

**AGENDA
REGULAR MEETING**

**FEBRUARY 25th, 2013
4:30 p.m.**

ST. JOHN'S

MEMORANDUM

February 22nd, 2013

In accordance with Section 42 of the City of St. John's Act, the Regular Meeting of the St. John's Municipal Council will be held on **Monday, February 25th, 2013 at 4:30 p.m.**

This meeting will be preceded by a Special Meeting to be held on the same day in Conference Room A at **3:30 pm**

By Order

Neil A. Martin
City Clerk

ST. JOHN'S

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

**AGENDA
REGULAR MEETING
FEBRUARY 25th, 2013
4:30 p.m.**

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

- 1. Call to Order**
- 2. Approval of the Agenda**
- 3. Adoption of the Minutes**
 - a. Minutes of February 18th, 2013
- 4. Business Arising from the Minutes**
 - A. Included in the Agenda**

 - B. Other Matters**

 - C. Notices Published**
- 5. Public Hearings**

Public Hearing Report dated February 12, 2013
Re: Manga Hotels Application to Rezone Property located at
New Gower Street/Springdale Street
- 6. Committee Reports**
 - a. Development Committee Report February 19th, 2013
 - b. Nomenclature Committee Report dated February 20th, 2013
- 7. Resolutions**
- 8. Development Permits List**
- 9. Building Permits List**
- 10. Requisitions, Payrolls and Accounts**

11. Tenders

- a. Tender – Bridge & Retaining Wall Rehabilitation Programs (2013)
- b. Tender – Carbide Cutting Edges

12. Notices of Motion, Written Questions and Petitions

13. Other Business

- a. Snow Clearing Report for the period January 1st to February 22nd, 2013
- b. **Correspondence from the Mayor's Office**
- c. **Items Added by Motion**

14. Adjournment

February 18th, 2013

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

His Worship the Mayor presided.

There were present also: Deputy Mayor Duff; Councillors O'Leary; Hickman, Hann, Colbert, Breen, Galgay, Tilley, Hanlon and Collins.

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

Call to Order and Adoption of the Agenda

SJMC2013-02-18/81R

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

- a. Request from Deputy Mayor Duff and Councillor Galgay to attend Urban Summit – MNL, Capital Hotel, St. John's, NL - Registration Costs
- a. Request from Councillor Breen to attend Sport Events Congress 2013, Ottawa, April 8 to 10, 2013

Adoption of Minutes

SJMC2013-02-18/82R

It was decided on motion of Deputy Mayor Duff; seconded by Councillor O'Leary: That the minutes of February 11th, 2013 meeting be adopted as presented.

Mr. Robin King, Transportation Engineer
Ms. Dawn Corner, Supervisor of Traffic and Parking
Mr. Chris Pitcher, Supervisor of Parking Services
Mr. Blair Bradbury, Project Engineer
Mr. Bill MacDonald, Supervisor of Traffic and Signals
Mr. Phil Hiscock, Operations Assistant
Mr. Derm Layman, Foreperson, Streets Division
Constable Paul Murphy, Royal Newfoundland Constabulary
Ms. Maureen Harvey, Recording Secretary

1. Presentation from Teakwood Drive Resident – Ms. Brown

Ms. Brown attended the meeting and addressed her concerns with respect to speeding which takes place regularly on Teakwood Drive and requested the City consider reducing the speed limit in the area. She stated speeding is a serious concern and this concern will likely escalate when additional development takes place in the area.

Discussion took place with agreement that the RNC be requested to step up patrol in the area and further that the City would schedule the placement of speed monitor devices on Teakwood Drive as resources permit.

2. Hipditch Hill – Request to rescind No Parking Anytime

The Committee considered correspondence to Councillor Galgay from a resident who registered his objection to the City erecting “No Parking” signs on Hipditch Hill. The resident indicated that in speaking with other long term area residents there is no problem with parking.

Moved by Councillor Galgay; seconded by Deputy Mayor Duff, the Committee recommends based on feedback from long term residents of Hipditch Hill that the “No Parking Anytime” restriction previously approved be rescinded.

3. Welland Street – Complaint about speeding and volume of traffic

The Committee considered correspondence from a resident on Welland Drive requesting that the signs restricting turns from Blackmarsh Road onto Empire Avenue and Jensen Camp Road be removed.

These signs were installed last fall to discourage motorists from short-cutting on these streets and on Rotary Drive. The resident contends that these restrictions have resulted in increased speeds and volumes on Welland Street.

The Committee agreed that this matter be deferred pending follow up studies in the spring on Welland Street, Empire Avenue, Jensen Camp Road and Rotary Drive.

4. Waterford Bridge Road – Speeding and volume issues

- a. Traffic Calming
- b. Request for Signage to Redirect Traffic/Local Traffic Only designation
- c. Request to Reduce Speed Limit
- d. Crosswalk Concerns

The Committee recommends that the status quo be maintained Waterford Bridge Road and the RNC be requested to continue regular enforcement activities, particularly in the school zones.

5. Waterford Bridge Road @ Beaconsfield School Access – Request to relocate crosswalk

The Committee considered correspondence from Beaconsfield Jr. High School Council requesting an additional crosswalk in the area of the school on Waterford Bridge Road or in the alternate a relocation of the existing crosswalk.

The Committee recommends that the crosswalk on Waterford Bridge Road at Beaconsfield Junior High remain in its present location but a study be conducted to determine if an upgraded crossing device is warranted.

6. Paddy Dobbin Drive – Speeding Issues

The Committee reviewed correspondence from a resident of Ward one with respect to the speed and dangerous driving practices of vehicles that use Paddy Dobbin Drive as a by-pass between Torbay Road and Carrick Drive and Oakridge to Paddy Dobbin Drive.

The Committee recommends that Paddy Dobbin Drive be placed on the list of streets for traffic calming screening and further that the residents' speeding concerns be forwarded to the RNC for follow up.

7. Birmingham Street – Speeding Issues

The Committee reviewed correspondence from a resident of Ward 3 with respect to speeding issues on Birmingham Street.

The Committee recommends that the RNC be advised of the speeding issues on Birmingham Street with a request to follow up with enforcement and further that the City's Neighbourhood Speed Watch trailer be placed on Birmingham Street in the spring or summer.

8. Fox Avenue – Marine Institute Parking Issues

The Committee considered correspondence from residents of Fox Avenue expressing concerns with students of CONA and the Marine Institute using the end of the street as a place to park while attending class. Correspondence was also reviewed from students about the parking along Ridge Road.

The Committee recommends status quo at this time but that the Traffic Services Division enter into discussions with officials of the Marine Institute to determine its intention with respect to parking for students.

9. Ridge Road – Request from Ecole Grand Vents for No Parking Anytime

The Committee addressed a letter identifying concerns with parking on Ridge Road in front of Ecole Grand Vents and requesting the erection of “No Parking” on the south side of Ridge Road in that area.

The Committee recommends that a “No Parking Anytime” restriction be installed on the south side of Ridge Road from the exit to the Ecole Grand Vents to a point 20 m west.

10. Bond Street- Request for Residential Permit Parking

A resident on Bond Street has requested the removal of the No Parking 8:00 am to 6:00 pm on the north side of the street and the installation of Residential Permit Parking.

The Committee recommends as follows:

- a) **That the No Parking 8:00 am to 6:00 pm restriction on the north side of Bond Street between Cathedral Street and Victoria Street be removed:**
- b) **That Residential Permit Parking be installed on the north side of Bond Street between Cathedral Street and Victoria Street**

11. Field Street- Request for No Parking Anytime

The Committee considered correspondence from the owners of the apartment building at 2 St. George’s Court indicating that a number of complaints have been received from tenants in the building that because there is parking permitted on both sides of the street, (Field Street side) it is sometimes very difficult for the wheelway to drop off/pick up passengers who are in wheelchairs. A stopping prevents other cars from passing.

Staff indicated there are no residences on this section of Field Street that would be impacted by the implementation of a No Parking Anytime restriction.

The Committee concurred with a recommendation that a 20 m section on the west/north side of Field Street adjacent to St. George's Court be designated "No Parking Anytime" and signed accordingly.

12. Bicycle Lanes – Request to permit parking in the winter time.

The Committee considered correspondence addressed to Councillors Tilley, Colbert and O'Leary requesting permission to park in bicycle lanes. The Traffic Services Division also received a call from a resident of Wicklow Street on this issue.

The Committee recommends no change to allow parking to take place in established bicycle lanes throughout the City.

13. Mackey Place – Request for No Parking Anytime

The Committee recommends that a No Parking Anytime restriction be installed at the end of Mackey Place in the turnaround.

14. Howlett's Line – Request for No Parking Anytime

Correspondence from a resident of Howlett's Line submitted to Councillor Collins was reviewed requesting that "No Parking" signs be placed at the turning space at the end of Howlett's Line.

The Committee recommends that a "No Parking Anytime" sign be installed on the turnaround area at the intersection of Howlett's Line and Dinn's Avenue.

15. Pinebud Avenue – Request for "No Parking Anytime"

The Committee considered correspondence expressing concern about cars parking along both sides of Pine Bud Avenue at the corners of Maple Street and Rowan Street. It is presumed that parking at this location is to avoid paying the meters in Churchill Square.

The Committee recommends the following:

- a) That No Parking Anytime be installed on the south side of Pinebud Avenue from Maple Street to a point approximately 20 m east;**
- b) That No Parking Anytime be installed on the south side of Pinebud Avenue from Maple Street to a point approximately 10 m west;**
- c) That No Parking Anytime be installed on the north side of Pinebud Avenue from Rowan Street to a point approximately 30 m east;**
- d) That No Parking Anytime be installed on the north side of Pinebud Avenue from Rowan Street to a point approximately 20 m west;**

16. Request from Healthcare Foundation – abandoned parking meters

The Committee considered a letter from Paul Snow of the Health Care Foundation advising that it operates the parking meters at the Waterford Hospital Site. Evidently, the meters are older models and are breaking with an increased frequency and spare parts are at a premium. Recognizing the City will soon be replacing meters, the Foundation has requested a donation of 50-75 meters once the new meters are installed.

The Committee recommends a donation of 50-75 parking meters to the Health Care Foundation once the City's new meters are installed.

17. Rumboldt Place (Howley Estates) safety issues

A letter from a resident of Rumboldt Place was tabled identifying several safety issues including signage, lack of compliance with posted signage, excessive speed, parking congestion and noise by-law violations.

The Committee recommends that the status quo be maintained as it relates to the traffic management of Rumboldt Place.

18. Monkstown Road – Petition requesting reduction in speed limit

The Committee reviewed a letter and accompanying petition from the residents of Monkstown Road requesting a reduction in the speed limit from 50 km/hour to 30 km/hour.

The Committee recommends no change in the speed limit of 50 km/hour for Monkstown Road.

19. Request for No Parking Anytime – Stewart Avenue

The Committee was requested to consider a request for “No Parking Anytime” on Stewart Avenue.

The Committee recommends approval of the “No Parking Anytime” restriction on the east side of Stewart Avenue.

20. Request to Change Time on Parking Meters on George Street.

A request has been received representing a number of business owners who have employees that need to feed parking meters daily, to have the time on parking meters in and around the George Street area to be extended.

The Committee recommends rejection of a request to extend time in parking meters on George Street.

Councillor Gerry Colbert
Chairperson

SJMC2013-02-18/84R

It was moved by Councillor Colbert; seconded by Councillor Tilley: That the Committee's recommendations with the exception of #18 (Monkstown Road – petition requesting reduction in speed limit) be approved.

Regarding Item #8 (Fox Avenue) - it was agreed that discussions also include officials of CONA.

During discussion, Councillor Hanlon alluded to an item discussed by the Committee in connection with a petition requesting the installation of improved lighting for the crosswalk on Westerland Road. It was noted that a recommendation has already been approved to upgrade the crosswalks on Westerland Road and a request has been submitted for capital works funding under the Pedestrian Crosswalk Upgrade program. It was agreed that the Traffic Services Division enter into discussions with Memorial University about an area wide traffic study that would include pedestrian safety.

(During discussion on the Report Councillor Hann retired from the Meeting).

Following discussion, the motion being put was unanimously carried.

SJMC2013-02-18/85R

It was then moved by Councillor O'Leary; seconded by Councillor Hickman: That Item #18 (Monkstown Road – Petition requesting reduction in speed limit) be deferred to allow the residents an opportunity to meet with the Committee to discuss their concerns with respect to traffic in this area.

The motion to defer being put was unanimously carried.

Development Permits List

Council considered as information the following development permits list for the period of February 1, 2013 to February 7th, 2013:

DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING
FOR THE PERIOD OF February 8, 2013 TO February 14, 2013

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
COM		Home Office- Programming Video Games	3 New Cove Terrace	4	Approved	13-02-12
COM	J.B. Hand Ltd	Site Improvements	690 Topsail Road	3	Approved	13-02-13
COM	College of Licensed Practical Nurses	Office Building	209 Blackmarsh Road	3	Approved	13-02-13
COM	Ron Fougere Assoc.	Steele Hotel-Site Plan	418 Water Street	2	Approved	13-02-13

* Code Classification:
 RES - Residential
 COM - Commercial
 AG - Agriculture
 OT - Other

INST - Institutional
 IND - Industrial

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

Gerard Doran
 Development Officer
 Department of Planning

Building Permits List

SJMC2013-02-18/86R

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

**Building Permits List
Council's February 18, 2013 Regular Meeting**

Permits Issued: 2013/02/07 To 2013/02/13

Class: Commercial

15 Hallett Cres,Suite 204	Co	Office		
50 Aberdeen Ave	Ms	Retail Store		
394 Kenmount Rd	Ms	Convenience Store		
193 Kenmount Rd	Ms	Retail Store		
431-435 Main Rd	Ms	Take-Out Food Service		
36 Pearson St	Sn	Office		
656 Topsail Rd	Ms	Tavern		
390 Torbay Rd	Sn	Service Station		
390 Torbay Rd	Ms	Service Station		
660 Torbay Rd	Ms	Service Station		
141 Torbay Rd	Ms	Restaurant		
611 Torbay Rd	Ms	Retail Store		
336 Water St	Rn	Handicrafts		
36 Pearson St	Cr	Office		
5 Mews Place	Rn	Office		
334 Water St -3rd Fl/Bsmt	Rn	Office		
Water Street-Becks Cove	Rn	Hotel		
			This Week \$	372,660.00

Class: Industrial

This Week \$.00

Class: Government/Institutional

215 Blackmarsh Rd	Nc	Admin Bldg/Gov/Non-Profit		
			This Week \$	5,300,000.00

Class: Residential

32 Country Grove Pl,Lot 61	Nc	Single Detached & Sub.Apt		
16 Main Rd	Nc	Single Detached Dwelling		
18 St. Shotts Pl	Nc	Accessory Building		
7 Titania Pl	Nc	Single Detached Dwelling		
8 Sitka St, Lot 270	Nc	Single Detached & Sub.Apt		
24 Walsh's Lane	Nc	Patio Deck		
13 Katie Pl	Ex	Single Detached Dwelling		
97 Bond St	Rn	Townhousing		
84 Castle Bridge Dr	Rn	Single Detached Dwelling		
172 Cheeseman Dr	Rn	Single Detached Dwelling		
21 Colonial St	Rn	Semi-Detached Dwelling		
16 Coronation St	Rn	Townhousing		
13-15 Donovan's Rd	Rn	Single Detached Dwelling		
100 Elizabeth Ave Suite 712	Rn	Condominium		
4 Gerard Pl	Rn	Single Detached Dwelling		

40 Golf Ave	Rn	Single Detached Dwelling
41 Graves St	Rn	Semi-Detached Dwelling
68 Lime St	Rn	Townhousing
21 Riverside Dr E	Rn	Single Detached Dwelling
173 Waterford Bridge Rd	Rn	Single Detached Dwelling
193 Waterford Bridge Rd	Rn	Single Detached Dwelling
18 Waterford Hts N	Rn	Single Detached Dwelling
7 William St	Rn	Single Detached Dwelling

This Week \$ 1,189,600.00

Class: Demolition

1 Prospero Pl	Dm	Semi-Detached Dwelling
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This Week \$ 16,000.00

This Week's Total: \$ 6,878,260.00

Repair Permits Issued: 2013/02/07 To 2013/02/13 \$ 3,000.00

Legend

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

YEAR TO DATE COMPARISONS			
February 18, 2013			
TYPE	2012	2013	% VARIANCE (+/-)
Commercial	\$11,300,100.00	\$30,000,000.00	165
Industrial	\$0.00	\$0.00	0
Government/Institutional	\$1,900,300.00	\$5,300,000.00	179
Residential	\$13,700,200.00	\$11,400,700.00	-17
Repairs	\$200,500.00	\$100,800.00	-50
Housing Units (1 & 2 Family Dwellings)	37	29	
TOTAL	\$27,101,100.00	\$46,801,500.00	73

Respectfully Submitted,

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

Payrolls and Accounts

SJMC2013-02-18/87R

It was moved by Deputy Mayor Duff; seconded by Councillor Tilley: That the following Payrolls and Accounts for the week ending February 7th, 2013 be approved:

**Weekly Payment Vouchers
For The
Week Ending February 14, 2013**

Payroll

Public Works	\$ 474,789.13
Bi-Weekly Administration	\$ 769,717.31
Bi-Weekly Management	\$ 688,411.88
Bi-Weekly Fire Department	\$ 565,195.85

Accounts Payable \$ 2,500,185.40

Total: \$ 4,998,299.57

The motion being put was unanimously carried.

Snow Clearing Report for the period January 1st to February 1st, 2013

Council considered as information the snow clearing report for the period January 1st to February 15th, showing a positive variance of \$69,129.00.

During discussion the Deputy City Manager/Director of Public Works and Parks gave a brief update on sidewalk snow clearing during which Deputy Mayor Duff asked the status of sidewalk snow clearing on the western end of the Boulevard and as well King's

Bridge Road. The matter was referred to the Deputy City Manager/Director of Public Works and Parks for follow-up.

**Request from Deputy Mayor Duff to attend Urban Summit – MNL
Capital Hotel, St. John’s, NL - Registration Costs**

SJMC2013-02-18/88R

It was moved by Councillor Hickman; seconded by Councillor Galgay: That registration costs for Deputy Mayor Duff, City Representative on Urban Municipalities, and Councillor Galgay, St. John’s MNL Director, to attend the Urban Summit Workshop being held on March 1-2, 2013 at the Capital Hotel in St John’s, be approved

The motion being put was unanimously carried.

**Request from Councillor Breen to attend Sport Events Congress 2013, Ottawa,
April 8 to 10, 2013**

SJMC2013-02-18/89R

It was moved by Councillor Hanlon; seconded by Councillor Galgay: That a request from Councillor Breen to attend Sport Events Congress 2013 in Ottawa, April 8 to 10, 2013 be approved, noting Destination St. John’s has agreed to pay the conference registration.

The motion being put was unanimously carried.

Councillor O’Leary

As a follow-up to earlier discussions in relation to the attraction and retention of young professionals and the fostering of a creative economy and multicultural community, Councillor O’Leary advised that she along with the Director of Economic Development, Tourism and Culture met with representations of MUN as well as a corporate sponsor on an event being looked at in the City of Montreal in terms of welcoming international students. Councillor O’Leary will further update Council as information becomes available.

In this regard, His Worships the Mayor advised that both he and the City Manager met with the Board of Trade and had discussion on the immigration policy and the initiatives they intend to take in cooperation with the City not only to encourage immigration into the City but to encourage integration of immigrants into the City and ways and means of making the City an even more attractive place to live.

Councillor Hanlon

Councillor Hanlon asked for more frequent snow clearing of Harbour Side Park. The matter was referred to the Deputy City Manager/Director of Public Works and Parks for follow-up.

Adjournment

There being no further business, the meeting adjourned at 5:45 p.m.

MAYOR

CITY CLERK

MEMORANDUM

Date: February 21, 2013

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

From: Cliff Johnston, MCIP
Director of Planning

Re: **Department of Planning File Number B-17-N.2**
Application to Rezone Property to the Commercial Central Office (CCO) Zone
Proposed Hotel Development
Property at New Gower Street/Springdale Street (Ward 2)
Applicant: Manga Hotels

A public meeting, chaired by Councillor Galgay, was held at St. John's City Hall on February 12, 2013. The purpose of the public meeting was to provide an opportunity for public review and comment on the revised application submitted by Manga Hotels to rezone property located at New Gower Street/Springdale Street from the Residential Downtown (RD) Zone to the Commercial Central Office (CCO) Zone. The purpose of the proposed rezoning is to enable the construction of a hotel development on the eastern end of the property which would be twelve (12) storeys in height, with one hundred fifty (150) guest suites and associated surface parking. The applicants have prepared an updated land use assessment report for the project which compares the most recent proposed design of the hotel project to the hotel project that was presented at the first public meeting held in late January of 2012. Copies of this updated assessment report were made available for public review prior to the February 12, 2013, public meeting and were previously provided to Council. Copies of this report are available from the Department of Planning.

The minutes of the February 12, 2013, public meeting are attached to this memorandum and will be included in the agenda for the Regular Meeting of Council to be held on February 25, 2013. The attached airphoto identifies the area which the applicant has requested be rezoned. Also attached is a revised preliminary site plan provided by the applicant which forms part of the Land Use Assessment Report.

As noted the application property is presently zoned as Residential Downtown (RD) and the proposed new zone designation is the Commercial Central Office (CCO) Zone. The hotel development is proposed to be sited at the eastern end of the application site. The applicant has advised that there are no development plans at the present time for the western portion of the property, but that potentially a high rise residential development may be constructed on that portion of the site at some time in the future.

The CCO Zone will allow a hotel as a Permitted Use. The CCO Zone allows a maximum building height of four (4) storeys (15 metres), but provides that if a site is designated by Council as a "bonus site" for extra building height and floor area ratio, that the building height may be increased to a maximum of twelve (12) storeys subject to certain specified conditions. The St. John's Development Regulations provide that if a site zoned as CCO is designated as such a bonus site, that the extra building height is limited to a maximum of ten (10) storeys if the site is located in a Heritage Area. The application site is located in Heritage Area 3. As information, it should be noted that it would be necessary to undertake applicable amendments to the St. John's Municipal Plan in order to allow the rezoning of the application site to the CCO Zone.

ST. JOHN'S

DEPARTMENT OF PLANNING

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

Recommendation

Based upon City Planning staff's review of the updated Land Use Assessment Report in which the applicant has made design changes in an effort to minimize the impacts of the proposed hotel development on existing adjacent residential land uses, the Department of Planning recommends that Council proceed with the applicable steps to rezone the application property to allow the proposed hotel development subject to the following conditions:

1. It is recommended that as the applicant does not have specific plans at the present time for the development of the western portion of the application property that Council, at this time, only consider rezoning the eastern portion of the site where the hotel building is to be located. The applicant could request a rezoning of the western portion of the site at a future time when there is a specific development project proposed for construction;
2. It is recommended that portion of the application property where the surface parking for the proposed hotel is to be located, be left in its current Residential Downtown (RD) Zone designation. The RD Zone will allow a Parking Lot as a Discretionary Use; and
3. It is recommended that Council leave the application property in its current Heritage Area 3 designation and consider adopting applicable site-specific text amendments to the St. John's Municipal Plan and the St. John's Development Regulations which would enable the property to have a maximum building height of twelve (12) storeys as a bonus site under a Commercial Central Office (CCO) Zone designation. By retaining the application property in the Heritage Area 3 with the proposed site-specific amendments to the CCO Zone regarding maximum allowed building height, this would enable the applicant to achieve the twelve (12) storey building height they have requested and would also enable the City to have some input on the exterior design of the hotel building through the review of the hotel building elevations by the City's Heritage Advisory Committee.

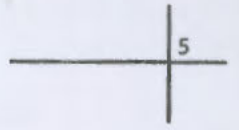
If this planning approach is accepted by Council, it is recommended that Council direct the Department of Planning to discuss this approach with the applicant and their architectural consultants for their information. Once these discussions take place, Planning staff would then proceed to draft the applicable amendments to the St. John's Municipal Plan and the St. John's Development Regulations to allow the rezoning of the eastern portion of the application property to the Commercial Central Office (CCO) Zone. When prepared, the amendments would then be referred to a future Regular Meeting of Council for consideration of adoption-in-principle subject to the issuance of a Provincial release from the Department of Municipal Affairs. Once the Provincial release is issued, the amendments would then be referred back to a future Regular Meeting of Council for consideration of formal adoption and the appointment of an independent commissioner to conduct a public hearing and to prepare a report for Council with recommendations on the planning amendments.



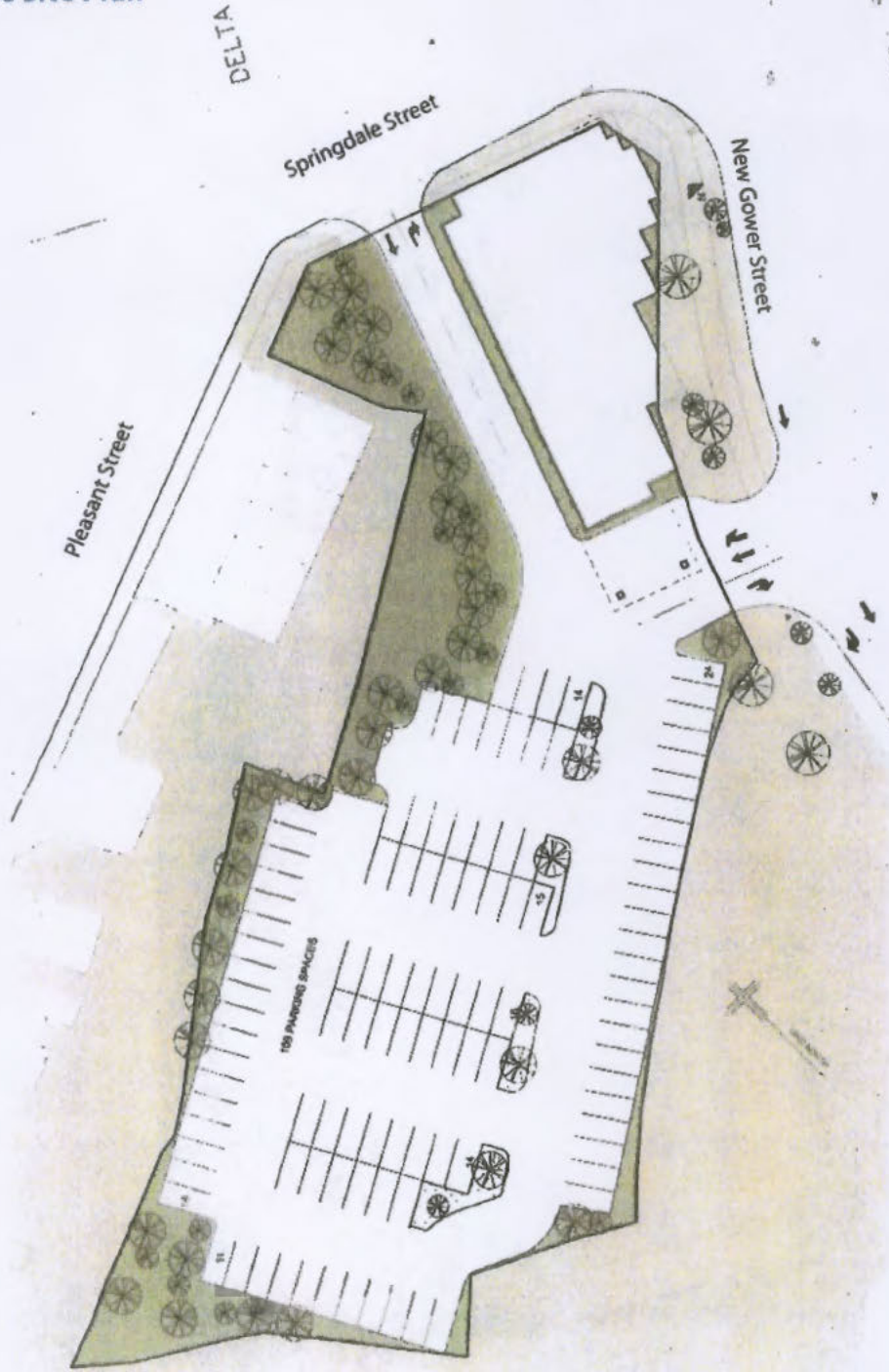
Cliff Johnston, MCIP
Director of Planning

Attachments
CJ/amh





Revisions to the Site Plan



September 2012 Site Plan proposal, Not to Scale

A public meeting was held on Wednesday, February 12, 2013 at 7:00 p.m. in the Foran Greene Room, 4th Floor, City Hall.

In Attendance: Councillor Frank Galgay, Chairperson
 Deputy Mayor Shannie Duff
 Councillor Sandy Hickman
 Mr. Cliff Johnston, Director of Planning
 Mr. Robin King, Transportation Engineer
 Mr. Ken O' Brien, Manager of Planning & Information
 Ms. Maureen Harvey, Recording Secretary

Also in attendance were approximately thirty (30) members of the general public and the following representatives for the proponents, Kingslake Group Corporation and Manga Hotels – Ron Fougere – Architect (President of Ron Fougere Associates Ltd.), Mr. David Toor, President of Manga Hotels, and Vahe Kouyoumdjian, P. Eng. (Manga Hotels Group)

Background

Ron Fougere Associates Limited, on behalf of Kingslake Group Corporation and Manga Hotels, have applied to rezone the land on Springdale Street at New Gower Street to develop a hotel and surface parking lot. The proposed development is in two phases: the first being a 12-storey, 150-unit hotel building; the future second phase would potentially be another hotel building or a residential condominium building. The applicant proposes to provide approximately 150 parking spaces for the hotel, covering most of the subject property.

Purpose of the Meeting

Councillor Galgay called the meeting to order and advised that the purpose of the meeting was to provide an opportunity for public review and comment on the revised application submitted by Manga Hotels to rezone property located at New Gower Street/Springdale Street from the Residential Downtown (RD) Zone to the Commercial Central Office (CCO) Zone. The purpose of the rezoning is to allow the construction of a hotel development on the eastern portion of the property.

It was noted that the application to rezone was considered by Council early in 2012 at which time Council agreed not to proceed with the rezoning application to enable City officials to meet with the applicant and their architectural consultants to determine the feasibility of redesigning the proposed hotel development so that it has a possible lower building height through a larger footprint. The objective was to lessen the impacts of the hotel development on the adjoining and nearby residential properties.

Ken O'Brien – Manager of Planning and Information

Mr. O'Brien provided a brief overview of the rezoning application, noting that the subject property is currently zoned Residential Downtown (RD) and the proposal is to rezone the site to the Commercial Central Office (CCO) Zone. The CCO Zone could potentially allow a maximum height of 12 storeys (48 metres) with a floor area ratio of 3.0 (6.0 if the site is declared a bonus area for additional height and bulk.) The subject property is located in Heritage Area 3, and as such, if approved, would be referred to the Heritage Advisory Committee of

Council. The CCO Zone limits building height to 10 storeys in a heritage area, so this restriction would have to be considered as well.

The proponents have prepared the required Land Use Assessment Report, a copy of which is available on the City's website. It is their intention to develop a 12-storey hotel with 150 guest suites and a guest parking lot.

Mr. Ron Fougere, President of Ron Fougere Associates Ltd.

Mr. Fougere reported that, as a result of the last public meeting held in January 2012 where concerns were expressed from immediate area residents, several consultation sessions were held with residents at the nearby Delta Hotel in an attempt to lessen impacts of the development on adjoining and nearby residential properties.

The outcome of these meetings resulted in the redesign of the proposed hotel to include the following features:

- The proposed height of the hotel remains at twelve (12) storeys.
- The redesigned hotel has a building footprint of approximately 759 square metres with a lot coverage of approximately 12%.
- The hotel building has been moved away from the adjacent residential properties; the building orientation has been rotated such that it avoids the windows and faces the side wall of the adjoining townhouse development; at the closest point, the setback from the adjoining residential lot doubles from the original of approximately 6 metres to approximately 12 metres.
- The exterior design of the building has been completely modified and softened for visual appearance.
- The landscape buffer between the hotel building and adjoining residential properties is increased.
- The parking count has been reduced to 114 spaces.
- There will be a right-turn-in/right-turn-out access at New Gower, and a right-turn-in/right-turn-out access at Springdale.
- The applicants proposed that any other future construction on the western portion of the property would possibly be high-rise residential in order to provide a transition from the commercial arterial street (New Gower Street) to the residential areas.

Mr. Fougere also presented a sun shade study which demonstrates a reduction of impact for loss of sunlight for area residents. He noted that the proposed hotel will not have any banquet or ballroom facilities and that while the Floor Area Ratio in this zone is at 3.0 (in the absence of a bonus area), the proposed development measures at 1.3.

Following the presentations, Councillor Galgay opened the floor to questions and/or comments from the general public.

Mr. Jerry Lewis – [REDACTED]

Mr. Lewis' presentation included comments relating to Manga Hotel, the proposed parking lot and potential underground onsite storm water detention facility.

- It is tampering with, undermining and chipping away at the highly esteemed protective procedures put in place regarding the rezoning of a Residential (heritage-protected) Zone to a Commercial Zone
- Destruction of tourist-friendly city green space
- Increased traffic flow on a daily/nightly basis that can barely handle the current traffic flow
- The noise factor created in the entire neighbourhood from digging, drilling, and construction of a hotel and large parking lot, with the resulting loss of sleep and enjoyment
- Nighttime noise, flashing lights and back-up beeping sounds created from snow clearing operations on a parking lot
- The potential for increased safety issues resulting from a new downtown hotel and parking lot (e.g. vehicle break-ins, etc.)
- The potential for further high-rise building construction in the future (the "Phase 2")
- Creation of tunnel winds leading to snowdrifts; noise factor and disturbance
- It is still a 12-storey building (unrevised), and still in a Heritage-protected Zone
- Glazing, windows and building balconies have been removed from 60% of the revised building's façade overlooking the residential areas (i.e., now the creation of a big concrete block and downtown eyesore);
- The potential for a concrete storm water detention facility (most probably the cheaper of the 2 options considered) constructed underground (onsite) with a capacity of approximately 1,120 cubic metres, and in a residential area
- The revised shadow study for the area remains the same (if anything it is shown as being made worse with the revised study) and shows the area between September-March (Fall and Winter) to shade the residences around the area
- Noise factors (daily/nightly) and chronic disturbance will persist.

Mr. Josh Eddy – [REDACTED]

- Is in favor of the development
- West end of the downtown area should not be as restricted in terms of heritage
- City cannot stay stagnant and needs to respond to the needs of a rising economy
- City needs to allow development to encourage young people to stay in the Province and reduce out-migration.
- The downtown area already is home to a number of high-rises and the City should permit this development.
- The City should take the example set by other European cities in terms of development and density

Mr. Dave Lane

- Not really in favor of or against the proposal
- Commends the City and the developer for improved public engagement.

- Stressed the need to continue to open up other media for members of the public to engage in debate/submission of comments on items of public interest

Mr. Bryan Harris – [REDACTED]

- Stated his family is impacted the greatest in terms of view obstruction
- Would prefer to see the hotel moved to an alternate location on the site, to which Mr. Fougere indicated it was the intention of the developer to respect the sight lines of the majority of residents; he felt that the proposed location at the street intersection is best.

Mr. Mike Guilfoyle – [REDACTED]

- Still opposes the development
- Recognizes the ball is in the City's court to make the decision
- Feels that City Council should consider the rights of nearby residents as opposed to the generation of tax revenue this project will create.
- To allow the development would send a message that the City is not serious about zoning designations and as such would invite inappropriate development.

Mr. Brandon [REDACTED]

- Supports the development
- Feels the first proposal was adequate and the developer should not have had to redesign
- Privacy in the downtown area should not be a consideration
- The west end of downtown offers great potential for new development

Mr. Robert Spurrell – [REDACTED]

- [REDACTED] and enforcement
- Would like to know what will be done to address traffic, parking and enforcement
- Claims he is unable to get consistency with respect to enforcement of traffic-related issues
- Would like to see an increase in traffic enforcement personnel

Mr. Art Wight – [REDACTED]

- Is in favor of the development
- Will eliminate an area that is a hangout/hideaway for thieves
- If heritage is a consideration, it should have been addressed before the construction of the Delta, and the Fortis building now being built
- This development will serve as an asset for the extension of the Convention Centre.

Mr. Ryan Crocker – [REDACTED]

- Supports the proposal
- Recognizes the need to preserve heritage but at the same time introduce modern infrastructure
- Suggests this is a good fit for the west end.

- The heritage area should not include anything west of Waldegrave Street
- If the City is to prevent urban sprawl, there will be a need for more downtown development in the west end.

Mr. Duncan Finlayson – [REDACTED]

- Does not support the development but appreciates that the developer met with members of the community
- Suggests it is a “hodge-podge” approach to changes in zoning and is not the correct way to proceed.

There being no further verbal submissions, the Chairperson outlined the process for bringing the matter before Council. He indicated that the report of this meeting would be forwarded to Council for consideration at a regular meeting in the near future.

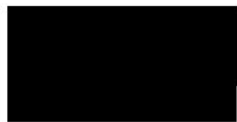
Adjournment

There being no further business, the meeting adjourned at approximately 7:50 p.m.

Councillor Frank Galgay
Chairperson

Note: The following written submissions regarding the development were received prior to and subsequent to the hearing and are attached to this report:

1. Keith Fillier
2. James ?????
3. Matthew R.
4. Christopher Chafe
5. Dr. Vina Broderick
6. John McClintock & Family
7. Stella Roche





**Fw: Note For Manga Hotel: Keith Fillier
Planning** to: Phyllis Bartlett, Cliff Johnston
Sent by: **Donna L Mullett**

2013/02/05 09:11 AM

History: This message has been forwarded.

— Forwarded by Donna L Mullett/CSJ on 2013/02/05 09:12 AM —

From: "Keith fillier" [REDACTED]
To: <planning@stjohns.ca>
Date: 2013/01/31 01:47 PM
Subject: Note For Manga Hotel: Keith Fillier

Dear City Officials,

Relative to the Manga Hotel proposal and the rezoning of land for this accommodation, you have my Blessing.

However, it should be required to have underground parking for 150 cars, plus underground employee parking.

Just some general feedback...sounds great that the city is growing in the right places, and not blocking out the great billion dollar view of the harbor and battery.

Tourism is important to our economic growth...we need this project.

The Great Wall for China, should be a no go...Why should the city even thing about spending one dollar on that blunder?

Cheers,

Keith Fillier



Manga Hotel Proposal

PoscStudent

to:

cityclerk, planning, citycouncil

2013/02/01 11:53 AM

Hide Details

From: PoscStudent [REDACTED]

To: cityclerk@stjohns.ca, planning@stjohns.ca, citycouncil@stjohns.ca,

History: This message has been replied to and forwarded.

Hello all,

I am writing with regards to the proposal by Manga Hotels to construct a hotel at New Gower Street / Springdale Street / Pleasant Street, as I will not be able to attend the public meeting. I am delighted to see anything proposed for this site but I find the new design of the hotel to be quite unattractive. While some changes could have been made to the old design it still looks much better than the new design. I see no reason why in this area of the downtown that we need to tell developers that their designs should be faux-heritage, especially with numerous modern buildings near by. As well the perspective from North-West Corner, adjacent to Pleasant St. is almost a complete blank wall. I understand residents in the area want some privacy but this looks absolutely horrible.

James

From: Matthew R [REDACTED]
To: <citycouncil@stjohns.ca>

Date: Tuesday, February 12, 2013 03:03PM
Subject: Hilton Hotel Support

History: → This message has been forwarded.

Good afternoon councilors!

I am writing to you today to express my support for the Hilton Garden Inn Hotel proposal for New Gower Street. Our downtown is in great need of hotel space to meet the needs of the ever growing tourism industry, to create new rooms that were lost in the closure of the Battery Hotel, and to meet the needs of the upcoming Convention Center Expansion. The Hilton hotel takes a vacant piece of land in the largely underdeveloped west end of downtown and transforms it into a vibrant, urban, bustling street corner. The possibility of Highrise residential as a "phase 2" is also great for the area as it will increase density in our downtown core which is always a positive!

Where the Hilton Hotel would be located (the west end of downtown) is a part of downtown that has been ignored for many years and now contains nothing but run down low-rise houses and buildings. As I am a supporter of preserving heritage buildings in the east end, I see the derelict west end as the ideal place to expand and densify our downtown core. Projects like Fortis Place, 351 Water, and the Deacon building are all great projects that will help to increase density and breathe life into a previously neglected part of downtown. A hotel and the possibility of highrise residential in the west end, in my opinion, should no doubt be approved because the need is there, and there is no better site in the downtown area to put a twelve story hotel at the moment.

The Hilton Hotel (and the possible phase two) is a great project that will greatly benefit the area and provide some relief in the growing demand for hotel rooms in the downtown area. By all means, this is only good and should be approved.

That being said, I would like to make a suggestion. I don't believe the re-design of the hotel was necessary. The hotel style was changed from a simple, yet classy, modern design to something that looks more "heritage" but isn't very attractive at all. I don't feel that any building (especially highrises) in the west end (past Waldegrave St.) should be forced to look heritage because there is very little heritage in the west end, and anything that is built will be surrounded by modern buildings such as: The Delta, the Cabot Complex, and Fortis Place ect. The west end should be the one area in downtown that we are trying to modernize. I would love to see zoning changes in the west end to allow for more highrise development in the upcoming municipal plan!

I don't feel a heritage design (and *especially* blank walls without windows) should be imposed on any development in the west end. Although I believe the design has been changed for the worse, the design does not impact the functionality of the hotel and all the good it will do for the area.

Please forward my email to wherever it needs to go to be a part of the meeting about the land re-zoning tonight.

Thanks for all you do for our great city,
-Matt



Fw: Hilton Garden Proposal
Phyllis Bartlett to: Maureen Harvey

2013/02/13 10:46 AM

----- Forwarded by Phyllis Bartlett@CSJ on 2013/02/13 10:46 AM -----

From: "Christopher Chafe" [REDACTED]
To: [REDACTED]@stjohns.ca, "Danny Breen" <dbreen@stjohns.ca>, "Debbie Hanlon" <dhanlon@stjohns.ca>, "Dennis O'Keefe" <dokeefe@stjohns.ca>, "Frank Galgay" <fgalgay@stjohns.ca>, "Gerry Colbert" <gcolbert@stjohns.ca>, "Sandy Hickman" <shickman@stjohns.ca>, "Shannie Duff" <sduff@stjohns.ca>, "Sheilagh O'Leary" <soleary@stjohns.ca>, "Tom Hann" <thann@stjohns.ca>, "Wally Collins" <wcollins@stjohns.ca>,
Date: 2013/02/13 10:37 AM
Subject: Hilton Garden Proposal

Good Day Councillors,

First let me start off and sincerely wish those on council who are not seeking re-election this year all the best for their future plans. For those seeking re-election I wish each one of you all the best and look forward to reading each of your platforms in the coming months

Councils under the leadership of John Murphy Dorothy Wyatt, Shannie Duff and Andy Wells, were not faced with the daunting decisions and tasks that you are faced with due to the fact that never before in our city history has the been so much interest in our great city

This brings me to the reason for this email last night's Public Meeting for the Hilton Garden Inn

I fully support this development as I feel it will begin the renewal of the West End of Downtown St. John's is a growing city there is no doubt about and with such growth comes the need for modern infrastructure and services The residents of St John's must realize that we cannot stay stale and dormant in today's global economy.

Do not get me wrong where we came from is just as important as where we are going BUT OUR FUTURE MUST NOT BE HINDERED BECAUSE OF OUR HERITAGE.

I can only imagine the sheer horror and shock of the downtown residents when in 1972 Council under the leadership of Mayor Adams approved a 20 storey office and hotel complex which later became known as Atlantic Place Then just 2 short years later in 1974 Council approved a massive \$75,000,000 office-hotel-shopping complex which was supposed to be built to the west of City Hall

Back to the current day proposal

Due to the attitude of less than 10% of the entire population of our city we have gone from a moderately decent proposal to one that looks like an oversized Tim Hortons franchise. This design is something that one would see next to an airport in Mississauga or in Leduc

As I stated before I fully support this development we need to modernize and improve our downtown and we should be welcoming with open arms ANY COMPANY that wants to do business with us, NO MATTER HOW TALL/MODERN THE PROPOSAL WILL BE, we should not be making developers bastardized what could be iconic and eye opening developments, due to the whims of a few.

When it comes to those residents who reside downtown THEY MUST REALIZE that when you live downtown in a Capital City, there are costs associated with that decision As with any downtown in ANY CAPITAL CITY Privacy, View's and Quietness are not always possible especially when you live on the cusp of a Business District

In closing I hope you will do the right thing by allowing this application for rezoning to be passed

Sincerely,

Christopher Chafe



Fw: Public meeting 12 Feb 2013, Manga Hotels application
Phyllis Bartlett to: Council_group, Maureen Harvey

2013/02/13 09:20 AM

----- Forwarded by Phyllis Bartlett/CSJ on 2013/02/13 09:19 AM -----

From: "John McClintock" [REDACTED]
To: <cityclerk@stjohns.ca>,
Cc: <fgalgay@stjohns.ca>, <soleary@stjohns.ca>
Date: 2013/02/12 06:56 PM
Subject: Public meeting 12 Feb 2013, Manga Hotels application

Hello

Apologies we are unable to attend tonite's meeting in person.

We are opposed to the proposed rezoning and hotel development, primarily since it will block our view of the harbour, in particular signal hill. While the proponents note on their web page "155 guestrooms with panoramic views of the harbour" [<http://www.mangahotels.com/newdevelopments.htm>] this will be at the expense of ourselves, and I suspect other residents of this neighbourhood. Located halfway up Pleasant St. towards Patrick St., such a development will measurably block residents' views of the harbour and Signal Hill. These views we presently have add significant value to our enjoyment of life where we live and to our property. What compensation will the residents receive as you build these panoramic views for others?

We question the proponents claim on the same web page "The proposed development will bring needed first class hotel rooms to the downtown area" (my underlining). Please quote us a reference. We are not convinced of a true need. The Land Use Assessment Report (LUAR) fails to provide any appropriate reference or supportive basis for such a claim of need.

If any development goes here it should be residential or parkland/recreational property that is sized appropriately for our neighbourhood. The area in question is residentially zoned and must stay that way; to change would be a disservice to the long time residents of the City of St. John's.

We strongly oppose any such hotel development in an area that is completely residential. This is a high building and the idea and scale of the hotel and its proposed location are completely at odds with the immediate residential area.

** What about the documented 'severe shortage of rental units in St. John's' [City's recent State of the Economy .ppt]? Perhaps that is a greater land use priority for this location and the City at this time!?

I did not see that alternatives to this form of development and this location have been properly and thoroughly explored and demonstrated.

We have additional concerns, including the following:

- Pleasant St. is presently a one-way street (from Springdale St. towards Atlantic Ave. and Patrick St.) that sometimes several times a week, is dangerous due to drivers ignoring the speed limit as well as driving the wrong way down the street. In the 18 years we have lived here we have never seen the RNC police or ticket Pleasant St. for speeding or wrong way offences. It is likely the risk of accident with potential loss of human life or injury will go up with increased traffic to the area, especially with visitors to the hotel, many of whom will be from out of town and be even less-knowledgeable than local drivers of the one way street and speed limit
- parking is already tight along Pleasant St. and Atlantic Ave.; acknowledging the plan for parking space development, we suspect parking problems would still worsen having the additional draw of the hotel

We suggest that these concerns are not unique to us and these and other concerns exist for residents and homeowners that stand to be affected by this proposed development.

The LUAR talks about the hotel having the 'feel of a lower building'. It is an interesting idea but means nothing in terms of obstructing residents' views. If the hotel sits 12 storeys high, it sits 12 storeys high, 35 m high. A 'feel' is not going to change the facts of the shadow it will cast on the neighbourhood or the attractive views it will eliminate.

If such a property is truly needed for the City of St. John's – and this does not appear to be the case at this time - alternative locations (e.g., south side of St. John's – great view of the city for visitors while not obstructing view for homeowners) and/or layouts (e.g., much lower elevation of the building) should be explored, and properly demonstrated first.

No doubt there are numerous other concerns and potential risks from city infrastructure, traffic, and public safety points of view as well, which we hope the City will address.

If the proponents stand to benefit from this development, what compensations would the homeowners of this residential area receive for the enjoyment of our homes, property values, and safety we stand to lose?

We appreciate the opportunity to comment on this issue and would appreciate being kept apprised of any developments. Thank you.

Kind regards

Dr. Vina Broderick, John McClintock and family

[REDACTED]

From: [Phyllis Bartlett](#)
To: [Maureen Harvey](#); [Council group](#)
Subject: Fw: Reference Rezoning for Manga Hotels
Date: 2013/02/14 09:17 AM

----- Forwarded by Phyllis Bartlett/CSJ on 2013/02/14 09:13 AM -----

From: Stella Roche [REDACTED]
To: "cityclerk@stjohns.ca" <cityclerk@stjohns.ca>,
Cc: "citycouncil@stjohns.ca" <citycouncil@stjohns.ca>
Date: 2013/02/13 05:04 PM
Subject: Reference Rezoning for Manga Hotels

Good day,

Unfortunately I was unable to attend the public hearing held on Tuesday February 12th 2013 regarding the Manga Hotels Rezoning issue because I did not receive the notice regarding this matter until yesterday and envelope is stamp dated February 11 2013. Therefore, I was given in reality no notice regarding this matter. Is it not mandatory that public hearing people are to get a minimum of seventy-two (72) hours notice? I am applied that the City of St. John's and Council have not provided sufficient notice regarding this particular hearing.

I guess it is like the hearing regarding that monstrosity of an office building/parking garage that is being built just next to the Pitts Memorial Highway. It is an eye sore and not only did I not get notice regarding this building being erected I knew nothing about until I saw it being built. This building has blocked my view of the harbour. There is no design for this building except for it to be a piece of concrete slab.

I expect this public meeting to be rescheduled and people in the area given proper notice that is required by the Municipal Laws and Laws of the Land.

The City of St. John's needs to ensure that people are informed properly and that people's views are not blocked. There is no need for high rises St. John's is not equipped to handle the infrastructure it has now without alone adding to already existing old infrastructure. This so called boom that is happening at the moment will not last for long they are after all only projects which have an end date. Therefore, the City needs to think outside the box and come to terms with the fact that projects are short lived so what will happen to these buildings when the boom is over in 3 to 5 years.

To refer back to the Manga Hotels please put it on record that I am against this Rezoning and the hotel being put in that location. I am sure there are other areas where this hotel can be located. The area that is being suggested for the hotel could be put to better use such as low income housing, a park etc.

Please note as well that I may not be able to attend other public meetings due to the nature of my work , however, I would still like to be informed by my Councillor (Frank Galgay) or by some other councillor via email with an attachment explaining what is being proposed; so I can at least give my opinion regarding such matters.

Kindest Regards,

[REDACTED]

[REDACTED]

REPORT/RECOMMENDATIONS
Development Committee
February 19, 2013

The following matter was considered by the Development Committee at its meeting held on February 19, 2013. A staff report is attached for Council's information.

1. Development of Five (5) Residential Building Lots
Baymount Homes
42A-46-48 Quidi Vidi Village Road (Ward 2)
Quidi Vidi Village Road (QV)

It is the recommendation of the Development Committee that this application be issued an Approval-in-Principle subject to the following conditions:

- a. Payment of Application and Development Fees in accordance with Section 6.4 of the St. John's Development Regulations.
- b. Compliance with the requirements of the Department of Engineering.
- c. The Approval-in-Principle be granted for a period of two (2) years from the decision of Council.



Robert F. Smart
City Manager
Chair – Development Committee

attach/kc

MEMORANDUM

Date: February 21, 2013

To: His Worship the Mayor & Members of Council

From: Robert Smart, City Manager
Chair – Development Committee

Re: **Department of Planning File No. 07-00134/S-25-Q.1**
Development of Five (5) Residential Building Lots
Baymount Homes
42A-46-48 Quidi Vidi Village Road (Ward 2)
Quidi Vidi Village (QV) Zone

An application has been submitted to the Department of Planning requesting permission to construct one (1) single detached dwelling and four (4) semi-detached dwellings at the above-referenced location. The subject lots meet the zone requirements for development in the Quidi Vidi Village (QV) zone for lot area and lot frontage. The property at 42A will be demolished as part of this development plan and the subject lots have the ability to connect to municipal water and sanitary sewer services.

Recommendation:

It is the recommendation of the Development Committee that this application be issued an Approved-in-Principle subject to the following conditions.

- 1) Payment of Application and Development Fees in accordance with Section 6.4 of the St. John's Development Regulations.
- 2) Compliance with the requirements of the Department of Engineering.
- 3) The Approval-in-Principle be granted for a period of two (2) years from the decision of Council.



Robert Smart
Chair– Development Committee

/amh

ST. JOHN'S

MEMORANDUM

Date: February 20th, 2013
To: His Worship the Mayor and Members of Council
From: Nomenclature Committee
Re: Committee Recommendations

Council approval is requested for the following Street names:

**Westgate Subdivision – Stage 4
(55 Lots) Located off Great Eastern Avenue
Fairview Investments Ltd.**

- 1. WOLF STREET**
- 2. ORLANDO PLACE**
- 3. STEPHANO STREET**
- 4. DUKE STREET**

Phyllis Bartlett
Manager, Corporate Secretariat

ST. JOHN'S

MEMORANDUM

Date: February 20, 2012

To: Phyllis Bartlett
Manager of Corporate Secretariat

From: Gregory Keating
Manager of Geographic Information Systems

Re: **New Street Names**
Westgate Subdivision – Stage 4 (55 Lots)
Fairview Investments Limited (Ward 4)

Attached is our street name plan no. 2013-029-SN dated February 6, 2013 showing the location of four (4) proposed new streets located off Great Eastern Avenue in the Westgate Subdivision.

The Nomenclature Committee recommends that the streets be named in keeping with the current Newfoundland ship theme for this residential development. The new recommended street names are as follows:

- 1) **WOLF STREET** - The *S.S. Wolf* was a barque rigged sealing steamer owned by Walter R. Grieve that was brought to Newfoundland in 1863 & was one of the first two steamships to take part in the Newfoundland Seal Fishery. She was lost in 1871 off Cape John Gull Island when its hull was crushed by a large ice berg. The crew survived and were brought home on the *S.S. Lion*.
- 2) **ORLANDO PLACE** - The *Orlando* was part of the Bowring Brothers fleet and was named after the Shakespearean character. Later in 1966, it was sold to Norway and renamed "Stolt Falcon".
- 3) **STEPHANO STREET** - The *Stephano* was part of the Bowring Brothers fleet and was named after the Shakespearean character. Primarily a passenger ship, she was also used in the seal fishery.
- 4) **DUKE STREET** - The *Duke* was a tugboat in St. John's harbour.

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 comments and approval.

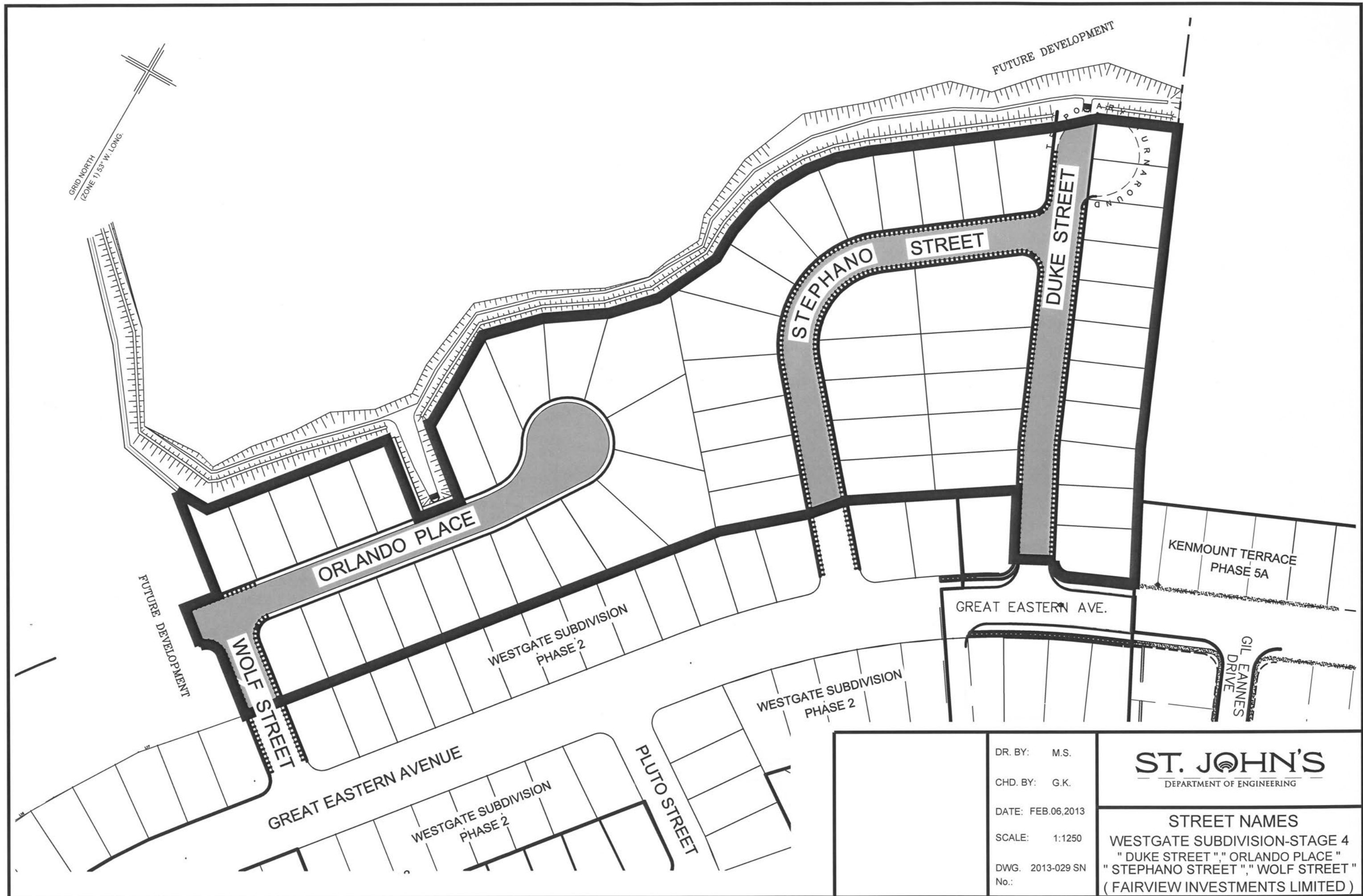

Greg Keating
Manager of GIS

Enclosure

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

ST. JOHN'S

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



GRID NORTH
(ZONE 1) 53° W. LONG.

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

KENMOUNT TERRACE
PHASE 5A

GREAT EASTERN AVE.

GIL EANNES
DRIVE

GREAT EASTERN AVENUE

WESTGATE SUBDIVISION
PHASE 2

PLUTO STREET

WESTGATE SUBDIVISION
PHASE 2

WESTGATE SUBDIVISION
PHASE 2

DR. BY: M.S.

CHD. BY: G.K.

DATE: FEB.06.2013

SCALE: 1:1250

DWG. 2013-029 SN
No.:

ST. JOHN'S
DEPARTMENT OF ENGINEERING

STREET NAMES
WESTGATE SUBDIVISION-STAGE 4
"DUKE STREET", "ORLANDO PLACE"
"STEPHANO STREET", "WOLF STREET"
(FAIRVIEW INVESTMENTS LIMITED)

Building Permits List

Council's February 25, 2013 Regular Meeting

Permits Issued: 2013/02/14 To 2013/02/20

Class: Commercial

10 Elizabeth Ave	Ms	Retail Store
20 Peet St	Ms	Car Sales Lot
466 Topsail Rd	Sn	Retail Store
82 Harvey Rd	Rn	Place Of Assembly
172 Freshwater Rd	Nc	Accessory Building
370 Torbay Rd, Level 2	Rn	Office
141 Torbay Rd	Cr	Clinic
81 Elizabeth Ave	Rn	Office
271 Duckworth St	Rn	Mixed Use

This Week \$ 321,270.00

Class: Industrial

Pier 17 Water St M-I Swaco	Nc	Light Industrial Use
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This Week \$ 25,000.00

Class: Government/Institutional

This Week \$.00

Class: Residential

28 Augusta Court - Unit 1	Nc	Condominium
19 Boyle St	Nc	Patio Deck
13 Douglas St, Lot 260	Nc	Single Detached Dwelling
7 Gibbon Pl, Lot 6	Nc	Single Detached Dwelling
13 Gibbons Pl - Lot 9	Nc	Single Detached & Sub.Apt
17 Gibbons Pl - Lot 11	Nc	Single Detached & Sub.Apt
Heffernan's Line, Lot 2	Nc	Single Detached & Sub.Apt
20 Kenai Cresent, Lot 186	Nc	Single Detached Dwelling
66 Kenai Cres., Lot 208	Nc	Single Detached & Sub.Apt
25 Marsland Pl, Parcel A	Nc	Single Detached Dwelling
114 Quidi Vidi Rd	Nc	Swimming Pool
11 Turnberry St	Co	Home Office
8 Larch Pl	Ex	Single Detached Dwelling
45 Valleyview Rd	Ex	Single Detached Dwelling
24 Allandale Rd	Rn	Single Detached Dwelling
22 Balsam St	Rn	Single Detached Dwelling
25 Brad Gushue Cres	Rn	Single Detached Dwelling
68 Cabot St	Rn	Semi-Detached Dwelling
25 Cowan Ave	Rn	Single Detached Dwelling
17 Douglas St	Rn	Single Detached & Sub.Apt
17 Galashiels Pl	Rn	Subsidiary Apartment
8 Jennmar Cres	Rn	Single Detached Dwelling
45 Lady Anderson St	Rn	Single Detached Dwelling
146 Old Pennywell Rd	Rn	Single Detached Dwelling
51 Poplar Ave	Rn	Single Detached Dwelling

4 Titania Pl, Lot 159
 94 Whiteway St
 55 Whiteway St
 1 York St

Rn Single Detached & Sub.Apt
 Rn Single Detached Dwelling
 Rn Single Detached Dwelling
 Rn Semi-Detached Dwelling

This Week \$ 2,225,250.00

Class: Demolition

This Week \$.00

This Week's Total: \$ 2,571,520.00

Repair Permits Issued: 2013/02/14 To 2013/02/20 \$ 100.00

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

YEAR TO DATE COMPARISONS			
February 25, 2013			
TYPE	2012	2013	% VARIANCE (+/-)
Commercial	\$15,600,100.00	\$30,300,700.00	94
Industrial	\$0.00	\$25,000.00	0
Government/Institutional	\$7,900,300.00	\$5,300,000.00	-33
Residential	\$16,500,800.00	\$13,600,900.00	-18
Repairs	\$300,200.00	\$100,900.00	-66
Housing Units (1 & 2 Family Dwellings)	42	37	
TOTAL	\$40,301,400.00	\$49,327,500.00	22

Respectfully Submitted,

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

MEMORANDUM

**Weekly Payment Vouchers
For The
Week Ending February 21, 2013**

Payroll

Public Works \$ 480,918.89

Bi-Weekly Casual \$ 23,335.86

Accounts Payable \$ 4,384,066.61

Total: \$ 4,888,321.36

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
JOHNSON INVESTMENTS INC.	00048731	PROFESSIONAL SERVICES	\$203.40
SHERATON HOTEL NEWFOUNDLAND	00048732	LUNCHEON	\$75.75
ROCHE, WAYNE	00048733	COURSE FEES	\$673.00
AMERICAN WATER WORKS ASSOC.	0000000571	MEMBERSHIP DUES	\$168.98
HERCULES SLR INC.	00048734	REPAIR PARTS	\$401.38
FAIRVIEW INVESTMENTS LTD	00048735	REFUND TENDER DEPOSIT	\$13,800.00
RECEIVER GENERAL FOR CANADA	00048736	PAYROLL DEDUCTIONS	\$642,928.31
WALSH, MARY	00048737	COURSE FEES	\$253.41
RECEIVER GENERAL FOR CANADA	00048738	PAYROLL DEDUCTIONS	\$202,742.68
ACKLANDS-GRAINGER	00048739	INDUSTRIAL SUPPLIES	\$2,221.30
AFONSO GROUP LIMITED	00048740	SEWER INSPECTIONS	\$1,266.94
SERVICEMASTER CONTRACT SERVICE	00048741	CLEANING SERVICES	\$480.25
AVALON RECYCLING SERVICES LTD.	00048742	RECYCLING COLLECTION	\$316.40
KELLOWAY CONSTRUCTION LIMITED	00048743	CLEANING SERVICES	\$10,883.09
RDM INDUSTRIAL LTD.	00048744	INDUSTRIAL SUPPLIES	\$1,376.70
ROBERT BAIRD EQUIPMENT LTD.	00048745	RENTAL OF EQUIPMENT	\$1,419.10
QUEEN'S PRINTER	00048746	ADVERTISING	\$91.53
HERCULES SLR INC.	00048747	REPAIR PARTS	\$2,375.35
DOMINION STORES 924	00048748	MISCELLANEOUS SUPPLIES	\$132.47
STAPLES THE BUSINESS DEPOT - OLD PLACENTIA RD	00048749	STATIONERY & OFFICE SUPPLIES	\$73.74
PRINT THREE	00048750	PHOTOCOPYING SERVICES	\$776.58
BELBIN'S GROCERY	00048751	GROCERY ITEMS	\$89.38
CABOT PEST CONTROL	00048752	PEST CONTROL	\$670.10
LANDSCAPE NFLD. & LABRADOR	00048753	MEMBERSHIP FEES	\$222.72
BEST DISPENSERS LTD.	00048754	SANITARY SUPPLIES	\$1,410.24
ASPENS & OAKS	00048755	PROFESSIONAL SERVICES	\$136.00
CREDIT INFORMATION SERVICES NFLD LTD.	00048756	CREDIT INFORMATION	\$28.82
ROCKWATER PROFESSIONAL PRODUCT	00048757	CHEMICALS	\$7,347.65
NEWCAP BROADCASTING LTD.	00048758	PUBLIC ANNOUNCEMENTS	\$9,153.01
S & L ENTERPRISE	00048759	RENTAL OF EQUIPMENT	\$1,695.00
BLAZER CONCRETE SAWING & DRILL	00048760	PROFESSIONAL SERVICES	\$4,248.80
GRAPHIC ARTS & SIGN SHOP LIMITED	00048761	SIGNAGE	\$805.92
DESTINATION ST. JOHN'S	00048762	ACCOMMODATION TAX TRANSFER	\$30,000.00
BARNES/BOWMAN DISTRIBUTION	00048763	HARDWARE SUPPLIES	\$7,653.33
BRENKIR INDUSTRIAL SUPPLIES	00048764	UNIFORMS	\$7,907.23
BRENKIR INDUSTRIAL SUPPLIES	00048765	UNIFORMS	\$2,177.45
GRAND AND TOY	00048766	OFFICE SUPPLIES	\$802.45
SPECTRUM INVESTIGATION & SECURITY 1998 LTD.	00048767	SECURITY SERVICES	\$10,602.29
WESTERN HYDRAULIC 2000 LTD	00048768	REPAIR PARTS	\$6,018.95
CO-OP FEEDS/COUNTRY RIBBON INC FEEDS DIVISION	00048769	DUCK FEED	\$223.80
AMEC EARTH & ENVIRONMENTAL	00048770	WEATHER REPORTS	\$11,712.47
TRIWARE TECHNOLOGIES INC.	00048771	COMPUTER EQUIPMENT	\$81.36
CAMPBELL RENT ALLS LTD.	00048772	HARDWARE SUPPLIES	\$203.94
AIR LIQUIDE CANADA INC.	00048773	CHEMICALS AND WELDING PRODUCTS	\$155.52
DAVE CARROLL	00048774	BAILIFF SERVICES	\$69.00
CARSWELL DIV. OF THOMSON CANADA LTD	00048775	PUBLICATIONS	\$952.26

THE PRINTING PLACE	00048776	OFFICE FORMS	\$198.88
ROGERS CABLE	00048777	INTERNET SERVICES	\$22.26
ROLEY CONSTRUCTION LTD.	00048778	CANCELLED	\$0.00
MAC TOOLS	00048779	TOOLS	\$621.20
NORTH ATLANTIC SUPPLIES INC.	00048780	REPAIR PARTS	\$380.81
ELECTRO MECHANICAL SERVICES	00048781	REPAIR PARTS	\$2,847.60
CLARKE'S TRUCKING & EXCAVATING	00048782	GRAVEL	\$4,761.96
PURCHASING MANAGEMENT ASSOC. OF CANADA	00048783	MEMBERSHIP DUES	\$779.70
PETER'S AUTO WORKS INC.	00048784	TOWING OF VEHICLES	\$5,181.05
CONTROLS & EQUIPMENT LTD.	00048785	CANCELLED	\$0.00
MAXXAM ANALYTICS INC.,	00048786	WATER PURIFICATION SUPPLIES	\$219.50
JAMES G CRAWFORD LTD.	00048787	PLUMBING SUPPLIES	\$633.40
SHU-PAK EQUIPMENT INC.	00048788	REPAIR PARTS	\$766.68
HARTY'S INDUSTRIES	00048789	STEEL FLAT BAR	\$379.68
LONG & MCQUADE	00048790	WIRELESS MIC SYSTEM	\$277.98
KENDALL ENGINEERING LIMITED	00048791	PROFESSIONAL SERVICES	\$1,093.22
AUTO TRIM DESIGN	00048792	REFLECTIVE VEHICLE NUMBERS	\$423.75
DICKS & COMPANY LIMITED	00048793	OFFICE SUPPLIES	\$882.41
EAST COAST HYDRAULICS	00048794	REPAIR PARTS	\$213.71
KPMG	00048795	CONSULTING SERVICES	\$25,509.75
CANADIAN TIRE CORP.-ELIZABETH AVE.	00048796	MISCELLANEOUS SUPPLIES	\$155.76
CANADIAN TIRE CORP.-MERCHANT DR.	00048797	MISCELLANEOUS SUPPLIES	\$98.24
CANADIAN TIRE CORP.-KELSEY DR.	00048798	MISCELLANEOUS SUPPLIES	\$22.59
EAST COAST MARINE & INDUSTRIAL	00048799	MARINE & INDUSTRIAL SUPPLIES	\$2,175.25
AECENL	00048800	MEMBERSHIP FEES	\$400.00
EAST CHEM INC.	00048801	CHEMICALS	\$621.50
ENVIROMED ANALYTICAL INC.	00048802	INDUSTRIAL SUPPLIES	\$224.87
EXECUTIVE COFFEE SERVICES LTD.	00048803	COFFEE SUPPLIES	\$232.42
FACTORY FOOTWEAR OUTLET LTD.	00048804	PROTECTIVE FOOTWEAR	\$621.47
HOME DEPOT OF CANADA INC.	00048805	BUILDING SUPPLIES	\$356.62
DOMINION STORE 935	00048806	MISCELLANEOUS SUPPLIES	\$216.00
CLOVELLY GOLF COURSE INC.	00048807	REFUND BUSINESS TAX	\$3,685.62
EXECUTIVE TAXI LIMITED	00048808	TRANSPORTATION SERVICES	\$381.94
ERL ENTERPRISES	00048809	AUTO PARTS/REPAIRS	\$14,852.42
MARY KENNEDY	00048810	INSTRUCTOR FEES	\$525.77
TENCO INC.	00048811	REPAIR PARTS	\$691.64
ATLANTIC OILFIELD & INDUSTRIAL SUPPLY	00048812	INDUSTRIAL SUPPLIES	\$416.06
SIMPLEX GRINNELL	00048813	CONTRACT PAYMENTS	\$577.14
H & R MECHANICAL SUPPLIES LTD.	00048814	MECHANICAL SUPPLIES	\$521.30
PETTY HARBOUR CANVAS CO. LTD.	00048815	MANUFACTURE SHOWER CURTAIN	\$361.60
DOMINION STORES 934	00048816	GROCERY ITEMS	\$210.15
XYLEM CANADA COMPANY	00048817	REPAIR PARTS	\$10,446.58
HARRIS & ROOME SUPPLY LIMITED	00048818	ELECTRICAL SUPPLIES	\$1,210.70
A HARVEY & CO. LTD.	00048819	ROAD SALT	\$105,085.62
INTERSTATE ALL BATTERY CENTER	00048820	BATTERIES	\$1,250.96
INDUSTRIES MACHINEX INC.	00048821	PROFESSIONAL SERVICES	\$20,139.30
BRENNTAG CANADA INC	00048822	CHLORINE	\$339.00

NOVOTECH	00048823	REPAIR PARTS	\$1,307.30
HISCOCK RENTALS & SALES INC.	00048824	HARDWARE SUPPLIES	\$36.59
HOLDEN'S TRANSPORT LTD.	00048825	RENTAL OF EQUIPMENT	\$2,169.60
SNF CANADA LTD.	00048826	REPAIR PARTS	\$453.01
SOURCE ATLANTIC INDUSTRIAL DISTRIBUTION	00048827	REPAIR PARTS	\$1,128.87
NL NEWS NOW INC.	00048828	MEDIA MONITORING SERVICES	\$435.71
CUTTING EDGE EQUIPMENT RENTALS INC.,	00048829	RENTAL OF EQUIPMENT	\$4,391.74
DISTRIBUTION BRUNET INC.,	00048830	REPAIR PARTS	\$479.25
MICROSOFT CANADA	00048831	REPAIR PARTS	\$12,898.14
PENNECON ENERGY TECHNICAL SERVICE	00048832	PROFESSIONAL SERVICES	\$532.80
ISLAND HOSE & FITTINGS LTD	00048833	REPAIR PARTS	\$385.55
PRINTER TECH SOLUTIONS INC.,	00048834	REPAIRS TO EQUIPMENT	\$381.94
PUGLISEVICH CREWS & SERVICES LTD.	00048835	TRAINING COURSES	\$745.80
THE STEVENS COMPANY	00048836	VETERINARY SUPPLIES	\$142.38
CDMV	00048837	VETERINARY SUPPLIES	\$715.86
CHRISTOPHER'S CAFE & CATERING	00048838	SANDWICH TRAYS	\$106.20
HOME APPLIANCE REPAIR LTD.	00048839	REPAIR PARTS	\$415.55
MPS	00048840	PROFESSIONAL SERVICES	\$2,767.37
SOFTCHOICE CORPORATION	00048841	REPAIR PARTS	\$79.69
VITALAIRE CUSTOMER CARE	00048842	WELDING SUPPLIES	\$64.75
BOSCH REXROTH CANADA CORP.	00048843	REPAIR PARTS	\$3,475.65
KENT BUILDING SUPPLIES	00048844	BUILDING SUPPLIES	\$1,593.22
KERR CONTROLS LTD.	00048845	INDUSTRIAL SUPPLIES	\$2,403.69
LAWLOR'S TROPHIES & ENGRAVING LTD	00048846	BRASS PLATES	\$28.25
MARK'S WORK WEARHOUSE	00048847	PROTECTIVE CLOTHING	\$293.74
JT MARTIN & SONS LTD.	00048848	HARDWARE SUPPLIES	\$484.43
MIKAN INC.	00048849	LABORATORY SUPPLIES	\$371.78
MODERN BUSINESS EQUIPMENT LTD.	00048850	LEASING OF EQUIPMENT	\$151.16
WAJAX INDUSTRIAL COMPONENTS	00048851	REPAIR PARTS	\$148.81
NU-WAY EQUIPMENT RENTALS	00048852	RENTAL OF EQUIPMENT	\$7,965.65
NEWFOUNDLAND DISTRIBUTORS LTD.	00048853	INDUSTRIAL SUPPLIES	\$170.07
NEWFOUNDLAND DESIGN ASSOCIATES	00048854	PROFESSIONAL SERVICES	\$206,414.51
NFLD KUBOTA LTD.	00048855	REPAIR PARTS	\$373.25
BELL ALIANT	00048856	TELEPHONE SERVICES	\$1,179.16
TOROMONT CAT	00048857	AUTO PARTS	\$6,309.87
NORTH ATLANTIC PETROLEUM	00048858	PETROLEUM PRODUCTS	\$350,541.30
PBA INDUSTRIAL SUPPLIES LTD.	00048859	INDUSTRIAL SUPPLIES	\$4,128.13
GCR TIRE CENTRE	00048860	TIRES	\$4,246.73
PARTS FOR TRUCKS INC.	00048861	REPAIR PARTS	\$2,237.04
PERIDOT SALES LTD.	00048862	REPAIR PARTS	\$1,961.49
J & J SEARCHING SERVICES	00048863	PROFESSIONAL SERVICES	\$84.75
PINCHIN LEBLANC ENV. LTD	00048864	PROFESSIONAL SERVICES	\$1,138.48
POWERLITE ELECTRIC LTD.	00048865	ELECTRICAL PARTS	\$91.47
K & D PRATT LTD.	00048866	REPAIR PARTS AND CHEMICALS	\$265.33
PROFESSIONAL UNIFORMS & MATS INC.	00048867	UNIFORMS	\$323.15
PUROLATOR COURIER	00048868	COURIER SERVICES	\$118.13
REPROGRAPHICS LTD.	00048869	TONER CARTRIDGES	\$116.94

ROYAL FREIGHTLINER LTD	00048870	REPAIR PARTS	\$1,957.89
LIFESAVING SOCIETY NFLD & LAB.	00048871	AQUATIC RECERTIFICATION	\$23.17
BIG ERICS INC	00048872	SANITARY SUPPLIES	\$424.88
SAUNDERS EQUIPMENT LIMITED	00048873	REPAIR PARTS	\$5,418.59
SCALE SHOP 1985 LTD.	00048874	SCALES	\$220.92
SMITH STOCKLEY LTD.	00048875	PLUMBING SUPPLIES	\$405.23
SPEEDY AUTOMOTIVE LTD.	00048876	AUTOMOTIVE SUPPLIES	\$24.34
TRACTION DIV OF UAP	00048877	REPAIR PARTS	\$3,615.37
K & D PRATT INSTRUMENTATION	00048878	REPAIR PARTS	\$421.21
TULKS GLASS & KEY SHOP LTD.	00048879	PROFESSIONAL SERVICES	\$145.50
URBAN CONTRACTING JJ WALSH LTD	00048880	PROPERTY REPAIRS	\$12,995.00
WATSON PETROLEUM SERVICES LTD.	00048881	PROFESSIONAL SERVICES	\$3,254.40
WATERWORKS SUPPLIES DIV OF EMCO LTD	00048882	REPAIR PARTS	\$3,730.49
WILLIAMS AUTO ELECTRIC LTD.	00048883	REPAIRS TO ALTERNATOR	\$226.00
WAL-MART 3092-KELSEY DRIVE	00048884	MISCELLANEOUS SUPPLIES	\$69.21
XEROX CANADA LTEE	00048885	PHOTOCOPYING SERVICES	\$1,840.71
IMAGE 4 PRINTING & DESIGN INC	00048886	PRINTING SERVICES	\$129.95
CANADIAN ASSOCIATION OF MUNICIPAL ADMINISTRATORS	00048887	MEMBERSHIP FEES	\$282.50
BELL ISLAND FIGURE SKATING CLUB	00048888	JUMPSTART REGISTRATION	\$4,900.00
SAFER, ANDREW	00048889	PROFESSIONAL SERVICES	\$4,717.75
WILKINSON, MADONNA	00048890	INSTRUCTOR FEES	\$326.34
FRENCH, DAVID	00048891	INSTRUCTOR FEES	\$775.06
TITFORD, JUNE	00048892	INSTRUCTOR FEES	\$304.54
FARDY, BRENDA	00048893	INSTRUCTOR FEES	\$544.20
WALSH, BASIL	00048894	INSTRUCTOR FEES	\$544.20
CANADIAN RED BOOK	00048895	MEMBERSHIP RENEWAL	\$129.95
WATER ENVIRONMENT ASSOCIATION OF ONTARIO	00048896	MEMBERSHIP RENEWAL	\$87.01
SMITH, VERNA	00048897	INSTRUCTOR FEES	\$316.40
SMITH, BOYD	00048898	INSTRUCTOR FEES	\$316.40
EASTER SEALS NEWFOUNDLAND AND LABRADOR	00048899	REGISTRATION FEES	\$100.00
BELL MOBILITY INC. RADIO DIVISION	00048900	CELLULAR PHONE USAGE	\$4,007.02
HUNGRY HEART CAFE	00048901	SANDWICH TRAYS	\$182.47
ADVENTURE ISLAND GOLF INC.	00048902	REFUND BUSINESS TAX	\$2,285.62
TRAVERSE, BRENDAN	00048903	INSTRUCTOR FEES	\$326.34
PUBLIC SECTOR SERVICE DELIVERY COUNCIL	00048904	MEMBERSHIP FEES	\$1,500.00
NORTHEAST AVALON ACAP, INC.	00048905	REGISTRATION FEES	\$20.00
CIBC	00048906	REFUND MUNICIPAL TAX	\$800.50
NEWFOUNDLAND EXCHEQUER ACCOUNT	00048907	REGISTRATION OF EASEMENT	\$11.30
THRIVE, CYN - ST. JOHN'S	00048908	REGISTRATION FEES	\$100.00
SHARLENE BRAZIL	00048909	CTJS - WINTER 2013 SUPPLIES	\$266.51
THE PEOPLE CENTRE	00048910	PROFESSIONAL SERVICES	\$510.00
GREG MCCANN-BERANGER	00048911	PROFESSIONAL SERVICES	\$600.00
PINSENT, ROSALIND	00048912	INSTRUCTOR FEES	\$507.64
HUDSON, KELLY	00048913	REFUND BOOKING OF FACILITY	\$135.00
BALANCE REHABILITATION CLINIC INC.	00048914	REFUND BUSINESS TAX	\$101.02
ELVIS GREGORY & MARY LOU DUNN	00048915	REFUND BUSINESS TAX	\$397.11
TD CANADA TRUST	00048916	REFUND MUNICIPAL TAX	\$1,640.36

POWER, MATTHEW	00048917	REFUND MUNICIPAL TAX	\$62.80
HARRIS, NOEL	00048918	REFUND MUNICIPAL TAX	\$1,037.31
MCINNES COOPER	00048919	REFUND MUNICIPAL TAX	\$293.88
B.E.D. HOLDINGS	00048920	REFUND MUNICIPAL TAX	\$646.60
CANADA TRUST	00048921	REFUND MUNICIPAL TAX	\$1,043.39
PC MEDIC	00048922	REFUND BUSINESS TAX	\$1,193.58
FOSTER, GLADYS	00048923	REFUND SPECIAL EVENT	\$34.00
COLE LAW OFFICE	00048924	REFUND COMPLIANCE LETTER	\$150.00
BISHOP, ROBERT	00048925	INTERNET SERVICES	\$297.35
PYE, CARTER	00048926	VEHICLE BUSINESS INSURANCE	\$338.00
BARRY MORECOMBE	00048927	SMOKING CESSATION PROGRAM	\$105.03
LEARNING, DAVID	00048928	VEHICLE MILEAGE	\$9.90
WINSOR, MICHELLE	00048929	VEHICLE MILEAGE	\$18.26
WHITE, LESLIE	00048930	VEHICLE MILEAGE	\$10.91
FLEMING, SCOTT	00048931	VEHICLE BUSINESS INSURANCE	\$144.00
EDWARDS, AMANDA	00048932	VEHICLE MILEAGE	\$22.74
PENNEY, LISA	00048933	CROSSING GUARD PROGRAM	\$139.00
NADINE MARTIN	00048934	VEHICLE MILEAGE	\$23.76
WHITE, PETER	00048935	VEHICLE MILEAGE	\$22.63
HOUNSELL, SHERRY	00048936	VEHICLE MILEAGE	\$33.62
EVERSON, MELANIE	00048937	CROSSING GUARD PROGRAM	\$92.00
CHRISTA NORMAN	00048938	GROCERY ITEMS	\$44.03
CANADIAN RED CROSS	00048939	CPR RECERTIFICATION	\$2,295.20
MCCLOUGHLAN SUPPLIES LTD.	00048940	ELECTRICAL SUPPLIES	\$396.77
STANTEC ARCHITECTURE LTD.	00048941	PROFESSIONAL SERVICES	\$50,455.44
NEWFOUNDLAND POWER	00048942	ELECTRICAL SERVICES	\$368,834.61
COLBERT, GERRY	00048943	REIMBURSEMENT CELLULAR SERVICE	\$996.07
TRAVERSE, SHELLEY	00048944	TRAVEL REIMBURSEMENT	\$63.12
CORIX WATER SYSTEMS	00048945	PROFESSIONAL SERVICES	\$41,019.00
BELL MOBILITY	00048946	CELLULAR PHONE USAGE	\$179.76
OTTENHEIMER BAKER	00048947	PROFESSIONAL SERVICES	\$2,254.35
AUTO RENEW INC. & BRIAN WHITE	00048948	DAMAGE CLAIM	\$1,258.26
PATRICK CLEARY	00048949	LEGAL CLAIM	\$1,400.00
SELLARS, DONALD	00048950	REIMBURSEMENT MEDICAL FEE	\$30.00
INDUSTRY CANADA	00048951	LICENSE RENEWAL	\$1,564.00
NEWFOUNDLAND POWER	00048952	ELECTRICAL SERVICES	\$66,802.52
BELL MOBILITY	00048953	CELLULAR PHONE USAGE	\$5,785.13
CITY OF ST. JOHN'S	00048954	REPLENISH PETTY CASH	\$149.71
NEW VICTORIAN HOMES	00048955	REFUND SECURITY DEPOSIT	\$500.00
KENDELL, COLLEEN	00048956	MEAL REIMBURSEMENT	\$25.00
PARTS FOR TRUCKS INC.	00048957	REPAIR PARTS	\$3,174.46
CONTROLS & EQUIPMENT LTD.	00048958	REPAIR PARTS	\$336.66
CONTROLS & EQUIPMENT LTD.	00048959	REPAIR PARTS	\$1,469.88
ROLEY CONSTRUCTION LTD.	00048960	RENTAL OF EQUIPMENT	\$1,439.07
ROLEY CONSTRUCTION LTD.	00048961	RENTAL OF EQUIPMENT	\$2,595.03
INTERNATIONAL ASSOCIATION OF ELECTRICAL INSPECTORS	0000000572	MEMBERSHIP DUES	\$405.55
OSSGI-OZONE SYSTEMS SERVICES GROUP INC	0000000573	REPAIR PARTS	\$596.40

TOMY CANADA LIMITED	0000000574	PROMOTIONAL ITEMS	\$1,157.75
ESI (ECOSENSE INTERNATIONAL INC.)	0000000575	REPAIRS	\$2,984.49
SWANA	0000000576	REGISTRATION FEES	\$114.31
ADT SECURITY SERVICES CANADA	00048962	MONITORING AND/OR MAINTENANCE CHARGES	\$449.46
BABB LOCK & SAFE CO. LTD	00048963	PROFESSIONAL SERVICES	\$749.76
PIK-FAST EXPRESS INC.	00048964	BOTTLED WATER	\$16.95
PINNACLE OFFICE SOLUTIONS LTD	00048965	PHOTOCOPIES	\$62.65
DICKS & COMPANY LIMITED	00048966	OFFICE SUPPLIES	\$43.67
THE TELEGRAM	00048967	ADVERTISING	\$320.72
LA BREA INT'L INC.	00048968	PROMOTIONAL MATERIALS	\$62.15
JOHNSON INVESTMENTS INC.	00048969	PROFESSIONAL SERVICES	\$105.09
MCAP LEASING	00048970	LEASING OF OFFICE EQUIPMENT	\$510.78
MANNA EUROPEAN BAKERY AND DELI LTD	00048971	REFRESHMENTS	\$103.80
MCLOUGHLAN SUPPLIES LTD.	00048972	ELECTRICAL SUPPLIES	\$44.16
WELSH, SHERRY	00048973	PETTY CASH	\$453.06
RCAP	00048974	OFFICE EQUIPMENT	\$192.71
COADY CONSTRUCTION & EXCAVATION LTD.	00048975	PROGRESS PAYMENTS	\$56,023.15
RJG CONSTRUCTION LIMITED	00048976	PROGRESS PAYMENTS	\$245,271.79
ANCHORAGE CONTRACTING SERVICES	00048977	PROGRESS PAYMENTS	\$89,073.94
FIRST CANADIAN GROUP LTD.	00048978	PROGRESS PAYMENTS	\$1,246,959.15
BARACO-ATLANTIC CORPORATION	00048979	PROGRESS PAYMENTS	\$230,168.63
NEWFOUNDLAND POWER	00048980	ELECTRICAL SERVICES	\$9,681.95
PYRAMID CONSTRUCTION LIMITED	00048981	PROGRESS PAYMENTS	\$22,661.72
THE CLIMANS GROUP INC.	00048982	PROFESSIONAL SERVICES	\$28,024.00
SKINNER, DAWNE	00048983	REIMBURSEMENT MOVING EXPENSES	\$3,107.50
		TOTAL:	\$4,384,066.61

MEMORANDUM

Date: February 21, 2013

To: His Worship the Mayor and Members of Council

From: Walt Mills, P. Eng.
Director of Engineering

Re: Bridge & Retaining Wall Rehabilitation Programs (2013)

The City issued a Public Proposal Call for Engineering Consulting Services for the above noted project. Six (6) proposals were received from the following Consultants:

Acuren Group Inc.
Bae-Newplan Group Ltd.
Jewer Bailey Consultants Ltd.
Hatch Mott MacDonald
AMEC Americas Ltd.
Stantec
Bridger Design Associates Ltd.
Nova Consultants Inc.

The Department of Engineering evaluated the proposals and recommends that engineering consulting services for the "Bridge & Retaining Wall Rehabilitation Programs (2013)" be awarded to Nova Consultants Inc.

Walt Mills, P. Eng.
Director of Engineering

WM/amh

ST. JOHN'S

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

MEMORANDUM

Date: February 22, 2013
To: Mr. Neil Martin, Ms. Margaret Bennett, Ms. Phyllis Bartlett.
From: Chris Davis – Buyer
Re: Council Approval

The results of Tender 2013010, Carbide Cutting Edges are as follows.

1.) Western Hydraulics 2000 Ltd.	\$ 83,000.00
2.) S and S Supplies Limited	\$ 86,175.00
3.) Nortrax	\$ 99,170.00
4.) LSW Wear Parts Limited	\$ 103,100.00
5.) Creighton Rock Drill Limited	\$ 125,437.00

It is recommended to award this tender to the lowest bidder meeting specifications, **Western Hydraulics 2000 Ltd. @ \$83,000.00**, as per the Public Tendering Act.

(Prices are Excluding HST)

Chris Davis

ST. JOHN'S

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

MEMORANDUM

Date: **February 21, 2013**

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

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

Re: **Snow Clearing Report**

Attached for the information of Council, is the Snow Clearing Report for the period January 1st. to February 22nd., 2013.

The Report shows a negative variance of \$41,773.00.

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

Attach.

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 22, 2013**

	<u>2013 BUDGET</u>	<u>Y-T-D BUDGET</u>	<u>Y-T-D ACTUAL</u>	<u>(OVER)UNDER BUDGET</u>
<u>PERSONAL SERVICES</u>				
SALARIES AND WAGES	3,857,632	1,437,809	1,413,200	24,609
LABOR OVERTIME	275,000	87,500	132,191	(44,691)
EMPLOYER CONTRIBUTIONS	919,750	340,936	349,306	(8,370)
TOTAL PERSONAL SERVICES	5,052,382	1,866,245	1,894,697	(28,452)
<u>CONTRACTUAL SERVICES</u>				
CONTRACTUAL SERVICES	155,304	7,350	7,344	6
TELEPHONE	-	-	70	(70)
WEATHER REPORTS	140,000	11,350	11,324	26
CABLE/SATELLITE SERVICE	2,496	364	441	(77)
ADVERTISING	13,370	3,899	4,644	(745)
CLAIMS	10,000	-	-	-
EMPLOYEE TRAINING	24,460	-	-	-
FLEET COSTS	4,495,320	47,200	47,123	77
RENTAL OF TRUCKS	15,000	-	-	-
LEASE OF HEAVY EQUIPMENT	1,168,876	250,000	247,651	2,349
RENTAL OF OTHER EQUIPMENT	5,000	-	-	-
RENTAL OF OTHER VEHICLES	12,736	-	-	-
SNOW CLEARING & ICE CONTROL	60,000	800	777	23
TOTAL CONTRACTUAL SERVICES	6,102,562	320,963	319,373	1,590
<u>MATERIALS & SUPPLIES</u>				
FOOD AND REFRESHMENT	2,600	-	-	-
SAND*	10,000	2,380	256	2,124
SALT*	2,942,352	1,100,000	1,104,958	(4,958)
SNOW FENCING	4,800	-	208	(208)
LUBRICATING OILS	33,000	9,625	11,021	(1,396)
WELDING SUPPLIES	45,000	11,100	11,020	80
TIRE CHAINS	5,000	-	-	-
SAFETY EQUIPMENT	10,033	1,500	1,493	7
HAND TOOLS & SMALL EQUIP	20,000	5,833	15,817	(9,985)
CLEANING SUPPLIES	7,353	1,838	2,321	(483)
STATIONERY & OFFICE SUPP	-	-	97	(97)
MISCELLANEOUS MATERIALS	1,920	520	517	3
GRANTS TO OTHER GROUPS	15,000	-	-	-
TOTAL MATERIALS & SUPPLIES	3,097,058	1,132,795	1,147,707	(14,912)
FLEET CAPITAL COSTS	1,160,592	-	-	-
TOTAL COSTS	15,412,594	3,320,003	3,361,777	(41,773)

*SALT & SAND ISSUES TO FEBRUARY 12, 2013