

**AGENDA  
REGULAR MEETING**

**FEBRUARY 3<sup>rd</sup>, 2014  
4:30 p.m.**

**ST. JOHN'S**

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# MEMORANDUM

January 31st, 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 3, 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 **3:30 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 3<sup>rd</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 (January 27<sup>th</sup>, 2013)**
- 4. Business Arising from the Minutes**
  - A. Included in the Agenda**
    - 1.** Memorandum dated January 22, 2014 from the Chief Municipal Planner  
Re: St. John's Development Regulations Amendment No. 593, 2013  
Application to Rezone Property Situated at "1 Bergeron Place "  
Bergeron Place and Groves Road **(Ward 4)**
    - 2.** Memorandum dated January 29, 2014 from the Chief Municipal Planner  
Re: Proposed Amendments for Commercial and Residential Development  
(The Light House Project)  
83 & 90 Duckworth Street **(Ward 2)**
    - 3.** Memorandum dated January 28, 2014 from the Chief Municipal Planner  
Re: Proposed Text Amendment for Building Line Setback  
Civic #292 Kenmount Road **(Ward 4)**  
Redwood Construction Ltd.
    - 4.** Memorandum dated January 23, 2014 from the Chief Municipal Planner  
Re: Proposed Amendments to the St. John's Municipal Plan for additional  
height and to the Development Regulations to allow additional uses on the  
ground floor within the CO Zone (on a discretionary basis)  
53 & 67 Margaret's Place **(Ward 2)**
  - B. Other Matters**
- 5. Notices Published**
- 6. Public Hearings**
- 7. Committee Reports**
  - a.** Development Committee Report dated January 28, 2014

- 8. Resolutions**
- 9. Development Permits List**
- 10. Building Permits List**
- 11. Requisitions, Payrolls and Accounts**
- 12. Tenders**
- 13. Notices of Motion, Written Questions and Petitions**
- 14. Other Business**
  - a. Memorandum dated January 27<sup>th</sup>, 2014 from the Deputy City Manager, Corporate Services & City Clerk Re: Travel by Councillor Breen to Deer Lake, February 26 and 27, 2014 Urban Municipalities Committee Meetings.
  - b. Request from Councillor Collin Re: Financial Contribution to Goulds Winter Carnival
  - c. Snow Clearing Report
  - d. Economic Update February 2014
- 1. Correspondence from the Mayor's Office**
- 2. Items Added by Motion**
- 15. Adjournment**

**January 27, 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, Davis and Collins.

Regrets: Councillor Tilley.

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

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

#### **SJMC2014-01-27/36R**

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

### **Adoption of Minutes**

#### **SJMC2014-01-27/37R**

**It was decided on motion of Councillor Collins; seconded by Councillor Breen:  
That the minutes of January 20<sup>th</sup>, 2014 be adopted as presented.**

### **Committee Reports**

#### **Planning & Development Standing Committee Report dated January 21, 2014**

Council considered the following Planning and Development Standing Committee Report dated January 21, 2014:

**In Attendance:** Councillor Tom Hann, Chairperson  
Deputy Mayor Ron Ellsworth  
Councillor Bruce Tilley  
Councillor Danny Breen  
Councillor Art Puddister  
Councillor Dave Lane  
Councillor Bernard Davis  
Councillor Jonathan Galgay  
Robert Smart, City Manager  
Jason Sinyard, Director, Planning and Development  
Judy Powell, General Manager, Metrobus  
Maureen Harvey, Recording Secretary

**1. Proposed text amendment Section 7.15 – Special Developments, to allow Horticultural Operations utilizing Hydroponics or Aquaculture in a greenhouse. (Ward 5)**

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The Committee considered a memorandum from the Chief Municipal Planner dated January 15, 2014 outlining the details of an application for the development of an Aquaponics facility utilizing greenhouses that will house tanks for raising fish and growing herbs. This contemplated text amendment relates to permitting Hydroponics or Aquaponics facilities as a discretionary use in the Agriculture (AG) Zone, throughout the City.

**RECOMMENDATION**

**Moved by Councillor Davis; seconded by Deputy Mayor Ellsworth that Council proceed with an advertisement soliciting public review and comment on a text amendment to the St. John's Development Regulations to allow hydroponics as a discretionary use in a greenhouse in the AG Zone. Upon completion of this process, the amendment would then be referred to a future Regular Meeting of Council for consideration of adoption.**

**2. 355 Main Road Bidgood's Plaza (Ward 5)  
Proposed Text Amendment to Allow a Lounge in the CN Zone and Establishment of a Lounge at Bidgood's Plaza**

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The Committee reviewed a memorandum dated January 10, 2014 from the Chief Municipal Planner noting that the Goulds Food Inc. has submitted an application for an amendment to the text of the St. John's Development Regulations which would have the effect of allowing a Lounge as a Discretionary Use in the Commercial Neighbourhood (CN) Zone. This is associated with an application by Goulds Food Inc. to establish a *Jungle Jim's/Shamrock City* restaurant (Eating Establishment) at Bidgood's Plaza which was recently approved by Council as a Discretionary Use.

**RECOMMENDATION**

**Moved by Deputy Mayor Ron Ellsworth; seconded by Councillor Galgay that Council proceed with a text amendment to add Lounge as a discretionary use in the CN Zone and advertise the application to establish a Lounge as part of the Jungle Jim's /Shamrock City restaurant operation at Bidgood's Plaza.**

**3. 120 LeMarchant Road – (Ward 2)**

**Proposed Rezoning to Apartment Medium Density (A2) and Development of a 64-Unit Apartment Building**

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The Committee considered a memorandum dated January 15, 2014 from the Chief Municipal Planner noting an application from RJC Services, on behalf of PAR Holdings to have property at 120 LeMarchant Road (formerly Harrington School and more recently Lawrence College) rezoned from the Residential Mixed (RM) Zone to the Apartment Medium Density (A2) Zone. The purpose of the rezoning is to accommodate development of a six-storey condominium apartment building containing 64 dwelling units. Development will involve removal of the existing building and construction of a new building. Offstreet parking will be provided in two basement levels accessible from LeMarchant Road.

To accommodate the rezoning, an amendment to the Municipal Plan will be required.

**RECOMMENDATION**

**The Committee recommends, based on a motion put forth by Councillor Tilley; seconded by Councillor Puddister that an application to rezone property at 120 LeMarchant Road from Residential Mixed (RM) Zone to the Apartment Medium Density (A2) Zone to accommodate development of a six storey condominium apartment building be considered, and that Council adopt the attached draft terms of reference for a land-use assessment report (LUAR).**

**4. 12 Jensen Camp Road (Ward 3)**

**Proposed Text Amendment to Allow Townhouses throughout Planning Area 4 Mundy Pond in the Residential Medium Density (R2) Zone**

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A memorandum tabled by the Chief Municipal Planner, dated January 20, 2014 was discussed. It outlines an application to allow a five (5)-unit townhouse development at 12 Jensen Camp Road. This would not require a rezoning, as the property is already in the Residential Medium Density (R2) Zone. However, the Planning Area 4 (Mundy Pond) Development Plan restricts multi-family housing (townhouses and semi-detached houses) to Blackmarsh Road alone. This would need to be amended. There would also need to be an amendment to the R2 Zone table to remove the restrictions for Planning Area 4.

**RECOMMENDATION**

**Proposed by Councillor Galgay; seconded by Councillor Tilley that Council agree to allow a Municipal Plan text amendment removing the restriction on multi-family housing in Planning Area 4 (Mundy Pond) and to revise the R2 Zone table for townhousing in Planning Area 4, subject to the receipt of input by way of a public meeting. Subsequent**

to the public meeting and should Council agree to proceed, the Municipal Plan amendment would require a public hearing chaired by an independent commissioner.

**5. 369 Blackmarsh Road (Ward 3)**

**Application for Rezoning and Approval to Develop 2 Apartment Buildings and 10 Row House Dwelling Units.**

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A memorandum dated January 20, 2014, authored by the Chief Municipal Planner was considered. It states that Karwood Estates Inc. have applied for approval to develop property at 369 Blackmarsh Road, with an area of approximately 1.7 hectares (4.3 acres) and 20 metres (66 feet) frontage, for the purpose of a 32-unit apartment building, a 60-unit apartment building (each building would be 4 storeys tall), and 10 row houses (each 3 storeys tall), under the umbrella of a single condominium corporation. The development would involve construction of a road from Blackmarsh Road through the property, connecting to the neighbouring residential development of the former Gulliver's Farm called "Westfield". The property is zoned Residential Medium Density (R2) and Open Space (O) and designated Residential High Density and Open Space. This proposal would require rezoning to the Apartment Medium Density (A2) Zone and involve a Municipal Plan amendment.

**RECOMMENDATION**

**Moved by Deputy Mayor Ellsworth; seconded by Councillor Galgay that, given the proposal provides for the acquisition of approximately 2.5 acres from the City to the developer, it was agreed that further discussion be deferred pending receipt of a report from staff outlining details of any option the developer may have with respect to the purchase of such property. Also, the Committee requests further detail regarding the proposed "attainable housing" component of the proposal.**

Councillor Tom Hann  
Chairperson

**SJMC2014-01-27/38R**

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

**Regarding Item #2 – Establishment of Jungle Jim's/Shamrock City restaurant at Bidgood's Plaza,** Councillor Puddister pointed out that in the event the establishment closes, the liquor license is not transferable, and a new operator is required to submit to Council a separate discretionary use application.

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





Councillor Wally Collins  
Robert Smart, City Manager  
Paul Mackey, Deputy City Manager of Public Works  
Dave Blackmore, Deputy City Manager of Planning, Development &  
Engineering  
Brendan O'Connell, Director of Engineering  
Don Brennan, Director of Roads & Traffic  
Steve Colford, Manager of Waste & Recycling  
Brian Head, Manager of Parks & Open Spaces  
Karen Chafe, Recording Secretary

Also present was Daniel MacEachern, reporter with The Telegram.

1. **St. John's Harbour Snow Dumping**

The Committee considered a memo dated January 12, 2014 from the Deputy City Manager of Public Works regarding the above noted. The Committee on motion of Councillor Hickman; seconded by Councillor Collins recommends Council's approval of the following recommendation:

**That the City issue a Request for Proposals to examine alternatives for snow disposal in accordance with the terms outlined in a staff report from the Director of Roads and Traffic. The estimated cost for the study is \$30,000 and it is proposed to fund this from the 2014 snow clearing budget.**

2. **Lighting of Public Buildings in Downtown Core**

The Committee considered a Council Directive from the regular meeting of December 9, 2013 regarding the Mayor's suggestion that night lighting of buildings in the downtown core be implemented in conjunction with the property owners to enhance the vibrancy of downtown at night.

**The Committee agreed that this issue be referred to a future meeting of the Heritage Advisory Committee to identify significant historic buildings in the downtown as a first step and then possibly to contact owners to propose the idea.**

Jonathan Galgay  
Chairperson

**SJMC2014-01-27/40R**

**It was moved by Councillor Galgay; seconded by Councillor Hickman: That the Committee's recommendations be approved**

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

**Audit and Accountability Committee Report dated January 7, 2014**

Council considered the following Audit and Accountability Committee Report dated January 7, 2014:

**Present:** Deputy Mayor Ron Ellsworth, Chairperson  
Councillor Danny Breen  
Councillor Tom Hann  
Mr. Harold Squires, Citizen Representative  
Mr. Neil Martin, Deputy City Manager, Corporate Services – City Clerk  
Mr. Robert Bishop, Deputy City Manager, Financial Management  
Dave Blackmore, Deputy City Manager  
Bob Bursey, City Solicitor  
Tanya Haywood, Director of Recreation  
Jason Sinyard, Director of Planning and Development  
Derek Coffey, Manager, Budget and Treasury  
Brian Head, Manager of Parks & Open Spaces  
Gord Tucker, Manager of Capital Works & Buildings  
Janine Halliday, Manager, Citizen’s Service Centre  
Carol Kirkland, Manager of Inspection Services  
Mr. Sean Janes, Senior City Internal Auditor  
Mr. David Royle, Internal Auditor  
Cathy Jackman, Supervisor, Citizen’s Service Centre  
Ms. Maureen Harvey, Recording Secretary

**1. Grand Concourse Authority – Draft Audit Report**

The Committee reviewed a draft report prepared by the Internal Audit Division regarding the processes put in place by City Management to ensure that all work completed by the Grand Concourse Authority was completed effectively, efficiently and up to City Standards.

**Recommendation**

**The Committee recommends acceptance of the Internal Audit Report of a Program Review with respect to the Grand Concourse Authority – Assignment #12-02**

**2. Inspection Services Audit Report**

The Committee reviewed an audit report with respect to inspection services in the Department of Planning, Development and Engineering which was undertaken in accordance with the three year audit plan approved under Council Directive R2011-02-14/11. The audit centered on the building, electrical and plumbing inspection areas of the division and focused on risk management, governance processes and control processes.

**Recommendation**

**The Committee recommends acceptance of the Internal Audit Report relating to Inspection Services - Assignment #12-04**

**3. Review of Responses to Expressions of Interest for membership on the Audit & Accountability Committee**

The Committee was advised of people who have expressed an interest in serving on the Audit & Accountability Committee.

The present Citizen Representative, Harold Squires, indicated that this is his fourth year on the Committee. Given the revised schedule for meetings (monthly) and the fact that his retirement will take him out of the country for a number of months, along with the interest of other citizen representatives, Mr. Squires tendered his letter of resignation. He reaffirmed what was stated in his letter that he has enjoyed serving on the committee and is impressed and pleased with the quality of supporting staff.

**Recommendation**

**The Committee accepts the resignation of Citizen Representative, Harold Squires from the Audit and Accountability Committee and recommends the appointment of Harold Boyd Chislett and Renee Dyer as new Citizen Representatives in accordance with the provisions of the Committee's revised mandate which was approved by Council on January 13, 2014.**

Deputy Mayor Ron Ellsworth  
Chair

**SJMC2014-01-27/41R**

**It was moved by Deputy Mayor Ellsworth, seconded by Councillor Davis: That the Committee's recommendations be approved.**

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

**Weekly Permits List**

Council considered as information the following Weekly permits list for the period January 16 to 22, 2014:

**DEVELOPMENT PERMITS LIST  
DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING  
FOR THE PERIOD OF January 16, 2014 TO January 22, 2014**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES		Home Office	132 Forest Road	2	Approved	14-01-22
RES		Home Office	13 Hutton Road	1	Approved	14-01-22
RES		Installation of Sump Pump	1 Vaughan Place	4	Approved	14-01-22

\* 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

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**Building Permits List – January 27, 2014**

**SJMC2014-01-27/42R**

**It was moved by Councillor Collins; 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 January 27, 2014 Regular Meeting**

Permits Issued: 2014/01/16 To 2014/01/22

**Class: Commercial**

- |                               |                       |
|-------------------------------|-----------------------|
| 286 Torbay Rd-Yoga Kula Co-Op | Co Commercial School  |
| 644 Topsail Rd                | Sn Club               |
| 607 Torbay Rd                 | Ms Office             |
| 100 Military/Const Trailer    | Nc Accessory Building |
| 179 Water St (Rear)           | Cr Service Shop       |
| The Village- Klondike Jakes   | Rn Restaurant         |
| 67 Major's Path-Suite 103 A&B | Rn Office             |
| The Village-430 Topsail Rd    | Rn Service Shop       |
| Factory Lane - Mechanical Rm  | Rn Office             |

430 Topsail Rd-Ardene	Rn	Retail Store
136 Crosbie Rd	Rn	Office
271 Duckworth St	Rn	Mixed Use

This Week \$ 317,100.00

**Class: Government/Institutional**

100 Military/Construct/Trailer	Sw	Recreational Use
90 Densmore's Lane	Nc	Admin Bldg/Gov/Non-Profit

This Week \$ 36,869,387.00

**Class: Residential**

183 Cheeseman Dr	Nc	Fence
3 Cherrybark Cres, Lot 250	Nc	Single Detached & Sub.Apt
14 Ellis Pl	Nc	Patio Deck
153 Gower St	Nc	Patio Deck
9 Guernsey Pl., Lot 29, Unit 1	Nc	Condominium
9 Guernsey Pl., Lot 29, Unit 2	Nc	Condominium
9 Guernsey Pl., Lot 29, Unit 3	Nc	Condominium
9 Guernsey Pl.Lot 29, Unit 4	Nc	Condominium
71 Guy St-Unit 1	Nc	Townhousing
71 Guy St-Unit 2	Nc	Townhousing
71 Guy St-Unit 3	Nc	Townhousing
71 Guy St-Unit 4	Nc	Townhousing
71 Guy St-Unit 5	Nc	Townhousing
71 Guy St-Unit 6	Nc	Townhousing
48 Larkhall St	Nc	Patio Deck
11 St. John's Pl	Nc	Condominium
15 St. John's Pl, Block 6	Nc	Condominium
19 Veitch Cres	Nc	Accessory Building
5 Cornwall Hts	Rn	Single Detached Dwelling
91 Hamilton Ave	Rn	Townhousing
233 Pennywell Rd	Rn	Single Detached Dwelling
1 Pine Bud Ave	Rn	Single Detached Dwelling
115-119 Queen's Rd	Rn	Condominium
21 Topsail Rd	Rn	Single Detached Dwelling

This Week \$ 15,112,850.00

**Class: Demolition**

This Week \$ .00

This Week's Total: \$ 52,299,337.00

Repair Permits Issued: 2014/01/16 To 2014/01/22 \$ 71,700.00

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			
January 27, 2014			
TYPE	2013	2014	% VARIANCE (+/-)
Commercial	\$14,700,700.00	\$3,800,200.00	-74
Industrial	\$0.00	\$0.00	0
Government/Institutional	\$0.00	\$36,900,400.00	
Residential	\$7,300,000.00	\$15,900,900.00	118
Repairs	\$89,300.00	\$141,700.00	59
Housing Units (1 & 2 Family Dwellings)	15	10	
<b>TOTAL</b>			102

Respectfully Submitted,

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

**Payrolls and Accounts**

**SJMC2014-01-27/43R**

**It was decided on motion of Councillor Collins; seconded by Councillor Puddister: That the following Payrolls and Accounts for the week ending January 22, 2014 be approved:**

**Weekly Payment Vouchers  
For The  
Week Ending January 22, 2014**

Payroll	
Public Works	\$ 533,851.05
Bi-Weekly Casual	\$ 21,339.17
Accounts Payable	\$3,438,917.13
<b>Total:</b>	<b>\$3,994,107.35</b>

**Tenders**

**a. RFP – Quidi Vidi Village Overlay Zone**

**SJMC2014-01-27/44R**

**It was moved by Councillor Collins; seconded by Councillor Puddister: That the recommendation of the Director of Planning and Development be approved and the RFP awarded as follows:**

- a. Tract Consulting for the amount of \$25,000.00 plus HST.**

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

**Correspondence**

**215 LeMarchant Road**

Council considered a memorandum dated January 23, 2014 from the City Solicitor regarding the above noted.



**SJMC2014-01-27/45R**

**It was moved by Councillor Breen; seconded by Councillor Galgay: That City owned land located between the front boundary of 215 Lemarchant Road and the Lemarchant Road sidewalk, be sold at a rate of \$20 per square foot (approximately \$10,000.00).**

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

**Snow Clearing Report**

Council considered as information the snow clearing report for the period January 1 to 24, 2014, showing a negative variance of \$274,109.

**Correspondence from the Mayor's Office**

**Letter to His Worship the Mayor from Steve LeGrow, 90 Greenspond Drive  
Extending gratitude to a City employee**

His Worship acknowledged the above noted letter and on behalf of Council commended and extended thanks to the snow crew operators for their swift action in assisting Mr. Steve LeGrow, who was found unconscious in a snow bank during the Christmas season.

**Councillor Collins**

Councillor Collins asked that Council give serious consideration during capital budget discussions to approving funding towards the installation of sidewalks in front of St. John Bosco and St. Kevin's High Schools.

**Councillor Davis**

Councillor Davis asked that the City Clerk carry out a review of the municipal elections process and that the review focus on establishing ways to maintain an accurate voters' list, establishing partnerships with Elections Canada and Elections NL, and internet voting.

His Worship the Mayor reminded Council that the City has already petitioned the Province to allow internet voting and they have yet to respond.

Councillor Davis also asked that the Audit and Accountability Committee implement a process for review of the current campaign financing bylaw, specifically look at campaign expenses to determine if the spending is in line with spending limits under the bylaw, and look at implementing a cap on campaign donations.

### **Councillor Galgay**

Councillor Galgay extended congratulations to Tom Marshall on his appointment as Newfoundland and Labrador's 11<sup>th</sup> Premier, and asked that His Worship the Mayor forward a letter of congratulations on behalf of Council and state Council's eagerness to commence discussions on a new fiscal framework for the City.

Councillor Galgay advised that he will be holding a gathering with residents of Riverhead Towers on February 3, 2014.

Councillor Galgay advised that he has received concerns from residents in the Kenmount Road area with regards to ice buildup. The matter was referred to the Deputy City Manager, Public Works for follow-up.

### **Councillor Lane**

Councillor Lane outlined some of the highlights of the City's annual economic review and outlook report. He also updated Council on his attendance along with Councilor Tilley at the Board of Trade Outlook Summit on Thursday.

### **Councillor Hickman**

Councillor Hickman noted that he fully supports Councillor Davis' proposal for a review of the Municipal Election process.

Councillor Hickman noted that the deadline for submission of applications for the Arts Grants Program is January 31, 2014, and the deadline for Special Events and Festivals grants is February 7, 2014.

Councilor Hickman noted that he along with Councillor Lane and the City's Heritage Officer have been working with the Presentations Sisters with respect to the replacement of windows at the convent and is confident that the situation will be resolved to the satisfaction of both the City and the sisters.

**Deputy Mayor Ellsworth**

Deputy Mayor Ellsworth commended staff on their recruitment of members to the Mayor's Advisory Committee on Youth and spoke to the upcoming Youth Week event, May 1 to 7, 2014. He noted that there will be an art exhibit at City Hall and advised that he will provide more information on the various youth week activities at a later date. He encouraged the community at large and the schools to participate and submit their art exhibit displays.

**His Worship the Mayor**

In speaking to Councillor Davis's proposed Municipal Election review, His Worship the Mayor advised that he has already met with the City Clerk on the issues and the possibility of putting a process in place whereby a committee would be established to carry out a review of the election process.

**Adjournment**

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

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**MAYOR**

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**CITY CLERK**



# MEMORANDUM

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**Date:** January 22, 2014

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

**Re: St. John's Municipal Plan Amendment Number 122, 2013 and  
St. John's Development Regulations Amendment Number 593, 2013  
Application to Rezone Property Situate at "1 Bergeron Place"  
Bergeron Place and Groves Road (Ward 4)  
PDE File: B.17-B.33 (13-00211)**

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At the Regular Meeting of Council held on December 2, 2013, Council agreed to proceed with the proposed amendments and asked the Department of Municipal Affairs to issue a Provincial release for St. John's Municipal Plan Amendment Number 122, 2013 and St. John's Development Regulations Amendment Number 593, 2013. These amendments would re-designate and rezone land situated at the corner of Groves Road and Bergeron Place from the Rural (RUR) Land Use District to the Residential Low Density (RLD) Land Use District, and the Rural Residential Infill (RRI) Zone to the Residential Medium Density (R2) Zone. The purpose of the amendments is to accommodate the proposed development of a building lot for a single-detached house.

The Department of Municipal Affairs has advised that it has now issued a Provincial Release for the City's proposed amendments, and it is now in order for Council to proceed with the next steps in the amendment process.

## RECOMMENDATION

It is recommended that Council now adopt the attached resolutions for St. John's Municipal Plan Amendment Number 122, 2013 and St. John's Development Regulations Amendment Number 593, 2013 to rezone land from Rural Residential Infill (RRI) Zone to the Residential Medium Density (R2) Zone.

If the resolutions are adopted by Council, then it is further recommended that Council appoint Ms. Marie Ryan, a member of the City's commissioner list, as the Commissioner to conduct a public hearing on the Municipal Plan and Development Regulations amendments.

The proposed date for the public hearing is Wednesday, February 26, 2013 at 7:00 pm at St. John's City Hall.



Ken O'Brien, MCIP  
Chief Municipal Planner

KOB/sba

# ST. JOHN'S

**RESOLUTION  
ST. JOHN'S MUNICIPAL PLAN  
AMENDMENT NUMBER 122, 2013**

**WHEREAS** the City of St. John's wishes to allow development of a single detached house on a parcel of undeveloped, vacant land situated at the corner of Groves Road and Bergeron Place.

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

**Redesignate land that is situated in the area of the corner of Groves Road and Bergeron Place from the Rural (RUR) District to the Residential Low Density (RLD) District, as more specifically shown on the Map III-1A attached.**

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

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

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

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

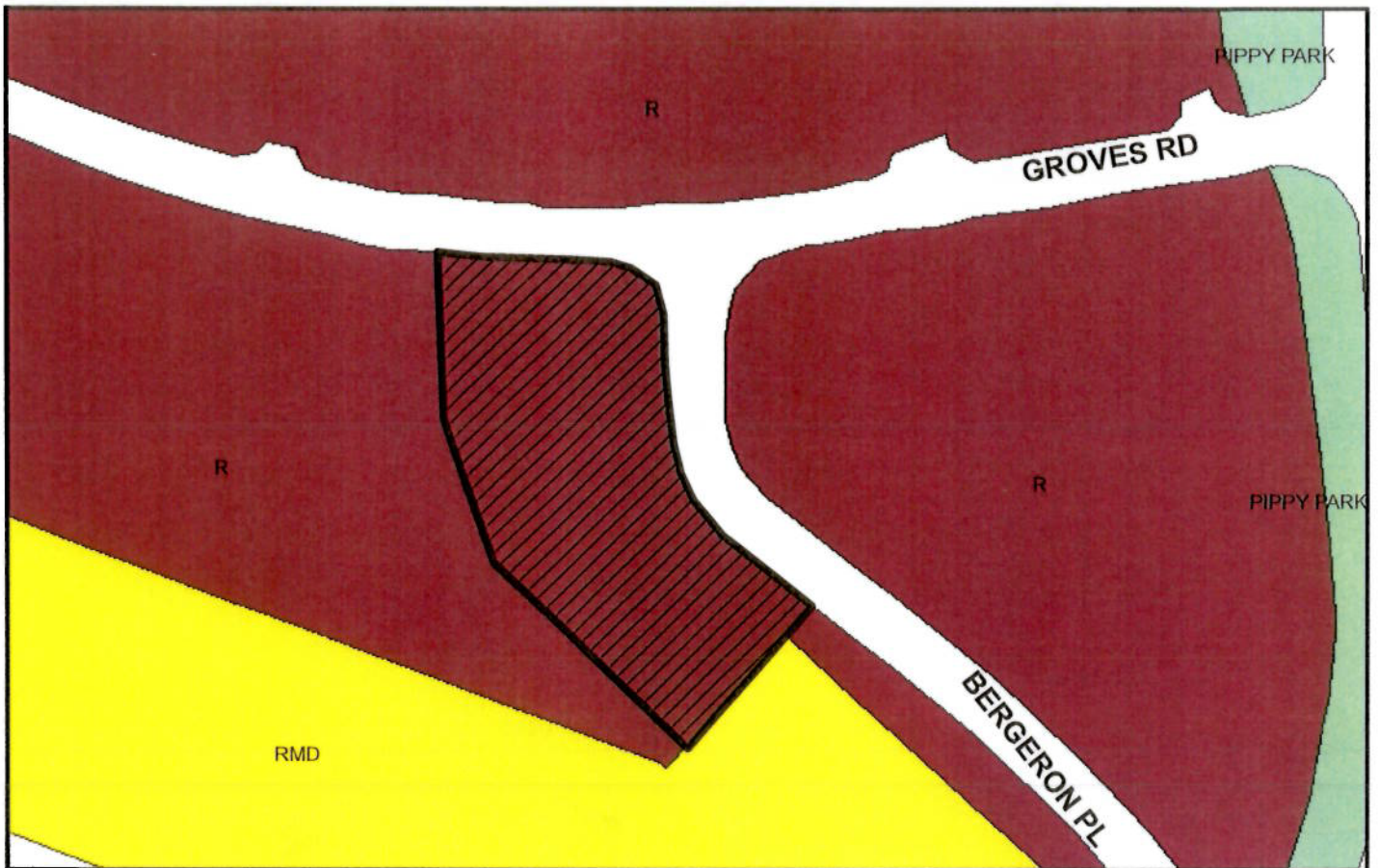
\_\_\_\_\_  
**Council Adoption**



*Paul Boudridge*  
\_\_\_\_\_  
**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. 122, 2013  
[Map III-1A]**

2013 12 02 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  
RURAL (R) LAND USE DISTRICT TO  
RESIDENTIAL LOW DENSITY (RLD) LAND USE DISTRICT

**BERGERON PLACE AT GROVES ROAD**

  
Paul Bourdridge  
M.C.I.P. signature and seal

\_\_\_\_\_  
Mayor

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

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

Provincial Registration

**RESOLUTION  
ST. JOHN'S DEVELOPMENT REGULATIONS  
AMENDMENT NUMBER 593, 2013**

**WHEREAS** the City of St. John's wishes to allow development of a single detached house on a parcel of undeveloped, vacant land situated at the corner of Groves Road and Bergeron Place.

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

**Rezone land that is situated in the area of the corner of Groves Road and Bergeron Place from Rural Residential Infill (RRI) Zone to the Residential Medium Density (R2) Zone, as more specifically shown on the Map Z-1A attached.**

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

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

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

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

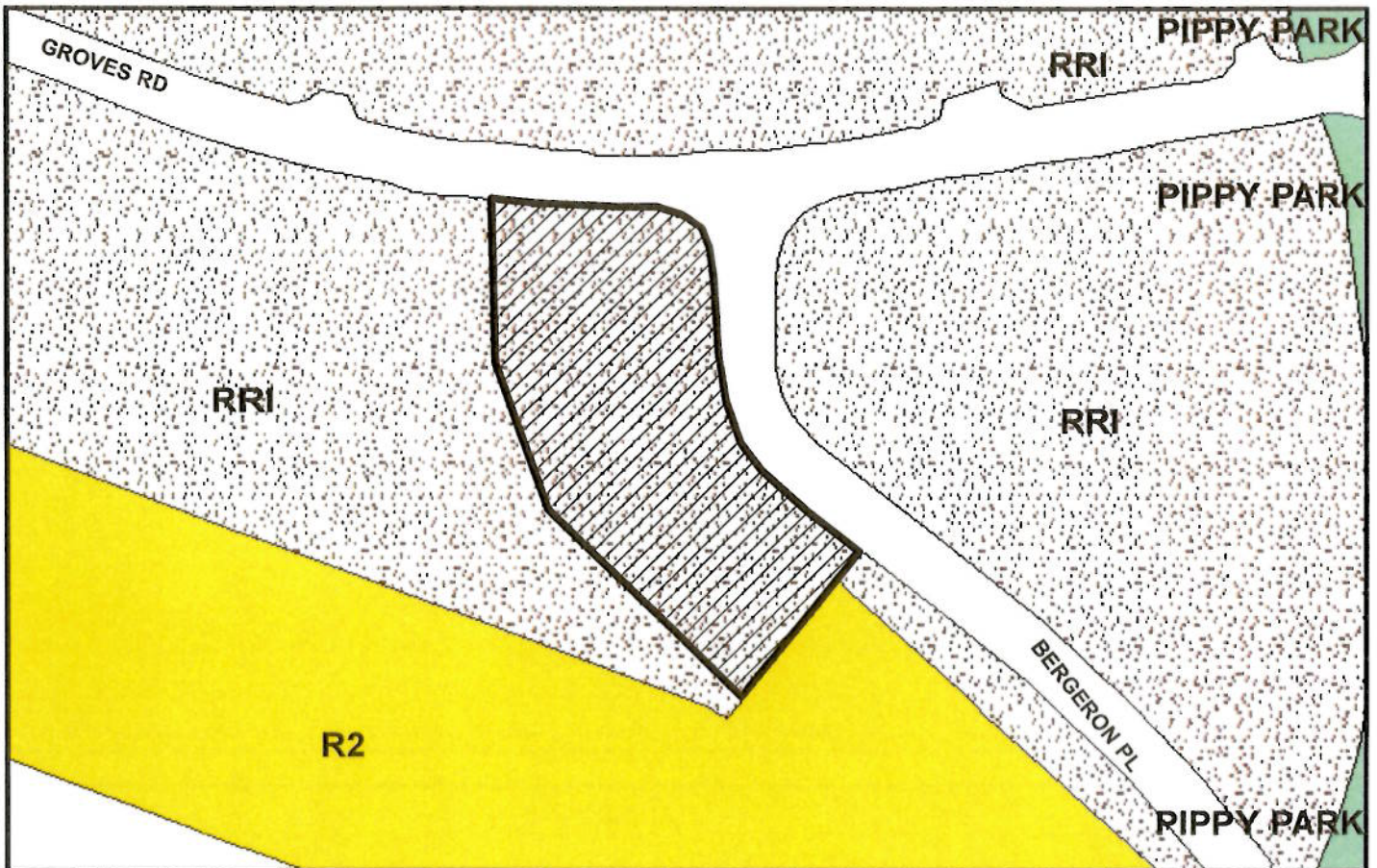
\_\_\_\_\_  
**Council Adoption**

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

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

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

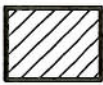




**CITY OF ST. JOHN'S  
DEVELOPMENT REGULATIONS  
Amendment No. 593, 2013  
[Map Z-1A]**

2013 12 02 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  
RURAL RESIDENTIAL INFILL (RRI) LAND USE ZONE TO  
RESIDENTIAL MEDIUM DENSITY (R2) LAND USE ZONE

**BERGERON PLACE AT GROVES ROAD**

  
Paul Bountridge  
M.C.I.P. signature and seal

\_\_\_\_\_  
Mayor

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

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

Provincial Registration

# MEMORANDUM

---

Date: January 29, 2014

To: His Worship the Mayor and Members of Council

Re: **Department of Planning File Number B-17-D. 3  
Proposed Amendments for Commercial and Residential Development  
(The Light House Project)  
83 & 90 Duckworth Street, Ward 2  
Applicant: Republic Properties Inc.**

---

Republic Properties Inc. submitted an application to redevelop properties at Civic Number 83 and 90 Duckworth Street for a joint development - a boutique hotel with ground-floor commercial space, and a residential building atop two levels of parking (one of which would be partly underground). The proposal was sent to a Public Meeting on May 22, 2013, to provide an opportunity for public review and comment on the application, and at a Regular Meeting of Council on October 21, 2013, Council directed staff to proceed with the amendment process and draft the appropriate amendment to the St. John's Development Regulations.

After further review it was determined that amendments should be made to both the St. John's Municipal Plan and Development Regulations, to better manage the development of both buildings, their use and shared parking. The amendments would have the effect of introducing a new district and zone for the proposed development of 83 and 90 Duckworth Street. As a public meeting on the proposed development had already been held and the design of the project is not changing, it was recommended that the proposed amendments to the St. John's Municipal Plan and Development Regulations be advertised for further public review and comment.

In accordance with the Council Directive of January 6, 2014 the proposed amendments have been advertised for public review and comment. The amendments were advertised on two occasions in the Telegram Newspaper and have been posted on the City's website. Any written public submissions received by the City Clerk's Department on the amendments will be referred to the agenda for the Regular Meeting of Council to be held on February 3, 2014.

## **Recommendation**

If Council determines that it wishes to proceed with the proposed amendments to redesignate and rezone Civic 83 and 90 Duckworth Street, then it is recommended that Council now adopt-in-principle the attached resolutions for St. John's Municipal Plan Amendment Number 124, 2013 and St. John's Development Regulations Amendment Number 589, 2013.

# ST. JOHN'S

If the amendments are adopted-in-principle by Council, the amendments will then be sent to the Department of Municipal Affairs with a request for the issuance of a Provincial release in accordance with the requirements of the Urban and Rural Planning Act. Upon issuance of a Provincial release, the amendments will be referred back to a future Regular Meeting of Council for consideration of formal adoption and the appointment of a commissioner to conduct a public hearing on the amendments.



Ken O'Brien, MCIP  
Chief Municipal Planner

LLB/  
Attachment

**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 Gourzil this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

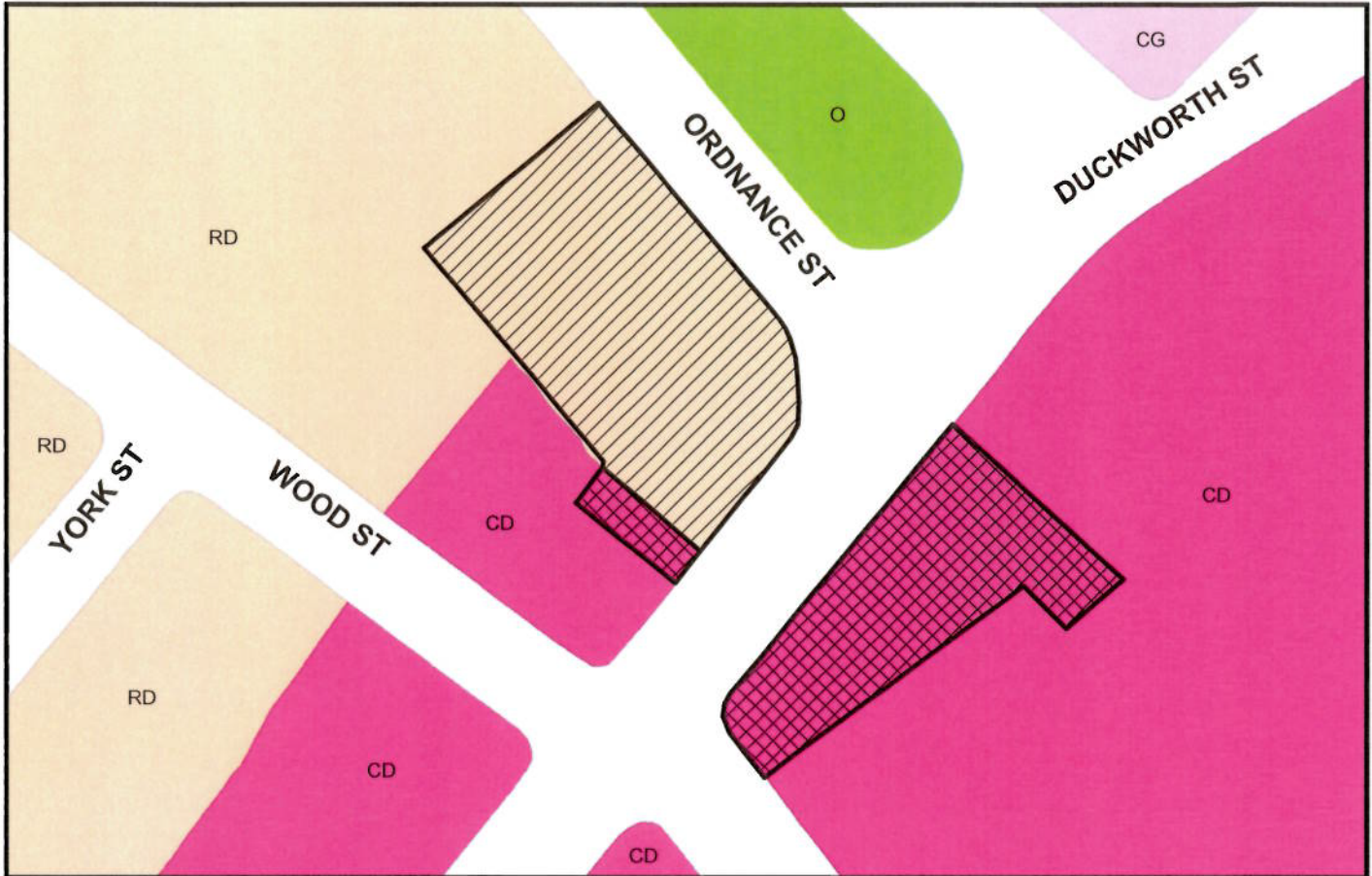
\_\_\_\_\_  
Mayor

\_\_\_\_\_  
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

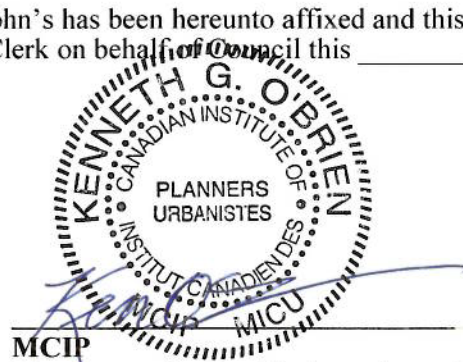


**Duckworth Street sites. The foregoing shall serve to satisfy any requirement for off-street parking to be provided at the Civic No. 83 Duckworth Street site.**

- 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 \_\_\_\_\_ day of \_\_\_\_\_, 2014.



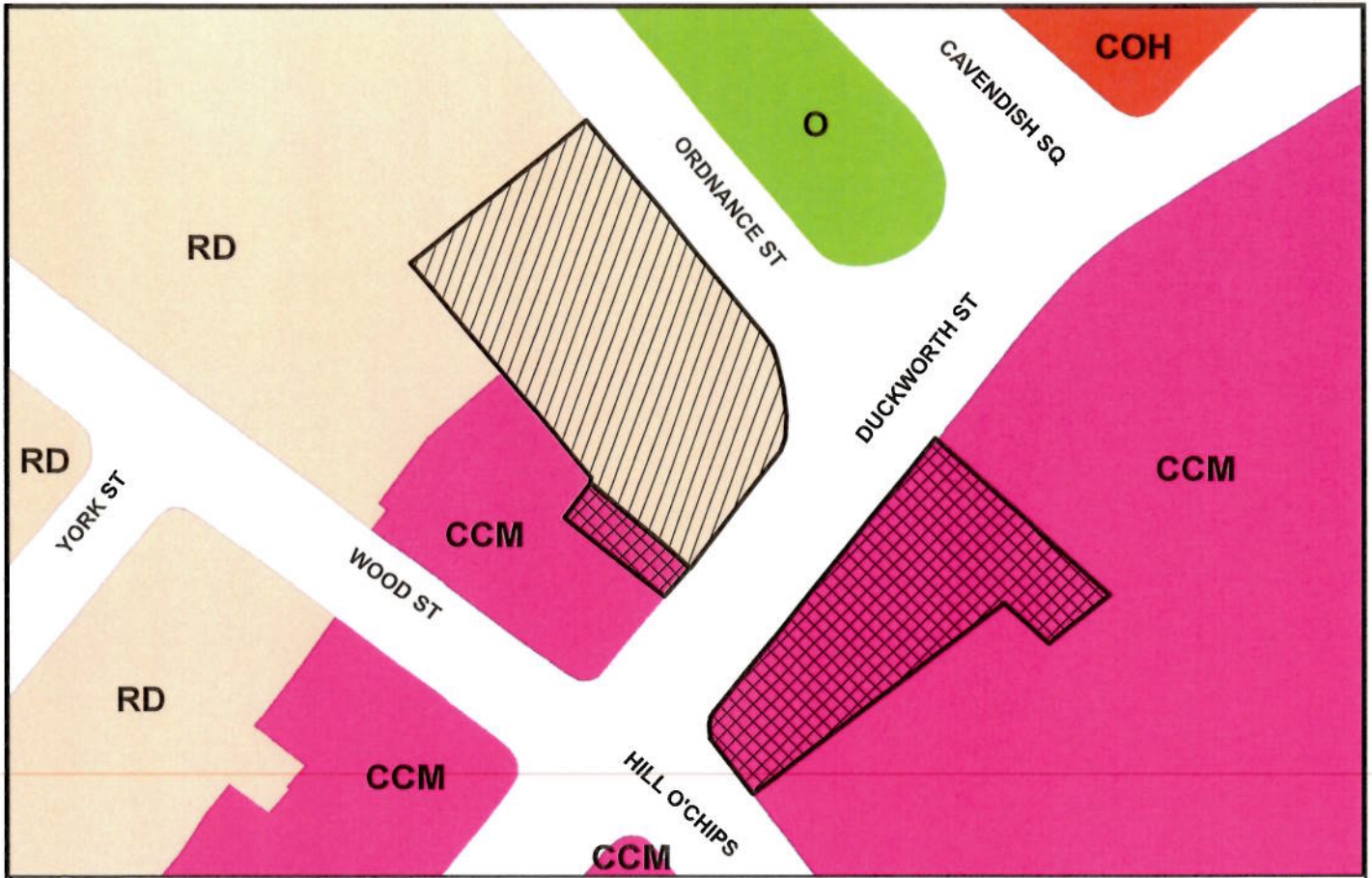
\_\_\_\_\_  
**Mayor**

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



*Kenneth G. O'Brien*

M.C.I.P. signature and seal


\_\_\_\_\_  
Mayor

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

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

Provincial Registration





January 21, 2014

City of St. John's  
City Clerk's Department  
P.O. Box 908  
St. John's, NL A1C 5M2

**RE: 83 & 90 Duckworth Street – Light House Project**

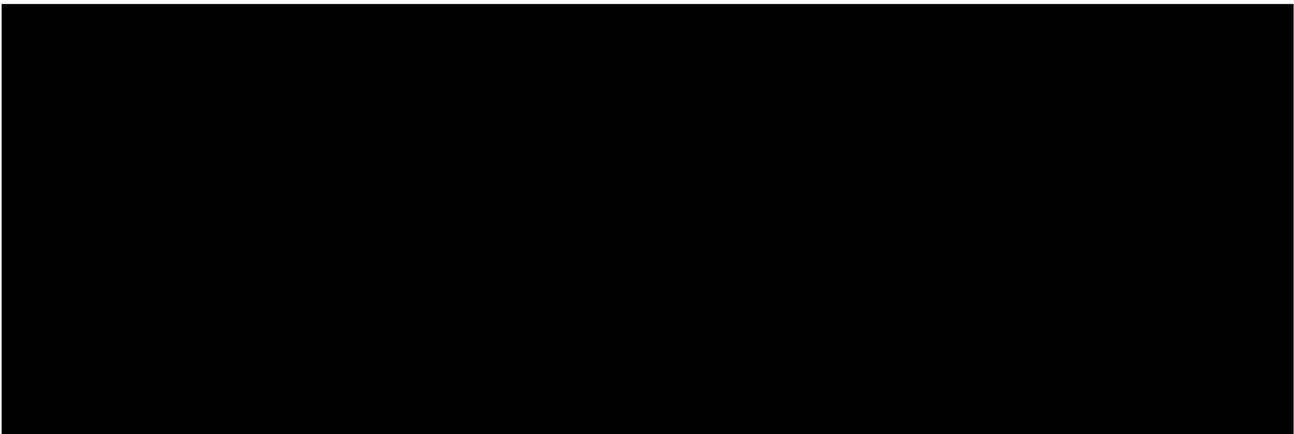
Dear Sirs:

Lansing Properties Incorporated are owners of a commercial condominium on the ground floor of 61 Duckworth Street. We have recently received notification that Republic Properties, is planning to redevelop 83 & 90 Duckworth Street with a new condominium/hotel project. It is our understanding that the developer is planning two modern buildings and will incorporate both sites.


We've looked at the overall design and are extremely pleased that this site is finally being redeveloped as a modern, attractive property, which will add value to the other properties in the neighbourhood. We are in full support of the development and the amendments as planned and I would encourage you to approve the project and the amendments.

Should you wish to discuss this matter further with us, please do not hesitate to contact us directly.

Yours Truly,



6:



January 21, 2014

City of St. John's  
City Clerk's Department  
P.O. Box 908  
St. John's, NL A1C 5M2

**RE: 83 & 90 Duckworth Street – Light House Project**

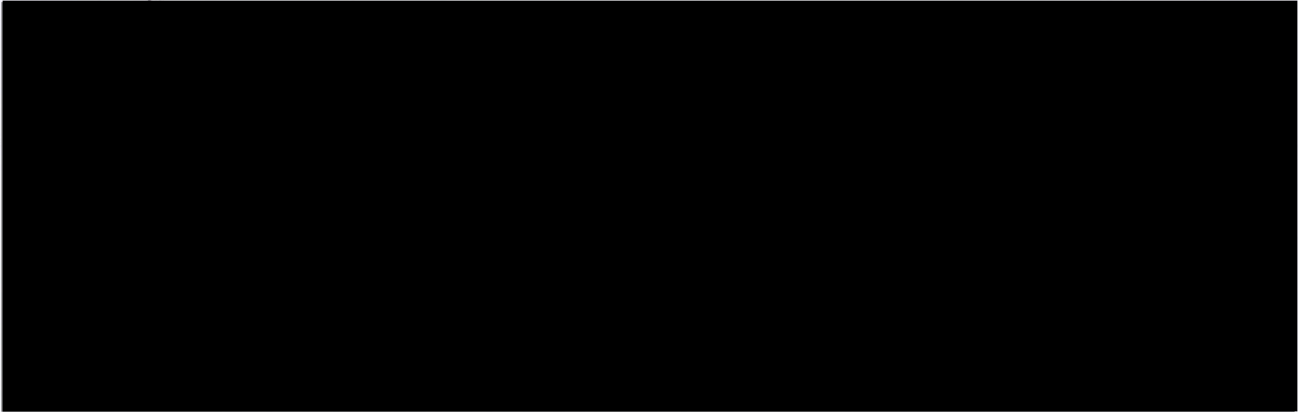
Dear Sirs:

Lansing Properties Incorporated are owners of a commercial condominium on the ground floor of 61 Duckworth Street. We have recently received notification that Republic Properties, is planning to redevelop 83 & 90 Duckworth Street with a new condominium/hotel project. It is our understanding that the developer is planning two modern buildings and will incorporate both sites.


We've looked at the overall design and are extremely pleased that this site is finally being redeveloped as a modern, attractive property, which will add value to the other properties in the neighbourhood. We are in full support of the development and the amendments as planned and I would encourage you to approve the project and the amendments.

Should you wish to discuss this matter further with us, please do not hesitate to contact us directly.

Yours Truly,



for:



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

I should like to submit my comments regarding the proposed amendments to the Municipal Plan and Development Regulations which will come before the council members at the regular meeting on February 3<sup>rd</sup> 2014. The amendments to the regulations will allow developments on properties at 83 and 90 Duckworth St. to have exemptions from the current zoning.

The "Lighthouse Project" will allow the construction of a six storey building next to the Classic Cafe at #83 Duckworth St. which, in actual fact, will tower a full 4 stories over the roof of the Quality Hotel. On the property now owned by the city @ Ordnance and #90 Duckworth, this project will allow five stories from the street level on Duckworth St.

Both buildings will come to the edge of the sidewalk and will create a towering corridor as you enter the downtown. It will negatively affect the surrounding area in regard to light, wind, views and heritage character. As the owner of the building immediately adjacent to the proposed development at 90 Duckworth St., I feel there will be a severe negative impact on my premises in all of these categories.

I implore you to reconsider your plan to change the existing guidelines, which will allow this development. High rise buildings will destroy the heritage character of this area, so loved by visitors and our own citizens. Have the vision, as literally hundreds of other heritage-conscious cities, to keep to your own Guidelines and to insist on a development which will be more in character with the existing neighbourhood and will enhance this historical part of our city. Show the citizens of St. John's that you have the capacity to change your opinions in light of new vision and concerns as expressed by others.

I believe the city should "show the way", especially with property it actually owns, and adhere to your own guidelines. Are these guidelines not painstakingly thought out to lead us in our development?

I respectfully submit these suggestions to our city councillors.



To Whom it May Concern,

I have lived at 7 Wood Street for 18 years and I am infinitely familiar with the joys and challenges of downtown St. John's living. As you can see from my longevity downtown, thus far the joys are outweighing the challenges. I read with very much dismay of the plans for both 83 and 90 Duckworth. I am not in support of changing the St. John's Municipal Plan nor the Development Regulations.

In summary, I do not support the change in the St. John's Municipal Plan and/or zoning for either 83 or 90 Duckworth. These regulations are in place for a reason and shouldn't be changed at the whim of a developer. If these developments were in line with the current plan/regulations, I would be disappointed with them going ahead but I wouldn't have to swallow the bitter pill that only residents/small businesses have to follow the rules while others get them changed. Case in point...Red Ochre Gallery is not allowed to raise their roof by one foot meanwhile Republic Properties gets to build a five story monster in their backyard...where is the fairness? The nuns can't have windows that make sense, yet Republic Properties gets to build a six story building where the zone only allows for four. If you approve these changes, you are approving this double standard and opening the flood gates to development without a plan.

83 Duckworth

The notice I received said that the developers for this site have requested an increased building height of 21 metres. I do not support this request. One of my greatest joys in living at 7 Wood Street is that every morning when I awake, I look out my front second story window at Signal Hill and Cabot Tower while drinking my morning coffee. I have been enjoying this view for 18 years and this view was one of the major reasons I took the risk to buy a (at the time) round-down house on Wood Street. With the proposed building height increase for the "boutique hotel", it strikes me as ironic that people visiting the city for one or two nights who pay no municipal taxes will enjoy the view my house once had for the past 100 years. I also wonder if, indeed, we need another hotel in our neighbourhood with the Sheraton, the Courtyard, the Quality, Homotel, and many many B & B's already there. In fact, the Knock on Wood B & B has been for sale across the street for at least 2 years now. The neighbourhood is already crowded and overflowing with tourists in season. I do not support changing the development plan and/or zoning for this property at all and especially oppose the specially requested increase in height.

90 Duckworth

Fire halls are special places. In the best of neighbourhood plans, this former fire hall would be repurposed to a community arts or recreation centre or library or other use in the public good. Given the rapid expansion, as of yet unfilled, condo developments in the east end of downtown, I don't think it is time for yet another-especially one on a site that was former used for the good of the entire community. I do not support the change in zoning from Downtown Residential to Apartment Residential for this property. As someone who has been exiting Wood Street onto Duckworth for 18 years, add a parking garage entrance on Duckworth for this property will make an already complex intersection even more complex for drivers and pedestrians alike.

The scale of the development for both properties threatens to create a concrete "jungle" tunnel, dark and cold reminiscent of so many other downtown scapes, and the beginning of one of our most important streets. I find it once again ironic that the development is called "lighthouse" as there is nothing light about it-it will both cast shadows were there is currently shadow and take the view from so many to benefit the few.

In summary, I do not support the change in the St. John's Municipal Plan and/or zoning for either 83 or 90 Duckworth. These regulations are in place for a reason and shouldn't be changed at the whim of a developer. If these developments were in line with the current plan/regulations, I would be disappointed with them going ahead but I wouldn't have to swallow the bitter pill that only residents/small businesses have to follow the rules while others get them changed. Case in point...Red Ochre Gallery is not allowed to raise their roof by one foot meanwhile Republic Properties gets to build a five story monster in their backyard...where is the fairness? The nuns can't have windows that make sense, yet Republic Properties gets to build a six story building where the zone only allows for four. If you approve these changes, you are approving this double standard and opening the flood gates to development without a plan.

Best regards,

# MEMORANDUM

---

Date: January 28, 2014

To: His Worship the Mayor and Members of Council

Re: **Department of Planning File Number REZ1300010  
Proposed Text Amendment for Building Line Setback  
Civic Number 292 Kenmount Road, Ward 4  
Applicant: Redwood Construction Ltd.**


---

At the Regular Meeting of Council held on January 6, 2014, Council accepted the recommendation from the Planning and Development Committee to advertise that a text amendment be made to the St. John's Development Regulations in regards to minimum building line setback along major arterial streets. The text amendment is in reference to an application by Redwood Construction Limited, who wishes to purchase and redevelop commercial property at Civic Number 292 Kenmount Road. The property in question needs to be subdivided, which would place two existing buildings beyond the established building line for Kenmount Road. Current wording of the St. John's Development Regulations sets the building line along major arterial streets, without providing any discretion or flexibility. The proposed text amendment would have the effect of changing the building line setback to a minimum requirement along noted arterial streets.

The proposed text amendment has been advertised on two occasions in The Telegram Newspaper and has been posted on the City website. Any written public submissions received by the City Clerk's will be referred to the agenda for the Regular Meeting of Council.

## **Recommendation**

It is recommended that Council adopt the attached resolution for the St. John's Development Regulations Amendment Number 595, 2013 which have the effect of changing the minimum building line setback required along noted Arterial Streets. If the text amendment is adopted by Council, the amendment will then be referred to the Department of Municipal Affairs with the request for Provincial registration of the amendment.

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

LLB/dlm  
Attachment

G:\Planning and Development\Planning\2014\Mayor & Council\Mayor - 292 kenmount Road Jan 28 2014 (llb).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 595, 2013**

**WHEREAS** the City of St. John's wishes to allow for minimum building lines along identified arterial streets.

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

- 1. Repeal Section 8.3.1 ("Building Lines and Yards") and replace it with the following new section:**

**"8.3.1 Building Lines**

**Except as provided in Section 8.3.2 and notwithstanding Section 10, Council shall have the power to establish or re-establish the Building Line for any existing Street or Service Street, or for any Lots or individual Lot situated thereon, at any point or place that Council deems appropriate and that is not behind the actual line on which any existing Building is built. Further, Council shall have the power to require that any new Buildings constructed on Lots on existing Streets or Service Streets be built on, or at any specific point behind, the Building Line established or re-established pursuant to this Section."**

- 2. Repeal Section 8.3.2 ("Building Lines and Setbacks – Arterial Roads") and replace it with the following new section:**

**"8.3.2 Building Lines – Arterial**

**The following Arterial Streets shall have minimum Building Lines as indicated:**

- |                                |  |
|--------------------------------|--|
| <b>(a) Kenmount Road:</b>      | <b>35 m from the center line of the Street;</b>  |
| <b>(b) Logy Bay Road:</b>      | <b>25 m from the center line of the Street for that portion located between Harding Road and the City Limits;</b>                        |
| <b>(c) Portugal Cove Road:</b> | <b>25 m from the center line of the Street for that portion located between the intersection of MacDonald Drive and the City Limits;</b> |
| <b>(d) Topsail Road:</b>       | <b>30 m from the center line of the Street from Forbes Street west to City Limits;</b>   |
| <b>(e) Torbay Road:</b>        | <b>25 m from the center line of the Street."</b>   |

- 3. Repeal Section 10.20.3 (g) Building Line (minimum) and replace it with the following new section:**

**"10.20.3 (g) Building Line Setback (minimum)           6m"**

**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**

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



# MEMORANDUM

---

Date: January 23, 2014

To: His Worship the Mayor and Members of Council

Re: **Department of Planning File Number: B-17-M.19 / 13-00109  
Proposed Amendments to the Municipal Plan for additional height and to the  
Development Regulations to allow residential uses on the ground floor within  
the CO Zone (on a discretionary basis)  
53 & 67 Margaret's Place, Ward 2**

---

A public meeting, chaired by Councillor Art Puddister was held at City Hall on November 21, 2013. The purpose of the public meeting was to provide an opportunity for public review and comment on the proposed redevelopment and expansion submitted by 66459 Newfoundland and Labrador Ltd. at Civic Number 53 and 67 Margaret's Place. The application is for the development of a 4-storey, 49-unit residential condominium building on the sites of the former Belvedere orphanage building (currently being used by Newfoundland Medical Care Plan (MCP)) and the former St. Michael's convent. The new addition would provide 22 underground parking spaces for residents with an additional 41 surface parking stalls for residents and visitors.

Under the Municipal Plan, the property is located in the Commercial General (CG) District; a small portion extends into the Institutional District. Under Section 3.3.2 – General - Commercial, the Municipal Plan states that building height is to be limited to three storeys for the Belvedere property. To accommodate the proposed development, Council would have to consider amending this section of the Municipal Plan.

Under the St. John's Development Regulations the subject lands are zoned Commercial Office (CO). The zone does not allow residential use on the ground floor. Consequently, a text Amendment to the zone would be required to allow residential units on the ground floor. Similarly, Section 10.18.3, makes reference to building height stating "For the Belvedere property, located between Bonaventure Avenue and Newtown Road, building height shall not exceed three (3) storeys". To accommodate the proposed development, Council would have to consider amending this section of the Development Regulations.

The applicants prepared a land use assessment report regarding the project under terms of reference approved by Council. The LUAR was made available for public review and is posted on the City website. The minutes of the public meeting and written public representations received by the City Clerk's Department on the application are attached to this memorandum and will be referred to the agenda for the Regular Meeting of Council to be held on February 3, 2014.

## ST. JOHN'S

## **Recommendation**

Upon reviewing the minutes of the November 21, 2013, public meeting, Council should determine if it wishes to proceed with the text amendments to allow the development of the proposed 4-storey, 49-unit residential condominium development at Civic Number 53 & 67 Margaret's Place.

The proposed amendments would allow for an increased height from 3 to 4 storeys and allow residential development with units on the ground floor.

If Council decides to proceed, then it is recommended that Council now adopt-in-principle the attached resolutions for St. John's Municipal Plan Amendment Number 118, 2013 and St. John's Development Regulations Amendment Number 586, 2013. If the amendment is adopted in-principle by Council, the amendments will then be sent to the Department of Municipal Affairs with a request for the issuance of a Provincial release in accordance with the requirements of the Urban and Rural Planning Act. Upon issuance of the Provincial release, the amendments will be referred back to a future Regular Meeting of Council for consideration of formal adoption and the appointment of a commissioner to conduct a public hearing on the amendments.



---

Ken O'Brien, MCIP  
Chief Municipal Planner

MH/dlm

Attachments

**RESOLUTION  
ST. JOHN'S MUNICIPAL PLAN  
AMENDMENT NUMBER 118, 2013**

**WHEREAS** the City of St. John's wishes to allow a residential development at Civic Number 57 Margaret's Place which will have a building height to a maximum of 18 metres.

**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.

**Amend Part III, Section 3.3.2 [Commercial General Land Use District – Building Height and Area] by deleting the final sentence and replacing it with the following:**

**“Building Heights and Area”**

**...For the Belvedere property, located between Bonaventure Avenue and Newtown Road, building heights are limited to 18 metres (four (4) storeys).**

**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**

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

**RESOLUTION  
ST. JOHN'S DEVELOPMENT REGULATIONS  
AMENDMENT NUMBER 586, 2013**

**WHEREAS** the City of St. John's wishes to allow "Residential Uses on the groundfloor" as a Discretionary Use in the Commercial Office (CO) Zone.

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

**Amend Section 10.18.2 [COMMERCIAL OFFICE (CO) ZONE,  
Discretionary Use] of the St. John's Development Regulations by  
adding:**

**"(h) Dwelling Units located on the ground floor"**


**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**.

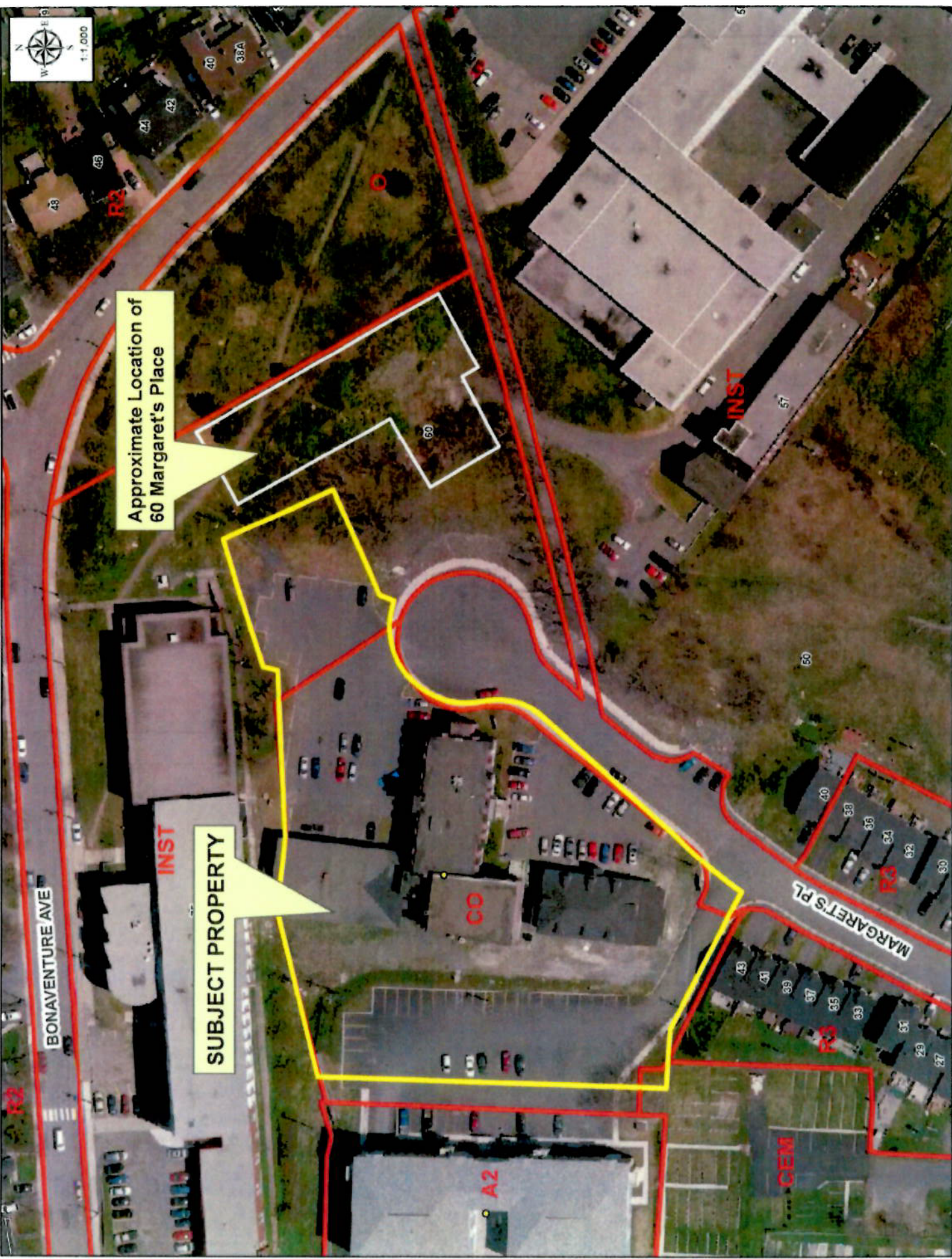
\_\_\_\_\_  
**Mayor**

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

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

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

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



Approximate Location of 60 Margaret's Place

SUBJECT PROPERTY

BONAVENTURE AVE

MARGARET'S PL

INST

CO

A2

CEM



# MINUTES OF PUBLIC MEETING

## Re: 53 and 67 Margaret's Place

November 21, 2013 at 7:00 pm

Foran/Greene Room, 4th Floor, City Hall

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### 1. WELCOME AND INTRODUCTIONS:

**In Attendance:** Councillor Art Puddister, Chairperson  
Mark Hefferton, Planner  
Maureen Harvey, Recording Secretary  
Brandon Copeland – Future Group  
Steve Saunders – Future Group  
Jeremy Bryant – Sheppard Case Architects  
Matthew Mills – Tract Consulting  
Daniel Mustard – 113D Military Rd  
Joshua Eddy – 60 Spencer Street  
Ryan Crocker – 60 Spencer Street  
Adrian Turpin – 47 Margaret's Place (108)  
Pam Tobin- 60 Margaret's Place  
Gord Kelland – 60 Margaret's Place  
Raelene Thomas – 60 Margaret's Place  
Rosemary White 55 Newtown Road  
Jacqui Janes – 41 Margaret's Place  
Three other unnamed residents

Councillor Puddister welcomed those in attendance and introduced the representatives from the City as well as the representatives of the applicant – 66459 Newfoundland and Labrador Ltd.

He noted the purpose of the meeting is to gain input from residents regarding a proposed text amendment for the proposed redevelopment located at 53 and 67 Margaret's Place to allow residential uses on the ground floor within the Commercial Office (CO) Zone, on a discretionary basis.

The notes from this meeting will be sent to Planning and Engineering for discussion and recommendations. These recommendations will then be considered at a future meeting of Council. The following submissions have been received at the Office of the City Clerk and will be appended to this report.

- a. submission on behalf of the Georgetown Neighbourhood Association
- b. submission by Daniel Mustard – resident of Military Road
- c. submission from Fergus O'Byrne – resident of Newtown Road

## 2. PRESENTATION - Mark Hefferton, Planner, City of St. John's:

Mr. Hefferton reviewed a powerpoint presentation regarding the proposed development. The City's role is to discuss policy and regulatory background of the property. The subject property is a complete redevelopment of the former Belvedere orphanage building (currently being used by Newfoundland Medical Care Plan (MCP)). The scope of work includes the removal of two non-heritage additions and the refurbishment of former St. Michael's convent. The project would be providing 49 new residential units: 35 in new wing/addition, 8 in former Belvedere orphanage building and 7 in St. Michael's building. The application also includes a component of two new landscaped gardens on the grounds – the first being private for condominium residents and the second to provide public green space.

It was also noted that both the St. John's Municipal Plan and the St. John's Development Regulations require that the building height not exceed three storeys. The proposal is for four storeys.

## 3. PRESENTATION – Jeremy Bryant – Future Group:

Mr. Bryant reviewed the proposal. He noted that the property was purchased 1.5 years ago and since that time the developer has been working on a plan that would be a good fit for the area.

It is proposed to restore the convent and orphanage with an addition to the rear. Artist renderings and site layout were displayed. It was noted that the exterior is a simple design and the proposed cladding is to be of masonry material, in an attempt to retain the character of the former Belvedere orphanage. Based on prior feedback about the proposal, the developer proposes two new landscaped gardens on the grounds.

Mr. Bryant noted that MCP, current tenants of the building will be moving out in January. He also acknowledged concerns regarding traffic and noted that the developer had engaged a traffic consultant who has determined that the development will actually reduce the traffic.

The building design has been reviewed by the City's Heritage Advisory Committee and has received approval in principle.

## 4. QUESTIONS AND COMMENTS

The floor was opened for questions and comments which are summarized as follows with the developer/city's response in italics:

- a. The City should not give consideration to this development in isolation and should be looking at the impact of development of the entire area. *(The developer is not responsible for a comprehensive development scheme)*
- b. Parking is already a problem on Margaret's Place and to add additional condominiums will escalate the parking issue. *(A traffic study conducted has indicated that the proposed development will reduce the traffic load from what presently exists. It is felt that the*



*commercial operation of MCP with traffic at peak periods resulting from the travel of employees and the frequency of visits to the MCP building is higher than what would be expected from this residential operation. It was noted that the existing commercial zone allows for the continuation of commercial use and as such when MCP departs this location, the developer could potentially apply for another commercial establishment which will likely create more of a traffic problem.)*

- c. How is it that the developer can advertise the sale of condominiums when final approval has not yet been granted? *(It was noted that the City has no authority over a developer's decision to advertise)*
- d. If approval is given for four storeys, does that mean that four storeys are permitted anywhere in the zone? *(No, four storeys are only being considered for this development)*
- e. Did the traffic study that was carried out include a review of the traffic anticipated for the nearby Kings Grove development? *(The traffic study was done exclusively to consider the impact by the proposed development)*
- f. Because of problems with the development of Margaret's Place some years ago, the street is already a sub-standard width and to allow additional traffic will make it more problematic.
- g. Presently people are parking on both sides of Margaret's Place making it impossible for two-lane traffic to travel safely. *(The Chair noted that a recommendation is coming forth at the Council meeting scheduled for November 25<sup>th</sup>, to restrict parking to one side of Margaret's Place)*
- h. The addition of an extra story, above the 3 storeys presently allowed, is not conducive to the character of the area and will likely block the view for existing residents.
- i. The additional emergency exit that was installed proves to be advantageous for the residents of Margaret's Place, however, last winter it was known to have been blocked in by snow. *(Staff agreed to have this matter referred to the Streets Division to ensure the exit is not blocked in the future)*
- j. If this development is going to be permitted, consideration should be given to having an additional entrance/exit to accommodate increased traffic. *(Referred to staff for consideration)*
- k. The proposal is positive with a good mix of heritage and residential characteristics. *(Agreed)*
- l. Consideration should be given to the amount of pedestrian traffic in this area. *(For the information of the developer and the City)*
- m. It is disappointing that the street design was not adequate to hold potential future developments.
- n. *Staff was asked to clarify the how the parking ban during the winter period on Margaret's Place would be handled. (Staff to clarify)*

Discussion took place on the history of the development of Margaret's Place with some expressing concerns that the development was flawed from the beginning.

It was a general consensus that, notwithstanding the issue of traffic, most in attendance welcomed the design and proposed use, with the inclusion of an additional story.

The Chairperson thanked those in attendance for coming to the meeting and invited anyone who wishes to make a written submission to do so by sending it to the Office of the City Clerk.

**5. ADJOURNMENT:**

There being no further business, the meeting adjourned at 8:15 pm.

Councillor Art Puddister, Chairperson

# MEMORANDUM

## REPORT / RECOMMENDATIONS TO COUNCIL

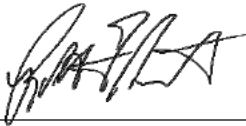
Development Committee  
Tuesday, January 28, 2014

The following matter was considered by the Development Committee at its meeting held on January 28, 2014. A staff report is attached for Council's information.

- 1. Department of Planning & Development**  
**File No's CRW1400001, CRW1400002, CRW1400003**  
*Department of Environment and Conservation Applications*  
**Crown Land Grant Referral for 3 Parcels of Land**  
**Blackhead Road, Ward 5**  
**Rural Residential Infill (RRI) Zone**

### Recommendation:

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



Robert F. Smart, City Manager  
Chair – Development Committee

RFS/mh

attachment

# ST. JOHN'S

DEPARTMENT OF PLANNING

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

# MEMORANDUM

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Date: January 30, 2014

To: His Worship the Mayor and Members of Council

From: Robert Smart  
Chair-Development Committee

**Re: Department of Planning & Development  
File No's CRW1400001, CRW1400002, CRW1400003  
*Department of Environment and Conservation Applications*  
Crown Land Grant Referral for 3 Parcels of Land  
Blackhead Road, Ward 5  
Rural Residential Infill (RRI) Zone**

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The Provincial Department of Environment and Conservation has referred three (3) applications to the City requesting comment for Crown Land Grant Referrals regarding the above-referenced properties. These parcels of Crown Land located near Blackhead Crescent each have frontage on a public street and comprise a lot area of 0.1860 hectares with 30 metres of lot frontage which satisfy the zone requirements for development in the (RRI) zone. These lots are situated between developed rural lots with a contiguous pattern of existing residential development. If successful in obtaining a crown land grant, the applicants will be required to obtain approval from Service Newfoundland and Labrador for drilled well and septic disposal fields. Compliance with the Department of Planning, Development and Engineering will also be required to develop the lots.

**Recommendation:**

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

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Robert Smart  
Chair-Development Committee

GD/dlm

**ST. JOHN'S**

## Building Permits List Council's February 3, 2014, Regular Meeting

Permits Issued: 2014/01/23 to 2014/01/29

### Class: Commercial

68 Pearce Ave		Co	Retail Store
5 Springdale St.	Fortis Tower	Rn	Office
40 Aberdeen Ave		Ms	Service Shop
40 Aberdeen Ave		Ms	Office
40 Aberdeen Ave		Ms	Service Shop
40 Aberdeen Ave		Ms	Clinic
46 Aberdeen Ave		Ms	Restaurant
50 Aberdeen Ave		Ms	Retail Store
149 Airport Rd		Ms	Car Sales Lot
77 Blackmarsh Rd		Ms	Retail Store
245 Blackmarsh Rd		Ms	Convenience Store
Carpasian Rd		Ms	Place Of Assembly
395 East White Hills Rd		Ms	Commercial Garage
94 Elizabeth Ave		Ms	Retail Store
49-55 Elizabeth Ave		Sn	Office
395 Empire Ave		Ms	Club
336 Freshwater Rd		Ms	Service Shop
336 Freshwater Rd		Ms	Office
15 Goldstone St		Ms	Service Shop
16 Highland Dr		Ms	Convenience Store
102 Kenmount Dr		Ms	Office
102 Kenmount Dr		Ms	Hotel
150 Kenmount Rd		Ms	Car Sales Lot
161 Kenmount Rd		Ms	Retail Store
193 Kenmount Rd		Ms	Place Of Amusement
193 Kenmount Rd		Ms	Retail Store
195 Kenmount Rd		Ms	Service Shop
147 Lemarchant Rd		Ms	Service Shop
53-59 Main Rd		Ms	Retail Store
299 Main Rd		Ms	Service Shop
395 Main Rd		Ms	Office
431-435 Main Rd		Ms	Take-Out Food Service
239 Major's Path		Ms	Office
57 Old Pennywell Rd		Ms	Retail Store
22 O'leary Ave		Ms	Restaurant
36 Pearson St		Ms	Retail Store
154 Pennywell Rd		Ms	Service Station
34 Pippy Pl		Ms	Office
54 Pippy Pl		Ms	Office
279 Portugal Cove Rd		Ms	Retail Store
150 Clinch Cres		Ms	Lodging House
49 St. Clare Avenue		Ms	Place Of Assembly
10 Stavanger Dr		Ms	Retail Store
386 Stavanger Dr		Ms	Office
386 Stavanger Dr		Ms	Office
3 Stavanger Dr		Ms	Retail Store
86 Thorburn Rd		Ms	Office
86 Thorburn Rd		Ms	Service Station
390 Topsail Rd		Ms	Retail Store
390 Topsail Rd		Ms	Retail Store
390 Topsail Rd		Ms	Retail Store
644 Topsail Rd		Ms	Service Shop
644 Topsail Rd		Ms	Day Care Centre

644 Topsail Rd	Ms	Day Care Centre
393 Topsail Rd	Ms	Day Care Centre
681 Topsail Rd	Ms	Retail Store
681 Topsail Rd	Ms	Place Of Amusement
10 Elizabeth Ave	Ms	Office
280 Torbay Rd	Ms	Eating Establishment
340 Torbay Rd	Ms	Service Station
278 Torbay Rd	Ms	Service Shop
660 Torbay Rd	Ms	Retail Store
710 Torbay Rd	Ms	Retail Store
141 Torbay Rd	Ms	Restaurant
611 Torbay Rd	Ms	Retail Store
430 Topsail Rd	Cr	Eating Establishment
3-7 Cashin Ave	Co	Retail Store
430 Topsail Rd - Coles	Rn	Retail Store
1 Austin St	Cr	Office
179-183 Duckworth St-Mohammed	Cr	Restaurant
39 Kelsey Dr Suite A Bulk Barn	Rn	Retail Store
10 Barter's Hill/Cooling Tower	Rn	Office
87 O'leary Ave	Rn	Mixed Use
355 Main Rd - Jungle Jim's	Rn	Restaurant

This Week \$ 1,136,120.00

**Class: Government/Institutional**

This Week \$ .00

**Class: Residential**

16 Bay Bulls Rd	Nc	Accessory Building
24 Dunkerry Cres Lot 278	Nc	Single Detached Dwelling
92 Highland Dr	Nc	Patio Deck
132 Forest Rd	Co	Home Office
4 Mabledon Pl	Co	Office
1 Newhook Pl	Cr	Subsidiary Apartment
79 Penney Cres	Ex	Single Detached Dwelling
45 Valleyview Rd	Ex	Single Detached Dwelling
16 Warren Pl	Ex	Single Detached Dwelling
33 Brophy Pl	Rn	Townhousing
35 Brophy Pl	Rn	Townhousing
37 Brophy Pl	Rn	Townhousing
39 Brophy Pl	Rn	Townhousing
41 Brophy Pl	Rn	Townhousing
43 Brophy Pl	Rn	Townhousing
45 Brophy Pl	Rn	Townhousing
47 Brophy Pl	Rn	Townhousing
49 Brophy Pl	Rn	Townhousing
51 Brophy Pl	Rn	Townhousing
53 Brophy Pl	Rn	Townhousing
55 Brophy Pl	Rn	Townhousing
70 Carter's Hill	Rn	Semi-Detached Dwelling
47 Gisborne Pl	Rn	Townhousing
25 Gower St	Rn	Semi-Detached Dwelling
25 Stanford Pl	Rn	Single Detached Dwelling

This Week \$ 653,352.00

Class: Demolition

58 Penetanguishene Rd

Dm Single Detached Dwelling

This Week \$ 10,000.00

This Week's Total: \$ 1,799,472.00

Repair Permits Issued: 2014/01/23 To 2014/01/29 \$ 73,500.00

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 3 2014			
TYPE	2013	2014	% VARIANCE (+/-)
Commercial	\$28,600,600.00	\$5,000,000.00	-83
Industrial	\$0.00	\$0.00	0
Government/Institutional	\$0.00	\$36,900,400.00	0
Residential	\$8,100,400.00	\$16,500,300.00	104
Repairs	\$99,800.00	\$215,200.00	116
Housing Units (1 & 2 Family Dwellings)	16	11	
<b>TOTAL</b>	<b>\$36,800,800.00</b>	<b>\$58,615,900.00</b>	<b>59</b>

Respectfully Submitted,



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

# MEMORANDUM

## **Weekly Payment Vouchers For The Week Ending January 29, 2014**

### **Payroll**

<b>Public Works</b>	<b>\$ 493,412.89</b>
<b>Bi-Weekly Administration</b>	<b>\$ 752,282.82</b>
<b>Bi-Weekly Management</b>	<b>\$ 721,961.41</b>
<b>Bi-Weekly Fire Department</b>	<b>\$ 558,362.39</b>
<b>Accounts Payable</b>	<b>\$4,791,670.03</b>
<b>Total:</b>	<b>\$ 7,317,689.54</b>

# **ST. JOHN'S**



NAME	CHEQUE #	DESCRIPTION	AMOUNT
CANADIAN PAYROLL ASSOCIATION	00063744	MEMBERSHIP RENEWAL	\$1,017.00
CITY OF ST. JOHN'S	00063745	REPLENISH PETTY CASH	\$149.03
BREEN, DANNY	00063746	TRAVEL REIMBURSEMENT	\$372.85
PINNACLE OFFICE SOLUTIONS LTD	00063747	PHOTOCOPIES	\$88.49
LA BREA INT'L INC.	00063748	PROMOTIONAL MATERIALS	\$598.15
RCAP	00063749	LEASING OF OFFICE EQUIPMENT	\$192.71
ADS PUBLISHING	00063750	ADVERTISING	\$1,423.80
AMERICAN WATER WORKS ASSOC.	0000000731	MEMBERSHIP RENEWAL	\$180.09
NATIONAL FIRE PROTECTION ASSOC	0000000732	MEMBERSHIP RENEWAL	\$1,516.79
WATER ENVIRONMENT FEDERATION	0000000733	MEMBERSHIP RENEWAL	\$192.51
SIEMENS WATER TECHNOLOGIES	0000000734	REPAIR PARTS	\$9,479.57
NORTHWESTERN UNIVERSITY	0000000735	TRAFFIC & TRANSPORTATION SEMINAR	\$1,552.50
BORN AVIATION PRODUCTS INC.	0000000736	PROMOTIONAL MATERIALS	\$274.71
NEWCAP BROADCASTING LTD.	00063751	PUBLIC ANNOUNCEMENTS	\$11,453.68
NEWFOUNDLAND POWER	00063752	ELECTRICAL SERVICES	\$10,238.20
CITY OF ST. JOHN'S	00063753	REPLENISH PETTY CASH	\$88.41
NORTH ATLANTIC ISLAND PASS	00063754	DIESEL / GAS PURCHASES	\$3,068.94
JOHN WICKHAM	00063755	DAMAGE CLAIM	\$3,484.16
BISHOP, ROBERT	00063756	TRAVEL REIMBURSEMENT	\$1,409.34
POWER, BRENDA	00063757	REIMBURSEMENT REFRESHMENTS	\$365.73
KRYSTAL KELSEY	00063758	REIMBURSEMENT COURSE BOOK	\$172.20
GENTARA REAL ESTATE LP	00063759	LEASE OF OFFICE SPACE	\$27,129.44
NEWFOUNDLAND POWER	00063760	ELECTRICAL SERVICES	\$23,817.91
ROYAL BANK VISA	00063761	VISA PAYMENT	\$101.74
RECEIVER GENERAL FOR CANADA	00063762	PAYROLL DEDUCTIONS	\$179,119.10
RECEIVER GENERAL FOR CANADA	00063763	PAYROLL DEDUCTIONS	\$3,866.41
WHITE, LESLIE	00063764	REIMBURSEMENT TUITION	\$255.00
WORLD ENERGY CITIES PARTNERSHIP	0000000737	2014 ANNUAL MEMBERSHIP DUES	\$8,280.00
FLO TREND SYSTEMS, INC.,	0000000738	REPAIR PARTS	\$2,949.75
CREATIVE BOOK PUBLISHING	00063765	BOOKS FOR RAILWAY	\$179.07
LA BREA INT'L INC.	00063766	PROMOTIONAL MATERIALS	\$179.60
SIMPLEX GRINNELL	00063767	PROFESSIONAL SERVICES	\$378.55
NEWFOUNDLAND POWER	00063768	ELECTRICAL SERVICES	\$4,976.60
DOWNEY MARTHA	00063769	6 CDS - RAILWAY	\$30.00
BELL ALIANT	00063770	TELEPHONE SERVICES	\$37,242.67

NAME	CHEQUE #	DESCRIPTION	AMOUNT
BELL MOBILITY	00063771	CELLULAR PHONE USAGE	\$20.55
COADY CONSTRUCTION & EXCAVATION LTD.	00063772	PROGRESS PAYMENT	\$314,335.26
DARLENE SHARPE	00063773	CLEANING SERVICES	\$600.00
GOULDS RECREATION ASSOCIATION	00063774	FUNDING FOR GOULDS WINTER CARNIVAL	\$1,000.00
PITCHER, CHRIS	00063775	REIMBURSEMENT IPHONE CASE	\$67.79
FAIRVIEW INVESTMENTS LTD	00063776	COURT OF APPEAL REFUND	\$200.00
KIRKLAND BALSOM & ASSOC.	00063777	COURT OF APPEAL REFUND	\$200.00
THE TOWER CORPORATE CAMPUS	00063778	COURT OF APPEAL REFUND	\$200.00
TURNER DRAKE & PARTNERS LIMITED	00063779	COURT OF APPEAL REFUND	\$200.00
DONALD & FLORA PLANCHAT	00063780	COURT OF APPEAL REFUND	\$60.00
NADINE ROCHE	00063781	COURT OF APPEAL REFUND	\$60.00
NADINE ROCHE & ALFREDO REYES	00063782	COURT OF APPEAL REFUND	\$60.00
DOUGLAS & LILLIAN BASTOW	00063783	COURT OF APPEAL REFUND	\$60.00
GAVIN M. BAIRD	00063784	COURT OF APPEAL REFUND	\$60.00
AIR COOLED ENGINE SERVICE LTD.	00063785	REPAIR PARTS	\$415.62
ATLANTIC OFFSHORE MEDICAL SERV	00063786	MEDICAL SERVICES	\$7,596.24
CABOT AUTO GLASS & UPHOLSTERY	00063787	CLEANING SERVICES	\$359.91
ATLANTIC PURIFICATION SYSTEM LTD	00063788	WATER PURIFICATION SUPPLIES	\$5,455.32
AVALON TOWING SERVICES INC.	00063789	TOWING SERVICES	\$169.50
AVALON FORD SALES LTD.	00063790	AUTO PARTS	\$64.50
B & B SALES LTD.	00063791	SANITARY SUPPLIES	\$183.06
BABB LOCK & SAFE CO. LTD	00063792	PROFESSIONAL SERVICES	\$582.88
MIGHTY WHITES LAUNDROMAT	00063793	LAUNDRY SERVICES	\$18.60
COSTCO WHOLESALE	00063794	MISCELLANEOUS SUPPLIES	\$24.84
KELLOWAY CONSTRUCTION LIMITED	00063795	CLEANING SERVICES	\$2,915.40
BOMI CANADA	00063796	EDUCATION COSTS	\$660.00
RDM INDUSTRIAL LTD.	00063797	INDUSTRIAL SUPPLIES	\$669.00
ROBERT BAIRD EQUIPMENT LTD.	00063798	RENTAL OF EQUIPMENT	\$1,344.42
BAKER FLOORING CONTRACTS LTD.	00063799	SUPPLY/INSTALL FLOORING	\$67.80
NEWFOUNDLAND EXCHEQUER ACCOUNT	00063800	OUTER COVE BROOK CONCRETE BOX CULVERT (50/50)	\$430,160.44
CANADA REVENUE AGENCY	00063801	THIRD PARTY DEMAND	\$14,795.94
STAPLES THE BUSINESS DEPOT - OLD PLACEN	00063802	STATIONERY & OFFICE SUPPLIES	\$182.52
TOWN OF CONCEPTION BAY SOUTH	00063803	SNOW CLEARING	\$325.00
BELBIN'S GROCERY	00063804	CATERING SERVICES	\$648.84
SMS EQUIPMENT	00063805	REPAIR PARTS	\$1,257.98

NAME	CHEQUE #	DESCRIPTION	AMOUNT
HUB TROPHIES & MEDICAL SUPPLIES	00063806	NAME PLATES ENGRAVED	\$27.69
TONY'S TAILOR SHOP	00063807	PROFESSIONAL SERVICES	\$467.82
CABOT PEST CONTROL	00063808	PEST CONTROL	\$1,056.55
STANLEY CANADA CORPORATION	00063809	REPAIR PARTS	\$718.12
BEST DISPENSERS LTD.	00063810	SANITARY SUPPLIES	\$2,743.00
PIK-FAST EXPRESS INC.	00063811	BOTTLED WATER	\$114.00
ROCKWATER PROFESSIONAL PRODUCT	00063812	CHEMICALS	\$236.06
STANTEC CONSULTING LTD. (SCL)	00063813	PROFESSIONAL SERVICES	\$887.05
BLACK & MCDONALD LIMITED	00063814	PROFESSIONAL SERVICES	\$13,817.78
NUTRI LAWN	00063815	COMMERCIAL MOBILE VEHICLES - KEY 21 RETURN	\$500.00
GRAPHIC ARTS & SIGN SHOP LIMITED	00063816	SIGNAGE	\$175.61
BRENKIR INDUSTRIAL SUPPLIES	00063817	PROTECTIVE CLOTHING	\$357.08
BROWNE'S AUTO SUPPLIES LTD.	00063818	AUTOMOTIVE REPAIR PARTS	\$1,123.14
OFFICEMAX GRAND & TOY	00063819	OFFICE SUPPLIES	\$907.10
SPECTRUM INVESTIGATION & SECURITY 1998 L	00063820	SECURITY SERVICES	\$5,030.31
BONGARDE COMMUNICATIONS LTD.	00063821	PAYROLL COMPLIANCE INSIDER DIGITAL SUB RENEW	\$953.67
ATLANTIC TRAILER & EQUIPMENT	00063822	REPAIR PARTS	\$8,024.34
STAPLES THE BUSINESS DEPOT - STAVANGER	00063823	STATIONERY & OFFICE SUPPLIES	\$234.94
LEXISNEXIS CANADA INC.	00063824	PUBLICATION	\$378.08
TRIWARE TECHNOLOGIES INC.	00063825	COMPUTER EQUIPMENT	\$802.30
CHESTER DAWE CANADA - O'LEARY AVE	00063826	BUILDING SUPPLIES	\$421.24
AEARO CANADA LIMITED	00063827	PRESCRIPTION SAFETY GLASSES	\$207.60
AIR LIQUIDE CANADA INC.	00063828	CHEMICALS AND WELDING PRODUCTS	\$330.25
CANAVAN'S AUTO APPRAISERS LTD.	00063829	PROFESSIONAL SERVICES	\$254.25
HISCOCK'S SPRING SERVICE	00063830	REPAIR PARTS	\$131.53
DAVE CARROLL	00063831	BAILIFF SERVICES	\$111.00
WAL-MART 3196-ABERDEEN AVE.	00063832	MISCELLANEOUS EXPENSE	\$115.06
COASTAL DOOR & FRAME LTD	00063833	DOORS/FRAMES	\$593.25
SOBEY'S INC	00063834	PET SUPPLIES	\$278.26
TIRE MART	00063835	REPAIR PARTS	\$44.47
NORTRAX CANADA INC.,	00063836	REPAIR PARTS	\$16,290.91
CALA	00063837	MEMBERSHIP RENEWALS	\$4,813.80
MAC TOOLS	00063838	TOOLS	\$1,012.51
ROGERS MEDIA INC.	00063839	ADVERTISING	\$1,299.50
ATLANTIC HOME FURNISHINGS LTD	00063840	APPLIANCES	\$516.41

NAME	CHEQUE #	DESCRIPTION	AMOUNT
WAL-MART 3093-MERCHANT DRIVE	00063841	MISCELLANEOUS SUPPLIES	\$77.74
DULUX PAINTS	00063842	PAINT SUPPLIES	\$382.02
COLONIAL GARAGE & DIST. LTD.	00063843	AUTO PARTS	\$2,920.28
EASTERN VALVE & CONTROL SPEC.	00063844	REPAIR PARTS	\$1,532.28
BMC SOFTWARE	00063845	SOFTWARE RENEWAL	\$10,240.06
CONSTRUCTION SIGNS LTD.	00063846	SIGNAGE	\$4,030.71
MARY BROWN'S MILA FOODS INC.	00063847	LUNCHEON	\$135.72
SCOTT WINSOR ENTERPRISES INC.,	00063848	REMOVAL OF GARBAGE & DEBRIS	\$6,104.26
MASK SECURITY INC.	00063849	TRAFFIC CONTROL	\$9,894.82
MAXXAM ANALYTICS INC.,	00063850	WATER PURIFICATION SUPPLIES	\$393.81
CRANE SUPPLY LTD.	00063851	PLUMBING SUPPLIES	\$2,076.89
JAMES G CRAWFORD LTD.	00063852	PLUMBING SUPPLIES	\$792.85
CROSBIE INDUSTRIAL SERVICE LTD	00063853	PROFESSIONAL SERVICES	\$41,284.32
NEWFOUND CABS	00063854	TRANSPORTATION SERVICES	\$3,290.75
FASTENAL CANADA	00063855	REPAIR PARTS	\$158.32
HARTY'S INDUSTRIES	00063856	STEEL FLAT BAR	\$282.50
CUMMINS EASTERN CANADA LP	00063857	REPAIR PARTS	\$7,186.64
DAY TIMERS OF CANADA LTD.	00063858	OFFICE SUPPLIES	\$351.37
AUTO TRIM DESIGN	00063859	PROFESSIONAL SERVICES	\$1,012.48
CRAWFORD & COMPANY CANADA INC	00063860	ADJUSTING FEES	\$418.00
CYGNUS GYMNASTICS	00063861	REAL PROGRAM	\$3,929.00
DICKS & COMPANY LIMITED	00063862	OFFICE SUPPLIES	\$1,373.22
H. KHALILI PH.D. & ASSOCIATES	00063863	PROFESSIONAL SERVICES	\$150.00
WAJAX POWER SYSTEMS	00063864	REPAIR PARTS	\$485.65
MIC MAC FIRE & SAFETY SOURCE	00063865	REPAIR PARTS	\$254.25
MADSEN POWER SYSTEMS	00063866	RETURN TENDER DEPOSIT	\$8,880.00
MALLARD FORESTRY EQUIPMENT	00063867	REPAIR PARTS	\$473.36
REEFER REPAIR SERVICES LTD.	00063868	REPAIR PARTS	\$142.38
ATLANTIC HOSE & FITTINGS	00063869	RUBBER HOSE	\$242.81
RUSSEL METALS INC.	00063870	METALS	\$1,024.91
CANADIAN TIRE CORP.-ELIZABETH AVE.	00063871	MISCELLANEOUS SUPPLIES	\$265.90
CANADIAN TIRE CORP.-MERCHANT DR.	00063872	MISCELLANEOUS SUPPLIES	\$113.50
CANADIAN TIRE CORP.-KELSEY DR.	00063873	MISCELLANEOUS SUPPLIES	\$135.50
JAMES R EALES EQUIP RENTAL LTD	00063874	RENTAL OF EQUIPMENT	\$4,407.00
EASTERN INDUSTRIES & HYDRAULICS LTD.	00063875	PROFESSIONAL SERVICES	\$3,165.75

NAME	CHEQUE #	DESCRIPTION	AMOUNT
EAST CHEM INC.	00063876	CHEMICALS	\$324.08
ELECTRIC MOTOR & PUMP DIV.	00063877	REPAIR PARTS	\$42.94
NATIONAL ENERGY EQUIPMENT INC.	00063878	REPAIR PARTS	\$140.10
ENVIROMED ANALYTICAL INC.	00063879	REPAIR PARTS AND LABOUR	\$2,668.50
THE TELEGRAM	00063880	ADVERTISING	\$18,013.33
HOME DEPOT OF CANADA INC.	00063881	BUILDING SUPPLIES	\$1,471.24
FASTSIGNS	00063882	SIGNAGE	\$2,563.27
BASIL FEARN 93 LTD.	00063883	REPAIR PARTS	\$998.02
IPS INFORMATION PROTECTION SERVICES LTD	00063884	PAPER SHREDDED ON SITE	\$236.17
EMERGENCY REPAIR LIMITED	00063885	AUTO PARTS AND LABOUR	\$6,686.15
ERL ENTERPRISES	00063886	AUTO PARTS/REPAIRS	\$711.90
PRINCESS AUTO	00063887	MISCELLANEOUS ITEMS	\$440.96
CITY WIDE TAXI	00063888	TRANSPORTATION SERVICES	\$19.00
QUALITY CLASSROOMS	00063889	SUPPLIES - RECREATION PROGRAMS	\$3,675.14
PRODUITS HEVEA INC.	00063890	REPAIR PARTS	\$9,499.12
NEWALTA INDUSTRIAL SERVICES	00063891	INDUSTRIAL SUPPLIES	\$44,345.80
SIMPLEX GRINNELL	00063892	PROFESSIONAL SERVICES	\$194.25
PENNEY'S HOLDINGS LIMITED	00063893	PROFESSIONAL SERVICES	\$7,887.40
DOMINION STORES 934	00063894	MISCELLANEOUS SUPPLIES	\$174.61
IKM TESTING CANADA LTD.	00063895	PROFESSIONAL SERVICES	\$96.05
ST. JOHN'S ASPHALT & AGGREGATES	00063896	ASPHALT SURFACE	\$7,684.00
SERVICE PLUS INC.	00063897	RENTAL OF EQUIPMENT	\$2,440.80
HARRIS & ROOME SUPPLY LIMITED	00063898	ELECTRICAL SUPPLIES	\$7,273.12
HARVEY & COMPANY LIMITED	00063899	REPAIR PARTS	\$23,651.08
A HARVEY & CO. LTD.	00063900	ROAD SALT	\$51,692.31
HARVEY'S OIL LTD.	00063901	PETROLEUM PRODUCTS	\$291,829.55
GUILLEVIN INTERNATIONAL CO.	00063902	ELECTRICAL SUPPLIES	\$335.73
HATCH MOTT MACDONALD	00063903	PROFESSIONAL SERVICES	\$39,945.50
SPORTCHEK-VILLAGE MALL	00063904	CLOTHING ALLOWANCES	\$425.00
BRENNTAG CANADA INC	00063905	CHLORINE	\$29,128.01
PRACTICAR CAR & TRUCK RENTALS	00063906	VEHICLE RENTAL	\$2,592.22
GRAYMONT (NB) INC.,	00063907	HYDRATED LIME	\$19,394.92
HICKMAN MOTORS LIMITED	00063908	AUTO PARTS	\$525.72
NL ASSOCIATION OF FIRE SERVICE	00063909	MEMBERSHIP DUES	\$400.00
HISCOCK RENTALS & SALES INC.	00063910	HARDWARE SUPPLIES	\$480.59

NAME	CHEQUE #	DESCRIPTION	AMOUNT
KNIGHTSBRIDGE ROBERTSON SURRETTE	00063911	HUMAN RESOURCES CONSULTING FEES	\$19,736.72
FLEET READY LTD.	00063912	REPAIR PARTS	\$3,448.57
ATHENS PRINTING	00063913	OFFICE SUPPLIES	\$4,721.77
HUMPHRY'S RESTAURANT & PUB	00063914	LUNCHEON	\$1,802.24
RESCUE 7 INC.,	00063915	RECREATIONAL SUPPLIES	\$1,931.17
BEMISTER'S JANITORIAL	00063916	PROFESSIONAL SERVICES	\$1,237.35
SPORTCHEK-ABERDEEN DRIVE	00063917	CLOTHING ALLOWANCES	\$164.09
PENNECON ENERGY TECHNICAL SERVICE	00063918	REPAIR PARTS	\$213.66
SCOTIA RECYCLING (NL) LIMITED	00063919	REPAIR PARTS	\$63.28
PATTISON OUTDOOR ADVERTISING	00063920	ADVERTISING	\$1,808.00
HYFLODRAULIC LIMITED	00063921	REPAIR PARTS	\$5,546.04
IMPRINT SPECIALTY PROMOTIONS LTD	00063922	PROMOTIONAL ITEMS	\$13,450.07
ONX ENTERPRISE SOLUTIONS LIMITED	00063923	OFFICE SUPPLIES	\$82.31
CDMV	00063924	VETERINARY SUPPLIES	\$1,407.27
SUMMIT VETERINARY PHARMACY INC.,	00063925	VETERINARY SUPPLIES	\$77.61
IDEXX LABORATORIES	00063926	VETERINARY SUPPLIES	\$478.05
BRIDGES	00063927	OFFICE SUPPLIES	\$141.25
ZOETIS	00063928	VETERINARY SUPPLIES	\$575.77
E3 OFFICE FURNITURE	00063929	OFFICE FURNITURE	\$559.35
BOSCH REXROTH CANADA CORP.	00063930	REPAIR PARTS	\$1,129.10
KEAN'S PUMP SHOP LTD.	00063931	REPAIR PARTS	\$516.88
WORK AUTHORITY	00063932	SAFETY BOOTS	\$141.25
STANTEC ARCHITECTURE LTD.	00063933	PROFESSIONAL SERVICES	\$26,115.93
KENT BUILDING SUPPLIES-STAVANGER DR	00063934	BUILDING MATERIALS	\$371.16
WEST STAR PRINTING LTD.	00063935	2014 WASTE MANAGEMENT GUIDES - 56,500	\$15,282.12
FINE FOOD FACTORY	00063936	SANDWICH TRAYS	\$337.32
JRV DISTRIBUTORS	00063937	REPAIR PARTS	\$206.39
BACCALIEU TRAIL ANIMAL HOSPITAL	00063938	PROFESSIONAL SERVICES	\$1,753.76
FRESH GROUND PUBLISHING INC.,	00063939	ADVERTISING	\$326.57
INDUSTRIAL SCAFFOLDING INC.,	00063940	RENTAL OF MATERIAL	\$348.04
KERR CONTROLS LTD.	00063941	INDUSTRIAL SUPPLIES	\$1,269.84
UNIVERSITY OF NEW BRUNSWICK	00063942	TUITION FEE	\$550.00
DR. ANDREW FUREY	00063943	MEDICAL EXAMINATION	\$20.00
TAIT NORTH AMERICA INC.,	00063944	30% PURCHASE FLEET RADIO SYSTEM	\$381,886.35
CHIRON COMPOUNDING PHARMACY INC.,	00063945	VETERINARY SUPPLIES	\$122.03

NAME	CHEQUE #	DESCRIPTION	AMOUNT
BLACKOUT DRIVEWAY SEALING	00063946	PROFESSIONAL SERVICES	\$150.00
MARK'S WORK WEARHOUSE	00063947	PROTECTIVE CLOTHING	\$238.95
MEMORIAL UNIVERSITY OF NFLD.	00063948	EMPLOYEE TRAINING	\$1,892.75
MIKAN INC.	00063949	LABORATORY SUPPLIES	\$645.39
NU-WAY EQUIPMENT RENTALS	00063950	RENTAL OF EQUIPMENT	\$14,444.79
NEWFOUND DISPOSAL SYSTEMS LTD.	00063951	DISPOSAL SERVICES	\$2,234.26
NEWFOUNDLAND DISTRIBUTORS LTD.	00063952	INDUSTRIAL SUPPLIES	\$1,014.65
NFLD KUBOTA LTD.	00063953	REPAIR PARTS	\$859.33
TOROMONT CAT	00063954	AUTO PARTS	\$28.25
R NICHOLLS DISTRIBUTORS INC.	00063955	PROTECTIVE CLOTHING	\$171.76
ORNAMENTAL CONCRETE LTD.	00063956	CONCRETE/CEMENT	\$223.40
PBA INDUSTRIAL SUPPLIES LTD.	00063957	INDUSTRIAL SUPPLIES	\$466.90
GCR TIRE CENTRE	00063958	TIRES	\$3,199.44
PERIDOT SALES LTD.	00063959	REPAIR PARTS	\$875.96
PETER PAN SALES LTD.	00063960	SANITARY SUPPLIES	\$2,619.00
THE HUB	00063961	BUSINESS CARDS	\$17.52
K & D PRATT LTD.	00063962	REPAIR PARTS AND CHEMICALS	\$1,196.47
PROFESSIONAL UNIFORMS & MATS INC.	00063963	PROTECTIVE CLOTHING	\$58.74
PROVINCIAL WOODPRODUCTS LTD.	00063964	BUILDING MATERIALS	\$457.11
PUROLATOR COURIER	00063965	COURIER SERVICES	\$214.06
RIDEOUT TOOL & MACHINE INC.	00063966	TOOLS	\$143.39
ROYAL FREIGHTLINER LTD	00063967	REPAIR PARTS	\$1,032.68
LIFESAVING SOCIETY NFLD & LAB.	00063968	AQUATIC RECERTIFICATION	\$200.00
S & S SUPPLY LTD. CROSSTOWN RENTALS	00063969	REPAIR PARTS	\$509.07
ST. JOHN AMBULANCE ASSOCIATION	00063970	FIRST AID SUPPLIES	\$62.15
BIG ERICS INC	00063971	SANITARY SUPPLIES	\$1,524.81
SCALE SHOP 1985 LTD.	00063972	SCALES	\$96.05
STRONGCO	00063973	REPAIR PARTS	\$71.00
SMITH STOCKLEY LTD.	00063974	PLUMBING SUPPLIES	\$31.93
SUPERIOR OFFICE INTERIORS LTD.	00063975	OFFICE SUPPLIES	\$1,059.94
TERRA NOVA MOTORS LTD.	00063976	REPAIR PARTS	\$78.26
AETTNL	00063977	MEMBERSHIP RENEWAL	\$124.30
THRIFTY CAR RENTALS	00063978	VEHICLE RENTAL	\$2,124.40
TRACTION DIV OF UAP	00063979	REPAIR PARTS	\$4,711.48
CANSEL WADE	00063980	OFFICE SUPPLIES	\$3,737.48

NAME	CHEQUE #	DESCRIPTION	AMOUNT
WEIRS CONSTRUCTION LTD.	00063981	ROAD GRAVEL	\$850.21
WAL-MART 3092-KELSEY DRIVE	00063982	MISCELLANEOUS SUPPLIES	\$101.51
CITY OF ST. JOHN'S	00063983	2014 TAX BILL JANUARY - JUNE 2014	\$306,076.90
CONNIE PARSONS SCHOOL OF DANCE	00063984	REAL PROGRAM	\$2,654.98
PADDLE CANADA	00063985	MEMBERSHIP FEES (2)	\$180.80
DR. ROBERT WOODLAND	00063986	MEDICAL EXAMINATION	\$20.00
DR. KATHY CHAYTOR	00063987	MEDICAL EXAMINATION	\$20.00
DR. ELIZABETH CALLAHAN	00063988	MEDICAL EXAMINATION	\$20.00
DR. H.B. DROVER	00063989	MEDICAL EXAMINATION	\$20.00
MICHAEL FOLEY'S ACADEMY OF MARTIAL ARTS	00063990	REAL PROGRAM	\$4,619.44
MEN'S HEALTH	00063991	SUBSCRIPTION RENEWAL	\$35.97
2012 ACWWA CONFERENCE	00063992	REGISTRATION FEE	\$65.00
CLUETT, DR. JOY	00063993	MEDICAL EXAMINATION	\$20.00
HILLMAN, DR. A.	00063994	MEDICAL EXAMINATION	\$20.00
ESTATE OF PIOTR SOBCZAK	00063995	RETURN DAMAGE DEPOSIT	\$230.10
THE PEOPLE CENTRE	00063996	PROFESSIONAL SERVICES	\$510.00
SOBEYS ROPEWALK LANE	00063997	MISCELLANEOUS EXPENSE	\$234.25
DR. ZACH ATTWOOD	00063998	MEDICAL EXAMINATION	\$20.00
XTREME HOCKEY PROGRAM	00063999	CTJS WINTER 2014	\$300.00
MCINNES COOPER	00064000	PROFESSIONAL SERVICES	\$876.32
ST. JOHN'S SEA STARS	00064001	REAL PROGRAM	\$240.00
HOLIDAY LANES	00064002	REAL PROGRAM	\$2,485.00
REGAL REALTY LIMITED	00064003	LEGAL CLAIM	\$15,081.42
CAPITAL COFFEE SUPPLIES INC.	00064004	COFFEE SUPPLIES	\$150.00
JAMES & MARGARET BOONE	00064005	RETURN DAMAGE DEPOSIT	\$288.16
ROBERTA FAITH HAMMETT	00064006	REFUND OVERPAYMENT OF TAXES	\$688.14
51612 NEWFOUNDLAND & LABRADOR	00064007	REFUND OVERPAYMENT OF TAXES	\$1,056.86
SHAWN BARTON	00064008	REFUND OVERPAYMENT OF TAXES	\$354.88
BELL ALIANT REGIONAL COMMUNICATIONS INC.	00064009	REFUND OVERPAYMENT OF TAXES	\$2,329.15
NL CADET D-DAY ANNIVERSARY FUND	00064010	CONTRIBUTION TO 70TH ANNIVERSARY OF D-DAY	\$3,500.00
ANGELA JARVIS - DUCKWORTH CATERING	00064011	REFUND MOBILE LEASED LICENSE	\$3,000.00
MCDONALD, HEATHER	00064012	REIMBURSEMENT OF SAFETY EQUIPMENT	\$34.39
HAYWARD, ELIZABETH	00064013	MILEAGE	\$30.24
WINSOR, MICHELLE	00064014	MILEAGE	\$10.01
CAREW, RANDY	00064015	REIMBURSEMENT OF INTERNET CHARGES	\$55.57



NAME	CHEQUE #	DESCRIPTION	AMOUNT
JORDAN, CRYSTAL	00064016	MILEAGE	\$26.81
CHARITY LAWRENCE	00064017	REIMBURSEMENT TUITION	\$777.00
MVT CANADIAN BUS, INC.	00064018	GO BUS 4TH QUARTER PAYMENT 2013	\$579,248.94
MCLOUGHLAN SUPPLIES LTD.	00064019	ELECTRICAL SUPPLIES	\$3,472.42
WATERWORKS SUPPLIES DIV OF EMCO LTD	00064020	REPAIR PARTS	\$3,757.81
PARTS FOR TRUCKS INC.	00064021	REPAIR PARTS	\$9,823.35
SCOTT ABELSETH	00064022	REFUND WATER DIG NOT REQUIRED	\$500.00
NEWFOUNDLAND POWER	00064023	ELECTRICAL SERVICES	\$220,257.62
TRIDENT CONSTRUCTION	00064024	PROGRESS PAYMENT	\$71,933.02
RJG CONSTRUCTION LIMITED	00064025	PROGRESS PAYMENT	\$516,182.40
POMERLEAU INC.,	00064026	PROGRESS PAYMENT	\$346,215.52
PYRAMID CONSTRUCTION LIMITED	00064027	PROGRESS PAYMENTS	\$225,849.99
ST. JOHN'S TRANSPORTATION COMMISSION	00064028	CHARTER SERVICES	\$43,318.80
PUBLIC SERVICE CREDIT UNION	00064029	PAYROLL DEDUCTIONS	\$6,322.31
RECEIVER GENERAL OF CANADA	00064030	RENEWAL OF AVICULTURE PERMIT	\$10.00
PENNY HISCOCK	00064031	REFUND OVERPAYMENT OF TAXES	\$125.00
LYNN MORRISSEY	00064032	SESSION PLANNING & FACILITATION	\$847.50
RIDEOUT, RODNEY	00064033	VEHICLE BUSINESS INSURANCE	\$378.00
BREEN, DANNY	00064034	REIMBURSEMENT CELLULAR BILLS	\$254.28
BERNARD DAVIS	00064035	REIMBURSEMENT CELLULAR BILLS	\$436.56
<b>TOTAL:</b>			<b><u><u>\$4,791,670.03</u></u></b>

# MEMORANDUM

Date: January 27<sup>th</sup>, 2014

To: His Worship the Mayor and Members of Council

From: Deputy City Manager, Corporate Services & City Clerk

Re: **Travel by Councillor Breen to Deer Lake  
February 26 and 27, 2014  
Urban Municipalities Committee Meetings**

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Council approval is requested for the above noted travel by Councillor Breen.

Neil A. Martin  
Deputy City Manager  
Corporate Services & 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

# MEMORANDUM

Date: January 31, 2014  
To: His Worship the Mayor & Members of Council  
From: Councillor Wally Collins  
Re: **Goulds Winter Carnival**

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The Goulds Winter Carnival Committee is asking that Council consider providing a financial contribution towards the 2014 Goulds Winter Carnival. Council approval is requested.

Wally Collins  
Councillor Ward 5

**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: **January 30, 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 January 31, 2014.

The Report shows a negative variance of \$177,017.

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

Attach.

# ST. JOHN'S

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

**CITY OF ST. JOHN'S  
SNOW CLEARING REPORT  
WEEK ENDING JANUARY 31, 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	845,488	758,171	87,317
LABOR OVERTIME	300,000	50,000	211,991	(161,991)
TOOL ALLOWANCE	-	-	54	(54)
EMPLOYER CONTRIBUTIONS	1,040,162	221,242	218,446	2,796
<b>TOTAL PERSONAL SERVICES</b>	<b>5,281,702</b>	<b>1,116,730</b>	<b>1,188,662</b>	<b>(71,932)</b>
<b><u>CONTRACTUAL SERVICES</u></b>				
CONTRACTUAL SERVICES	155,304	-	-	-
WEATHER REPORTS	140,000	-	-	-
CABLE/SATELLITE SERVICE	2,496	208	305	(97)
ADVERTISING	13,370	-	-	-
CLAIMS	10,000	250	243	7
EMPLOYEE TRAINING	24,460	-	-	-
FLEET COSTS	4,874,703	10,700	10,654	47
RENTAL OF TRUCKS	15,000	5,000	100,000	(95,000)
LEASE OF HEAVY EQUIPMENT	1,168,876	3,000	3,000	-
RENTAL OF OTHER EQUIPMENT	5,000	833	-	833
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>23,491</b>	<b>117,701</b>	<b>(94,210)</b>
<b><u>MATERIALS &amp; SUPPLIES</u></b>				
FOOD AND REFRESHMENT	2,600	-	-	-
SAND*	10,000	1,451	815	636
SALT*	3,148,277	473,329	490,701	(17,372)
SNOW FENCING	4,800	-	-	-
LUBRICATING OILS	33,000	5,500	2,768	2,732
WELDING SUPPLIES	45,000	7,534	3,987	3,547
TIRE CHAINS	5,000	-	-	-
SAFETY EQUIPMENT	10,033	1,672	2,010	(338)
HAND TOOLS & SMALL EQUIP	20,000	2,500	2,443	57
CLEANING SUPPLIES	7,353	600	604	(4)
MISCELLANEOUS MATERIALS	1,920	320	453	(133)
GRANTS TO OTHER GROUPS	15,000	15,000	15,000	-
<b>TOTAL MATERIALS &amp; SUPPLIES</b>	<b>3,302,983</b>	<b>507,906</b>	<b>518,781</b>	<b>(10,875)</b>
FLEET CAPITAL COSTS	960,500	-	-	-
<b>TOTAL COSTS</b>	<b>16,027,130</b>	<b>1,648,127</b>	<b>1,825,144</b>	<b>(177,017)</b>

\*SALT & SAND ISSUES TO JANUARY 27 2014

# ECONOMIC UPDATE

## FEBRUARY 2014

Contact us at  
[business@stjohns.ca](mailto:business@stjohns.ca)  
 to be added to our  
 monthly distribution list



### ECONOMIC INDICATORS

The New Housing Price Index for St. John's Metro was 150.9 in November 2013 up 2.2%\*

The Consumer Price Index for St. John's Metro was 126.4 in December 2013 up 2.4%\*

Retail sales for Newfoundland and Labrador were \$711.7 million in November 2013 up 2.3%\*

\* same month in the previous year.

### LABOUR FORCE CHARACTERISTICS

St. John's Metro, (seasonally adjusted, three-month moving average)

	Dec 13	Chg.*
Labour Force	116,300	-2.2%
Unemployment Rate	5.9%	-1.1pt
Employment Rate	65.3%	-2.2pt
Participation Rate	69.4%	-3.2pt

\* same month in the previous year.

## BUSINESS BRIEFS

### Business and Development Activity

In 2013, the City of St. John's approved 140 new businesses, 51 of those were home-based. In addition, the City recorded more than \$355 million in building permits, a decrease of 18% over 2012. Some of the major construction projects approved in 2013 included:

Major Construction Projects	>\$6 M
Civic Centre Expansion, New Gower St.	\$58.1
Jag Hotel, 418 Water St.	\$13.5
Condo development, 566 Topsail Rd.	\$8.4
Parking garage, 340 Duckworth	\$8.0
Suite improvements, 351 Water St.	\$8.0

According to the Canada Mortgage and Housing Corporation, there were 759 housing starts in the City of St. John's in 2013; 457 were single-detached homes and 302 were multiples. In 2012 there were 1,001 housing starts in the City. Housing starts in the St. John's metro area decreased as well with 1,734 housing starts in 2013, a decrease of 19.5% over 2012. Single-detached starts remained relatively close to 2012 levels; multi-family starts were weak in the St. John's metro area in 2013. [www.cmhc.ca](http://www.cmhc.ca)

### 2013 Tourism Indicators

The number of airline passenger movements at St. John's International Airport increased 2.7% in 2013 to almost 1.5 million.

The average hotel occupancy rate reported by Destination St. John's for 2013 was 73.4%, a 4.1% increase over the rate reported in 2012. There were 610,775 room nights sold in 2013 up 2.9% from the previous year. Meanwhile, the average daily room rate increased 5.8% to \$143.79, up from \$135.90 in 2012.

The number of cruise ship visits remained unchanged at 15 visits in 2013. Overall St. John's hosted 13,111 cruise passengers and 6,179 crew members in 2013.

# ST. JOHN'S

## Business Approvals

Art Gallery  
73 Hayward Ave.

Canton Restaurant  
445 Newfoundland Dr.

Clear View Glass  
71 O'Leary Ave.

Legros & Motti  
125 Harbour Dr.

Corporate Concierge  
Services  
67 Major's Path

Yoga Kula Co-op  
286 Torbay Rd.

Hollywood Nail & Spa  
179 Water St.

### New Home Based Business

Home office  
50 Gower St.

Home office  
4 Mabledon Pl.

Social media & marketing  
support, 3 York St.

Ultimate Interiors and  
Coatings office  
8 Brighton Pl.

Firefly Physiotherapy  
13 Hutton Rd.

## City Building Permits (Year-to-date as of Jan 27, 2014)

Type	2013	2014	% Variance
Commercial	\$14,700,700.00	\$3,800,200.00	-74
Industrial	\$0.00	\$0.00	0
Government/Institutional*	\$0.00	\$36,900,400.00	
Residential	\$7,300,000.00	\$15,900,900.00	118
Repairs	\$89,300.00	\$141,700.00	59
<b>Total</b>	<b>\$22,090,000.00</b>	<b>\$56,743,200.00</b>	<b>102</b>

\* Government/institutional data does not include the full range of permit activity undertaken by the provincial government and its agencies.

## Upcoming Events

Take Charge NL: Business Efficiency Program Launch	Feb. 6	rsvp@takchargenl.ca
Dragons' Den 2014 Audition Tour	Feb 8	www.cbc.ca/dragonsden/auditions
Luncheon: David Andrews, AHL President & CEO	Feb 10	www.bot.nf.ca
Speaker Series: Maritimes Energy Association	Feb 11	www.neia.org
BOMA NL 5th Annual Real Estate Forum	Feb 12	www.bomanl.com
Dare to be Diverse: Recruitment & Retention Lunch & Learn	Feb 13	rsvp@wrdc.nf.ca
NL Arts Council Grant Writing Workshop	Feb 19	www.nlac.ca
Oil & Gas Week	Feb 24 - Mar 1	www.noia.ca
Oceans Advance AGM	Feb 27	www.oceansadvance.net

## OIL &amp; GAS WEEK FEBRUARY 24 - MARCH 1, 2014

Oil & Gas Week 2014 celebrates the oil and gas industry in Newfoundland & Labrador. The week raises the profile of the oil and gas industry and builds an appreciation for the impact it has on the province's economy. Additionally, a variety of promotional and educational activities take place during the week focusing on educating students about the industry, and in particular, career opportunities.

Events include an official launch at Memorial University, Energy Day (a career exploration event), the Annual Oil and Gas Industry Food Drive and Fundraiser, and Noia's Industry Achievement Awards Gala. For more information, please visit: <http://www.noia.ca>

# ST. JOHN'S

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