Gazetted June 03, 1994

Updated

DECEMBER 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 9<sup>th</sup> and/or higher Storeys of a Building**

**(b) Dwelling Units located on the 9<sup>th</sup> 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 9<sup>th</sup> 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**

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 Clift'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 Clift'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 \_\_\_\_\_ day of \_\_\_\_\_, 2014 <sup>15</sup> S.

\_\_\_\_\_  
Mayor

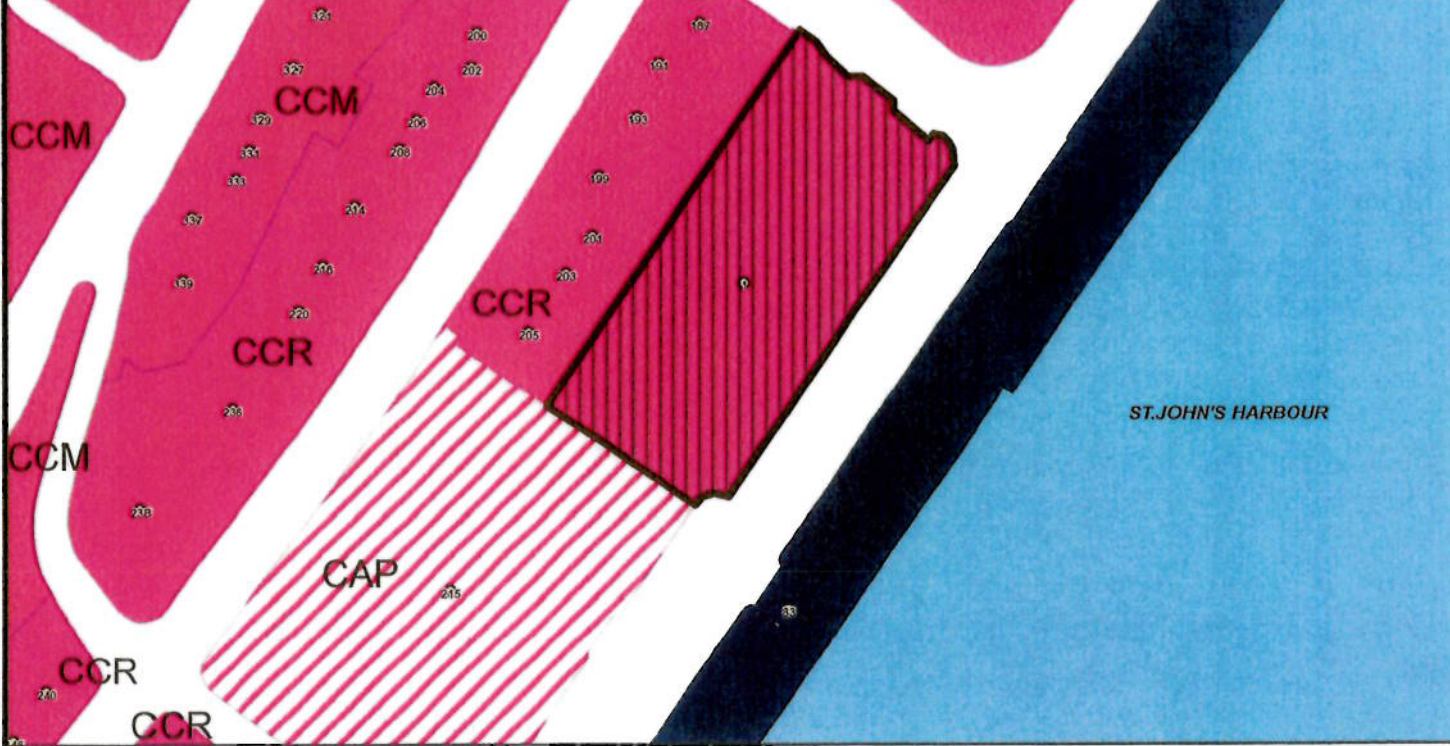


I hereby certify that this Amendment has been prepared in accordance with the Urban and Rural Planning Act, 2000.

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

2 DECEMBER 2013  
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.**

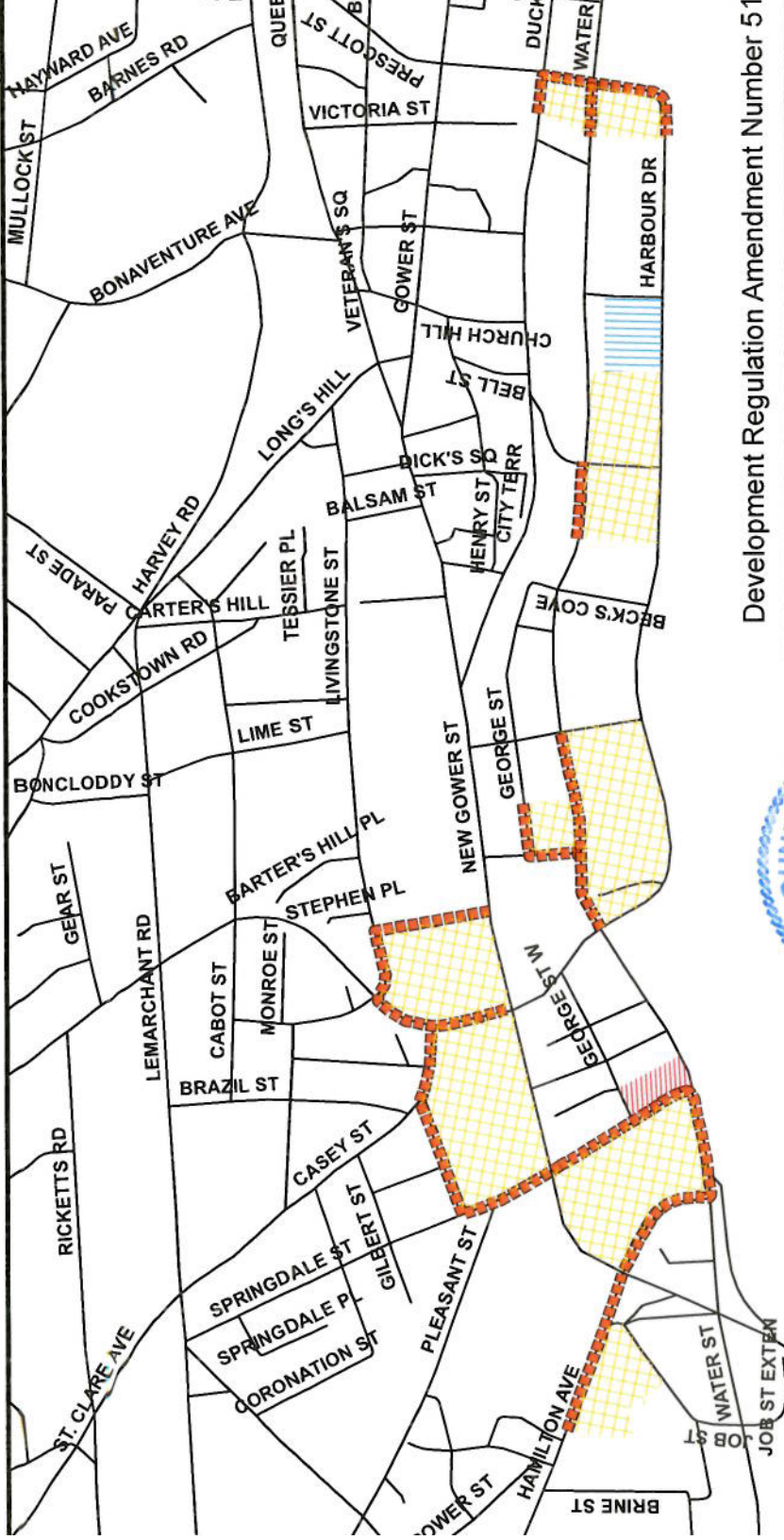


AREA PROPOSED TO BE REZONED FROM  
COMMERCIAL CENTRAL RETAIL (CCR) LAND USE ZONE  
TO A. P. PARKING GARAGE LAND USE ZONE

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

*Paul Boudridge*  
M.C.I.P. signature and seal





\_\_\_\_\_  
Mayor



Development Regulation Amendment Number 51

MAP F

# CITY OF ST. JOHN'S DEVELOPMENT REGULATIONS DOWNTOWN BUILDING CONTROL

-  Streets requiring a light angle of 60 degrees at 15m / 4 storeys above grade.
-  Areas allowing a floor area ratio in excess of 3.0 and a building height exceeding 4 storeys.
-  Areas allowing building height not exceeding 6 storeys and not requiring a light angle of 60 degrees at 15m/4 storeys above grade
-  Areas allowing a building height not exceeding 11 storeys and a floor area ratio not exceeding 2.25

DECEMBER 2013



ST. JOHN'S

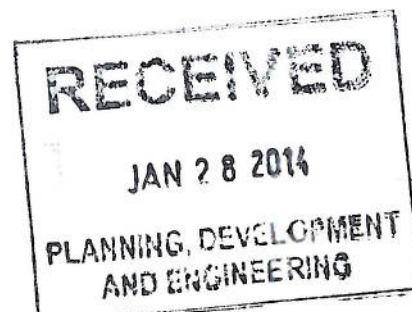
Gazetted June 03, 1994

Updated

**City of St. John's**  
**Municipal Plan Amendment No. 96, 2013**  
**Development Regulations Amendment No. 514, 2013**

**Report on the Public Hearing**  
**15 January, 2014**

**Christopher Sharpe**  
**Commissioner**



If registered, the amendments would create a new District and Zone specific to the Atlantic Place Parking Garage at number 1 Clift's-Baird's Cove. They would maintain the current function of the building, while permitting the addition of a three-story structure which would house either a hotel with between 108 and 141 units, or a residential development with up to 54 dwelling units.

### **Proposed Amendments**

St. John's Municipal Plan Amendment Number 96, 2013

Text Amendment:

1. Create a new Land Use District in Part III, Section 3 ("Commercial") 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.

Map Amendments

Maps III-1 and III-2 will need to be amended.

St. John's Development Regulations Amendment Number 514, 2013

Text Amendment

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

##### **10.49.1 Permitted Uses**

#### 10.49.2 Discretionary Uses

- (a) Hotel located on the 9<sup>th</sup> and/or higher storeys
- (b) Dwelling units located on the 9<sup>th</sup> and/or higher storeys
- (c) Office/Reception uses accessory to or normally associated with a Hotel ...

#### 10.49.3 Zone Requirements

- (a) Building Height (maximum) 11 storeys
- (b) Publicly available rental spaces (minimum): 670 ...
- (c) Floor Area Ratio (maximum) 2.25

### **Provincial Release**

The proposed amendments were released from Provincial Review on 21 November, 2013.

### **The Hearing**

The hearing took place in Conference Room 'A' of St. John's City Hall on Wednesday, January 15, 2013. Present were Councillor Jonathan Galgay; Paul Boundridge, Planning Coordinator in the Department of Planning, Development and Engineering; Philip Pratt, architect, on behalf of the owner of the A.P. Parking Garage; and three other members of the public.

Mr. Pratt gave a brief presentation to outline the salient points of the proposal. He noted that the parking garage, because it is a steel structure in a maritime environment, requires constant, expensive maintenance. The proposed addition to the building would provide revenue which would make it easier for the owner to maintain the integrity of the garage, and satisfy the City's wish to preserve the parking which it provides. A three-storey addition would bring the parking garage to the level of Atlantic Place and would be one of the 'least offensive' intrusions into viewspace. The developer's intention is to provide additional hotel space. If that proves to be financially infeasible, the fallback plan would be to build apartments.

The enclosure of the building in steel mesh would articulate its visual appearance, modify the massing to make it less obtrusive, provide a better animation of the building and enhance its connection to Atlantic Place. The screen would pick up some essential elements of downtown imagery – the design choices would be made in consultation with the city – and would also enhance public safety by reducing access to the exterior of the building.

Construction of access to the proposed building would require only a minimal reduction in the number of parking spaces in the existing building. Widening the sidewalk on the harbor side of

way, and would greatly improve pedestrian safety. Pedestrian access to the building on Water Street would be improved, as would the connection between Water Street and Harbour Drive. In answer to a question from Councillor Galgay, Mr. Pratt said that whether the development contained a hotel or condominium units, the improvements to pedestrian and vehicular access on Harbour Drive would be undertaken. The lobby space on the ground floor might be smaller if there was not a hotel, but the proposed small restaurant/bar might be preserved. The development agreement would crystallize these design elements.

### **Objections and Representations**

Three written objections were received prior to the hearing, from Ms. Erin Keough, Mr. Colin Baird on behalf of Gateacre Limited, and Mr. John Collins. Only Mr. Baird was present at the hearing. Mr. Jake Allderdice made an oral representation and this, as well as the written objections, as summarized below.

#### **Mr. John Collins**

Mr. Collins objects to the creation of a new, site-specific, district 'which will only serve to further chip away at the existing development regulations currently in place to protect the heritage of downtown St. John's. He also noted that there is, at present, very little 'public use' of the existing garage because of its restricted hours of opening, and the significant proportion of the spaces that are used by permit holders. Finally he is concerned lest the release of another portion of the downtown from the 4 storey height restriction will encourage requests from property owners to the east of Baird's Cove for similar accommodation.

#### **Mr. Colin Baird**

Mr. Baird, whose family owns a large property on the east side of Clift's-Baird's Cove, notes that one of the reasons advanced in support of the proposed amendments is 'to generate additional income for the owner' of the parking garage. He believes that he should be given the same opportunity since the Baird building now occupies the single largest undeveloped property in the downtown, and is at a distinct disadvantage when compared with the TD Building, Scotia Plaza, Atlantic Place, 251 Water Street and both the old and new Fortis Buildings.

He argued that the addition should be restricted to a hotel because this would create the greatest positive externality.

He is worried that enclosure of the existing building by a steel mesh might create a wind tunnel effect on the Cove. He was assured by Mr. Pratt that this would not be the case. The need for air passage through the mesh, to ensure adequate ventilation of the parking garage, would ensure that no significant changes in air flow patterns would result.



also concerned about the aesthetic consequences of the proposed changes.

**Ms. Erin Keough**

Ms. Keough submitted a detailed document, a copy of which is attached to this report. This is a very brief summary of her main points. Her principal concern is that since that the process of revising the Municipal Plan should be nearing completion, consideration of a significant decision like this one should be delayed until the draft Plan has been circulated for comment. She also wonders whether the owner of the parking garage was given an unfair advantage in being permitted to submit the current proposal after Council had already drafted an amendment (in 2011) which would have had the effect of restricting the use of the building ‘to its historic and existing use as a parking garage’ and limiting its height to 8 storeys. The amendments currently under review were drafted to accommodate the owner’s wishes.

Like Mr. Baird, she is concerned that if this development goes ahead, it will provide an additional precedent for property owners east of the garage to request that their properties also be granted exemptions from current regulations.

If Council decides to ask the Minister to register the amendments, and the development proceeds, she argues that:

1. the developer should be required to submit only one option
2. a comprehensive traffic impact study be undertaken by the City to evaluate the cumulative effect of the several new developments which have recently been approved in the downtown
3. the developer should be required to provide an analysis of the availability of parking spaces available for the ‘general public’, and the hours of operation of the garage should be extended to include evenings and weekends

**Mr. Jake Allderdice**

Mr. Allderdice is an architect who has recently returned to St. John’s after working for 20 years in Toronto. Here, as there, he depends on public transportation, and worries that preoccupation with parking concerns, which so often seems to take precedence in discussions about downtown development proposals, may lead to decisions that may have unfortunate consequences in the future. He argued that because young people are buying fewer cars, there is a real danger that cities may find themselves in the future facing an oversupply of parking that will have to be absorbed in some way. A progressive view of planning for the future should take this into consideration.

He also expressed the hope that the proposed new development would provide some new public amenity space, as The Rooms has done so well.

## **Non-Compliance With Existing Planning Policies**

This hearing was necessary because the proposed development does not comply with existing Plan and Development Regulations. The site is in the Commercial Downtown District where the maximum permitted height of a building is 15 metres. A hotel is not included in the list of conditional uses. ,

The site is in the Commercial Central Retail Zone, in which the maximum height of a building is 4 storeys, not exceeding 15 metres, with a maximum Floor Area Ratio (FAR) of 3.0. A hotel is a permitted use in this Zone. The site is not included in the area designated on Map F in which additional height and bulk may be permitted, subject to any additional height above 4 storeys being set back 8 metres.

The number of parking places required depends on whether the proposed building incorporates a hotel, or apartment units. In the case of a hotel, Section 91.2. (2) (ii) of the Development Regulations requires 1 space for each 4 sleeping units and 1 space per 7 square metres of banquet seating area. As none of the latter is anticipated, the required number of parking spaces would range from 27 to 35, depending on the number of rooms built. If the extension incorporates apartments, which require one space for each unit in excess of five, a maximum of 49 would be required.

On the basis of Development Regulation 5.6.2, the staff report of 8 May, 2013 notes that accommodation of the proposed development would require preparation of a Land Use Impact Assessment (LUIA) which would have to consider the concept of “Downtown Balance as defined in the Municipal Plan”. This is a nebulous recommendation since the concept is never defined. Section IV-2 of the Plan, regarding Planning Area (PA) 1, ‘Downtown’ lists 7 objectives and 10 policies but the term ‘Balance’ does not appear in any of them. It appears only once, in Section 2 which outlines the overall objective of the PA, i.e. ‘to ensure a comprehensive and balanced development of the Downtown that provides a dynamic focus for a wide variety of activities within a harmonious physical setting through pursuit of the following land use objectives’. How that balance is to be achieved, and how the various objectives should be integrated to achieve it is left to the imagination.

Among the objectives is 2.2.10, Parking, which, with reference to MAP IV-2, exempts developments in the area outlined on the map from the necessity of providing off-street parking, except for those involving the extension of an existing building, as this proposal does.

## **Compliance with Planning Policies**

Item 3 of the Discussion portion of the staff report of 8 May, 2013 notes: “The objectives and policies of the Planning Area 1 Development Plan support maintaining and developing the

Downtown and harmoniously integrating new development, and ensuring that an adequate supply of parking spaces is available to maintain each of the land use functions in the Downtown. The applicant's proposal would be consistent with the City's objectives and policies with regard to the Downtown." (original emphasis)

The report concludes: "An overall objective of the Municipal Plan is to encourage compact urban urban form by accommodating mixed-use development with higher densities, thus achieving better use of municipal infrastructure and more efficient service delivery. This development would seem consistent with the Municipal Plan and make good use of this commercial site by securing a sufficient supply of public parking spaces and providing a needed complementary commercial service – a hotel."

### **Planning Considerations**

The A.P. Parking Garage is a non-conforming structure, which pre-dates the creation of the Municipal Plan and the present requirements of the Development Regulations. Creation of the proposed new District and Zone would eliminate the anomaly. By its adoption of the proposed amendments, Council has answered in the affirmative the question of whether it is appropriate to do so. The minimal amount of opposition to the proposal, evidenced by the small turnout at the 35-minute-long public meeting on 29 October, and at the hour-long public hearing on 15 January, 2014 suggests that the citizens of St. John's share this view. For many people, the parking garage, and the adjacent Atlantic Place itself, represent a significant planning and design blunder. But, as L.P. Hartley noted, 'The past is a foreign country. They do things differently there'. Of necessity, the city has adapted to the hulking presence of these two buildings over the past 40 years. However, this proposal has the potential to ameliorate some of the negative effects of a past mistake.

### **Overall Planning Objectives:**

As noted by City staff, the proposed extension to the parking garage would satisfy some of the overall objectives of the Plan, by making effective use of an already-developed downtown site. It would add a new mixed-used development to the downtown, and would increase the intensity of infrastructure use on, and around the site. As proposed, the extension would not intrude to any significant extent on an existing viewplane. From a design perspective, the proposal to enclose the existing garage structure in a steel mesh envelope which would provide the medium for artistic display of some, as yet-to-be-determined form, has the potential to be very exciting.

### **Parking:**

Parking is a major preoccupation for City staff, members of Council, developers, and the public. Off-street parking spaces are expensive to build and may not generate sufficient revenue to pay for themselves, so developers are understandably reluctant to provide more of them, especially of

transportation modes, parking will have to be provided. During the public meeting held on 25 October to solicit public input on the proposed development, a representative of Steele Hotels expressed concern that if part of the existing parking in the A.P. garage was dedicated to the hotel, the deficiency in downtown parking spaces might increase by as much as 90. The response by a City official was that 'the current development is a parking garage which does not generate a need for parking spaces (but) that the hotel component will be required to provide downtown parking'. The response begged the question of how this provision would be made. The proposal is that parking for the hotel will be carved out of the existing spaces in the parking garage. Can this be reasonably interpreted as the provision of parking by the developer since the result will be a net reduction in the number of parking spaces available? It could be argued that there will be no reduction in the number of 'Publicly Available Rental Parking Spaces' as defined in the proposed new section 10.49.3 (ii) of the Development Regulations, i.e. spaces 'that are available to the general public for rental on an hourly, daily or monthly basis.' But there will certainly be a reduction in the number of spaces available to shoppers, or anyone else looking for short-term parking.

There are currently 720 spaces in the garage. The amendment requires that a minimum of 670 be retained as 'Publicly Available Rental Parking Spaces'. At my request, the following information was provided. At the moment approximately 20 percent i.e. approximately 140 of the spaces, are available for hourly parking. The rest are rented on a monthly basis primarily, but not exclusively to people working in Atlantic Place. We can assume that this number is sufficient to satisfy the demand for long-term parking. But one of the intervenors suggested that the short-term parking available in the building is insufficient to meet current demands. Without a parking survey it is impossible to determine if this is true. However I was provided with the following information by Philip Pratt, on behalf of the owner.

At present the garage operates through the work day cycle, closed evenings and overnight. The garage operates on a commercial basis and has in the past opened during evenings and during special events. Demand however was found to be very low, and did not justify opening. The potential is assessed on a regular basis. It is anticipated that the hotel will generate after-hours demand and increased opening times. No commitment to extended hours was made in the public meeting.

Off-street parking is only useful if available. Catering to the needs of those working in Atlantic Place and other businesses along Water Street is important, but so is catering to the needs of other segments of the travelling public. It is not uncommon to hear the complaint that the garage does not presently do so. The posted hours of operation for inbound vehicles are Monday to Friday, 0630 to 1800. Vehicles cannot leave the building after 1930. No parking is available on Saturday or Sunday. To the uninitiated it would seem peculiar that the single largest source of off-street parking in the provincial capital operates on such restricted hours, which would not serve the needs of either hotel guests, or the tenants or owners of apartments in the building. I

## **Land Use Impact Analysis/Land Use Assessment Report (LUIA/LUAR)**

Section 5.6.2 of the Plan suggests that a LUIA is mandatory in this case because the proposed amendments would enclose the parking garage in the area allowing greater bulk and height, as shown on Map F. In any case, Council has the discretionary authority to require one under section 5.6.3.

The purpose of a LUIA, as defined in the Development Regulations, is 'to assess any significant impacts a use or development may have on the urban environment and/or the quality of life of its citizens'. In the opinion of the planning staff, its report of 8 May and the applicant's submission, 'shall constitute the LUIA/LUAR'. Council agreed with this assessment. However, it is not obvious that the two documents referred to should be so considered, especially in light of the concern raised by one of the intervenors that no comprehensive analysis of the parking and traffic circulation patterns has been undertaken in recent years, despite the addition of several large buildings to the downtown streetscape.

### **Additional revenue for the owner:**

As one of the justifications for the proposed amendments Council argued that the additional height would allow 'the opportunity to generate additional income for the owner....' This argument has merit that is not restricted to the A.P. Parking Garage. Basing approval of any one development on this unfettered criterion sets a dangerous precedent. Mr. Baird's contention that he should be allowed the same accommodation is, perhaps, a harbinger of things to come. It is true that the Baird Building is in the Heritage Area, but the 15 metre/4 storey height restriction that governs most properties in the heart of downtown is not to be found in the sections of the Plan or the Development Regulations which refer specifically to the Heritage Area. The height restriction is contained in Plan Section 3.3.4 Commercial-Downtown and, for this site, Development Regulations section 10.25.3 Commercial Central Retail Zone, the District and Zone in which Mr. Baird's building is located.

The Plan (section 7.2.1.) requires the City 'to encourage the conservation and continued use of buildings that have architectural or historic significant ... and to encourage the preservation of building facades. The purpose of the Heritage Area is to identify and protect the historic built environment and to ensure that building renovations and new development is in character with, or complementary to, older buildings' (Section 7.3). In and of themselves, neither of these sections prohibit an increase in the size of existing buildings in the Heritage Area.

In the context of this discussion, it may be useful to remind Council of the many other precedents for site-specific exemptions from Zone requirements which give weight to Mr. Baird's argument. Additional height has been granted for the renovations to the Fraser Building (430-436 Water),

and the seven (7) special exemptions in the CCR Zone listed in Section 22(2)(j), through (j), referring to 418 Water Street; the site at the south-west corner of Water and Prescott Streets; 344 Duckworth Street; 40 Henry Street; 345-353 Duckworth Street; the site at the north-east corner of Duckworth and Cochrane Streets; and 430 Water Street; and the special Zone (CCR-WSW) created to accommodate the development at 351 Water Street.

### **Recommendations**

Section 22(2) of the Urban and Rural Planning Act 2000 requires that

A commissioner shall set out in detail his or her recommendations respecting objections and representations considered by him or her at the public hearing together with reasons and a statement showing objections and representations that came to the attention of the commissioner but were not considered, together with the reasons why they were not considered.

Having considered the representations made orally and in writing, having assessed the relevant documents, and in light of the small number of objections, ***I recommend that Municipal Plan Amendment No. 96, 2013, and Development Regulations Amendment No. 514, 2013 be approved, subject to the following:***

Given that the draft Municipal Plan has not yet been released, and that it may still be amended on the basis of representations received, I recommend that:

1. if the proposed development is undertaken, the City not give final approval to a development agreement until there has been an evaluation of the service currently provided by the A.P. Parking Garage, and a discussion with the owner of the garage about the possibility of extending the opening hours of the facility to include evening hours and weekends;
2. that the City make every effort to ensure that the development incorporates a hotel, rather than apartments, on the assumption that this would provide the greater net benefit to the downtown area;
3. that the City ensure that the regulations governing development in the Downtown Planning Area reflect the needs and desires of landowners, citizens and commercial tenants. This is of particular importance for the block east of Clift's-Baird's Cove, which represents a significant proportion of the traditional-scale commercial downtown streetscape. One of the reasons advanced by the City, as the proponent of these amendments to the Plan and Development Regulations, was that they were necessary in order to 'generate additional income for the owner',

cannot be cavalierly dismissed. If it is decided that traditional, existing buildings cannot be maintained, but it is either difficult or impossible for the owners of such buildings to maintain them on the basis of the income stream generated by the existing floorspace, it may be necessary to consider the approval of new practices which will preserve both the existing buildings and the economic stability of the owners. As noted above, such amendments to the Plan and Regulations are not uncommon. Whether they are desirable is another matter which the revised Plan will hopefully consider;

5. That the concept of 'downtown balance', if it is intended to be an effective planning tool, be defined in the Municipal Plan and/or the Development Regulations;

4. that the City undertake a study of traffic patterns, both vehicular and pedestrian, in the downtown core to assess the cumulative effect of the new developments which have been undertaken in the recent past, and to ensure that the revised Plan takes the current state and future capacity of the area into proper consideration.

Respectfully submitted



Christopher Sharpe  
Commissioner

27 January, 2014

## Written Submissions



Mr. Neil Martin  
City Clerk  
City of St. John's  
St. John's, NL

Mr. Martin,

I am writing today to register my objection to the recently adopted St. John's Municipal Plan Amendment Number 96, 2013 and the St. John's Development Regulations Amendment Number 514, 2013 regarding the proposed extension to the Atlantic Place Parking Garage.

Another site specific amendment, such as this, to accommodate a higher structure will only serve to further chip away at the existing development regulations currently in place to protect the heritage of downtown St. John's.

My primary objection is to the wording of the specific amendment to create a unique "Land Use District" 3.3.6 AP Parking Garage District.

To restrict a specific area of the Downtown to where "a parking garage for public use is the only permitted use" is shortsighted at best. Ironically there is very little "public use" of the existing garage as it is generally only operational during weekday hours and even then the majority of spaces are in use by long term permits.

To refer to the site as having a "historic use" as a parking garage is also objectionable. For a waterfront that has had commercial activity for hundreds of years, to say that an ill-conceived parking garage that has been in operation for 40 years is a "historic use" of the property is somewhat misleading.

My second objection is to extend the permitted height of this structure to 11 stories and to increase the floor area ratio. In an area that generally has in place height restrictions of 15 meters (4 stories), to increase this to 11 stories is a disregard for existing regulations.

The end result of this change will be to further extend the unappealing "wall" that is Atlantic Place and the AP Garage, along what is already an unfriendly waterfront streetscape. Further, it will set a precedent whereby other property owners to the east of Baird's cove may also request similar amendments for their properties.

In conclusion, to proceed with such an amendment at this time, in light of the fact that a draft Municipal Plan is only a few months away, is irresponsible and will only serve to make a bad situation, the existing Atlantic Place Parking Garage, a worse situation for many years to come.

Thank You

John Collins  
Point Verde Place  
St. John's

**GATEACRE LIMITED  
P. O. Box 638  
Baird's Cove  
St. John's, NL  
A1C 5K8**

**Tel. 709-722-9810**

**Fax: 709-722-1666**

January 9, 2014

The City Clerk  
The City of St. John's  
PO Box 908  
St. John's, NL  
A1C 5M2

Dear Sir,

Re: AP Parking Garage

I have reviewed the information, which was provided by the city, concerning the proposed amendments to the A. P. Parking Garage property located at 1 Baird's Cove.

**1. Change in zoning – Baird's Cove**

Any proposal to change the existing zoning on the West side of Baird's Cove should be contingent on the inclusion of both sides of Baird's Cove.

We have been located on the East side of Baird's Cove since 1892 and the property has always been owned by our family. Our property is the largest remaining building of its type, fronting on Water Street, in the downtown area.

In the memorandum dated May 8, 2013 on page 2 it states that the applicant Sonco wishes to have the opportunity "to generate additional income for the owner by the addition of three floors of hotel space atop the existing eight levels of parking spaces." As we have been located on the opposite side of Baird's Cove since 1892, why are we not given the same opportunity?

**2. Change of zoning – Limited to a Hotel**

If approval is given to redevelop the site, it should be limited, as per the original proposal in May 2013, to the addition for a hotel. The redevelopment of the site for either a hotel or a residential development should not be approved. The development of the hotel on the site would be a greater benefit to the downtown area as compared to a residential

*Resubmitted January 13, 2014*

October 29, 2013

**TO:** Neil Martin, City Clerk  
P.O. Box 908,  
St. John's, NL  
A1C 5M2

**FROM:** Erin Keough

**Re:** A.P. Parking Garage – hotel/residences

Dear Mr. Martin

I am writing with regard to the proposal to build a three-storey hotel or set of apartment/condos on top of the AP Parking Garage and the developer's request for approval in principle to proceed. I have a number of concerns, some of a more general nature including process potential impacts on the surrounding infrastructure and one or two to the specific proposal. I have itemized these concerns below.

For ease of reading I have summarized my position on the actions that I feel should be taken in the first Section, i.e., Section A and I have provided a rationale for these points in Section B.

### **Section A: Summary of Requested Actions.**

1. This proposal should not be approved because it is as the proposal indicates the development is well outside what is allowed under the current Municipal Plan and the Development Regulations.
2. This proposal should not be approved because if a group cannot managed to make money on operating a parking garage in a city that has such a parking problem that garages are being built hand over fist, one would question the ability of the owner/operators to make a successful venture of a hotel / condo development.
3. Citizens have been advised that the west – end of the downtown has been zoned for higher rise building thus creating an opportunity to protect the integrity of the heritage area of the east end. I building that will be almost 4 times the height of the water street façade certainly does not support the intent this decision nor does it “protect the architectural scale of the downtown. I council want so to attempt to camouflage poor decisions of previous era perhaps the garage could be screened as it stands.

Was Council considering changing the regulations for this already special zone in advance of the Plan review which it planned to announce within a few months? Surely this request was just part of data gathering for the Plan and should not be, at the stage, have developers looking for approval in principle and city staff recommending to Council that the developer, in essence, be allowed to circumvent any "number" of the rules and regulations by use of the ever convenient "text amendments" to its own regulations. It seems a strange way to govern

That aside, 18 months have passed since the Mayor's Symposium and approximately a year has passed since the last public meeting on the new plan.

- a) Why have we not seen a draft Plan against which to judge this or other proposal? Surely there has been sufficient to produce more than the few page summary that is currently on the city website. Has something delayed the production or publication of the draft plan?
- b) If the plan is not available, those making decisions should read the minutes of the public meetings when making them. While the meetings, particularly the three or four that would include comment on this area did agree that a mix of old and complementary new buildings were acceptable there were many issues raised about access to the harbor, the already existing congestion on streets leading to the downtown, the need for a more pedestrian/ bicycle friendly, human scale environment, the for more green space, etc. . Where does this development fit in this vision articulated by the citizens?

Even if the City asked for ideas from this owner, it would seem appropriate at this juncture, that decisions should be held for until the new Municipal Plan has been circulated for comment.

- b) This and other significant developments in the downtown should not be considered before the new (2013) Municipal Plan and Development Regulations are approved.

Public meetings on the new Plan were held over a year ago. Residents who attended were told at these meetings that it was likely we would see a consolidation released in the fall (2012). A year has now past and we have yet to see the draft Plan. I attended three of the meetings. Residents are expected to comply with every minutia of the regulations in renovating or building homes no matter the cost. While people were amenable to new development in the downtown, indiscriminate use of text amendments to accommodate specific developments was considered detrimental to the ambiance and quality of existence in the downtown. This practice is unfair to the residents and to other entrepreneurs in the City who accept their role in preserving the human scale and heritage feel of what is a very small area of the old City intact for future generations. The next generation will need to be able to capitalize on the City's uniqueness for personal and economic opportunities when oil money is gone.

- c) Precedent for Buildings to the East

Duckworth to the condo development.

In the last few years Council has approved the construction of the 14 story building at 351 Water, the Fortis Building on the bottom of Springdale, extension to the Convention Centre; the complex of condo buildings on Duckworth, the extension to the Marriott, and has given approval for development of sites on the bottom of Hamilton and recently there was a public meeting on a 6-storey building on George and Springdale. Each developer holds that its proposal will have no significant impact in the traffic in intersections, parking, congestion, shadows etc. Presumably the City in conducting due diligence reviews uses a data analysis model to check both a) the assertions of those with an interest in the construction that the impact will be minimal, and b) the cumulative effect of the immediate proposal as well as those mentioned above will have on nearby streets and neighbourhoods. The cumulative effect on functionally the very limited street can already be experienced when travelling east of west during any busy hour.

I wonder, since that City has access to a GIS data base whether it has conducted its own metadata analysis to predict the impact on traffic flow and street infrastructure when all these buildings, including this hotel/ condo-apartment building are fully occupied with the accompanying activities that go with them, people coming for meetings, visitor to condo owners etc.. If so, it would be very helpful to see this analysis at this public meeting. If not at any planned public meeting, I wonder if this type of analysis could be made available for viewing through the website before this or other similar development decisions are made related to this already congested area.

*dii) Infrastructure leading to the downtown:*

Recently the City has had to place street calming devices on "Old Topsail" Road and I know that there has been an attempt by the residents of Monkstown Road to have the speed limit reduced. These, to me, are indicators that infrastructure leading to the downtown is becoming stressed. Very few relatively narrow roads lead directly from the newer regions of the City to the downtown. As the residents are indicating through their requests the through traffic is already a concern. At this point only the relevant construction and related workers are travelling to the downtown: one can only imagine the impact on the few "feeder" streets and the surrounding neighborhoods and drivers seek alternate routes when all these buildings are fully functioning.

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<sup>1</sup> When a Festival 500 afternoon concert let out at about 3:45 in July the traffic on Duckworth extended back to Cathedral Street. As one who was trying to go west at the time, I can attest that I almost lost the side of my car as I was in the left-hand lane (having finally gotten off Duckworth into this assigned lane) intending to go straight through the intersection. Unfortunately I did not see the SUV that was behind me and signaling left as they cut right in front of me to get to the left turning lane where the new Convention Centre construction is occurring. Of course I do not know if the driver was frustrated with having been in the long lane of slowly moving traffic that extended back beyond Bates Hill at that stage and just wanted out, or whether he legitimately had to turn there. Either way I was the accident that almost happened due to the congestion.

e) Present one option:

The proposal should have contained a specific option, not three different potential approaches each with quite different impacts. It is difficult to provide focused comment without a specific proposal on the table.

Creating yet another spot zone, i.e., the suggestion that this building be put in a bonus zone which will allow for additional height leaves any number of doors open for additional height in the near or far term. Should the City continue to pursue this proposal the zoning change be quite clear on the additional height and also the allowable use. Given concern above, it should not be left open to allow casinos and other like businesses which seem to be the principal types of business listed on the proponent's website.

As you can likely tell from the comments, I am apprehensive about this proposal. Thank-you for your kind consideration of my concerns.

Sincerely,

Erin M Keough  
[REDACTED] William St  
St John's, NL  
A1C 2S2

# MEMORANDUM

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Date: January 15, 2014

To: His Worship the Mayor and Members of Council

Re: **PDE File Number: S.25-C.11 (10-00433)**  
**Cuckhold's Cove Road/ Ballast Road - Quidi Vidi, Ward 2**  
**Proposal to Rezone Property from Open Space (O) to Residential Low Density (R1)**


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An application to rezone vacant back-land (landlocked) off Ballast Road from the Open Space (O) Zone to the Residential Low Density (R1) Zone to allow development of a 2 lot subdivision on part of the land has been made to the City. The land would be accessed by a 90 metres long road that the applicants would construct off Cuckhold's Cove Road, crossing lands owned by another party. A preliminary development plan had been submitted by the applicants. Staff recommend that this application be rejected.

This application, the ninth in a series of similar applications by the same individual since 2003, was discussed at the March 12, 2013 meeting of the Planning and Housing Committee. At the Regular Meeting of Council of March 19, 2013, Council agreed to accept the recommendation that the matter be deferred to a future meeting of the Committee in order to allow an opportunity for members of Council to review the background history and documentation related to the application.

Following this, the application was included in the agenda of the Planning and Housing Committee for its meeting of July 29, 2013. The Committee agreed with the staff recommendation to reject the application. It was also agreed that the report and recommendation from the Committee to Council would be brought forward to the incoming, newly-elected Council as a standalone item.

This recommendation for rejection of the rezoning application should now be considered by Council.

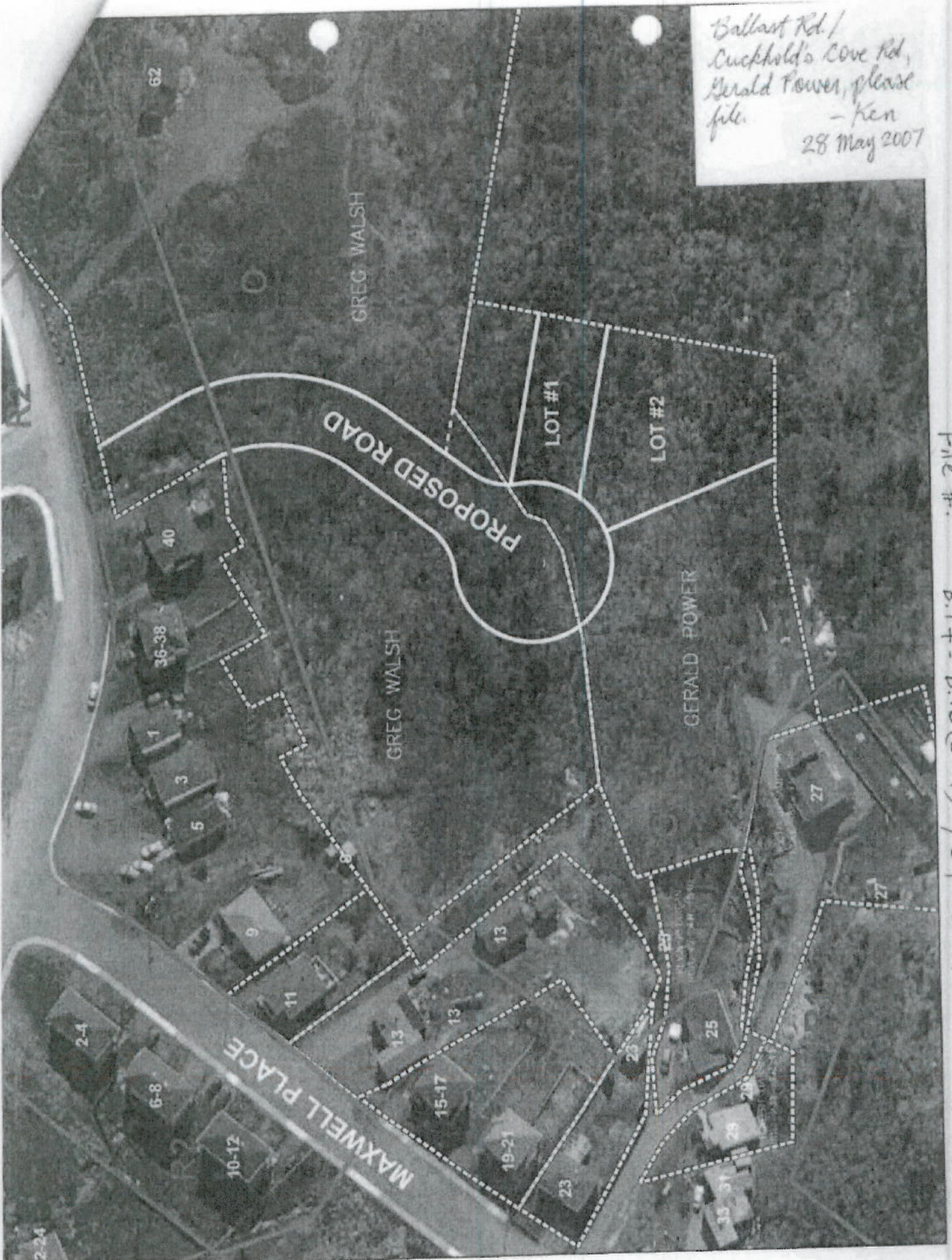
  
\_\_\_\_\_  
Ken O'Brien, MCIP  
Chief Municipal Planner

PDB/dlm  
Attachment

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## ST. JOHN'S

Ballast Rd /  
Cruckholts Cove Rd,  
Gerald Power, please  
file.  
- Ken  
28 May 2007



File #: B.17 - B.16 (2007) / of . 00074




## 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, February 24, 2014**

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	<b>18 Campbell Avenue</b> Residential Medium Density (R2) Zone	2	A Discretionary Use Application has been submitted requesting permission to construct a Multiple Dwelling at civic number <b>18 Campbell Avenue</b> to create a three (3) Unit Dwelling. Three (3) off-street parking spaces will be provided.			3	no submissions	<b>The Planning and Development Division recommends approval of the application subject to all applicable City requirements.</b>
2	<b>501 Main Road</b> Residential Low Density (R1) Zone	5	A Discretionary Use Application has been submitted requesting permission to occupy Civic Number <b>501 Main Road</b> as a Home Occupation for a Hair Salon.  The proposed business will occupy a floor area of approximately 15.8 m <sup>2</sup> and will operate Tuesday to Friday, 12 p.m. - 7 p.m. Sessions will be by appointment only, one (1) client per session for approximately 1 hour in duration with a maximum of 8 sessions per day. On-site parking is available. The applicant is the sole employee.	15.8 m <sup>2</sup>	1		no submissions	<b>The Planning and Development Division recommends approval of the application subject to all applicable City requirements.</b>

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

**Report/Recommendations  
Heritage Advisory Committee  
February 6, 2014**

In Attendance: Councillor Dave Lane, Co-Chairperson  
Councillor Sandy Hickman, Co-Chairperson  
Wayne Purchase, Downtown St. John's  
Peter Jackson, NL Historic Trust  
Gerard Hayes, Citizen Representative  
Sylvester Crocker, Manager of Technical Services  
Peter Mercer, Heritage Officer  
Helen Miller, City Archivist

**1. Meeting with Presentation Sisters re: Window Replacement at Presentation Convent**

The Committee met with Presentation Sisters: Sister Emma and Sister Doris Walsh as well as their building caretaker Mr. Keith Butler.

During the December 2013 meeting of the Heritage Advisory Committee, approval was recommended for the replacement of windows at the Convent provided they are of a style in keeping with the building's heritage. Vertical sliders or awning style windows were specifically suggested. The Sisters have since expressed concern to the City about the difficulty of opening the new windows given a large radiator is situated in front of each one as well as wide ledge. A vertical slider as suggested by the Committee would exacerbate the difficulty of opening these windows.

The Heritage Officer displayed two awning style windows which have levers at the bottom that are easy to open and access. The Sisters were invited to demonstrate the ease of opening these windows. The Committee also advised that reputable manufacturers of awning style windows have comprehensive long-term warranties on sealed glass units as well as lifetime warranties on all vinyl and hardware mechanisms, subject to proper installation. Awning style windows are also the highest in energy efficiency and require little or no maintenance.

The Sisters suggested that they would with the Committee's consent install one window with the awning style suggested prior to replacing all the windows in the building, to determine first hand its energy efficiency and ease of operation. If they are satisfied with the product, they will install the same style in the rest of the building. The Committee agreed with this suggestion.

The Sisters also questioned if they could have a mural painted on the side of the building which faces another wall of windows to enhance the view from inside those windows. Councillor Hickman agreed to discuss the idea and suggest some mural artists which the City has used in the past for its mural projects.

**Councillor Dave Lane**  
Co-Chair

**Councillor Sandy Hickman**  
Co-Chair

**ST. JOHN'S**

# REPORT

## Police and Traffic Committee Wednesday, January 29, 2014 at 12:00 noon Conference Room A, 4<sup>th</sup> Floor, City Hall

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**In Attendance:** Councillor Art Puddister Chairperson  
Mayor Dennis O'Keefe  
Deputy Mayor Ron Ellsworth  
Councillor Danny Breen  
Councillor Bernard Davis  
Paul Mackey – Deputy City Manager – Public Works  
Don Brennan, Director of Roads and Traffic  
Phil Hiscock, Manager of Roads  
Derm Layman, Head Foreperson, Traffic  
Dawn Corner, Manager of Traffic  
Chris Pitcher, Supervisor, Parking Services  
Superintendent Jim Carroll, RNC  
Inspector Joe Boland, RNC  
Constable Paul Murphy, RNC  
Percy Rideout, Citizen Representative  
Bob LeDrew, Carrier's Association Representative  
Maureen Harvey, Recording Secretary

**1. Request from Councillor Tilley to address resident speeding and short cutting concerns on Waterford Bridge Road.**

Based on discussion at the last meeting of the Committee, the following matters were once again brought forward:

- 1) Request to reduce speed limit to 30 km/hr in vicinity of St. Mary's School

**Recommendation: The Committee recommends that a decision on a speed limit reduction in this area be deferred until that report is available.**

- 2) Place speed bumps on Waterford Bridge Road.

It was noted that Waterford Bridge Road is classified as an arterial road. Traffic Services reported that according to the City's Traffic Calming Policy arterial roadways do not qualify for traffic calming. There are several reasons for this criteria:

- The discomfort and inconvenience created by traffic calming on arterial roadways may encourage traffic to use alternate and less suitable route such as Southside Road or Craigmillar Avenue.
- Delay in emergency vehicle response times
- Impact on transit services – travelling over traffic calming devices on a regular basis can cause undue wear and tear on the bus and will cause discomfort to passengers

**Recommendation re speed bumps: Denied**

- 3) Place Electronic Speed Monitors (Driver Feedback Signs) on Waterford Bridge Road

**Recommendation: deferred until the next meeting, pending receipt of a report and recommendations from staff regarding the purchase and placement of feedback signs.**

**2. Request from Councillor Collins re: Blackhead Road at Whitty Place**

Staff reported that Whitty Place, being a small cul-de-sac does not warrant a crosswalk.

**Recommendation: that the request for the installation for a crosswalk at Whitty Place be denied.**

**3. Request from Councillor Davis for a review of the operation of the intersection of Portugal Cove Road @ Newfoundland Drive/Higgins Line.**

The Committee considered an email from John Collins – Portugal Cove Road who writes regarding a traffic issue in Ward 4. The issue is the lack of a right turn exit lane on Portugal Cove Rd. going south by Higgins Line.

Mr. Collins writes that there are two lanes of traffic going south on Portugal Cove Rd that get funneled into a single lane to go straight at the intersection of Higgins Line / Newfoundland Drive. Once past this intersection there is once again two lanes continuing south on Portugal Cove Rd.

It was noted by staff that this intersection is a high collision location which is likely exacerbated by the existing entrance to Tim Horton's. While double stacking lanes were installed, it doesn't appear to have helped the situation.

**Recommendation: The Committee recommends referral to the Engineering Department for design and cost estimate with respect to the installation of a right turn exit lane.**

**4. Request from Councillor Davis to investigate a resident's concerns about traffic and parking on Carpasian Road.**

The Committee considered an email regarding traffic and parking on Carpasian Road.

The email brings the following matters forward:

- Traffic speed – vehicles traveling much too fast for a residential neighborhood.
- Parking on Carpasian Road – suggested that parking be permitted on one side of the street only.
- Proximity to ballfields - St. Pat's ballpark and a second park is anticipated. It is questioned whether development plans have considered increased traffic and parking congestion.

**Recommendation:**

- a) **Parking on Carpasian Road to remain at status quo (parking on both sides of the street)**
- b) **Add Carpasian Road to the feedback sign list**
- c) **Add Carpasian Road to the list of streets to be screened for traffic calming**

**5. Request from Councillor Galgay for an investigation into traffic concerns on Pennywell Road at Bishop Abraham School**

The Committee reviewed an email from the school principal regarding the possibility of having a speed bump installed on Pennywell Road just west of the entrance to Bishop Abraham Elementary. The email suggests this is a high traffic area, and vehicles travel at very high speeds. As the exit from the school property does not have the best visibility, it is believed a speed bump would improve safety.

Staff advised that Pennywell Road is already on the list of streets to be screened for traffic calming. Driver feedback signs are placed on Pennywell Road in the vicinity of Bishop Abraham at least once during the school year and this will continue.

**Recommendation: The Committee recommends to add Pennywell Road to the list of streets to be screened for traffic calming.**

**6. Councillor Davis's request on behalf of a resident for a No Parking Anytime restriction on Allandale Road at Pine Bud Avenue.**

The Committee was provided with email correspondence from a resident who was very disappointed to see the no parking signs removed from Allandale Rd at Pine Bud Ave.

**Recommendation: The Committee recommends approval of a No Parking Anytime restriction on the east side of Allandale Road from Pine Bud Avenue to approximately 20 m south**

**7. Request for exemption from on-street parking ban for Cumberland Crescent**

The Committee considered a request for an exemption from the on-street parking ban on Cumberland Crescent.

Staff advised there are many other streets in the City where residents may have insufficient off-street parking to accommodate all of their vehicles. Should this request be approved it may set a precedent that would create issues for snow clearing and removal operations.

**Recommendation: That the request for an exemption from the on-street parking ban on Cumberland Crescent be denied.**

**8. CD# R2013-10-15/11 from the Mayor's Advisory Committee on Seniors - September 19, 2013**

Council agreed to the Committee's recommendation that the City embark on an education program regarding crosswalks and pedestrian signals using various media.

**Recommendation: Referred to the Department of Strategy and Engagement.**

**9. Request for All Way stop at Teakwood Drive @ Palm Drive.**

The Committee reviewed a request from Councillor Collins for an all way stop at the intersection of Teakwood Drive and Palm Drive. It was noted by staff, that such devices are installed only where the volume of traffic warrants it, and there would not be enough traffic generated by Palm Drive to warrant an all way stop on Teakwood Drive.

**Recommendation: The Committee recommends rejection of the request for an all way stop at the above location**

Councillor Art Puddister  
Chairperson  
Police & Traffic Committee

**Report/Recommendations**  
**Economic Development, Tourism & Public Engagement Standing Committee**  
**February 12, 2014**

In Attendance: Councillor Bruce Tilley, Co-Chairperson  
Councillor Dave Lane, Co-Chairperson  
Mayor Dennis O'Keefe  
Councillor Sandy Hickman  
Councillor Danny Breen  
Bob Smart, City Manager  
Jill Brewer, Deputy City Manager of Community Services  
Elizabeth Lawrence, Director of Strategy & Engagement  
Jason Sinyard, Director of Planning & Development  
Victoria Etchegary, Manager of Strategic Development  
Susan Bonnell, Manager of Communications  
Heather Mills Snow, Policy & Program Officer

1. **Demographic Study – Update**

The Committee considered background information on the demographic analysis for the City over the next decade. The Committee on motion of Councillor Tilley; seconded by Councillor Hickman: recommends Council's approval of the following:

**That a meeting be arranged with the Government of Newfoundland and Labrador through the Department of Finance (Economic Research & Analysis Division) to discuss information gathering and expertise available to assist with the development of demographic information for the St. John's Metro Area with a focus on the City of St. John's. Draft terms of reference for a survey will also be developed along with related funding partner proposals.**

2. **City of St. John's Public Engagement Draft Terms of Reference**

The Manager of Strategic Development conducted a power point presentation outlining the external and internal inventory of public engagement processes across the country. A task force is proposed to take place between March – June 2014 to review best practices, policy development, identification of effective tools and approaches, with a view to developing an engagement strategy with ongoing impact and long-term targets. The Committee on motion of Councillor Breen; seconded by Councillor Hickman recommends the following:

**That Council approve the terms of reference for the *City of St. John's Public Engagement – Creation of Engage! St. John's Task Force* subject to a revision to remove any reference to specific groups. A revised Terms of Reference is attached.**

**ST. JOHN'S**

3. **Roadmap 2021: Liaison Committee**

The Committee considered the terms of reference for the Roadmap 2021 Liaison Committee a copy of which is attached to this report.

**The Committee recommends Council's adoption of the attached Terms of Reference for the Roadmap 2021: Liaison Committee.**

4. **Twinning Request – Donostia/San Sebastian**

The Committee considered a memo dated February 7, 2014 from the Manager of Tourism and Culture regarding a letter from Mayor Juan Karlos Izagirre, Mayor of Donostia/San Sebastian expressing an interest in twinning with the City of St. John's in the areas of culture, tourism, economic affairs, innovation and other areas of mutual interest.

**The Committee recommends that the City of St. John's decline the invitation to enter into a Twinning Agreement with Donostia/San Sebastian and that staff of the Department of Community Services continue to liaise with stakeholders on this initiative to identify future collaborative opportunities.**

Councillor Bruce Tilley  
Co-Chairperson

Councillor Dave Lane  
Co-Chairperson



## **REVISED Terms of Reference**

### **City of St. John's Public Engagement – Creation of Engage! St. John's Task Force**

On November 18, 2013, the City of St. John's Economic Development, Tourism and Public Engagement (EDTPE) Standing Committee endorsed the development of a framework for public engagement for the City. One aspect of the engagement process is the creation of a Task Force which will allow various stakeholders and the public at large to have an opportunity to help shape this framework.

#### **MANDATE**

The mandate of the Task Force is to review work that has already been done in other jurisdictions – best practices – and to work with City officials on the development of a policy and guiding principles for public engagement for the City of St. John's. The Task Force will also suggest effective tools and approaches for public engagement.

#### **SCOPE**

For the City of St. John's, "Public Engagement" is the process of facilitating dialogue with the right people, using the right tools at the right time on subjects of mutual interest. This tailored approach to engagement means that the City is looking to create relationships with its varied stakeholders and to work with those stakeholders throughout the engagement continuum from information sharing to active participation. The Task Force will consider all potential and existing engagement opportunities.

#### **LEADERSHIP**

The Engage! St. Johns Task Force will be chaired by the City's Economic Development, Tourism and Public Engagement Standing Committee Co-Chair– Mr. Dave Lane, Councillor at Large. Once the Task Force membership is in place, the leadership structure may change to provide an opportunity for community leadership as well.

#### **PARTICIPATION ON THE TASK FORCE**

The Engage! St. John's Task Force will be comprised of citizens-at-large as well as organizational stakeholders. Interested participants will be asked to submit an application.

#### **Criteria for participation**

##### *Citizen-at-Large*

The Engage! St. John's Task Force will reflect the diversity of the community and include a range of citizens reflective of:

- geography (ward),
- age (youth, nexters, seniors),
- gender,
- ethnicity,
- persons with disabilities,
- number of years lived in the city,
- profession,
- interest.

Citizen-at-large members must have a desire to enhance engagement between the community and the City of St. John's and must be able to attend meetings as set out in the proposed timeline.

### *Organizational Stakeholders*

The Engage! St. John's Task Force must also represent organizational stakeholders within the community from a variety of sectors. Groups and organizations that participate must be representative of their sector, e.g. arts, tourism, sports, business, community services, education, etc.... and liaise and engage with their sectors as part of the process.

### **MEMBERSHIP**

Members will be recruited using a variety of communications channels. The Task Force shall not exceed 25 members.

A Committee comprised of staff representatives from each department will review all of the applications against the membership criteria and make recommendations to a special meeting of Council where final decisions will be made.

### **ROLE OF COUNCIL**

Council members will participate in the special meeting to make the final selection of Task Force members and will also be invited to attend all public engagement meetings as part of the Task Force's work as observers.

### **ROLE OF STAFF**

Staff representatives from all departments will be invited to attend public engagement meetings and will be available to provide clarity or information on various engagement processes as they are discussed.

### **CONFIDENTIALITY**

Members are expected to be open and candid in discussing items as a Task Force. For this reason, it is important to maintain confidentiality. Members must respect the privacy of other members and agree not to disclose information or views expressed by individuals during meetings. Information and deliberations should remain confidential until there is general agreement and consensus by the Committee to make them public. Communication on behalf of the Committee to the media or other outside parties should be through the Chair and only upon the consensus and agreement of the Committee.

### **SUPPORT**

The Task Force will be supported by staff of the Office of Strategy and Engagement. The Manager of Strategic Development will be the primary contact for the Task Force.

### **DURATION OF WORK**

The Engage! St. John's Task Force will begin its work in March, 2014 and finish its final report with recommendations no later than June, 2014. Task Force members may have the option to continue on future engagement committees/working groups later in the process.

### **DUTIES and PROCESS:**

The Engage! St. John's Task Force will report to the Standing Committee on Economic Development, Tourism and Public Engagement. The Task Force shall be responsible for the following:

- Reviewing materials provided (gathered through extensive research about other jurisdictions) to better understand the public engagement process and identify agreed upon best practices, including policy directions,

- Developing a proposed public engagement policy document with guiding principles for engagement for the City of St. John’s,
- Identifying effective engagement tools and approaches for consideration by the Standing Committee,
- Presenting draft and final recommendations to the EDTPE Standing Committee throughout the work.

PROPOSED TIMELINE OF MEETINGS – subject to change based on the membership of the Task Force

Meeting #1	Late March	Step 1	Half -day meeting	Facilitated meeting to share and discuss researched information – internal and external
Meeting # 2	Early April	Step 1 part 2	Half-day meeting	Facilitated to finalize best practices relevant to St. John’s
Meeting #3	Mid April	Step 2	2-hour evening meeting	Facilitated to develop a draft policy document
Meeting #4	Late April	Step 2 part 2	Breakfast meeting	Facilitated to determine draft guiding principles
Meeting #5	Early May	Steps 3 & 4	Full-day meeting	Facilitated to identify effective tools and approaches and develop the final report for the Standing Committee.

Other meetings may be added following the first meeting if additional time is required to complete specific tasks or to present draft materials to the EDTPE Standing Committee.

**REMUNERATION**

Participation on the Task Force is voluntary and as such there is no remuneration paid to the Engage! St. John’s Task Force members.

Contacts and Communication:

Council:

Dave Lane

Councillor at Large, Co-Chair, Economic Development, Tourism and Public Engagement Standing Committee and Chair, Engage! St. John’s Task Force

[dlane@stjohns.ca](mailto:dlane@stjohns.ca)

Staff:

Victoria Etchegary

Manager, Strategic Development

Office of Strategy and Engagement

[engage@stjohns.ca](mailto:engage@stjohns.ca)

## **Roadmap 2021: Terms of Reference Liaison Committee 2014 - 2015**

### **Purpose**

The Liaison Committee will serve as a sounding board to the City of St. John's as it implements the various actions recommended in Roadmap 2021 (strategic economic plan).

Specifically, the Liaison Committee will:

- Provide feedback and advice to the City of St. John's on the progress and implementation of Roadmap 2021.
- Provide advice and guidance on issues arising as a result of implementation.
- Provide advice on the formation of partnerships that may be required for the implementation of specific actions.
- Share pertinent economic, business and industry information.

### **Membership**

The Liaison Committee will be comprised of a small group of representatives from:

- the Government of Canada,
- the Government of Newfoundland & Labrador,
- the City of St. John's,
- the post-secondary education sector,
- the private sector, and
- the next generation (nexters), aged 19-35 years.

Additional representatives may be added if agreed upon by the majority of the Liaison Committee.

All Liaison Committee members have an equal status and value as part of the team. All will have an equal opportunity to present their views and all views will be given legitimate consideration.

### **Chairperson**

The Liaison Committee will be chaired by a Councillor of the City of St. John's.

### **Terms and conditions**

Members of the Liaison Committee will serve two year terms except for the initial round of appointments, where half of the appointees will serve for a three year term. This staggered process allows for some continuity in membership. After the initial round of appointments all terms will be for two years. The Council representatives will normally be the existing Co-Chairs, Economic Development, Tourism and Public Engagement Standing Committee.

For the initial Committee the Co-Chairs, Economic Development, Tourism and Public Engagement Standing Committee and another member of Council will both participate for purposes of continuity (total of three).

All appointments to the Liaison Committee will be approved by St. John's City Council.

Members may not serve for more than two consecutive terms.

Should a vacancy arise during the two year term, the City may appoint a replacement to serve the remainder of the term.

### **Meetings**

It is envisioned that the Liaison Committee will meet at a minimum of once a year but no more than twice per year. Meetings will be at the call of the Co-Chairs.

### **Support**

The Liaison Committee will be supported by staff of the Office of Strategy and Engagement with the City of St. John's. The Department's Director will be the primary contact for the Liaison Committee.

### **Confidentiality**

Members are expected to be open and candid in discussing items before the Liaison Committee. For this reason, it is important to maintain confidentiality. Members must respect the privacy of other members and agree not to disclose information or views expressed by individuals during meetings. Information and deliberations should remain confidential until there is general agreement and consensus by the Committee to make them public. Communication on behalf of the Committee to the media or other outside parties should be through the Co-Chairs and only upon the consensus and agreement of the Committee.

### **Compensation**

Membership on the Liaison Committee is voluntary, with no salary or stipends attached.

# MEMORANDUM

**Date:** February 20, 2014  
**To:** His Worship the Mayor and Members of Council  
**From:** Nomenclature Committee  
**Re:** Committee Recommendations

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**Council approval is recommended for the following Street Names:**

- 1. Proposed Residential Subdivision (44 Lots)  
Bristolwood Development – Stage 4  
Bristol Developments Inc. (Ward 4)**
  - a. Solway Crescent**
  
- 2. Proposed Residential Subdivision (200 Lots)  
Southlands Development Areas 3 & 4 – Stage 5B  
Fairview Investments Limited (Ward 5)**
  - a. Pepperwood Drive**
  - b. Sugar Pine Crescent**
  - c. Ginger Street**
  - d. Redberry Street**
  - e. Ozark Place**

Phyllis Bartlett  
Manager, Corporate Secretariat

**ST. JOHN'S**

# MEMORANDUM

Date: February 19, 2014

To: Phyllis Bartlett  
Manager of Corporate Secretariat

From: Gregory Keating  
Manager of Geographic Information Systems

Re: **New Street Name  
Proposed Residential Subdivision (44 Lots)  
Bristolwood Development – Stage 4  
Bristol Developments Inc. (Ward 4)**

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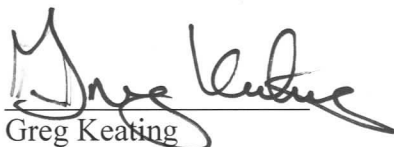
Attached is our street name plan no. 2014-030-SN dated February 17, 2014 showing the location of one (1) proposed new street in the Bristolwood Development located off Kiwanis Street.

The Nomenclature Committee recommends that the street be named in keeping with the current Newfoundland ship theme for this residential development.

The recommended street name is as follows:

- 1) **SOLWAY CRESCENT** - This street is located off Adventure Avenue. The S.S. Solway was a steam ship, built by Barclay Curle & Co. in Glasgow, Scotland in 1881, and was used as a passenger & cargo vessel. This vessel, purchased by the Reid Newfoundland Company in 1911, was later renamed the Meigle in 1913 and became part of the "Alphabet Fleet". She served as a relief vessel for victims of the 1929 tsunami which hit the South Coast of Newfoundland. During the depression, she was used as a prison ship in St. John's Harbour following the "Bread Riots". She also survived several German attacks during the Second World War. However On July 19, 1947, the vessel wrecked at Marine Cove near St. Shotts, St. Mary's Bay while carrying general cargo & livestock. All crew & passengers survived the wreck.

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

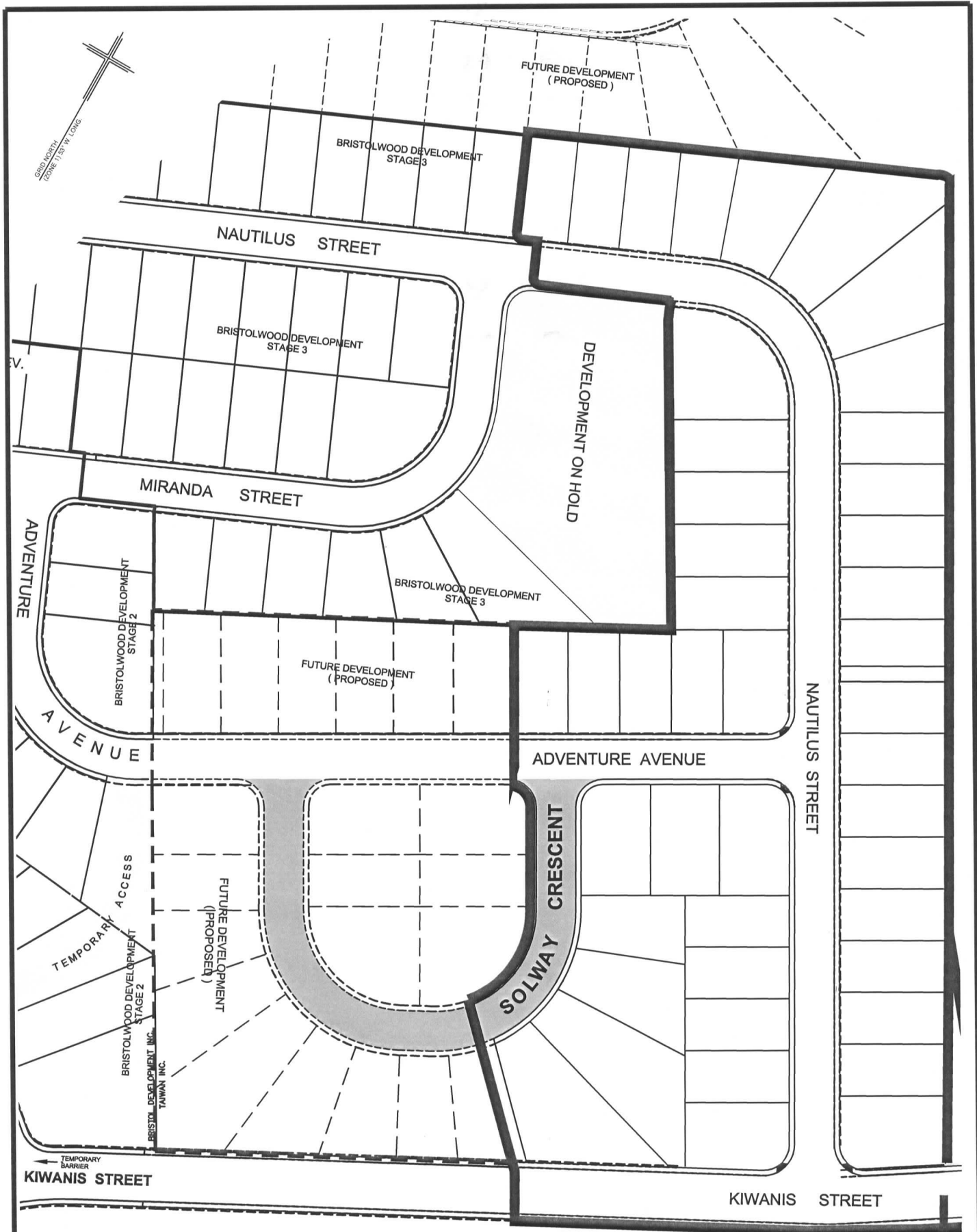


Greg Keating  
Manager of GIS

Enclosure

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

## ST. JOHN'S



NOTE  
 Street name " SOLWAY CRESCENT "  
 approved by council m/d/y

DR. BY: M.S.  
 CHD. BY: G.K.  
 DATE: FEB.17,2014  
 SCALE: 1:1500  
 DWG.2014-030 SN  
 No.:

**ST. JOHN'S**  
 DEPARTMENT OF CORPORATE SERVICES

**STREET NAME**  
 BRISTOLWOOD DEV. STAGE 4  
 BRISTOL DEVELOPMENT INC.



# MEMORANDUM

Date: February 19, 2014

To: Phyllis Bartlett  
Manager of Corporate Secretariat

From: Gregory Keating  
Manager of Geographic Information Systems

Re: **New Street Names  
Proposed Residential Subdivision (200 Lots)  
Southlands Development Areas 3 & 4 – Stage 5B  
Fairview Investments Limited (Ward 5)**

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Attached is our street name plan no. 2014-023-SN dated February 13, 2014 showing the location of five (5) proposed new streets located off Cypress Street in the Southlands Development.

The Nomenclature Committee recommends that the streets be named in keeping with the current theme of tree types & species for this residential development. The recommended street names are as follows:

- 1) **PEPPERWOOD DRIVE** - Located off Cypress Street. Name derived from the "pepperwood" oak tree which is a large hardwood tree that is found in coastal forest areas of California & Oregon. They are also located along the western foothills of the Sierra Nevada. This species can grow up to 30 metres in height & a diameter of up to 80 centimeters. The pepperwood's leaves give off a pungent odour similar to the scent of bay leaves. It also produces a fruit called the "California Bay nut" which resembles a miniature avocado. The wood from this tree is considered high quality & is used to make musical instruments such as acoustic guitars & violins.
- 2) **SUGAR PINE CRESCENT** - Located off Pepperwood Drive. The "sugar pine" is also found primarily along the Pacific coast of California & Oregon. This tree, a member of the white pines, is the tallest & most massive pine tree & grows the longest pine cones. It usually grows up to 40-60 metres in height but can grow up to a height of 80 metres & beyond. Its trunk can measure from 1.5 - 3 metres in diameter.
- 3) **GINGER STREET** - This street is located off Pepperwood Drive & bisects Sugar Pine Crescent. Sometimes called the "ginger" pine, this large evergreen tree is from the cypress family and is found in northern California & Oregon along mountain valleys near streams & rivers. First discovered by Euro-Americans near Port Orford, Oregon by collectors working for the Lawson & Son Nursery in Edinburgh, Scotland, the ginger pine is more commonly known as the "Lawson Cypress". This wood is light but is very strong & resistant to decay. Because of this, there is a high demand for this wood in Asia for use in making coffins, shrines & temples. The name "Ginger Pine" comes from the fact that lumber produced from this tree gives off a fragrant ginger aroma.

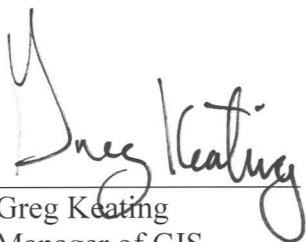
## ST. JOHN'S

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

4) **REDBERRY STREET** - Short street connecting Cheeseman Drive & Pepperwood Drive. The "redberry" juniper tree is native to western Oklahoma, western Texas, parts of southwestern New Mexico & southern Arizona. Its an evergreen coniferous shrub or small tree which grows from 1 - 6 metres in height, has a pale grey bark, usually multi-stemmed, with a dense, rounded crown. This tree produces a berry-like soft fleshy cone that is orange-red in colour, often covered with a pale pink waxy bloom.

5) **OZARK PLACE** - Small cul-de-sac located off Redberry Street. The "ozark" white cedar is also an evergreen shrub or small tree that is tolerant to drought & dry climates. Its native to northeastern Mexico and the south-central region of the United States, primarily in central Texas, Oklahoma & southern Missouri. It can grow to 10 metres tall and provides erosion control & year round shade for wildlife. This tree has dense feathery foliage that is bright green in colour and also produces a small, soft, berry-like cone. Because the wood from an ozark white cedar is naturally resistant to rot, it is often used as fence posts. A century ago, these trees were cut and used for fence posts, railway ties and even for use as telegraph poles.

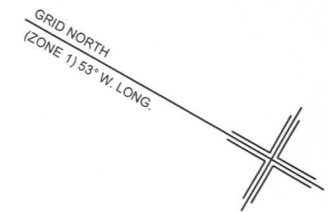
These names have been approved by the St. John's Regional Fire Department. Would you please bring this matter to the next Regular Meeting of Council for their review and approval.



Greg Keating  
Manager of GIS

Enclosure

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



NOTE:  
 Street names "GINGER STREET", "OZARK PLACE",  
 "PEPPERWOOD DRIVE", "REDBERRY STREET" and "SUGAR PINE CRESCENT"  
 not yet approved by council.

DR. BY: M.S.  
 CHD. BY: G.K.  
 DATE: FEB.13,2014  
 SCALE: 1:2000  
 DWG. 2014-023 SN  
 No.:

**ST. JOHN'S**  
 DEPARTMENT OF CORPORATE SERVICES

STREET NAME  
 SOUTHLANDS DEVELOPMENT  
 AREAS 3 & 4 - STAGE 5B  
 FAIRVIEW INVESTMENTS LIMITED



# Building Permits List

## Council's February 24, 2014 Regular Meeting

Permits Issued: 2014/02/13 To 2014/02/19

### Class: Commercial

63-65 Main Rd	Co	Mixed Use	
203 Blackmarsh Rd	Ms	Retail Store	
385 Empire Ave	Ms	Office	
541 Kenmount Rd	Ms	Retail Store	
386 Stavanger Dr	Ms	Office	
386 Stavanger Dr	Ms	Office	
210-214 Water St -Double Lucky	Sn	Restaurant	
10 Clancey Dr	Nc	Communications Use	
391 Kenmount Rd	Nc	Communications Use	
8-10 Rowan St-Level 1	Rn	Office	
39 Kelsey Dr -Bulk Barn	Rn	Retail Store	
			This Week \$ 510,825.00

### Class: Government/Institutional

716 Water St	Rn	Admin Bldg/Gov/Non-Profit	
			This Week \$ 70,000.00

### Class: Residential

34 Freshwater Rd, Unit 1	Nc	Townhousing	
34 Freshwater Rd, Unit 2	Nc	Townhousing	
34 Freshwater Rd, Unit 2	Nc	Townhousing	
14 Kenai Cres - Lot 183	Nc	Single Detached Dwelling	
16 Kenai Cres, Lot 184	Nc	Single Detached & Sub.Apt	
Thorburn Road, Lot 8a	Nc	Single Detached Dwelling	
50 Gower St	Co	Office	
102 Ennis Ave	Rn	Single Detached Dwelling	
10 Powell Pl	Rn	Single Detached Dwelling	
7 Wedgeport Rd	Rn	Single Detached Dwelling	
45 Crosbie Dr	Sw	Single Detached Dwelling	
			This Week \$ 1,063,400.00

### Class: Demolition

This Week \$ .00

This Week's Total: \$ 1,644,225.00

Repair Permits Issued: 2014/02/13 To 2014/02/19 \$ 34,000.00

170 Bay Bulls Road - Your Application For An Accessory Building Is Rejected As Per Section 8.3.6(2) (1) Of The St. John's Development Regulation.

Legend

Co	Change Of Occupancy	Cr	Chng Of Occ/Renovtns
Nc	New Construction	Sw	Site Work
Rn	Renovations	Ex	Extension
Ms	Mobile Sign	Dm	Demolition
Sn	Sign		

<b>Year To Date Comparisons</b>			
<b>February 24, 2014</b>			
<b>Type</b>	<b>2013</b>	<b>2014</b>	<b>% Variance (+/-)</b>
Commercial	\$30,100,300.00	\$9,600,000.00	-68
Industrial	\$25,000.00	\$0.00	0
Government/Institutional	\$5,300,000.00	\$42,400,400.00	70
Residential	\$13,023,000.00	\$18,700,800.00	44
Repairs	\$135,900.00	\$285,500.00	110
Housing Units (1 & 2 Family Dwellings)	35	17	
<b>Total</b>	<b>\$48,584,200.00</b>	<b>\$70,986,700.00</b>	<b>46</b>

Respectfully Submitted,

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

# MEMORANDUM

## **Weekly Payment Vouchers For The Week Ending February 19, 2014**

### **Payroll**

<b>Public Works</b>	<b>\$ 480,565.04</b>
<b>Bi-Weekly Casual</b>	<b>\$ 22,579.70</b>
<b>Accounts Payable</b>	<b>\$4,451,716.09</b>
<b>Total:</b>	<b>\$ 4,954,860.83</b>

# **ST. JOHN'S**

DEPARTMENT OF FINANCE

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

NAME	CHEQUE #	DESCRIPTION	AMOUNT
CITY OF ST. JOHN'S	00064600	REPLENISH PETTY CASH	\$141.39
RECEIVER GENERAL FOR CANADA	00064601	PAYROLL DEDUCTIONS	\$2,926.81
POWER, BRENDA	00064602	REIMBURSEMENT FOR REFRESHMENTS	\$619.16
CITY OF ST. JOHN'S	00064603	REPLENISH PETTY CASH	\$239.42
KELLOWAY CONSTRUCTION LIMITED	00064604	CLEANING SERVICES	\$8,708.30
ROBERT BAIRD EQUIPMENT LTD.	00064605	RENTAL OF EQUIPMENT	\$3,945.24
KELLOWAY CONSTRUCTION LIMITED	00064606	CLEANING SERVICES	\$980.77
ROBERT BAIRD EQUIPMENT LTD.	00064607	RENTAL OF EQUIPMENT	\$748.22
AE CONSULTANTS LTD.	00064608	PROFESSIONAL SERVICES	\$5,494.39
GRANT THORNTON	00064609	PROFESSIONAL SERVICES	\$16,927.40
SSQ INSURANCE COMPANY INC.	00064610	INSURANCE PREMIUMS	\$4,274.22
HARVEY & COMPANY LIMITED	00064611	REPAIR PARTS	\$8,702.57
DESJARDINS FINANCIAL SECURITY	00064612	PAYROLL DEDUCTIONS	\$522,426.33
WINDCO ENTERPRISES LTD.	00064613	PROFESSIONAL SERVICES	\$5,600.23
RECEIVER GENERAL FOR CANADA	00064614	PAYROLL DEDUCTIONS	\$701,969.57
PUBLIC SERVICE CREDIT UNION	00064615	PAYROLL DEDUCTIONS	\$8,930.83
RECEIVER GENERAL FOR CANADA	00064616	PAYROLL DEDUCTIONS	\$1,420,437.28
POWER, BRENDA	00064617	REIMBURSEMENT FLOWERS & PHONE CASE	\$97.09
GRAND CONCOURSE AUTHORITY	00064618	MAINTENANCE CONTRACTS	\$3,543.50
PIK-FAST EXPRESS INC.	00064619	BOTTLED WATER	\$131.17
LA BREA INT'L INC.	00064620	PROMOTIONAL MATERIALS	\$2,293.38
JOHNSON INVESTMENTS INC.	00064621	PROFESSIONAL SERVICES	\$2,250.00
ORKIN CANADA	00064622	PEST CONTROL	\$123.74
NEWFOUNDLAND EXCHEQUER ACCOUNT	00064623	REGISTRATION OF EASEMENT	\$118.00
INFINITY CONSTRUCTION	00064624	SNOW CLEARING SERVICES	\$6,819.55
PARTS FOR TRUCKS INC.	00064625	REPAIR PARTS	\$4,791.67
SYNERGY	00064626	TRAVEL ASSISTANCE GRANT	\$400.00
LEHR, TODD	00064627	TRAVEL ADVANCE	\$707.41
INTERNATIONAL SOCIETY OF ARBORICULTURE	000000749	MEMBERSHIP RENEWAL (4)	\$925.79
BELL MOBILITY	00064628	CELLULAR PHONE USAGE	\$2,107.41
BELL MOBILITY	00064629	CELLULAR PHONE USAGE	\$225.49
ASSOCIATION OF CANADIAN ASSESSORS' COUI	00064630	CONFERENCE FEE	\$135.00
GITTENS & ASSOCIATES	00064631	DAMAGE CLAIM	\$282.50
WINSOR, SCOTT	00064632	REIMBURSEMENT FOR GUIDE BOOK PAVING	\$476.52
LYGHTLE BRUSHETT, LINDSAY	00064633	REIMBURSEMENT FOR MEMBERSHIP FEE	\$56.50
NEWFOUNDLAND DESIGN ASSOCIATES	00064634	PROFESSIONAL SERVICES	\$11,544.20



NAME	CHEQUE #	DESCRIPTION	AMOUNT
ROGERS BUSINESS SOLUTIONS	00064635	DATA & USAGE CHARGES	\$251.42
BLACK & MCDONALD LIMITED	00064636	PROFESSIONAL SERVICES	\$567.11
BELL MOBILITY	00064637	CELLULAR PHONE USAGE	\$18,909.77
ACKLANDS-GRAINGER	00064638	INDUSTRIAL SUPPLIES	\$300.89
REARDON CONSTRUCTION & DEVELOPMENT LTD	00064639	STORAGE UNITS	\$355.95
ACTION TRUCK CAP & ACCESSORIES	00064640	REPAIR PARTS	\$3,530.57
AIMS LTD.	00064641	REPAIRS TO OVERHEAD DOORS	\$940.16
APEX CONSTRUCTION SPECIALTIES INC.	00064642	REPAIR PARTS	\$658.79
AVALON RECYCLING SERVICES LTD.	00064643	RECYCLING COLLECTION	\$259.90
ST. JOHN'S TAXI COOPERATIVE SOCIETY LTD.	00064644	TRANSPORTATION SERVICES	\$160.00
ATLANTIC PURIFICATION SYSTEM LTD	00064645	WATER PURIFICATION SUPPLIES	\$7,000.79
TOYS "R" US CANADA LTD	00064646	SUPPLIES - RECREATION PROGRAMS	\$381.79
AVALON STEAMATIC LTD.	00064647	CLEANING SERVICES	\$1,418.15
BABB LOCK & SAFE CO. LTD	00064648	PROFESSIONAL SERVICES	\$180.80
COSTCO WHOLESALE	00064649	MISCELLANEOUS SUPPLIES	\$1,549.60
BRINK'S CANADA LIMITED	00064650	DELIVERY SERVICES	\$1,058.07
JACKIE'S CATERING & CANTEEN SERVICES	00064651	CATERING SERVICES	\$27.00
KELLOWAY CONSTRUCTION LIMITED	00064652	CLEANING SERVICES	\$5,729.10
RDM INDUSTRIAL LTD.	00064653	INDUSTRIAL SUPPLIES	\$542.54
HERCULES SLR INC.	00064654	REPAIR PARTS	\$2,836.30
ALBERT C SPURRELL PICTURE FRAMING	00064655	FRAMES	\$180.00
BATTLEFIELD EQUIP. RENTAL CORP	00064656	REPAIR PARTS	\$10,097.88
HAROLD SNOW & SONS	00064657	HARDWARE SUPPLIES	\$136.17
CABOT PEST CONTROL	00064658	PEST CONTROL	\$1,660.22
STANLEY CANADA CORPORATION	00064659	REPAIR PARTS	\$300.81
BEST DISPENSERS LTD.	00064660	SANITARY SUPPLIES	\$2,073.95
PIK-FAST EXPRESS INC.	00064661	BOTTLED WATER	\$50.75
ROCKWATER PROFESSIONAL PRODUCT	00064662	CHEMICALS	\$1,509.33
NOIA	00064663	EVENT REGISTRATION	\$87.01
GRAPHIC ARTS & SIGN SHOP LIMITED	00064664	SIGNAGE	\$176.28
EC BOONE LTD.	00064665	PROTECTIVE CLOTHING	\$6,486.64
OVERHEAD DOORS NFLD LTD	00064666	PROFESSIONAL SERVICES	\$1,449.70
TRACT CONSULTING INC	00064667	PROFESSIONAL SERVICES	\$9,515.37
CANCELLED	00064668	CANCELLED	\$0.00
BRENKIR INDUSTRIAL SUPPLIES	00064669	PROTECTIVE CLOTHING	\$8,367.01
DBA CONSULTING ENGINEERS LTD.	00064670	PROFESSIONAL SERVICES	\$5,932.50

NAME	CHEQUE #	DESCRIPTION	AMOUNT
BROWNE'S AUTO SUPPLIES LTD.	00064671	AUTOMOTIVE REPAIR PARTS	\$803.01
CHRIS PICKARD	00064672	TOWN CRIER SERVICES	\$200.00
JLG TRANSPORATION LTD.	00064673	TAXI SERVICES	\$145.50
OFFICEMAX GRAND & TOY	00064674	OFFICE SUPPLIES	\$1,110.39
COMPUTERSHARE INVESTOR SERVICE ACCOU	00064675	AGENCY SERVICE FEES	\$2,158.30
WESTERN HYDRAULIC 2000 LTD	00064676	REPAIR PARTS	\$1,168.42
BDI CANADA INC	00064677	REPAIR PARTS	\$104.07
CO-OP FEEDS/COUNTRY RIBBON INC FEEDS DI	00064678	DUCK FEED	\$253.70
A ABBOTT EQUIPMENT SERVICES	00064679	REPAIRS TO EQUIPMENT	\$282.00
TRIWARE TECHNOLOGIES INC.	00064680	COMPUTER EQUIPMENT	\$225.89
CHESTER DAWE CANADA - O'LEARY AVE	00064681	BUILDING SUPPLIES	\$1,039.16
CAMPBELL'S SHIP SUPPLIES	00064682	PROTECTIVE CLOTHING	\$254.25
CANADIAN CORPS COMMISSIONAIRES	00064683	SECURITY SERVICES	\$6,938.81
AIR LIQUIDE CANADA INC.	00064684	CHEMICALS AND WELDING PRODUCTS	\$40,980.82
HISCOCK'S SPRING SERVICE	00064685	PROFESSIONAL SERVICES	\$737.98
DAVE CARROLL	00064686	BAILIFF SERVICES	\$20.00
CARSWELL DIV. OF THOMSON CANADA LTD	00064687	PUBLICATIONS	\$360.82
COASTAL DOOR & FRAME LTD	00064688	DOORS/FRAMES	\$334.48
H & P SPECIALTIES	00064689	REPAIR PARTS	\$84.75
NORTRAX CANADA INC.,	00064690	REPAIR PARTS	\$726.82
SHEPPARD CASE ARCHITECTS	00064691	PROFESSIONAL SERVICES	\$300.00
NEWFOUNDLAND GLASS & SERVICE	00064692	GLASS INSTALLATION	\$5,965.27
MAC TOOLS	00064693	TOOLS	\$156.62
COASTAL MOUNT PEARL	00064694	REPAIR PARTS	\$41.79
NORTH ATLANTIC SUPPLIES INC.	00064695	REPAIR PARTS	\$335.61
EXP	00064696	PROFESSIONAL SERVICES	\$5,100.79
CLARKE'S TRUCKING & EXCAVATING	00064697	GRAVEL	\$983.64
DULUX PAINTS	00064698	PAINT SUPPLIES	\$48.86
RON FOUGERE ASSOCIATES LTD	00064699	ARCHITECTURAL SERVICES	\$128,630.95
PF COLLINS CUSTOMS BROKER LTD	00064700	DUTY AND TAXES	\$421.19
COLONIAL GARAGE & DIST. LTD.	00064701	AUTO PARTS	\$8,262.28
SCMA	00064702	REGISTRATION FEE	\$389.85
PETER'S AUTO WORKS INC.	00064703	TOWING OF VEHICLES	\$282.50
CONSTRUCTION SIGNS LTD.	00064704	SIGNAGE	\$2,761.72
CONTROLS & EQUIPMENT LTD.	00064705	REPAIR PARTS	\$776.50
COUNTRY TRAILER SALES 1999 LTD	00064706	REPAIR PARTS	\$479.12

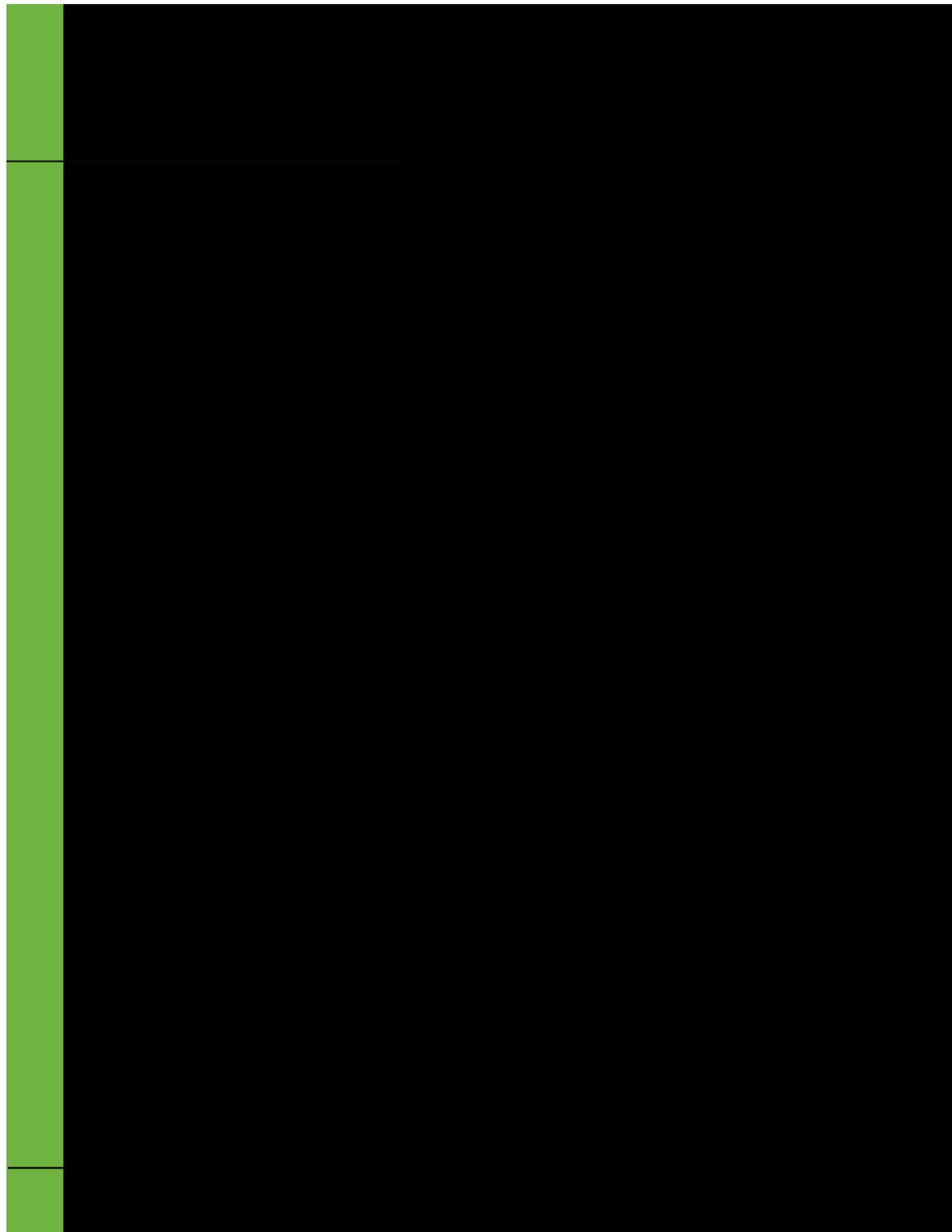
NAME	CHEQUE #	DESCRIPTION	AMOUNT
MASK SECURITY INC.	00064707	TRAFFIC CONTROL	\$4,667.02
J-3 CONSULTING & EXCAVATION LIMITED	00064708	RENTAL OF EQUIPMENT	\$863.89
JAMES G CRAWFORD LTD.	00064709	PLUMBING SUPPLIES	\$2,144.03
CROSBIE INDUSTRIAL SERVICE LTD	00064710	PROFESSIONAL SERVICES	\$5,717.29
NEWFOUND CABS	00064711	TRANSPORTATION SERVICES	\$3,927.15
HARTY'S INDUSTRIES	00064712	STEEL FLAT BAR	\$1,423.80
CUMMINS EASTERN CANADA LP	00064713	REPAIR PARTS	\$5,977.15
AUTO TRIM DESIGN	00064714	PROFESSIONAL SERVICES	\$791.00
DICKS & COMPANY LIMITED	00064715	OFFICE SUPPLIES	\$1,323.75
MADSEN DIESEL & TURBINE INC.	00064716	REPAIR PARTS	\$406.80
WAJAX POWER SYSTEMS	00064717	REPAIR PARTS	\$485.65
MIC MAC FIRE & SAFETY SOURCE	00064718	REPAIR PARTS	\$892.70
DOMINION RECYCLING LTD.	00064719	PIPE	\$3,424.13
CAHILL INSTRUMENTATION LTD.	00064720	PROFESSIONAL SERVICES	\$5,095.74
CANADIAN TIRE CORP.-ELIZABETH AVE.	00064721	MISCELLANEOUS SUPPLIES	\$669.89
CANADIAN TIRE CORP.-KELSEY DR.	00064722	MISCELLANEOUS SUPPLIES	\$165.29
JAMES R EALES EQUIP RENTAL LTD	00064723	RENTAL OF EQUIPMENT	\$4,407.00
ECONOMY DRYWALL SUPPLIES	00064724	BUILDING SUPPLIES	\$174.84
ELECTRIC MOTOR & PUMP DIV.	00064725	REPAIR PARTS	\$247.47
ELECTRONIC CENTER LIMITED	00064726	ELECTRONIC SUPPLIES	\$193.40
EM PLASTIC & ELECTRIC PROD LTD	00064727	REPAIR PARTS	\$187.02
COMMUNITY SECTOR COUNCIL	00064728	LUNCHEON	\$90.00
DOMINION STORE 935	00064729	MISCELLANEOUS SUPPLIES	\$259.10
NL EMPLOYERS' COUNCIL	00064730	MEMBERSHIP RENEWALS	\$1,243.00
FORTRAN TRAFFIC SYSTEMS LTD	00064731	TRAFFIC SUPPLIES	\$3,559.50
FRESHWATER AUTO CENTRE LTD.	00064732	AUTO PARTS/MAINTENANCE	\$513.51
C.B.J. ENTERPRISES INC. (STOGGERS PIZZA)	00064733	MEAL ALLOWANCES	\$104.55
TENCO INC.	00064734	REPAIR PARTS	\$1,367.20
GLOBALSTAR CANADA SATELLITE CO	00064735	SATELLITE PHONES	\$361.50
ATLANTIC OILFIELD & INDUSTRIAL SUPPLY	00064736	INDUSTRIAL SUPPLIES	\$1,776.03
OMNITECH INC.	00064737	REPAIR PARTS	\$22.60
PROVINCIAL FENCE PRODUCTS	00064738	FENCING MATERIALS	\$2,175.25
WOLSELEY CANADA WATERWORKS	00064739	REPAIR PARTS	\$590.20
DEER PARK CONTRACTING LTD.	00064740	REFUND MAINTENANCE SECURITY DEPOSIT	\$2,000.00
LSW WEAR PARTS LIMITED	00064741	REPAIR PARTS	\$5,763.00
XYLEM CANADA COMPANY	00064742	REPAIR PARTS	\$5,399.39

NAME	CHEQUE #	DESCRIPTION	AMOUNT
EASTERN PROPANE	00064743	PROPANE	\$994.87
KEITH W. BUSSEY EXCAVATING LTD	00064744	RENTAL OF EQUIPMENT	\$935.64
HARVEY & COMPANY LIMITED	00064745	REPAIR PARTS	\$230.52
A HARVEY & CO. LTD.	00064746	ROAD SALT	\$63,138.03
HARVEY'S OIL LTD.	00064747	PETROLEUM PRODUCTS	\$194,095.26
BDO CANADA LLP	00064748	PROFESSIONAL SERVICES	\$19,755.23
G4S CASH SERVICES (CANADA) LTD	00064749	SAFE RENTAL	\$47.97
CANADIAN LINEN & UNIFORM	00064750	MAT RENTALS	\$4,006.03
SPORTCHEK-VILLAGE MALL	00064751	CLOTHING ALLOWANCES	\$73.44
BRENNTAG CANADA INC	00064752	CHLORINE	\$58,931.42
GRAYMONT (NB) INC.,	00064753	HYDRATED LIME	\$19,929.96
BELL DISTRIBUTION INC.,	00064754	CELL PHONES & ACCESSORIES	\$2,569.82
HISCOCK RENTALS & SALES INC.	00064755	HARDWARE SUPPLIES	\$1,046.38
HOLDEN'S TRANSPORT LTD.	00064756	RENTAL OF EQUIPMENT	\$2,113.10
SWISS CHALET	00064757	MEAL ALLOWANCES	\$2,551.41
FLEET READY LTD.	00064758	REPAIR PARTS	\$5,464.51
CUTTING EDGE EQUIPMENT RENTALS INC.,	00064759	RENTAL OF EQUIPMENT	\$5,152.80
HYFLODRAULIC LIMITED	00064760	REPAIR PARTS	\$553.70
CERTIFIED LABS	00064761	REPAIR PARTS	\$2,769.39
IMPRINT SPECIALTY PROMOTIONS LTD	00064762	PROMOTIONAL ITEMS	\$574.39
UMBRELLA SECURITY	00064763	ALARM MONITORING	\$315.11
CDMV	00064764	VETERINARY SUPPLIES	\$1,520.25
EVEREST AUTOMATION	00064765	REPAIR PARTS	\$597.77
HOME APPLIANCE REPAIR LTD.	00064766	REPAIRS TO APPLIANCES	\$699.85
KEAN'S PUMP SHOP LTD.	00064767	REPAIR PARTS	\$141.25
KENT BUILDING SUPPLIES-STAVANGER DR	00064768	BUILDING MATERIALS	\$339.13
ATLANTICA MECHANICAL SERVICES	00064769	PROFESSIONAL SERVICES	\$4,204.91
KERR CONTROLS LTD.	00064770	INDUSTRIAL SUPPLIES	\$388.54
VOHL INC.,	00064771	REPAIR PARTS	\$823.66
KING'S PLUMBING & HEATING LTD.	00064772	PLUMBING SUPPLIES	\$6,790.02
SIGNS PLUS INC. - DIGITAL GRAPHICS DEPOT 9	00064773	2 STRETCH FIT TABLE COVERS	\$1,231.70
AIRCOM TECHNOLOGIES	00064774	REPAIR PARTS	\$2,713.29
BLACKOUT DRIVEWAY SEALING	00064775	SNOW CLEARING SERVICES	\$500.00
DATARITE.COM	00064776	STATIONERY & OFFICE SUPPLIES	\$6,017.81
JJ MACKAY CANADA LTD.	00064777	PROFESSIONAL SERVICES	\$37,033.07
MCCLOUGHLAN SUPPLIES LTD.	00064778	ELECTRICAL SUPPLIES	\$5,280.46

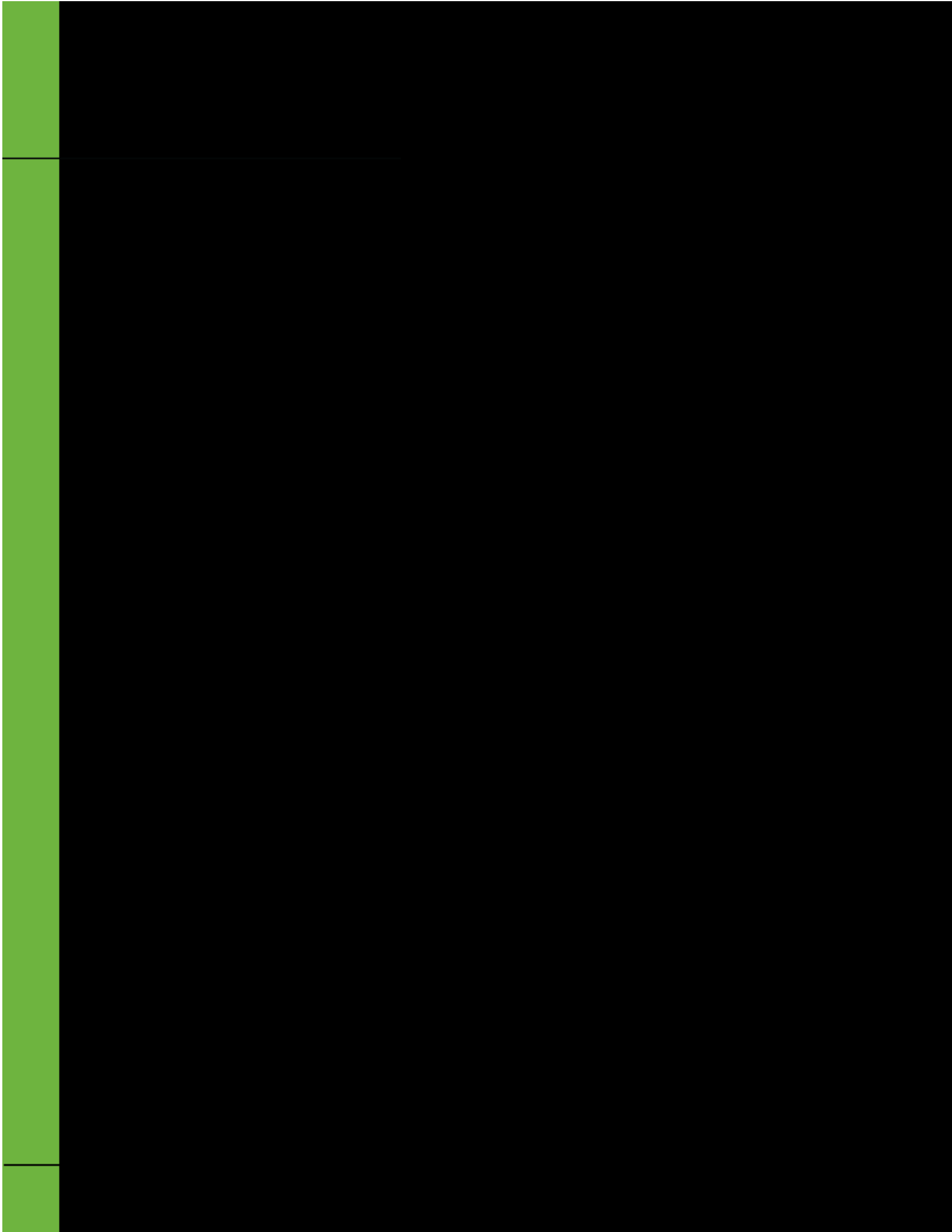
NAME	CHEQUE #	DESCRIPTION	AMOUNT
MIKAN INC.	00064779	LABORATORY SUPPLIES	\$951.30
MOORE CANADA	00064780	PARKING TICKETS (BOOKS 50000)	\$4,879.91
WAJAX INDUSTRIAL COMPONENTS	00064781	REPAIR PARTS	\$140.46
NU-WAY EQUIPMENT RENTALS	00064782	RENTAL OF EQUIPMENT	\$6,765.31
NEWFOUND DISPOSAL SYSTEMS LTD.	00064783	DISPOSAL SERVICES	\$1,902.92
NEWFOUNDLAND DISTRIBUTORS LTD.	00064784	INDUSTRIAL SUPPLIES	\$1,019.35
TRC HYDRAULICS INC.	00064785	REPAIR PARTS	\$971.44
NEWFOUNDLAND POWER	00064786	ELECTRICAL SERVICES	\$296.63
TOROMONT CAT	00064787	AUTO PARTS	\$547.68
NORTH ATLANTIC PETROLEUM	00064788	PETROLEUM PRODUCTS	\$19,239.72
PENNECON ENERGY HYDRAULIC SYSTEMS	00064789	PROFESSIONAL SERVICES	\$1,385.44
PBA INDUSTRIAL SUPPLIES LTD.	00064790	INDUSTRIAL SUPPLIES	\$531.71
ORKIN CANADA	00064791	PEST CONTROL	\$254.26
PARTS FOR TRUCKS INC.	00064792	REPAIR PARTS	\$33.69
PERIDOT SALES LTD.	00064793	REPAIR PARTS	\$695.21
POWERLITE ELECTRIC LTD.	00064794	ELECTRICAL PARTS	\$614.18
K & D PRATT LTD.	00064795	REPAIR PARTS AND CHEMICALS	\$2,446.28
PROFESSIONAL UNIFORMS & MATS INC.	00064796	PROTECTIVE CLOTHING	\$310.75
PUROLATOR COURIER	00064797	COURIER SERVICES	\$23.68
RIDEOUT TOOL & MACHINE INC.	00064798	TOOLS	\$885.72
ROYAL FREIGHTLINER LTD	00064799	REPAIR PARTS	\$3,098.79
LIFESAVING SOCIETY NFLD & LAB.	00064800	AQUATIC RECERTIFICATION	\$23.17
ST. JOHN'S TRANSPORTATION COMMISSION	00064801	CHARTER SERVICES	\$4,110.00
BIG ERICS INC	00064802	SANITARY SUPPLIES	\$1,868.00
SAUNDERS EQUIPMENT LIMITED	00064803	REPAIR PARTS	\$3,192.93
SMITH STOCKLEY LTD.	00064804	PLUMBING SUPPLIES	\$219.82
CHANDLER	00064805	UNIFORMS	\$232.10
STATE CHEMICAL LTD.	00064806	CHEMICALS	\$370.64
SUPERIOR OFFICE INTERIORS LTD.	00064807	OFFICE SUPPLIES	\$4,848.83
SUPERIOR PROPANE INC.	00064808	PROPANE	\$732.17
TOWER TECH COMMUNICATIONS & SPORTS FIE	00064809	NETTING REPAIRS & INSTALLATION	\$1,326.62
TRACTION DIV OF UAP	00064810	REPAIR PARTS	\$392.10
TULKS GLASS & KEY SHOP LTD.	00064811	PROFESSIONAL SERVICES	\$551.23
FJ WADDEN & SONS LTD.	00064812	SANITARY SUPPLIES	\$1,166.16
WEIRS CONSTRUCTION LTD.	00064813	ROAD GRAVEL	\$6,392.60
WINDCO ENTERPRISES LTD.	00064814	PROFESSIONAL SERVICES	\$4,830.75

NAME	CHEQUE #	DESCRIPTION	AMOUNT
CANADIAN HOUSING & RENEWAL ASSOCIATION	00064815	MEMBERSHIP RENEWAL	\$1,130.00
LANCASTER HOUSE	00064816	SUBSCRIPTION RENEWAL	\$394.37
DR. D.S. SQUIRE	00064817	MEDICAL EXAMINATION	\$20.00
DR. ELIZABETH CALLAHAN	00064818	MEDICAL EXAMINATION	\$20.00
BELL MOBILITY INC. RADIO DIVISION	00064819	MAINTENANCE CHARGES & REPAIRS	\$1,085.93
NORTH ATLANTIC ISLAND PASS	00064820	FUEL PURCHASE	\$2,702.34
HILLMAN, DR. A.	00064821	MEDICAL EXAMINATION	\$40.00
ASSOCIATION COMMUNAUTAIRE FRANCOPHON	00064822	SPECIAL EVENTS HOLDBACK RELEASE	\$100.00
MCKIM, DR. AARON	00064823	MEDICAL EXAMINATION	\$20.00
RAMJATTAN, DR. BRIAN	00064824	MEDICAL EXAMINATION	\$20.00
CLOVER CONSTRUCTION INC.	00064825	REFUND TEMP OCC. PERMIT	\$1,000.00
DR. SHEILAGH MCGRATH	00064826	MEDICAL EXAMINATION	\$20.00
BARRY ROSS	00064827	PROFESSIONAL SERVICES	\$66.00
CANADIAN BAR ASSOCIATION	00064828	MEMBERSHIP RENEWAL	\$331.14
JODY FITZGERALD	00064829	RECREATION PROGRAM REFUND	\$154.00
O'REILLY'S ELECTRICAL SERVICES	00064830	REFUND ELECTRICAL PERMIT	\$45.38
ST. JOHN AMBULANCE NEWFOUNDLAND & LABI	00064831	DONATION	\$300.00
CAMBRIDGE ENVIRONMENTAL PRODUCTS INC.	00064832	REPAIR PARTS	\$62.65
MINE, RIOKO	00064833	REFUND EUTHANASIA SERVICE	\$145.00
HOUNSELL, MARY ANN	00064834	REFUND ADOPTION FEE	\$140.00
MACINTYRE HOMES & RENOVATIONS	00064835	REFUND TEMP OCC. PERMIT	\$5,000.00
DANNY DINN	00064836	REFUND SEPTIC/CULVERT DEPOSIT	\$500.00
JARED & JULIA AMORAL	00064837	DAMAGE CLAIM	\$2,825.00
LEONARD RYAN	00064838	REFUND OVERPAYMENT OF CIVIC ASSESSMENT	\$186.55
FORD, HAZEL	00064839	RECREATION PROGRAM REFUND	\$135.00
THE ST. JOHN'S ROTARY CLUB	00064840	LUNCHEON	\$126.24
LOU-ANN FOWLER	00064841	RECREATION PROGRAM REFUND	\$55.00
AMANDA KATE SOUDERS	00064842	DAMAGE CLAIM	\$1,040.95
ZAREN HEALEY WHITE	00064843	HONORARIUM	\$50.00
BISHOP, ROBERT	00064844	REIMBURSEMENT INTERNET CHARGES	\$310.02
O'GRADY, LYNN	00064845	REIMBURSEMENT ARNNL REGISTRATION	\$500.88
CRITCH, ROBERT	00064846	TELEPHONE EXPENSE	\$101.53
SMITH, BRENDA	00064847	REIMBURSEMENT OFFICE SUPPLIES	\$15.81
BISHOP, LINDA	00064848	REIMBURSEMENT AIRFARE	\$923.35
KNEE, TERRY	00064849	VEHICLE BUSINESS INSURANCE	\$256.00
SMITH, DEBBIE	00064850	VEHICLE BUSINESS INSURANCE	\$271.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
HUNT, EDMUND	00064851	MILEAGE - CROSSING GUARD PROGRAM	\$70.48
DWYER, MIKE	00064852	REIMBURSEMENT PEG MEMBERSHIP	\$278.43
WINSOR, LYNNANN	00064853	TRAVEL REIMBURSEMENT	\$6,381.76
ABBOTT, DWAYNE	00064854	REIMBURSEMENT FOR REFRESHMENTS	\$93.35
ALIA WALSH	00064855	MILEAGE	\$19.79
PENNEY, LISA	00064856	MILEAGE - CROSSING GUARD PROGRAM	\$114.02
BROWNE, CHRIS	00064857	VEHICLE BUSINESS INSURANCE	\$381.95
STRAIT, MARIE	00064858	MILEAGE - CROSSING GUARD PROGRAM	\$75.52
HAYWARD, SARAH	00064859	VEHICLE BUSINESS INSURANCE	\$307.00
MCGRATH, CINDY	00064860	MILEAGE	\$25.50
FOWLER, TINA	00064861	MILEAGE	\$36.48
JORDAN, CRYSTAL	00064862	MILEAGE	\$47.97
HILLIER, HEATHER	00064863	MILEAGE	\$8.16
TOBIN, JUDY	00064864	MILEAGE	\$42.25
BENNETT, GLENN	00064865	MILEAGE - CROSSING GUARD PROGRAM	\$139.00
KINSELLA, PAULA	00064866	MILEAGE - CROSSING GUARD PROGRAM	\$114.09
MAGNA CONTRACTING & MANAGEMENT	00064867	PROGRESS PAYMENT	\$424,816.54
REDWOOD CONSTRUCTION LIMITED	00064868	PROGRESS PAYMENT	\$333,704.63
NEWFOUNDLAND POWER	00064869	ELECTRICAL SERVICES	\$7,595.90
RUDOLPH PENZES	00064870	DAMAGE CLAIM	\$214.68
CITY OF ST. JOHN'S	00064871	REPLENISH PETTY CASH	\$313.14
<b>Total:</b>			<b><u>\$4,451,716.09</u></b>







# MEMORANDUM

Date: **February 20, 2014**

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

From: **Robert G. Bishop, C.A.  
Deputy City Manager, Financial Management**

Re: **Snow Clearing Report**

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Attached for the information of Council, is the Snow Clearing Report for the period January 1 to February 21, 2014.

The Report shows a negative variance of \$309,215.

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**Robert G. Bishop, C.A.  
Deputy City Manager,  
Financial Management**

Attach.

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# ST. JOHN'S

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

**CITY OF ST. JOHN'S  
SNOW CLEARING REPORT  
WEEK ENDING FEBRUARY 21, 2014**

	<u>2014 BUDGET</u>	<u>Y-T-D BUDGET</u>	<u>Y-T-D ACTUAL</u>	<u>(OVER)UNDER BUDGET</u>
<b><u>PERSONAL SERVICES</u></b>				
SALARIES AND WAGES	3,941,541	1,479,604	1,392,007	87,597
LABOR OVERTIME	300,000	87,500	270,088	(182,588)
TOOL ALLOWANCE	-	-	54	(54)
EMPLOYER CONTRIBUTIONS	1,040,162	387,173	388,876	(1,703)
<b>TOTAL PERSONAL SERVICES</b>	<b>5,281,702</b>	<b>1,954,277</b>	<b>2,051,026</b>	<b>(96,749)</b>
<b><u>CONTRACTUAL SERVICES</u></b>				
CONTRACTUAL SERVICES	155,304	4,350	4,320	30
TELEPHONE	-	-	71	(71)
WEATHER REPORTS	140,000	-	-	-
CABLE/SATELLITE SERVICE	2,496	300	305	(5)
ADVERTISING	13,370	-	-	-
CLAIMS	10,000	250	243	7
EMPLOYEE TRAINING	24,460	-	-	-
FLEET COSTS	4,874,703	28,000	27,727	273
RENTAL OF TRUCKS	15,000	8,750	95,720	(86,970)
LEASE OF HEAVY EQUIPMENT	1,168,876	174,000	174,000	0
RENTAL OF OTHER EQUIPMENT	5,000	-	-	-
RENTAL OF OTHER VEHICLES	12,736	260	259	1
SNOW CLEARING & ICE CONTROL	60,000	3,240	3,240	-
<b>TOTAL CONTRACTUAL SERVICES</b>	<b>6,481,945</b>	<b>219,150</b>	<b>305,885</b>	<b>(86,735)</b>
<b><u>MATERIALS &amp; SUPPLIES</u></b>				
FOOD AND REFRESHMENT	2,600	-	2,609	(2,609)
SAND*	10,000	2,678	1,572	1,105
SALT*	3,148,277	873,405	999,587	(126,182)
SNOW FENCING	4,800	-	-	-
LUBRICATING OILS	33,000	5,500	5,354	146
WELDING SUPPLIES	45,000	13,185	11,530	1,654
TIRE CHAINS	5,000	-	-	-
SAFETY EQUIPMENT	10,033	2,800	2,728	72
HAND TOOLS & SMALL EQUIP	20,000	4,150	4,107	43
CLEANING SUPPLIES	7,353	1,071	1,071	0
MISCELLANEOUS MATERIALS	1,920	550	510	40
GRANTS TO OTHER GROUPS	15,000	15,000	15,000	-
<b>TOTAL MATERIALS &amp; SUPPLIES</b>	<b>3,302,983</b>	<b>918,338</b>	<b>1,044,070</b>	<b>(125,732)</b>
FLEET CAPITAL COSTS	960,500	-	-	-
<b>TOTAL COSTS</b>	<b>16,027,130</b>	<b>3,091,765</b>	<b>3,400,980</b>	<b>(309,215)</b>

\*SALT & SAND ISSUES TO FEBRUARY 17 2014