

**AGENDA  
REGULAR MEETING**

**FEBRUARY 4<sup>th</sup>, 2013  
4:30 p.m.**

**ST. JOHN'S**

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# MEMORANDUM

February 1<sup>st</sup>, 2013

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

Please note there will not be a special meeting.

By Order

Neil A. Martin  
City Clerk

# ST. JOHN'S

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

**AGENDA  
REGULAR MEETING  
FEBRUARY 4<sup>th</sup>, 2013  
4:30 p.m.**

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

- 1. Call to Order**
- 2. Approval of the Agenda**
- 3. Adoption of the Minutes**
  - a. Minutes of January 28<sup>th</sup>, 2013
- 4. Business Arising from the Minutes**
  - A. Included in the Agenda**
    - i. Proposed Text Amendment to the St John's Development Regulations  
Proposed Tree Planting Fee  
(Memorandum dated January 10, 2013 from the Director of Planning)
    - ii. Memorandum dated January 31, 2013 from the Director of Planning  
Re: Application to Rezone Property to the Residential Medium Density (R2)  
Zone, Civic Number 62 Blackler Avenue (**Ward 3**)
  - B. Other Matters**
  - C. Notices Published**
    - 1. A Discretionary Use Application** has been submitted to establish a design business for painting and updating of hardware on old furniture at **Civic No. 4 Roddickton Place**. No customers will visit the site. Hours of business will be Monday to Friday 9 a.m. to 2 p.m. with the applicant as the sole employee. On-site parking can accommodate four vehicles. (**Ward 3**)

**One (1) Submission**
- 5. Public Hearings**
  - a. Public Hearing Report dated January 24<sup>th</sup>, 2013  
Re: Proposed Seniors' Apartment Building  
Civic Number 640-642 Empire Avenue (Ward 3)  
Applicant: N.D. Dobbin Properties Ltd.  
(Memorandum from the Director of Planning dated January 31, 2013)

**6. Committee Reports**

- a. Development Committee Report January 29<sup>th</sup>, 2013
- b. Finance & Administration Standing Committee Report dated January 25<sup>th</sup>, 2013
- c. Planning & Housing Standing Committee Report January 29<sup>th</sup>, 2013
- d. Environmental Advisory Committee Report dated December 6<sup>th</sup>, 2012

**7. Resolutions**

**8. Development Permits List**

**9. Building Permits List**

**10. Requisitions, Payrolls and Accounts**

**11. Tenders**

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

**13. Other Business**

- a. Travel Request by His Worship the Mayor
- b. Snow Clearing Report for the period January 1<sup>st</sup> to February 1<sup>st</sup>, 2013
- c. February 2013 Economic Update
- d. **Correspondence from the Mayor's Office**
  - i. Email to His Worship the Mayor Re: Prime Minister's Volunteer Awards
- e. **Items Added by Motion**

**14. Adjournment**

**January 28<sup>th</sup>, 2013**

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

His Worship the Mayor presided.

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

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

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

##### **SJMC2013-01-28/44R**

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

- a. Travel Request by Councillor Hanlon**

#### **Adoption of Minutes**

##### **SJMC2013-01-28/45R**

**It was decided on motion of Councillor Tilley; seconded by Deputy Mayor Duff: That the minutes of January 21<sup>st</sup>, 2013 meeting be adopted as presented.**

#### **Business Arising**

##### **SJMC2013-01-28/46R**

**Pursuant to Notice of Motion, it was moved by Councillor Hanlon; seconded by Councillor Galgay: That Council's decision of October 29, 2012 to sell Yellow Belly Brewery subterranean easement rights under a 12 x 40 foot section of the Beck's Cove portion of George Street, in order to allow expansion of the brewery operation, be rescinded, and that the City enter**

into an arrangement, with the specific nature of the arrangement being deemed appropriate by the City Manager, with Yellow Belly Brewery so as to permit it, at a cost of \$15,000.00, to utilize an approximately 12 X 40 foot subterranean section of the Beck's Cove portion of George Street to allow for the expansion of its brewery operation.

The motion being put was unanimously carried.

**Proposed Rezoning from RR Zone to RRI Zone, Ryan's Place – Various Properties**

Under business arising, Council considered a memorandum dated January 24, 2013 from the Director of Planning regarding the above noted. A number of written submissions in support of the rezoning or with questions and concerns have been received respecting this proposed rezoning.

**SJMC2013-01-28/47R**

**It was moved by Councillor Collins; seconded by Councillor Hanlon: That a public meeting, chaired by a member of Council, be held to provide an opportunity for City officials to provide a detailed overview as to the purpose of the proposed rezoning.**

The motion being put was unanimously carried.

**Civic No. 9 Scout's Place (Ward 5) Proposed Rezoning from Rural Residential (RR) to Rural Residential Infill (RRI)**

Under business arising, Council considered a memorandum dated January 24, 2013 from the Director of Planning regarding the above noted. Written public submissions concerning the proposed rezoning were received and considered by Council.

**SJMC2013-01-28/48R**

**It was moved by Councillor Collins; seconded by Councillor Tilley: That staff be authorized to proceed with the proposed rezoning and prepare the necessary rezoning resolution to be forwarded to the Department of Municipal Affairs with a request for Provincial registration of the rezoning amendment.**

The motion being put was unanimously carried.

**Blackhead Road and Blackhead Crescent - Proposed Rezoning from Open Space Reserve (OR) to Rural Residential Infill (RRI)**

Under business arising, Council considered a memorandum dated January 24, 2013 from the Director of Planning regarding the above noted. One written public submission concerning the proposed rezoning was received and considered by Council.

**SJMC2013-01-28/49R**

**It was moved by Councillor Collins; seconded by Councillor Hickman: That staff be directed to proceed with the proposed rezoning and prepare the necessary rezoning and Municipal Plan amendments which will be forwarded to the Department of Municipal Affairs with a request for the issuance of a Provincial release for the amendments.**

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

**Fireworks**

Councillor Breen updated Council on a concern raised by Councillor Colbert with respect to the potential dangers associated with the storage and sale of fireworks from tractor trailers at inappropriate locations such as neighbourhoods, etc. Councillor Breen advised that he has been informed by the Fire Department that four locations were identified within the City where mobile structures stored and sold fireworks, and all were inspected and found to be in compliance with the City regulations in terms of the sale, storage and location, and met the Federal Government's Emergency Regulations.

**Building Permits List**

**SJMC2013-01-28/50R**

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

### Weekly Permits List Council's January 28, 2013 Regular Meeting

Permits Issued: 2013/01/17 To 2013/01/23

**CLASS: COMMERCIAL**

40 ABERDEEN AVE	MS	SERVICE SHOP
40 ABERDEEN AVE	MS	CLINIC
46 ABERDEEN AVE	MS	RESTAURANT
98 ABERDEEN AVE	MS	SERVICE SHOP
95C ABERDEEN AVE	MS	RETAIL STORE
5 BATES HILL	SN	RESTAURANT
77 BLACKMARSH RD	MS	RETAIL STORE
203 BLACKMARSH RD	MS	RETAIL STORE
245 BLACKMARSH RD	MS	CONVENIENCE STORE
245 BLACKMARSH RD	MS	CONVENIENCE STORE
245 BLACKMARSH RD	MS	CONVENIENCE STORE
CARPASIAN RD	MS	CLUB
94 ELIZABETH AVE	MS	RETAIL STORE
391-395 EMPIRE AVE	MS	COMMUNICATIONS USE
2 FOGWILL PL	MS	RESTAURANT
336 FRESHWATER RD	MS	SERVICE SHOP
336 FRESHWATER RD	MS	OFFICE
15 GOLDSTONE ST	MS	SERVICE SHOP
169 HAMLYN RD	MS	SERVICE SHOP
12-20 HIGHLAND DR	MS	RETAIL STORE
30 KELSEY DR - TD BANK	SN	BANK
55C KELSEY DR	MS	SERVICE SHOP
55 KELSEY DR	MS	RESTAURANT
65 KELSEY DR	MS	RETAIL STORE
102 KENMOUNT DR	MS	HOTEL
102 KENMOUNT DR	MS	OFFICE
150 KENMOUNT RD	MS	CAR SALES LOT
161 KENMOUNT RD	MS	RETAIL STORE
195 KENMOUNT RD	MS	SERVICE SHOP
351-361 KENMOUNT RD	MS	OFFICE
330 LEMARCHANT RD	MS	CONVENIENCE STORE
147 LEMARCHANT RD	MS	SERVICE SHOP
430-432 MAIN RD	MS	CONVENIENCE STORE
484-490 MAIN RD	MS	RESTAURANT
53-59 MAIN RD	MS	RETAIL STORE
355-367 MAIN RD	MS	OFFICE
239 MAJOR'S PATH	MS	OFFICE
34 NEW COVE RD	MS	PLACE OF AMUSEMENT
449 NEWFOUNDLAND DR	MS	CONVENIENCE STORE
87 OLD PENNYWELL RD	MS	CONVENIENCE STORE
36 PEARSON ST	MS	RETAIL STORE
154 PENNYWELL RD	MS	SERVICE STATION
34 PIPPY PL	MS	OFFICE
279 PORTUGAL COVE RD	MS	RETAIL STORE
20 ROPEWALK LANE	MS	SERVICE SHOP
ST. CLARE AVE	MS	PLACE OF ASSEMBLY
10 STAVANGER DR	MS	BOARDING HOUSE(4 OR LESS)
10 STAVANGER DR	MS	BOARDING HOUSE(4 OR LESS)
22 STAVANGER DR	MS	RETAIL STORE



95E STAVANGER DR	MS	SERVICE SHOP
86 THORBURN RD	MS	RETAIL STORE
644 TOPSAIL RD	MS	DAY CARE CENTRE
393 TOPSAIL RD	MS	OTHER
655 TOPSAIL RD	MS	RETAIL STORE
681 TOPSAIL RD	MS	PLACE OF AMUSEMENT
26-34 TORBAY RD	MS	TAVERN
10 ELIZABETH AVE	MS	OFFICE
120 TORBAY RD	MS	OFFICE
320 TORBAY RD	MS	COMMERCIAL SCHOOL
350 TORBAY RD	MS	SERVICE SHOP
370 TORBAY RD	MS	OFFICE
61 TORBAY RD	SN	EATING ESTABLISHMENT
88 KING'S RD	RN	TAKE-OUT FOOD SERVICE
90 O'LEARY AVE, LEVEL 2	RN	OFFICE
187 KENMOUNT RD	RN	OFFICE
418 WATER ST	NC	HOTEL

THIS WEEK \$ 13,617,000.00

**CLASS: INDUSTRIAL**

THIS WEEK \$ .00

**CLASS: GOVERNMENT/INSTITUTIONAL**

THIS WEEK \$ .00

**CLASS: RESIDENTIAL**

1254 BLACKHEAD RD	NC	SINGLE DETACHED DWELLING
36 COCHRANE ST	NC	TOWNHOUSING
86 KENAI CRES, LOT 218	NC	SINGLE DETACHED DWELLING
7 KENAI CRES, LOT 243	NC	SINGLE DETACHED DWELLING
37 ROSALIND ST, LOT 440	NC	SINGLE DETACHED & SUB.APT
38 TURNBERRY ST	CO	HOME OFFICE
4 BELFAST ST	RN	SINGLE DETACHED DWELLING
78 CARTER'S HILL	RN	TOWNHOUSING
84 CASTLE BRIDGE DR	RN	SINGLE DETACHED DWELLING
162 CHEESEMAN DR	RN	SINGLE DETACHED DWELLING
122 CRAIGMILLAR AVE	RN	SINGLE DETACHED DWELLING
122 CRAIGMILLAR AVE	RN	SINGLE DETACHED DWELLING
45 CYPRESS ST	RN	SINGLE DETACHED DWELLING
49 FEILD ST	RN	SEMI-DETACHED DWELLING
46 FLEMING ST	RN	TOWNHOUSING
21 RIVERSIDE DR E	RN	SINGLE DETACHED DWELLING
5 CABOT AVE	RN	SINGLE DETACHED DWELLING

THIS WEEK \$ 1,436,250.00

**CLASS: DEMOLITION**

THIS WEEK \$ .00

THIS WEEK'S TOTAL: \$ 15,053,250.00

REPAIR PERMITS ISSUED: 2013/01/17 TO 2013/01/23 \$ 58,100.00

LEGEND

CO CHANGE OF OCCUPANCY	SN SIGN
CR CHNG OF OCC/RENOVTNS	MS MOBILE SIGN
EX EXTENSION	CC CHIMNEY CONSTRUCTION
NC NEW CONSTRUCTION	CD CHIMNEY DEMOLITION
OC OCCUPANT CHANGE	DV DEVELOPMENT FILE
RN RENOVATIONS	WS WOODSTOVE
SW SITE WORK	DM DEMOLITION
TI TENANT IMPROVEMENTS	

YEAR TO DATE COMPARISONS			
January 28, 2013			
TYPE	2012	2013	% VARIANCE (+/-)
Commercial	\$4,300,800.00	\$28,200,700.00	556
Industrial	\$0.00	\$0.00	0
Government/Institutional	\$37,300.00	\$0.00	-100
Residential	\$9,800,900.00	\$7,500,100.00	-23
Repairs	\$87,900.00	\$94,300.00	7
Housing Units (1 & 2 Family Dwellings)	26	16	
<b>TOTAL</b>	<b>\$14,226,900.00</b>	<b>\$35,795,100.00</b>	<b>152</b>

Respectfully submitted,

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

**Payrolls and Accounts**

**SJMC2013-01-28/51R**

**It was moved by Deputy Mayor Duff; seconded by Councillor Hann: That the following Payrolls and Accounts for the week ending January 17, 2013 be approved:**

**Weekly Payment Vouchers  
For The  
Week Ending January 17, 2013**

**Payroll**

Public Works	\$ 500,547.16
Bi-Weekly Administration	\$ 789,646.95
Bi-Weekly Management	\$ 694,476.01
Bi-Weekly Fire Department	\$ 589,561.62
<b>Accounts Payable</b>	<b>\$ 7,125,715.49</b>
<b>Total:</b>	<b>\$ 9,699,947.23</b>

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

**Tenders**

- a. Tender – Goulds Main Road Upgrading – Phase 1  
Durdle Drive to Keith Drive
- b. Tender CCTV Pipe Inspection

**SJMC2013-01-28/52R**

**It was moved by Deputy Mayor Duff; seconded by Councillor Hann: That the recommendations of the Director of Engineering and the Director of Finance and City Treasurer be approved and the tenders approved as follows:**

- a. Newfound Construction Ltd. @ \$2,531,073.71
- b. Crosbie Industrial then Afonso Group for one year period. Taxes Extra (as outlined in memo dated Jan 25, 2013 from Director of Finance)

## **Proposals**

- a. Proposal Call – Engineering Consulting Services  
Package 1 – Watermain Improvements Kilbride

### **SJMC2013-01-28/53R**

**It was moved by Councillor Tilley; seconded by Councillor Collins: That the recommendation of the Director of Engineering be approved and the consulting services be awarded as follows:**

- a. **Dillon Consulting Ltd.**

**The motion being put was unanimously carried**

- b. Infrastructure Improvements – Package 2 – Craigmiller Avenue  
Infrastructure Upgrade

### **SJMC2013-01-28/54R**

**It was moved by Councillor Hann; seconded by Councillor O’Leary: That the recommendation of the Director of Engineering be approved and the consulting services be awarded as follows:**

- a. **Kendall Engineering Ltd.**

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

## **Gas Tax Funding**

Council considered a memorandum dated January 16, 2013 from the Manager, Budget & Treasury regarding the above noted.

### **SJMC2013-01-28/55R**

**It was moved by Councillor Breen; seconded by Councillor Galgay: That the Gas Tax Capital Investment Plan be adopted as presented and submitted to the Province to ensure the City can avail of the gas tax funding dollars available.**

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

## **Carnell Drive Bridge Replacement Project**

Council considered a memorandum from the Director of Engineering regarding the above noted.

**SJMC2013-01-28/56R**

**It was moved by Councillor Hickman; seconded by Councillor Hann: That the existing Carnell Drive Bridge structure be replaced and that Kendall Engineering Ltd. be retained as consulting engineer for this project.**

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

**Travel Request by Deputy Mayor Duff**

**SJMC2013-01-28/57R**

**It was moved by Councillor Collins; seconded by Councillor O’Leary: That travel by Deputy Mayor Duff to Prince George, British Columbia to attend FCM Board Meetings from March 6 to 9, 2013; and to Vancouver, British Columbia to attend FCM AGM from May 31 – June 3, 2013, be approved.**

Deputy Mayor Duff who represents the cities of St. John’s, Mount Pearl, and Corner Brook on the Board of FCM advised that her term will expire at the next annual general meeting and under an informal agreement, the cities will rotate every two years, with it being Mount Pearl’s turn to send a representative to the next annual general meeting. Deputy Mayor suggested that the City of Mount Pearl be contacted in this regard, as a reminder.

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

**Travel by Councillor Hanlon**

**SJMC2013-01-28/58R**

**It was moved by Councillor Tilley; seconded by Councillor Galgay: That travel by Councillor Hanlon to Halifax, to attend the APEC Event – Atlantic Canada Without Borders, February 1, 2013 be approved.**

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

**Snow Clearing Report**

Council considered as information the Snow Clearing Report for the period January 1<sup>st</sup> to January 25<sup>th</sup>, 2013 showing a positive variance of \$26,985.00.

## **Petition**

Councillor Hanlon tabled a petition the prayer of which reads as follows, and which was referred to the Police and Traffic Committee for followup.

### **Install Proper Lighting for the Crosswalk on Westerland Road**

“St. John’s Newfoundland is a growing city and we see this in the amount of traffic that is accumulating. Memorial University is one of the busiest sections of the city with approximately 20,000 people involved daily. A traffic calming study needs to be done in that area by the St. John’s city council to ensure the safety of its people.

A 23 year old Memorial University student was hit by a car while crossing the crosswalk on Westerland Road on December the 8th, 2011, which connects Memorial University. The woman was severely injured after hitting the pavement. She suffered from three broken vertebrae and spent 11 days in the hospital. The woman underwent invasive surgery to stabilize the trauma to her back, which had the risk of causing paralysis.

Westerland Road is a dangerous area for pedestrians to cross. Proper lighting for crosswalks needs to be installed in the area to prevent further accidents. Sign the petition to make Westerland Road a safer place to cross.”

## **Councillor Tilley**

Councillor Tilley advised residents of Welland Street that he has referred the issue of speeding to the Transportation Engineer for followup.

## **Councillor Breen**

Councillor Breen noted recent reports of possible power interruptions due to problems at the Holyrood Generating Station and as well a report on the Muskrat Falls project of the possibility of power outages for extended periods if certain procedures are not put in place. He noted the City should be aware of the issues and know how to prepare for them. The City Manager advised that the initiative has been taken to the City’s Emergency Measures Protocol which will involve discussions with the utilities as well as representatives of the Province.

## **Councillor O’Leary**

Councillor O’Leary noted that it has been brought to her attention that the proposal for an offshore wastewater treatment plant at the eastern end of St.

John's harbour is now on hold and that the current activities at this location are part of the regular business conducted at the harbour.

Councillor O'Leary asked that the Finance Committee take an immediate look at tax deferral for seniors and people on low income. She referenced the City of Mount Pearl's policy relative to deferment of taxation for low income and senior residents. Councillor O'Leary was reminded that as part of the City's budget process, Council committed to conduct a review of options for tax relief for low income residents and seniors, and that the review is currently underway. Staff will present various options and recommendations along with cost implications to the Finance Committee for review and recommendation as soon as possible.

**Adjournment**

There being no further business, the meeting adjourned at 5:10 p.m.

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**MAYOR**

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**CITY CLERK**

# MEMORANDUM

Date: January 10, 2013

To: His Worship the Mayor and Members of Council

Re: **Council Directive R2012-06-04/35**  
**Proposed Text Amendment to the St. John's Development Regulations**  
**Proposed Tree Planting Fee**

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At the Regular Meeting of Council held on June 4, 2012, Council agreed to accept the recommendation coming out of the May 25, 2012 meeting of the Planning and Housing Committee that proposed text amendments to the St. John's Development Regulations to implement a recommendation of the Urban Forest Master Plan regarding tree plantings for new residential developments, be advertised for public review and comment and that City staff arrange to meet with the Canadian Homebuilders' Association-Newfoundland and Labrador in order to present and discuss the proposed amendments.

In accordance with this Council Directive, City staff met with representatives of the Homebuilders' Association and it was agreed that the most appropriate course of action to promote tree plantings on new residential developments would be for the City to introduce a tree planting fee for any new residential building lot created as a result of the subdivision of property.

Upon completion of the discussions with the Homebuilders' Association, City staff prepared a text amendment to the St. John's Development Regulations which would have the effect of introducing a provision into the Regulations to enable the City to collect a tree planting fee as part of the City's approval of the subdivision of property. The text amendment proposes that the tree planting fee would apply to any subdivision approved after February 28, 2013.

City staff have also prepared a proposed tree planting policy which in summary, provides that the monies collected by the City from the tree planting fee would be placed in a dedicated fund and would be used by the City to implement and maintain a municipal tree planting program. Under the program, the City would offer tree plantings to residential lots and apartment building lots from a list of approved tree species established by the City's Department of Public Works and Parks. The value of the tree planting fee and the number of trees to be planted for each residential building lot would be calculated from a formula based on the frontage of the lot. Where a residential property owner declines the offer of the tree plantings, the appropriate number of trees that are declined would be planted in public space. A copy of both the proposed text amendment to the Development Regulations and the proposed tree planting policy are attached for Council's information and review.

The text amendment to the Development Regulations regarding the proposed introduction of the tree planting fee has been advertised for public review and comment. The amendment was advertised on two occasions in December, 2012 in the Telegram Newspaper and it has been posted on the City website. In addition, the amendment was referred to the Canadian Homebuilders' Association-Newfoundland and

# 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



Labrador for their review. Any written public submissions received by the City Clerk's Department on the text amendment will be referred to the agenda for the Regular Meeting of Council to be held on January 14, 2013 at which time Council is scheduled to consider the proposed adoption of the amendment.

**Recommendation**

It is recommended that Council adopt the attached resolution for St. John's Development Regulations Amendment Number 548, 2013 which has the effect of authorizing the City to charge the proposed tree planting fee.

If Council agrees to adopt the text amendment, it will then be referred to the Department of Municipal Affairs with a request for Provincial registration of the amendment.

It is further recommended that Council also adopt the proposed tree planting policy as attached, dated January 10, 2013 and that Council establish the tree planting fee at \$250 for each required tree based on the lot frontage of the residential property as set out in the policy.



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Cliff Johnston, MCIP  
Director of Planning

CJ/dlm  
Attachments

**RESOLUTION  
ST. JOHN'S DEVELOPMENT REGULATIONS  
AMENDMENT NUMBER 548, 2013**

**WHEREAS** the City of St. John's wishes to establish a tree planting program in respect of the development of new residential building lots.

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

**Add a new subsection to Section 6.4 "Fees for Subdivision" to read as follows:**

**"6.4.5 Tree Planting Fee**

**For any subdivision approved after February 28, 2013, a Tree Planting Fee shall be paid by the applicant prior to the issuance of any permits. This Fee shall be as established by Council from time to time for every Lot, excluding the Homestead Lot, created by the subdivision. This Fee shall cover the costs of implementing and maintaining the Tree Planting Program and be in addition to any other fee or assessment provided in Sections 6.4 and 6.5."**

**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 \_\_\_\_\_, 2013.

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

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

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

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



## **Proposed Policy for Tree Planting and the Tree Planting Fee**

Prepared January 10, 2013

### Purpose:

To establish the Tree Planting Fund and establish the protocols for tree planting on private property. For the purposes of this Policy, capitalized terms shall have the meaning ascribed to them in the St. John's Development Regulations.

### Policy Statement:

1. The City shall establish the Tree Planting Fund from monies collected as the Tree Planting Fee under the St. John's Development Regulations. Monies from the Fund shall be used to acquire and plant trees on Lots, excepting the Homestead Lot, in subdivisions approved after February 28, 2013.
2. For Residential Uses and Apartment Building Lots having a Lot Frontage of 12 metres or less, the City shall offer two (2) trees to the property owner for planting in such a Use or Lot with a minimum of one (1) tree to be planted in the Front Yard of the Use or Lot. For Residential Uses and Apartment Building Lots having a Lot Frontage greater than 12 metres, the City shall offer to the property owner one (1) tree per 6.5 metres of Lot Frontage of such Use or Lot with such trees to be planted in the Front Yard of such Use or Lot.
3. Trees offered for planting by the City shall be selected from a list of approved tree species established by the Department of Public Works and Parks.
4. The property owner of a Lot or Use identified for tree planting under this Policy shall be informed of the Policy and must sign a consent for City work on private property and a waiver releasing the City, its employees and agents from liability for damage to the property before the City, its employees or agents plant any trees on the Lot or Use.
5. Where a property owner declines the offer of trees, the appropriate number of trees so declined shall be planted in public space.

# MEMORANDUM

Date: January 31, 2013

To: His Worship the Mayor and Members of Council

Re: **Council Directive R2012-12-03/9**  
**Department of Planning File Number B-17-B.4**  
**Application to Rezone Property to the Residential Medium Density (R2) Zone**  
**Civic Number 62 Blackler Avenue (Ward 3)**

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At the Regular Meeting of Council held on December 3, 2012, Council accepted the recommendation coming out of the November 28, 2012 meeting of the Planning and Housing Committee that the application from a private individual to rezone the property at Civic Number 62 Blackler Avenue from the Residential Low Density (R1) Zone to the Residential Medium Density (R2) Zone be advertised for public review and comment.

The application site is located on the north side of Blackler Avenue opposite the Twin Rinks Arena and the City's municipal depot. Please see the attached location plan which shows the property proposed to be rezoned. The purpose of the proposed rezoning is to allow the construction of two (2) semi-detached dwellings on the property. Semi-detached dwellings are allowed as a Permitted Use in the R2 Zone.

The rezoning application has been advertised in The Telegram newspaper and posted on the City website. In addition, a written notice regarding the application has been mailed to the owners/occupants of properties located within a radius of 150 metres from the application site. Any written public submissions received by the City Clerk's Department in response to the City's public notification process will be included in the agenda for the Regular Meeting of Council to be held on February 4, 2013 at which time Council is scheduled to make a decision on the application.

## **Recommendation**

The Department of Planning supports the application to rezone the property at Civic Number 62 Blackler Avenue and recommends that Council approve the rezoning.

If Council decides to approve the rezoning, the Department of Planning will have the necessary rezoning amendment drafted which will then be referred to the Department of Municipal Affairs with a request for Provincial registration of the rezoning. As information, an amendment to the St. John's Municipal Plan is not required in order to allow the rezoning.

Cliff Johnston, MCIP  
Director of Planning

CJ/dlm

Attachment

I:\JOHNSTON\2013\Mayor - 62 Blackler Ave Jan 30 2013 doc

# 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



Proposed Area of Rezoning



74

72

68

66

R1

62

60

43

R1

39

56

54

50

48

BLACKLER AVE

37

IG

I am a long time resident of the Mundy Pond Road - Blackler Ave. area. I would like to show my support for the rezoning of 62 Blackler Ave. I have seen a great number of changes in my area in the last number of years. As a property owner in the area I do not see any negative effect of allowing the construction of two semi detached dwellings on Blackler Ave.

Good Afternoon,

I am a resident of the community and am in support of the proposed plan, I think it will be an asset to the growing community.

Thank you,

I am in support of the proposed developement on 62 Blackler Avenue



I am a long time resident of the area, for over thirty years. With the mix of property types on that street, from residential to business to the Council Depot, its hard to see any negative effects resulting from constructing two new Semi-detached dwellings on a site that presently has a small older dwelling. Also there appears to be semi-detached properties going up near Salvation Army which is quite near the subject property. I could support this application as it would probably improve the subject property and blend well with the mixed property types on the street.

I have no objection to the new construction of 2 semi detached houses on the above property. There is already quite a number of different properties in the immediate and surrounding area, The Municipal Depot, Sooleys Plumbing and there is now 2 new semi detached houses under construction on Mundy Pond Rd next to the Salvation Army Church and several semi detached homes on Connors Ave which was only single family dwellings for years. The property has presently an older home on the site and a new construction will only improve the area and bring with it new professionals to the area.

I am a resident of the area and I can not see how the construction of a new 2 semi-detached dwelling would have a negative effect on this street. The mixture of property types already existing on the street can attest to that.

I support this application as I believe it would greatly improve the older property presently existing on this lot and blend in with the already mixed property dwellings.

Also, I see there is a new 2 semi-detached dwelling under construction on Mundy Pond Rd minutes from the proposed property site.

## NOTICES PUBLISHED

Applications which have been advertised in accordance with the requirements of Section 5.5 of the St. John's Development Regulations and which are to be considered for approval by Council at the **Regular Meeting of Council on Monday, February 4, 2013**

Ref #	Property Location/ Zone Designation	Ward	Application Details	Floor Area (square metres)	# of Employees (includes the applicant)	# of On-Site Parking Spaces	Written Representations Received	Department of Planning Notes
1	Civic No. 4 Roddickton Place  Residential Low Density (R1) Zone	3	A Discretionary Use Application has been submitted to establish a design business for painting and updating of hardware on old furniture at <b>Civic No. 4 Roddickton Place</b> . No customers will visit the site. Hours of business will be Mon-Fri 9a.m. to 2p.m. with the applicant as the sole employee. On-site parking can accommodate four (4) vehicles.		1		One (1) submission received	<b>The Department of Planning recommends approval of the application subject to all applicable City requirements.</b>

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

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Cliff Johnston, MCIP  
Director of Planning

I live at [redacted] and I would like to offer a few comments regarding this application. At present there seems to be considerable traffic moving through the street and in fact I believe number 3 Roddickton currently operates some type of business out of their home as there is a steady stream of cars coming and going constantly.

Now we are going to add another business out of a residential home on a small cul-de-sac. To say no customers will visit the site is very hard to accept or even believe. Winter time the street is confined considerably and the increase in traffic from residential business is not what I wanted or expected when we moved on to this street 20 years ago.

The addition of another business run from the home is not something I am in favor of and would prefer to see this stopped .

Please maintain my comments in confidence

Regards

# MEMORANDUM

Date: January 31, 2013

To: His Worship the Mayor and Members of Council

From: Cliff Johnston, MCIP  
Director of Planning

**Re: Department of Planning File Number B-17-E.1  
Application to Rezone Property to the Apartment Low Density (A1) Zone  
Proposed Seniors' Apartment Building  
Civic Number 640-642 Empire Avenue (Ward 3)  
Applicant: N.D. Dobbin Properties Ltd.**

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A public meeting, chaired by Councillor O'Leary, was held at St. John's City Hall on January 24, 2013. The purpose of the public meeting was to provide an opportunity for public review and comment on the application submitted by N.D. Dobbin Properties Ltd. to rezone the property located at Civic Number 640-642 Empire Avenue from the Residential Low Density (R1) Zone to the Apartment Low Density (A1) Zone. The purpose of the proposed rezoning is to allow the construction on the site of a three (3) storey/fifteen (15) unit rental apartment building for seniors. Please see the attached location plan which shows the property proposed to be rezoned. Also attached for information is a staff report dated November 26, 2012 from the Department of Planning which provides additional information on the rezoning application.

The minutes of the January 24, 2013 public meeting are attached to this memorandum and will be included in the agenda for the Regular Meeting of Council to be held on February 4, 2013 at which time Council is scheduled to consider the proposed rezoning.

## **Recommendation**

Upon reviewing the minutes of the January 24, 2013 public meeting and the written public submissions respecting the rezoning application that have been received by the City Clerk's Department, Council should determine if it is prepared to allow the proposed rezoning of the application property from the R1 Zone to the A1 Zone.

The Department of Planning supports the proposed rezoning and recommends that Council allow the rezoning subject to the caveat that the applicable rezoning resolution be written with a site-specific restriction which would provide that the only use allowed at the application property under an A1 Zone designation would be a Seniors' Apartment Building which is a Permitted Use in the A1 Zone. Such site-specific restrictions have been used by Council in a number of other rezoning applications to ensure that the only development constructed on a property which is rezoned is the intended use under which the rezoning application was submitted. This proposed site-specific zoning restriction has been discussed with the applicants who have advised they are agreeable to it.

# 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

If Council decides to approve the rezoning, the Department of Planning will prepare the necessary rezoning resolution which would be referred to the Department of Municipal Affairs with a request for Provincial registration of the rezoning. As information, an amendment to the St. John's Municipal Plan is not required in order to allow this proposed rezoning.

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Cliff Johnston, MCIP  
Director of Planning

CJ/amh

Attachment



SUBJECT PROPERTY



WINSLOW ST

JENSEN CAMP RD

GUERNSEY PL

WESTVIEW AVE

DURHAM PL

WELLAND ST

RADFORD ST

SHERBOURNE ST

COVENTRY WAY

BLACKMARSH RD

CAPTAIN WHELAN DR

SUBJECT PROPERTY

ROTARY DR

JENSEN CAMP PL

EMPIRE AVE

GDA1

COH

COH

COH

R1

R1

R1

RR

GM

R1

R2

R2

A2

C1

R1

R2

R1

R1

R1

R1

R1

R1

RR

R



A public meeting was held on Thursday, January 24, 2013 in the Foran/Greene Room, 4<sup>th</sup> floor City Hall.

In Attendance: Councillor Sheilagh O’Leary, Chairperson  
Councillor Bruce Tilley, Ward 3  
Councillor Tom Hann  
Ken O’Brien, Manager of Planning and Information  
Karen Chafe, Recording Secretary

There were approximately twenty-one (21) people in attendance including three people representing the proponent: Gail Boggin, site manager and architects Paula Pittman and Glen Barnes.

**The purpose of the public meeting was to provide an opportunity for public review and comment on the application submitted by N.D. Dobbin Properties Ltd. to rezone property located at Civic Number 640-642 Empire Avenue, just west of Jensen Camp Road, from the Residential Low Density (R1) Zone to the Apartment Low Density (A1) Zone. The purpose of the rezoning is to allow the development of a 3-storey, 15 unit rental apartment building for seniors. The application property is located in Ward 3.**

The following submissions of objection were received and are included as part of this report:

- Submission from “the Four Families” opposing the proposed rezoning and signed by Gary and Doreen Walsh - 636 Empire Avenue; Rodney and Catherine Walsh – 638 Empire Avenue; Elaine and Paddy Follett – 644 Empire Avenue; and Doris and Doyle Rose – 646 Empire Avenue;
- E-mail from Bob Browne, 14 Durham Place;
- Letter from GERALYN LYNCH received January 30, 2013 (received subsequent to meeting)

The following submission of support was received and is included as part of this report:

- E-mail from Walter Harding

Councillor O’Leary called the meeting to order and acknowledged the presence of members of Council and Mr. Dale Kirby, MHA for St. John’s North.

### **Planning Review:**

The Manager of Planning and Information elaborated on the following issues that were considered during the planning review process and outlined in his memo dated November 26, 2012:

- The subject property is level and has an area of 1867 square metres (0.46 acres) and a depth of approximately 63 metres (207 feet), and is occupied by 2 semi-detached houses that are to be removed. Abutting the subject property to the rear on both sides and on the opposite side of the street are single detached houses which are in the R1 Zone and the RLD District. The other houses in this area are a mixture of single-detached, semi-detached and rowhouse dwellings. The rowhouses are in the Residential Medium Density (R2) Zone and the RLD District; the single-detached and semi-detached houses are in the R1 Zone and the RLD District. Located within several hundred metres of the subject property are the Gulliver Farm Property (Apartment Medium Density (A2) Zone) and the Coventry Way Subdivision (R1 Zone).
- The property is in the Residential Low Density (RLD) District. This designation is applied to lands characterized by a predominance of single detached houses. However, subject to a Land Use Assessment Report (LUAR), a zone allowing an apartment building not exceeding three (3)

storeys in height could be allowed as a Conditional Zone in this District. Given the relatively modest scale of this development proposal, a staff report would suffice as the LUAR.

- The Municipal Plan encourages compact urban form by accommodating development with higher densities and infill development. A residential objective of the Municipal Plan is to maintain neighbourhood character and quality of life. Low rise apartment buildings in the A1 Zone are not common to the neighbourhood. However, this housing form makes efficient use of land at a time when there is a great demand for new multiple housing, especially rental housing.
- The subject property is within Planning Area 4 (Mundy Pond). The Planning Area 4 Development Plan prescribes that multi-family housing (semi-detached and rowhousing and apartment buildings) shall be situated along Blackmarsh Road. However, Council has permitted deviation from this at the Gulliver's Farm Property and a property on Mundy Pond Road adjacent to the Salvation Army Church. In the present case, development of the subject property for a small rental apartment building would be consistent with the PA4 Development Plan and the overall Municipal Plan objective of appropriate intensification.
- Technical Considerations: The Department of Engineering advises that the subject property can be provided with municipal water and sewer services and that satisfactory site access is possible, with modification to the site plan. Review and approval of a site development plan, including connection to underground municipal services, controlled site access, parking lot layout and landscaping/buffering, would ordinarily be addressed at the time an application for development approval is submitted.
- The Municipal Plan encourages an appropriate and compatible mix of residential forms and densities to achieve a compact urban form, create better quality neighbourhood environments and reduce the cost of municipal services. The rezoning application warrants consideration for approval.

### **Submission/Presentation from Proponent**

Ms. Boggin spoke on behalf of the applicant N.D. Dobbin and conducted a power point presentation outlining the layout for the building and artist renderings. The site will consist of 15 2-bedroom wheelchair accessible units. There will be no-threshold sheet flooring throughout each unit for easier access via wheelchair. Each unit will have a washer and dryer as well as a ventilation system. Other appliances include stove and fridge. A bus shelter will be installed on the site to facilitate more convenient access to public transportation. Parking will be available for eighteen vehicles including some wheelchair accessible spaces. The design of the building itself will be of a residential scale with high quality wooden frame construction. The proponent advised that the height of the building will be 8 meters to the eave (about 25 feet) and the highest point is 11 meters.

### **Public Feedback:**

The floor was opened to questions and answers. There was unanimous objection to the proposal expressed by the approximate sixteen residents who attended, most of whom spoke during the meeting. The following is a synopsis of the concerns they expressed:

### **Right-of-Way**

- Next door neighbor concerned with lack of space in driveway if the development is approved.
- What will be the status of the right-of-way if this development is approved? The proponent advised that it will continue to exist with no infringement to any of those property owners who currently use it. In fact, it will be widened at the expense of the proponent using the proponent's land situated to the west in order to bring it up to City standard. Contrary to the concerns expressed during the meeting, no land owned by residents will be used to widen the right-of-way.
- Some residents complained that as recent as today's meeting a truck doing work on behalf of the proponent had the right-of-way blocked off so that people could not get in or out. Mr. Barnes

advised that a geo technical investigation was being done but he was not aware it had caused any blockage of access. Contractors will be informed not to block access in future.

### **Snow Clearing/Snow Storage**

- Snow clearing will be a major problem as there will be no room for snow storage.

### **Storm Water Drainage/Run-off**

- How will storm water run-off be addressed as well as other infrastructural requirements? Mr. Barnes advised that the City will require an on-site underground storm water retention chamber which will offset any water run-off issues and drainage. The building will also be slab-on-grade construction with no basement area that could be subjected to flooding.

### **Loss of Privacy, Views and Density Intensification**

- One resident did not object to the design of the project; however, expressed major concern about the smallness of the site for such a high density project consisting of three storeys and fifteen units.
- A three storey building constructed in front of the other houses in the area will tremendously impact the views residents now enjoy.
- There will be a massive loss of privacy, particularly due to the building's height and its close proximity to civic #'s 646 and 648. The location of the site already has four houses surrounding it which face south toward Empire Avenue, and this building will obstruct the views of those properties and negatively impact their property values.
- One resident noted that this was not what he envisioned when he constructed his own property in 2008. The idea of an apartment building in close proximity makes him want to sell his property but he can't because he will never see the return on his investment due to property devaluation. He questioned the possibility of removing one storey from the design. The proponent advised that to do so would render the project unfeasible.
- One resident stated that the addition of an apartment building will "totally destroy the neighbourhood", adding that it is a monstrosity of a building in such a small space. If the building was smaller with less density, it would be different, but this proposal is way too big for the site.
- One resident referenced a visit to her home by Ms. Boggin who she claims had originally wanted to situate low income housing on the site but changed her mind because the plan for a senior's complex would be more politically palatable. Ms. Boggin did confirm that low income housing was her first consideration but has since changed her vision for the property noting the high demand for affordable seniors housing that currently exists and which will only increase with the aging population. This was made evident at a recent city forum which discussed the issue. Ms. Boggin advised that she has plans to develop nine other similar properties in various areas of the City, and the market is focused on seniors who wish to downsize due to their inability to maintain the family home or for those who cannot otherwise afford the increased costs of living.

### **Traffic Problems/Congestion**

- There are 2000 cars a day travelling back and forth on Empire Avenue and the addition of fifteen extra cars coming and going will only exacerbate traffic congestion. The City itself has already acknowledged the problems with traffic in the area by installing signs prohibiting left turns onto Blackmarsh Road from Jenson Camp Road. Staff advised that the City's Traffic Division has reviewed the plans and see no significant impacts to traffic from this development. It should be noted that traffic will further be alleviated with the expansion to Team Gushue Highway.
- The location of the bus stop is problematic on such a narrow strip of road with its necessity to stop for short periods resulting in traffic back-up.

- Welland St. is problematic due to high traffic speeds.
- One resident relayed the ongoing difficulties experienced with getting out of her driveway every morning to go to work even in the early morning before 7:00 a.m. Drivers continue to disobey the signs prohibiting left turning traffic despite the signage in place.

### **Lack of Street Upgrading**

- Empire Avenue is in very poor shape and there are no sidewalks in front of the building.
- It was questioned if there are any plans for road upgrading, particularly in this area which is a “bottle neck”, not to mention a bus route which further exacerbates traffic congestion. The road is so narrow that vehicles from opposite directions cannot safely pass by each other.
- It was also questioned if there are any plans for sidewalks.
- The narrowness of the road is attributed to a culvert along the side of the road and it was questioned if there are any plans to deal with that.
- The road is particularly hazardous at the intersection and that is right where tenants from the new apartment building will be exiting and entering.

### **Concerns about Prospective Tenants**

- What is the age of seniors eligible for this building? Ms. Boggin advised that according to the Seniors Resource Center, a senior is someone over the age of 55. Residents argued that many people that age still have young families, including teenagers, and it was questioned if these seniors with their families would be eligible to move into these apartments. Ms. Boggin advised that she will be managing the site and has assured that only people over the age of 55 will be eligible, but typically much older and who are either singles or couples only. No offspring will be permitted to live on the site with the lessee though anyone can come to visit.
- What happens if tenants move in as singles or couples but allow others to move in after they’ve rented the unit? Ms. Boggin advised that this would be in contravention of the lease agreement and therefore an eviction notice would be issued.
- Can the City in any way guarantee that the building will only be for the use of seniors, i.e. can the building be registered as such? Mr. O’Brien advised that the City can only regulate on the basis of the zoning but cannot regulate on the basis of age. Ms. Boggin assured, however, that this project, which is one of ten more units, will exist as is proposed. She referenced the importance of building a relationship of trust with the City. In order to do that, it is imperative that what is proposed and what is approved by the City is exactly what gets put in place.
- What is the income of tenants who will be living in these units? Ms. Boggin advised that the residents will be independent seniors some of whom may be low income earners.

### **Parking Availability/Congestion**

- How is the traffic from the families and friends who come to visit accommodated, particularly if there are only 18 parking spaces to accommodate 15 units? Residents stated that most families these days have more than one vehicle and it is not uncommon for couples to have one vehicle each. Presumably if seniors 55 years of age or older can live in this complex, then it is quite conceivable that double the amount of parking allocated would be required. The proponent advised that there is sufficient parking for tenants as well as three extra spaces for nurses or visitors. The likelihood of parking demand occurring at the same time is statistically not likely.
- What about tenants who need home care? Where do home care workers park? Ms. Boggin advised that people who need home care would not live in this apartment building as there are not enough supports to assist them. She reiterated that the apartment complex is for independent seniors. Once seniors get to the stage where they will need such assistance, they will require alternate accommodations that facilitate their needs.

- It was then questioned what happens to the person who during their tenancy becomes infirm and requires full time care – do they get evicted? Ms. Boggin advised that in such cases, tenants will have applied for other assisted living. Reference was then made to the long wait lists and the unlikelihood of people getting access to assisted living facilities.

#### **Future Change of Use to Property**

- If Council does approve this complex, it was questioned whether or not its use could change in the future to allow other demographics besides seniors housing, particularly other low income tenants? Mr. O'Brien advised that in terms of zoning, the City would not have any regulatory control over the income levels or ages of people living in a building. He also advised that should the rezoning to accommodate this property go ahead, it will allow seniors apartment buildings as well as apartment buildings in general. If Council approves the application, the building will be registered as such; however, that is not to say that it could be changed in the future through another rezoning application.

#### **Landscaping/Outside Space for Tenants**

- Where are the seniors going to sit in the building when it is hot outside? Ms. Boggin outlined the green spaces along the periphery of the building's footprint which will be landscaped and sodded and will have trees around the site. One resident asserted that there will not be any room for trees with the parking.
- One person claimed that the proponent has already removed some 100 year old trees on property not belonging to the proponent.

#### **Concerns about Ability for Future Development**

- One neighbor advised that she owns an acre of land in this area and she has children that may one day want to build there but she is apparently not permitted to develop the land. Mr. O'Brien noted that in terms of potential development in the R1 zone, there has to be enough room for a single detached 50 x 100 foot lot that is situated on a public road. Staff would have to review the particulars of the land to determine its potential for development.

#### **Loss of Property Value**

- The residents agreed that the proposed development will most certainly destroy property value due to the reasons stated above.

#### **Conclusion**

Councillor O'Leary advised that the report from tonight's meeting will be forwarded to a public meeting of Council within the next few weeks at which time Council will consider the feedback received prior to making a decision. There being no further business, the meeting adjourned at 8:50 p.m.

Councillor Sheilagh O'Leary  
Chairperson

# MEMORANDUM

Date: November 26, 2012

To: Chairperson and Members of the Planning & Housing Committee

Re: **640-642 EMPIRE AVENUE (Ward 3)**  
**Proposed Rezoning to Accommodate Development of an Apartment Building**  
**N.D. Dobbin Properties Limited**  
**Planning File: B.17-E.11 (12-00269)**

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N.D. Dobbin Properties Limited has submitted an application to rezone land at 640-642 Empire Avenue just west of Jensen Camp Road, from the Residential Low Density (R1) Zone to the Apartment Low Density (A1) Zone. This is to allow development of a 3-storey, 15-unit rental apartment building for seniors.

**This application warrants consideration for approval.**

## BACKGROUND

The subject property is level, has an area of 1867 square metres (0.46 acres) and a depth of approximately 63 metres (207 feet), and is occupied by 2 semi-detached houses that are to be removed. It is in the Residential Low Density (RLD) Land Use District.

Abutting the subject property to the rear, on both sides and on the opposite side of the street are single detached houses which are in the R1 Zone and the RLD District. The other houses in this area are a mixture of single-detached, semi-detached and rowhouse dwellings. The rowhouses are in the Residential Medium Density (R2) Zone and the RLD District; the single-detached and semi-detached houses are in the R1 Zone and the RLD District. Located within several hundred metres of the subject property are the Gulliver Farm Property (Apartment Medium Density (A2) Zone) and the Coventry Way Subdivision (R1 Zone).

There are no overlay districts or zones affecting the subject property but it is within the boundaries of Planning Area 4 (Mundy Pond).

# ST. JOHN'S

**DISCUSSION**

**Planning Considerations**

	<b>St. John's Municipal Plan</b>	<b>St. John's Development Regulations</b>
<b>Existing</b>	Residential Low Density (RLD) District	Residential Low Density (R1) Zone
<b>Proposed</b>	Same	Apartment Low Density (A1) Zone

1. The property is in the Residential Low Density (RLD) District. This designation is applied to lands characterized by a predominance of single detached houses. However, subject to a Land Use Assessment Report (LUAR), a zone allowing an apartment building not exceeding three (3) storeys in height could be allowed as a Conditional Zone in this District. Given the relatively modest scale of this development proposal, a staff report would suffice as the LUAR
2. The Municipal Plan encourages compact urban form by accommodating development with higher densities and infill development. A residential objective of the Municipal Plan is to maintain neighbourhood character and quality of life.

Low rise apartment buildings in the A1 Zone are not common to the neighbourhood. However, this housing form makes efficient use of land at a time when there is a great demand for new multiple housing, especially rental housing.

3. The subject property is within Planning Area 4 (Mundy Pond). The Planning Area 4 Development Plan prescribes that multi-family housing (semi-detached and rowhousing and apartment buildings) shall be situated along Blackmarsh Road. However, Council has permitted deviation from this at the Gulliver's Farm Property and a property on Mundy Pond Road adjacent to the Salvation Army Church. In the present case, development of the subject property for a small rental apartment building would be consistent with the PA4 Development Plan and the overall Municipal Plan objective of appropriate intensification.

**Technical Considerations**

The Department of Engineering advises that the subject property can be provided with municipal water and sewer services and that satisfactory site access is possible, with modification to the site plan.

Review and approval of a site development plan, including connection to underground municipal services, controlled site access, parking lot layout and landscaping/buffering, would ordinarily be addressed at the time an application for development approval is submitted.

## CONCLUSION & RECOMMENDATION

The Municipal Plan encourages an appropriate and compatible mix of residential forms and densities to achieve a compact urban form, create better quality neighbourhood environments and reduce the cost of municipal services. **The rezoning application warrants consideration for approval.**

If the Planning and Housing Committee agrees, staff will refer this application to the public consultation process. Because there are several houses surrounding the subject property, it would be appropriate to have this application discussed at a public meeting chaired by a member of Council.

This is provided for the consideration of the Planning and Housing Committee.

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Ken O'Brien, MCIP  
Manager - Planning and Information

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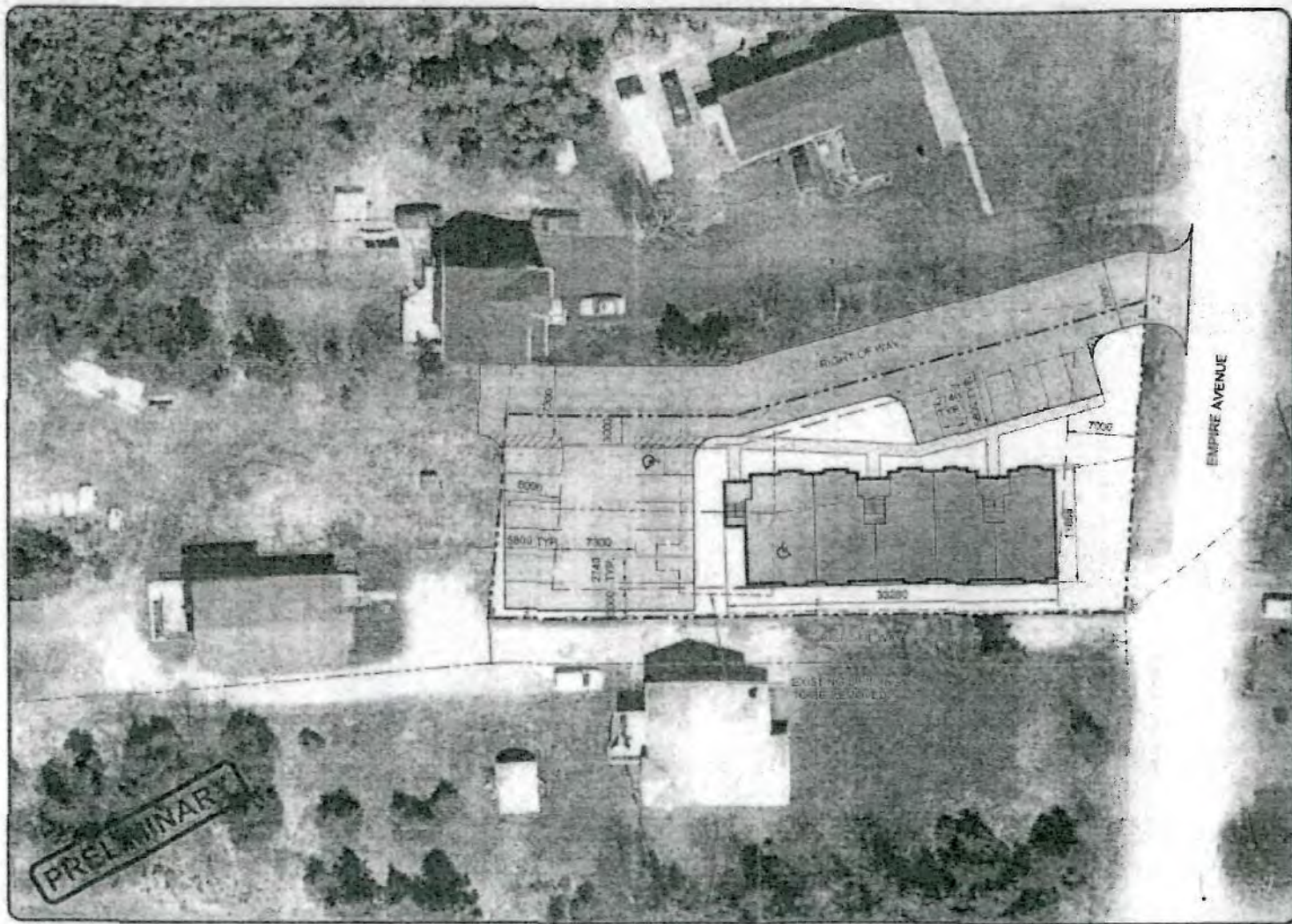
Cliff Johnston, MCIP  
Director of Planning

PB/dlm





**640-642 EMPIRE AVENUE (WARD 3)**  
**Proposed Rezoning to Accommodate**  
**Development of an Apartment Building**  
**N.D. Dobbin Properties Limited**  
 Planning File: B.17-E.11 (12-00269)



**640/642 EMPIRE AVENUE  
PROPOSED APARTMENT BUILDING**  
ST. JOHN'S, NEWFOUNDLAND LABRADOR

**CONCEPT SITE PLAN**

**AE Consultants**  
ARCHITECTURE & ENGINEERING  
GENTRAL  
20 Parkway Road, Suite 205 - St. John's, NL, A1A 2K6  
Tel: 709-754-1100 / Fax: 709-754-1101  
www.aeconsultants.com

**N.D. DOBBIN**  
GROUP OF COMPANIES



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NOTES / LEGEND

Location:	640/642 Empire Avenue St. John's, NL
Use:	Apartment Building
Lot Area:	758m <sup>2</sup>
Civic # 640:	758m <sup>2</sup>
Civic # 642:	758m <sup>2</sup>
Lot Frontage:	31.812m
Civic # 640:	16.130m
Civic # 642:	15.682m
Floor Area:	384.516m <sup>2</sup>
Blkd. Height:	3 Storeys



**640/642 EMPIRE AVENUE  
PROPOSED APARTMENT BUILDING**  
ST. JOHN'S, NEWFOUNDLAND LABRADOR

**CONCEPT ELEVATION**

**AE Consultants**  
ARCHITECTURE & ENGINEERING  
GENIAR

**N.D. DOBBIN**  
GROUP OF COMPANIES

DATE:  
**OCT. 24, 2012**  
DRAWN BY:  
**AJM**

PROJECT NO:  
**12-207**  
SHEET:  
**C2**

THE FOUR FAMILIES

SUBMISSION OPPOSING THE PROPOSED REZONING TO ACCOMODATE  
DEVELOPMENT OF AN APARTMENT BUILDING AT 640-642 EMPIRE AVENUE

Gary and Doreen Walsh  
636 Empire Avenue

Rodney and Catherine Walsh  
638 Empire Avenue

Elaine and Paddy Follett  
644 Empire Avenue

Doris and Doyle Rose  
646 Empire Avenue

**SUMMARY:**

Our Opposition to this proposal is based on two (2) basic factors:

- (1) The proposed development is not a proper fit for the neighbourhood; and
- (2) The proposed development will cause a significant devaluation in our properties.

Our specific concerns are outlined in this submission.

This submission is composed of three interrelated sections,

### **Questions re Planning Memorandum of November 26, 201**

It is noted that there is no Land Use Assessment Report (LUAR). While the proposal may be 'modest' the potential ramifications could be far more serious. Approval of this application will increase pressure on surrounding single unit properties to convert to rental development. Where will this apartment proliferation end?!

"A residential objective of the Municipal Plan is to maintain neighbourhood character and quality of life." The construction of a 15 unit, 3 story apartment building in the middle of the 'horseshoe' (#636, 638, 644 and 646 of Empire Avenue) destroys the concept of neighbourhood and will have a very serious impact of the quality of life of the long time residents of the these homes (more later).

Although the Memorandum refers to 3 stories, the maximum height could be 12 meters or about 38 feet.

The Planning Memorandum concedes that low rise apartment buildings in the A1 Zone are not common to the neighbourhood. We could find only two both located west of this proposed development on Eastern Gate Church property at 767 Empire Avenue. Contrast the unit size and land area here compared to 640-642 Empire Avenue

Also, it should be noted that 'low rise' is a planning definition. It could be argued that a three story 15 unit apartment building is not a 'low rise' apartment building when applied to the neighbourhood surrounding 640-642 Empire Avenue. At a height of 38 feet it invites the following comparisons:

Great Wall of China  
Berlin Wall  
Texas/Mexico Wall  
Green Monster (Boston)

The Planning Area 4 (Mundy Pond) Development Plan prescribes that multifamily housing shall be situated along Blackmarsh Road. Council has permitted deviations from this but the two examples quoted are hardly relevant to justify the 640-642 Empire Avenue deviation. The property on Mundy Pond Road adjacent to the Salvation Army Church consisted of conversion of a single unit residence to a duplex ... from one unit to two which is not comparable to a 15 unit, 3 story building. The other example quoted is Gulliver's Farm which is a complete subdivision of several hundred units which is a massive development compared to 640-642 Empire Avenue.

Finally, the Planning Memorandum notes that there is a lack of detail concerning site access, parking lot layout, and landscaping/buffeting. To this we should add snow removal and potential encroachment on surrounding private property.

## **Evolution of Neighbourhood.**

Sometime in the 1920s a Mr. Anthony Walsh purchased a fairly large piece of property on Empire Avenue just west of Jensen Camp Road for use as a summer retreat. Mr. Walsh had five (5) children and over time he subdivided his property between his children giving each of them a piece of the property for a 'summer' cabin. These structures were subsequently improved and winterized so that by 1960 all five families had relocated to Empire Avenue on a permanent basis.

The five dwellings morphed into #638, 640, 642, 644, and 646 Empire Avenue. The division of property was somewhat haphazard and access to all five properties was by a mutual Right of Way running north from Empire Avenue between #638 and #640 and once past #640 turned left (west) into a common parking lot for usage by all five families. This Right of Way, minus the parking lot, still exists and is shown on the Aug 2012 survey.

At some unknown time and for reasons unknown, the owner of #642 Empire Avenue built a driveway on his own property to Empire Avenue and constructed a fence around his property thereby eliminating access by the families of #644 and #646 to the common Right of Way. The owners of these two properties then constructed another Right of Way running north from Empire Avenue between #642 and #646 for a distance of about 200 feet. This driveway terminates in a 'turnaround' that is totally on the private property of the owners of #644 and #646 Empire Avenue. Refer to the Aug 2012 Survey. Since completion this Right of Way has been used and maintained (e.g., paving, snow clearing) exclusively by the owners of #644 and #646 Empire Avenue.

A grandson (of Anthony Walsh) and his wife purchased land at the east side of the Walsh property and built a modern residence at what is now 636 Empire Avenue.  
2013 Assessment - \$286,900.00

In 1993 a granddaughter (of Anthony Walsh) and her husband purchased the existing dwelling at 646 Empire with the idea of building two houses at this location fronting on the Driveway. The City would not agree to two residences citing lack of frontage on Empire Avenue. The City did permit the construction of a single unit house on the basis of 'a house for a house' so the couple demolished the existing dwelling at #646 and constructed a modern, two story house in its place.  
2013 Assessment - \$303,200.00

At about 2005 another granddaughter (of Anthony Walsh) and her husband purchased the existing dwelling at #644 Empire Avenue with a view to making an extensive refit of the dwelling to bring it up to modern building construction. This proved to be impossible and they demolished the old building and replaced it with modern two story single unit dwelling.  
2013 Assessment = \$281,800.00

In 2008 a great grandson (of Anthony Walsh) and his wife demolished the existing dwelling at #638 Empire Avenue and replaced it with a modern two story residence.  
2013 Assessment - \$314,100.00

The first property to move outside the family was #642 Empire Avenue which was sold to an individual in about 2008 and was subsequently sold in 2010 to a couple with ownership being obtained by the proponent in 2012.

#640 Empire Avenue was sold outside the family in 2012.

The end result is that the four modern houses (#636, 638, 644 and 646) form a 'horseshoe' configuration with #640 and #642 being located in the middle of the horseshoe. And all residences face south towards Empire Avenue.

### **Specific Concerns**

#### **(1) Proliferation.**

This topic has been covered in our comments dealing with the Planning Memorandum of Nov. 26 2012 but it bears repeating. Once Council approves a change in zoning in this area, other requests become very likely and it will be difficult to refuse the next request...and the next one....and the next one.

#### **(2) (East) Mutual Right of Way.**

It appears from the mail out that the proponent is claiming sole ownership of the Mutual Right of Way that runs between #636 and #638 Empire on one side and #640 Empire on the other side north from Empire Avenue to the property line of #644 Empire Avenue. As outline in the background section of this submission this Mutual Right of Way was the initial access 'road' from Empire Avenue to all five original dwellings and this right of access has never been surrendered by all members of the Walsh family.

The survey completed in August 2012 clearly shows the Mutual Right of Way as extending from Empire Avenue north to the property line of #644 Empire Avenue.

In view of the potential changes that may take place with our properties sometime in the future it is critical that this right of access be maintained.

#### **(3) Loss of Privacy.**

This should be self evident ... a massive 3 story building surrounded by ordinary residential homes. Specifics can only be quantified after we see the final design for the proposed building.

#### **(4) Traffic Congestion**

Traffic congestion in the area is bad and is getting worse. The main culprit is Rotary Drive which has changed the whole dynamic of traffic moving east in the morning and west in the afternoon. But traffic is bad at all times ... is just gets worse during the mornings and afternoons.



The City has reacted to the eastbound traffic problem by prohibiting left-hand turns from Blackmarsh Road to Empire Avenue and Blackmarsh to Jensen Camp Road between 7:00 AM and 9:00 AM Monday to Friday. This has alleviated the problem slightly, at least in the morning, provided local traffic is not going east from Empire to a right on Jensen Camp in order to make a left on Blackmarsh. But it does nothing for the rest of the day not does it address the congestion caused by all the traffic going westbound (returning to Mount Pearl?) in the afternoon.

More traffic congestion can be expected with the numerous developments in the area (e.g.. Gulliver's farm, Jensen Camp Place and the Rotary Drive) plus condo and single unit developments in Mount Pearl at the intersection of Topsail and Blackmarsh Roads.

Also, the whole stretch of Empire Avenue from Jensen Camp Road to Blackmarsh Road is in very poor condition. There are no sidewalks adjacent to #640 - #646 and the pavement is crumbling to the extent that two buses can barely pass each other. These poor road conditions combined with the number of vehicles using this portion of Empire and the excessive speed of many of these vehicles make for very dangerous driving and/or walking.

#### **(5) Lack of Proportionality**

The proposed 3 story 15 unit apartment building is a massive intrusion in to the neighbourhood. It could be as tall as 12 metres .... far higher than any other residential building. And it will be located immediately south of the four homes on the horseshoe, all of which face south towards Empire Avenue.

#### **(6) Devaluation of Existing Residential Property.**

Most requests for zoning changes follow a predictable path. The request is made, info is published, opposition materializes citing devaluation of property, meetings are held, a decision is made, and a year or so later one is left wondering what all the ruckus was about. Shorthand for this is NIMBY, as in Not In My Back Yard.

This zoning proposal is different. Rather than NIMBY we have NIMFY, as in Not In My Front Yard!

The proposal would see a massive 3 story 15 unit apartment building plunked down in the centre of a quiet, almost rustic, four home residential area. And it will be located due south of the four homes all of which face south.

Will we lose our 'country living in the city'?

Will the existing homes at #s 636, 638, 644 and 646 Empire Avenue be devalued?

The answers are obvious.

**From:** [Phyllis Bartlett](#)  
**To:** [Karen Chafe](#)  
**Subject:** Fw: civic number 640 642 empire aveue  
**Date:** 2013/01/31 11:04 AM

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Phyllis Bartlett  
Manager, Corporate Secretariat  
City of St. John's  
709 576-8616

----- Forwarded by Phyllis Bartlett/CSJ on 2013/01/31 11:03 AM -----

From: bob browne [REDACTED]  
To: cityclerk@stjohns.ca,  
Date: 2013/01/22 09:10 PM  
Subject: [REDACTED]  
[REDACTED]

---

I want to tell you that our city planning sucks and another location being built on greed.  
I can't wait to see the likes of Tilley out on his ass.  
, Bob  
We have more units in the West End then any other location in our city.  
Come on with the sea of NDP's  
I am ashamed of what is running our city.  
Why don't you suggest us to built some crack houses and turn the area into a red light district.  
[REDACTED] to move out of St john's and into Mount Pearl  
[REDACTED]

127 Empire Ave  
St. John's, NL  
A1E 1X2

January 30, 2013

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

Email: [cityclerk@stjohns.ca](mailto:cityclerk@stjohns.ca)

**Re: 640-642 Empire Ave (Ward 3)  
Proposed Rezoning to Accommodate Development of an Apartment Building  
By N. D. Dobbin Properties Limited  
Planning File: B. 17-E.11 (12-00269)**

I write on behalf of myself and my family to object to the above proposed development. I have personal and financial interests in the area affected by the proposal and my concerns are common to those previously expressed members of my family.

My specific concerns are summarized below. Supporting maps and photographs are provided in an appendix to demonstrate the points that are raised in this submission.

- 1) There are legal questions concerning property ownership with respect to the subject property. The site of the proposal development contains common driveways, a walking path and parking space that were not transferred by family members whose lands abut the proposed development;
- 2) The proposed development is contrary to the policies and objectives of the Development Plan that was adopted by Council for Planning Area 4 – Mundy Pond; and,
- 3) The proposed 3-storey apartment building would have a significant, negative impact on the existing neighbourhood in terms of its traditional character, quality of life, property values, traffic volumes, pedestrian safety, and the overall amenities of the neighbourhood including its natural environment.

### **Current Situation**

The applicant, N. D. Dobbin Properties Ltd, proposes to develop a 3-storey, 15 unit rental apartment building on an area of land that measures approximately 1867 sq. metres (less than a half acre). The site is zoned Residential Low Density (R1) and is contained within a Residential Low Density Land Use District (RLD). The general land use policies within the City of St. John's Municipal Plan that have an effect on the subject property are found in the Planning Area Development Plan (PADP) adopted for Planning Area 4- Mundy Pond. The boundary of

Planning Area 4 is defined by identifiable neighbourhoods and, in general, conforms to Statistics Canada's Census Subdivisions and Enumeration Areas.

#### **Planning Area 4 – Mundy Pond**

The relevant sections of the Development Plan for Planning Area 4 – Mundy Pond are:

*Planning Area 4 (Map IV-1) is a prime area for intensification of land use within the urbanized portion of the City of St. John's. This PADP seeks to integrate new development with established areas with particular attention to the protection of existing neighbourhoods. As demand warrants and major trunk services become available, additional lands in Mundy Pond west of Columbus Drive ('Mundy Pond West') shall be developed in a planned manner (emphasis added).*

#### **4.2 Policies**

*Policies for Planning Area 4 seek to protect existing low density areas while providing for the development of higher density uses in appropriate locations. Policies also address the provision of open space and facilitation of circulation within the area on foot and for vehicles.*

##### **4.2.1 Residential Low Density**

*Throughout the Planning Area, areas containing a preponderance of single detached housing shall be designated Residential Low Density and placed in a zone where only single detached housing may be permitted.*

##### **4.2.2 Residential Medium and High Density**

*Multi-family housing shall be concentrated along Blackmarsh Road, and the lands shall be designated Residential Medium Density and Residential Low Density.*

##### **4.2.6 Road Network West of Columbus Drive**

*A road network shall be developed that will link Old Pennywell Road to Hamlyn Road and Topsail Road, and provide for a system of internal linkages that will facilitate the development of residential lands and facilitate access to community and commercial services within that part of Mundy Pond that lies west of Columbus Drive*

#### **Specific Objections**

- 1) Development is contrary to Development Plan for Planning Area 4 – Mundy Pond;

In our view, the location and scale of the proposed development is inconsistent with the policy directions for Planning Area 4. In particular, the development lacks integration with the existing neighbourhood and detracts from its low density character. The rezoning application is contrary to the Plans policies that aim to protect low density neighbours by restricting housing in such areas to single detached dwellings and directing higher density development to Blackmarsh Road.

The enclosed maps and photographs show that the existing neighbourhood consists of large, tree-covered lots with good quality, single detached dwellings. Multi-family housing is located on the south side of Empire Ave. The area has been occupied for nearly 90 years by the decedents of my grandfather, Anthony Walsh. The unique country setting has afforded residents of this neighbourhood the opportunity to walk freely between dwellings to visit, to talk and to watch over the others respective property. These are tangible quality of life issues that have endured over time and will be lost if this development proceeds.

We feel the proposed building height and bulk are incompatible with the physical scale and character of the existing neighbourhood. With the exception of the Gulliver's Farm Development on Blackmarsh Road, development of this density can not be found in any area within the Mundy Pond Planning Area. (A review of the City's website suggests that the closest low density apartment buildings (zone A-1) to the subject property are located on Crosbie Road near Columbus Drive; L'Anse Aux Meadows Crescent off Columbus Drive; and, Shaw Street off Hamilton Avenue).

Given the fact there are no other examples of low density apartment buildings located within the Mundy Pond Planning Area, we respectfully request that Council refuse the proposal to "spot zone" the subject property on Empire Ave, from residential Low Density (R-1) to Apartment Low Density (A-1). In our opinion, the proposed development is "ad-hoc" and inconsistent with the Planning Area policy that states, "*Multi-family housing shall be concentrated along Blackmarsh Road.*"

#### Loss of Traditional Neighbourhood and Quality of Life

The rezoning of the subject property to allow a 3-storey, 15-unit apartment building located in the middle of our neighbourhood will result in a loss of our traditional neighbourhood and quality of life. The proposal will see the removal of an existing residential structure that housed 2 households and replace it with 15 households on the same building lot size. The increase in density will significantly impact our neighbourhood in terms of increased traffic, noise, and the overall use and enjoyment of our properties.

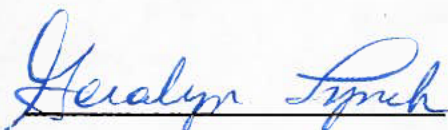
Our sense of pride, connectivity, cooperation and trust will be taken away. While we acknowledge the City's desire to increase density and to provide for a mix of affordable housing types for all ages and income levels, no neighbourhood wants a large, low-income development in their neighbourhood. It is widely known that the housing market is influenced by common fears associated with low income housing – crime, lack of upkeep, scraped cars, etc., which we feel will negatively effect our property values.

Further, the orientation of the building is shown to be rotated on the lot so that the side of the building faces the street. This is uncommon in this neighbourhood. We feel it will result in a loss in the spatial definition and character of the neighbourhood. The apartment building will face the adjacent property at 636 Empire Ave resulting in a total loss of privacy on the front, rear and side yards. The remaining adjacent properties to the north and west will face the rear of the apartment building and its parking space. The height, bulk and proximity of the proposed structure to the existing single, detached dwellings will detract from the amenities of the neighbourhood.

There are ongoing concerns related to traffic congestion in the area west of Columbus Drive that we feel will intensify as a result of the proposed development. The need for traffic calming for this area was assessed by the City's Traffic Department in March 2012. The Mundy Pond - west of Columbus Drive area ranked the highest score in terms of need for such improvements. The local street is narrow, with ditching on the south side of the road; there are no sidewalks in place in front of the proposed development and snow clearing is an ongoing problem. In our view, this section of Empire Ave is not an appropriate location for A-1 zoning as the local road network is inefficient and unsafe and, the problem will be compounded by traffic that will be generated by an additional 15 households on the subject property.

In summary, we believe that the City can achieve compact development while protecting this good quality, neighbourhood by requiring the developer to scale back the size and bulk of the development plan. On the basis of the foregoing, we respectfully request that Council reject the rezoning application for the property at Civic # 640-642 Empire Ave, by N. D. Dobbin Properties Limited.

Yours sincerely,

A handwritten signature in blue ink that reads "Geralyn Lynch". The signature is written in a cursive style and is underlined.

Geralyn Lynch

c. c. Elaine and Paddy Follett  
Gary and Doreen Walsh  
Rodney and Catherine Walsh  
Doris and Doyle Rose

Enclosures:

## **Appendix**

Map and photographs



640-642 Empire Ave























**From:** [Phyllis Bartlett](#)  
**To:** [Karen Chafe](#)  
**Subject:** Fw: Proposed Seniors Complex 640-642 Empire Avenue.  
**Date:** 2013/01/31 11:03 AM

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----- Forwarded by Phyllis Bartlett/CSJ on 2013/01/31 11:02 AM -----

From: "walkim@nf.sympatico.ca" [REDACTED]  
To: cityclerk@stjohns.ca,  
Date: 2013/01/24 03:07 PM  
Subject: Proposed Seniors Complex 640-642 Empire Avenue.

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Hello,

My name is Walter Harding.

I am a resident in the West End of the City of St. John's and I think this proposal should be approved.

Our seniors are sometimes unable to stay in their own homes due to health concerns, financial issues or simply forced to move into something smaller as the high taxes and escalating prices of everything from food to home heating fuel leave them with no other option but to downsize.

Some of our seniors have no homes and are in desperate need of safe, secure housing and this proposal should be approved, as the addition of such seniors would only serve to beautify and enhance the area.

Seniors that have the opportunity to share a living space with other seniors are able to enjoy their neighbors and visiting grand children, and their families, and that can help to enlighten the lives of the other seniors in the proposed building.

If a monstrous eyesore of a building on Topsail Road behind Renew's Street can be approved for condos.....of which I would never have supported and still do not.....I am sure our seniors can look forward to a safe, secure apartment building on Empire Avenue.

I support the proposal .

**REPORT/RECOMMENDATIONS**  
**Development Committee**  
**January 29, 2013**

The following matters were considered by the Development Committee at its meeting held on January 29, 2013. A staff report is attached for Council's information.

**RECOMMENDATIONS**

1. **Proposed Construction of a Three (3) Unit Multiple Dwelling**  
**Applicant:** [REDACTED]  
**Civic No. 496 Southside Road/Ward 5**  
**Residential Medium Density (R2) Zone**

It is the recommendation of the Development Committee that the application for the proposed three (3) unit Multiple Dwelling project at Civic Number 496 Southside Road be approved by Council subject to the following three conditions:

- a. The parking spaces are to be separated in a 2-1 configuration, a double driveway on one side of the lot, and a single driveway on the opposite end of the lot, with landscaping in between for snow storage;
- b. There appears to be a slight encroachment onto the T-Rail right-of-way that should be corrected;
- c. Compliance with all requirements of the City's Department of Engineering and Department of Building and Property Management.

2. **Development of Non-Conforming Lot**  
**Proposed Construction of Single Detached Dwelling**  
**Civic No. 666 Main Road (Ward 5)**  
**Rural Residential Infill (RRI) Zone**

It is the recommendation that this application be approved as a non-conforming lot in accordance with Section 7.12.1(c) of the Development Regulations.

3. **Proposed Eleven (11) Lot Residential Subdivision**  
**Camrose Drive Ward 4**  
**Watershed (W) Zone**

This memorandum is presented for the information of Council. The applicant will be advised through the normal staff review process that the application has been denied as being contrary to Section 104 and 106 the City of St. John's Act and Section 10.46 of the St. John's Development Regulations.



Robert F. Smart  
City Manager  
Chair – Development Committee

attach/kc

**ST. JOHN'S**

# MEMORANDUM

Date: January 30, 2013

To: His Worship the Mayor and Members of Council

From: Robert Smart, City Manager  
Chair-Development Committee

Re: **Department of Planning File No. 12-00326/B-17-S.1**  
**Proposed Construction of a Three (3) Unit Multiple Dwelling**  
**Applicant: [REDACTED]**  
**Civic No. 496 Southside Road/Ward 5**  
**Residential Medium Density (R2) Zone**

---

An application has been submitted to the Department of Planning requesting permission to demolish the dwelling located on the above referenced address in order to build a Three (3) Unit Multiple Dwelling.

A Multiple Dwelling is a Discretionary Use in the R2 Zone, and public notification is required in accordance with Section 5.5 of the St. John's Development Regulations.

This application was advertised on November 21, 2012, and was deferred at the Regular Meeting of Council on December 10, 2012, in order to provide City staff an opportunity to review the written public submissions that had been received by the City Clerk's office. It was noted that traffic and parking issues were the main concerns.

The application was subsequently reviewed by the Transportation Engineer as well as the Department of Public Works and Parks, and have no concerns with the development as long as each unit is provided with one (1) off-street parking space, with the following conditions:

1. The parking spaces are to be separated in a 2-1 configuration, a double driveway on one side of the lot, and a single driveway on the opposite end of the lot, with landscaping in between for snow storage;
2. There appears to be a slight encroachment onto the T-Rail right of way that should be corrected;
3. Compliance with all requirements of the City's Department of Engineering and Department of Building and Property Management.

**Recommendation:**

It is the recommendation of the Development Committee that the application for the proposed three (3) unit Multiple Dwelling project at Civic Number 496 Southside Road be approved by Council subject to the three conditions as noted above.



Robert Smart, City Manager  
Chair-Development Committee

**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

Date: January 31, 2013

To: His Worship the Mayor & Members of Council

From: Robert Smart, City Manager  
Chair – Development Committee

**Re: Department of Planning File No. 12-00235/B-17-M.7  
Development of Non-Conforming Lot  
Proposed Construction of Single Detached Dwelling  
Civic No. 666 Main Road (Ward 5)  
Rural Residential Infill (RRI) Zone**

---

An application has been submitted to the Department of Planning requesting permission to construct a single detached dwelling located at the above-referenced location. The subject lot has 14.798 metres frontage and lot area of 465.8 square metres. The property is currently assessed as a single family standard lot with the ability to connect to regular municipal water, sanitary and storm sewer services.

The property is currently zoned (RRI) under the St. John's Development Regulations. The lot does not meet the minimum lot requirements of the (RRI) zone, but can be allowed under Section 7.12.1 (c) of these Regulations.

Section 7.12.1 (c) of the St. John's Development Regulations, states:

*A Non-Conforming Lot may be developed, provided the Development:*

- 1. meets the requirements of these Regulations, except those pertaining to minimum Lot size and frontage; and*
- 2. is not in conflict with the policies set out in the Municipal Plan or any scheme or plan adopted by Council.*

**Recommendation:**

It is the recommendation that this application be approved as a non-conforming lot in accordance with Section 7.12.1(c) of the Development Regulations.



---

Robert Smart  
Chair– Development Committee

/amh

# ST. JOHN'S

# MEMORANDUM

Date: January 31, 2013

To: His Worship the Mayor and Members of Council

From: Robert Smart  
Chair-Development Committee

Re: **Department of Planning File Number 12-00381/S-25-C.6**  
**Proposed Eleven (11) Lot Residential Subdivision**  
**Camrose Drive Ward 4**  
**Watershed (W) Zone**

---

A development application has been submitted to the City requesting to develop the above-referenced property. While located within the City of St. John's Boundary, this parcel of land fronts Camrose Drive in the Town of Paradise.

The subject property is located within the City of St. John's Broad Cove River Watershed which supplies water to the City of St. John's.

Section 104 and 106 of the City of St. John's Act grant the City the power to control the Watershed and mandate the City to protect the Watershed from development. Further, the 1994 St. John's Development Regulations enacted pursuant to the Urban and Rural Planning Act designate the area of the Development as a Watershed Zone. Pursuant to the Development Regulations the use of land in this zone is restricted to discretionary uses of agriculture, forestry and public utilities.

Therefore, the City rejects the application for the subject Development that was submitted on December 21, 2012, as contrary to the City of St. John's Act and the St. John's Development Regulations.

This memorandum is presented for the information of Council. The applicant will be advised through the normal staff review process that the application has been denied as being contrary to Section 104 and 106 the City of St. John's Act and Section 10.46 of the St. John's Development Regulations.



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Robert Smart  
Chair-Development Committee

/amh

# ST. JOHN'S

# **Report/Recommendations**

## **Finance & Administration Committee**

### **January 25, 2013**

In Attendance: Councillor Danny Breen, Chairperson  
Deputy Mayor Shannie Duff  
Councillor Frank Galgay  
Councillor Tom Hann  
Councillor Bruce Tilley  
Councillor Sandy Hickman (1:30 pm\_  
Mr. Bob Smart, City Manager  
Mr. Neil Martin, Deputy City Manager/City Clerk  
Mr. Paul Mackey, Director – Deputy City Manager/ Director of Public Works/Parks  
Mr. Bob Bishop, Director of Finance/City Treasurer  
Mr. Dave Blackmore, Director of Building & Property Management  
Ms. Diane Winsor, Director of Human Resources  
Ms. Elizabeth Lawrence, Director of Economic Development, Tourism and Culture  
Mr. Sean Janes, City Auditor  
Ms. Maureen Harvey, Recording Secretary

#### **1. Assessment of Partially Constructed Properties**

The Committee considered a report from the City Manager dated January 24, 2013 dealing with the assessment of properties in the process of construction, renovation or expansion at the actual market value in accordance with *The Assessment Act 2006*.

**On a motion by Deputy Mayor Duff; seconded by Councillor Hann that Council approve Option Two i.e. that the City assess partially constructed properties in accordance with s. 17(4) of The Assessment Act and that this policy apply to all properties where a building permit has been issued on and after April 1, 2013.**

#### **2. Request from The Gathering Place for Capital Funding**

Further to a Council Directive issued at the last special meeting of Council, the Committee reviewed a request from “The Gathering Place” to provided funding in the amount of \$300,000.00 for their special project to renovate and expand the existing facility and services at 172 Military Road.

The Gathering Place has begun a project to renovate and expand the existing facility and services at 172 Military Road to better meet the need to provide nourishment for those who are hungry, comfort for those seeking respite from isolation or loneliness, and support for many guests who have complex physical, mental or social difficulties. The project to expand the programs and renovate the facility will cost a total of \$7 million, including a \$2 million endowment fund. To date, 29% of the total has been committed towards the project.

**On a motion by Deputy Mayor Duff; seconded by Councillor Tilley it is recommended that whereas *The Gathering Place*, founded in 1994, has been a service centre committed to building community, promoting equality and providing nourishment for those seeking respite from isolation and loneliness; and whereas *The Gathering Place* has begun a project to renovate and expand its services at a total cost of \$7 million, the Committee recommends approval of funding in the amount of \$150,000 for 2013 and \$150,000 in 2014 to assist in the capital cost of this venture.**

### **3. Property Tax Abatement – Public Utilities**

The Committee considered a memorandum dated January 24, 2013 from the Director of Finance and City Treasurer seeking approval to provide a property tax abatement to public utilities that pay both the property tax and the utilities tax.

**On a motion put forth by Councillor Hann; seconded by Councillor Duff the Committee recommends the approval of Option B i.e. Provide the public utilities that occupy their own properties in the City with a tax abatement which would place them in a tax payment position that is status quo ante bellum. That is, the rebate provided would be equivalent to 9.4 mils (35.9%), giving an effective taxation rate of 16.8 mils, the same as in 2012.**

### **4. Requests for Financial Support for Meetings/Conventions/Sporting Events: Memorandum dated January 24, 2013 from the Director of Corporate Services/Deputy City Manager re: Financial Support for Meetings and Conventions**

The Committee considered a memorandum in relation to requests for financial support for meetings/conventions/sporting events under policy 04-09-02 as follows:

1. Contact East 2013 – The City has received a request for funding for this event which is taking place September 26-29, 2013 in St. John's. Approximately 300 participants are anticipated.
2. Chem Con2013 – Request for funding to host Science Atlantic Chemcon 2013. Approximately 100 students and professors will attend this three-day conference May 21-23, 2013.



3. NL Division of the Canadian Corps of Commissionaires – AGM. A request for funding has been received to sponsor this National meeting which will be held in St. John's from June 16-23, 2013. 250 delegates are anticipated.
4. The French Presence, Past and Present – International Colloquium. This international event, sponsored by Memorial University, is scheduled to take place August 14-16, 2013 in St. John's. Approximately 200 delegates are expected.

**The Committee recommends approval of the following grants in accordance with Policy 04-09-02:**

1. Contact East	\$750
2. ChemCon 2013	\$500
3. NL Division of Canadian Corps of Commissionaires	\$750
4. MUN – The French Presence, Past and Present	\$500

**5. Hospitality Newfoundland & Labrador Annual Conference and Trade Show – Request to Co-Host.**

The City has received a request from Destination St. John's to assist with funding to co-host a "fun night" at the above-noted conference which is being held February 20 – 22, 2013. While the budgeted cost of this event is \$10,000, the request is for an amount of \$2,500.

**On a motion by Councillor Tilley, the Committee recommends contribution of an amount of \$2,500 to assist Destination St. John's in co-hosting a "fun night" at the HNL Annual Conference and Trade Show in February 2013.**

**6. Request from Goulds Winter Carnival**

The Committee considered a request from the Goulds Winter Carnival Committee for funding in the amount of \$1,000 to host a post event celebration for volunteers.

**Moved by Councillor Hickman; seconded by Councillor Tilley that funding in the amount of \$1,000 be approved to host a post-event celebration for the Goulds Winter Carnival.**

**7. Finance and Administration Committee Priorities for 2013**

The Chairperson tabled a list of priorities for the Committee for the coming year as follows:

- a. Pension Plan Review for Mayor and Councillors – due no later than June 30, 2013
- b. City of St. John's Employee Pension Plan Review
- c. Review of options for tax relief for seniors and low income residents

- d. Fiscal Relationship with the Province
- e. Water Tax distribution between residential and commercial users
- f. Organizational Review

Councillor Danny Breen  
Chairperson

# REPORT/RECOMMENDATIONS

## Planning & Housing Standing Committee

### January 29, 2013

In Attendance: Councillor Tom Hann, Chairperson  
Deputy Mayor Shannie Duff  
Councillor Frank Galgay  
Councillor Bruce Tilley  
Councillor Wally Collins  
Councillor Sheilagh O'Leary  
Mr. Bob Smart, City Manager  
Mr. Cliff Johnston, Director of Planning  
Mr. Bob Bursey, City Solicitor  
Mr. Walt Mills, Director of Engineering  
Mr. Dave Blackmore, Director of Building and Property Management  
Lynnann Winsor, Manager of Development, Engineering Services  
Mr. Joe Sampson, Manager of Development, Planning  
Ms. Lindsay Lyghtle-Brushett, Planner  
Ms. Judy Powell, General Manager, Metrobus  
Ms. Maureen Harvey, Recording Secretary

**1. Representatives of Reardon Construction and Development Limited re: Application to rezone property at the intersection of Ruby Line and Southlands Boulevard (Ward 5)**

The Committee met with Mr. Bill White and Mr. Roger Barbour, representing Reardon Construction and Development Limited with respect to the application to rezone a parcel of land located adjacent to the intersection of Ruby Line and Southlands Boulevard with the intention of developing 55 townhomes and a four storey, 48 unit condominium development with both components of the development intended to house seniors.

**Moved by Councillor Tilley; seconded by Councillor O'Leary that the application submitted by Reardon Construction and Development Limited to rezone a parcel of land located to the intersection of Ruby Line and Southlands Boulevard with the intention of developing seniors housing comprised of 55 townhomes and a four storey, 48 unit condominium development be referred to a public meeting to be chaired by a member of Council.**

**2. Review of Canadian Municipal Practices Regarding Vacant and Derelict Business Properties.**

In response to a Council directive for staff to undertake a review of how Canadian municipalities deal with vacant and derelict commercial business properties, the Committee considered a memorandum from the Director of Planning dated January 28, 2013 a copy of which is attached.

Several cities with similar demographics as St. John's were contacted. It was noted that most Canadian municipalities appear to require vacant buildings to be secure and safe against the risk of fire, accident or damage, but do not deal with the issue of new uses/ occupancies for vacant buildings. As long as vacant buildings are maintained in a safe and secure manner, finding a new use for a vacant structure appears to be left as a matter between the private property owner of the vacant building and prospective new owners, renters or lessees for possible new occupancies.

**3. Proposed Text Amendment to the St. John's Development Regulations Introduce "Recreational Use" into the Forestry (F) Zone**

The Committee considered the a memorandum from the Director of Planning dated January 28, 2013 dealing with a referral from the Crown Lands Office respecting an application for a Crown Land Licence under which the St. John's R/C Flyers Inc. would occupy Crown Land at Pasture Land Road located off the Trans-Canada Highway for the flying of radio controlled airplanes.

**Moved by Deputy Mayor Duff; seconded by Councillor O'Leary that a proposed text amendment to the St. John's Development Regulations to introduce "Recreational Use" as a Discretionary Use into the Forestry (F) Zone be advertised for public review and comment. Upon completion of this process, the amendment would be referred to a future Regular Meeting of Council for consideration of adoption and approval.**

It was noted the application from St. John's R/C Flyers Inc. to operate their proposed radio controlled airplane operation could be advertised simultaneously with the text amendment.

Councillor Tom Hann  
Chairperson

# MEMORANDUM

**Date:** January 28, 2013

**To:** Chairperson and Members of Planning and Housing Committee

**Re:** Council Directive R2012-12-03/4  
Review of Canadian Municipal Practices Regarding Vacant and Derelict Business Properties

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At its Regular Meeting on December 3, 2012, Council directed staff to undertake a review of how Canadian municipalities deal with vacant and derelict commercial business properties. For review purposes, the City of Hamilton, Ontario, City of London, Ontario, City of Victoria, British Columbia and Halifax Regional Municipality were all contacted, due to similar demographics as St. John's.

The City of Hamilton has a "Vacant Building Bylaw and Registry". This bylaw requires that all vacant buildings must be registered with the City within 90 days of vacancy. The bylaw is used to monitor (inspect) all vacant buildings several times throughout the year, ensuring that buildings are maintained and safe to the public, and that they do not fall into a state of disrepair. The City of Hamilton has no policies or legislation regarding how the owners of vacant buildings should be encouraged to find a new use (tenant) so that the building is no longer vacant. The City's main concern is structural safety.

The City of London also has a "Vacant Building Bylaw", which is used to ensure buildings are secure and safe once they become vacant. Although the City does not have a specific registry, the bylaw does ensure that the owner maintains insurance liability for the building and follows through with any upgrades which are required to keep the building in good repair.

The City of Victoria has no policies or bylaws regarding vacant buildings.

Halifax Regional Municipality enacts a "Dangerous and Unsightly Bylaw", again dealing with buildings in disrepair and a safety concern to the public, but does not deal with relocating a new use within a vacant building.

A review of online documents for larger cities such as Toronto, Calgary and Vancouver show similar policies as noted above for vacant properties.

## Summary

Most Canadian municipalities appear to require vacant buildings to be secure and safe against the risk of fire, accident or damage, but do not deal with the issue of new uses/ occupancies for vacant buildings. As long as vacant buildings are maintained in a safe and secure manor, finding a new use for a vacant structure appears to be left as a matter between the private property owner of the vacant building and prospective new owners, renters or lessees for possible new occupancies.

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Cliff Johnston, MCIP  
Director of Planning

LLB/amh

I:\JOHNSTON\2013\Mayor - Vacant Business Properties Jan 28, 2013(lb) doc

# 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

## REGULAR MEETING

### **Report/Recommendations Environmental Advisory Committee December 6, 2012**

**Attendees:** Councillor Sheilagh O'Leary  
Kieran Hanley, NL Environmental Industry Association  
Randal Greene, Nature Conservancy Canada  
Rick Kelly, Food Security Network  
Arvo McMillan, Individual Representative  
Jonas Roberts, Individual Representative  
Marvin Barnes, Individual Representative  
Rick Comerford, Individual Representative  
Hope Bennett, Northeast Avalon ACAP  
Ken O'Brien, Manager of Planning and Information  
Karen Chafe, Recording Secretary

#### **1. Identification of Wetlands**

The Committee referenced the number of significant wetlands within the City, many of which are not identified and some of which are not even known to the general public. Given the importance of these wetlands, it was agreed that efforts be made to give them a higher profile through the following means:

- Identification of significant wetlands;
- Naming (or re-naming) of significant wetlands;
- Installation of signage around the identified wetlands; and
- Development of interpretive story boards which illustrate the significance of the identified wetlands.

To implement the above noted, the Committee will have to consult with and engage the assistance of various agencies and departments such as the following:

- The Planning Department
- The Parks Division (under the Department of Public Works & Parks)
- The Grand Concourse Authority
- The City's Nomenclature Committee

#### **2. Committee Terms of Reference**

The Environmental Advisory Committee established a sub-committee to develop a draft terms of reference for the Committee's review. The draft was referred to the Committee as a whole and eventually to the City's Legal Department. The final draft is attached to this report for Council's review.

**The Committee recommends that Council approve the attached Terms of Reference for the Environmental Advisory Committee.**

**As the Environmental Advisory Committee is formed as part of the St. John's Development Regulations, the revised Terms of Reference will necessitate an amendment to the Development Regulations, which is a formal process required under the Urban and Rural Planning Act.**

**Councillor Sheilagh O'Leary  
Chairperson  
Environmental Advisory Committee**

*/enc.*

**City of St. John's Environmental Advisory Committee**  
**Terms of Reference**  
(December 2012)

**1. Purpose**

The Environmental Advisory Committee provides information and advice to the St. John's Municipal Council on environmental issues that affect the City, as referred by Council or committees of Council, or as initiated by the Committee or the community.

**2. Responsibilities and Duties**

The Environmental Advisory Committee shall be responsible for:

- A. Advising and making recommendations to Council or to a standing committee of Council, in a manner that will support the mandates of various departments, concerning but not limited to the following areas:
  - i. Protection of environmentally valuable areas, waterways, and wetlands, whether publicly or privately owned;
  - ii. Aquatic habitat protection and conservation;
  - iii. Plant and animal habitat protection and conservation;
  - iv. General use of pesticides and other potentially toxic chemicals;
  - v. Open spaces and natural landscape features (in collaboration with the City's Urban Forest Advisory Committee);
  - vi. Methods to manage stormwater drainage;
  - vii. Waste management;
  - viii. Energy efficiency and conservation;
  - ix. Food security and production;
  - x. Environmentally innovative initiatives; and
  - xi. Climate-change adaptation and mitigation.
  
- B. Providing a key communication and working link between Council and the community on matters relevant to the environment within the City limits.
  
- C. Preparing, with the assistance of staff, an annual written report to Council on the Committee's activities and achievements for the preceding year, and an outline of its goals and objectives for the coming year.
  
- D. Advising on ways to increase the public awareness of and commitment to issues related to the environment.
  
- E. Carrying out other tasks as may be approved or requested by Council.



### 3. Composition/Membership

- A. The Committee will consist of no less than twelve (12) members comprising:
- i. At least two representatives of Council, one of whom shall be appointed as Chair;
  - ii. Group representation from the following organizations, who shall nominate alternates:
    - a. Nature Conservancy Canada
    - b. Food Security Network of Newfoundland and Labrador
    - c. Northeast Avalon Atlantic Coastal Action Plan (NAACAP)
    - d. Newfoundland and Labrador Environmental Industry Association;
  - iii. At least six (6) residents of the City appointed by Council, at least one of whom shall be between the ages of 18 and 35;
  - iv. Staff support and advice will be provided by the Manager of Planning and Information and/or alternate, and administrative support will be provided by the Office of the City Clerk;
  - v. Other groups or organizations may be asked on occasion to nominate a representative on a temporary or permanent basis, as the Committee and Council deems necessary or appropriate.

Appointments to the Committee shall be made by Council at a Regular Meeting.

- B. The term of membership is four (4) years, with the option for organizational representatives to be recommended by their respective boards for reappointment as each board sees fit;
- C. Attendance at scheduled meetings of the EAC is expected. Members unable to attend a scheduled meeting shall inform the Committee Recording Secretary as soon as possible. A member missing three (3) consecutive meetings without cause shall be deemed to have resigned or forfeited his/her membership, unless the absence is approved by the EAC.

### 4. Meetings

- A. Meetings shall be held a minimum of four (4) times a year, beginning in January in accordance with a schedule established annually at the first meeting of the year. Special meetings shall be held at the call of the Chair or at the request of any three (3) members.
- B. A quorum shall consist of a simple majority (50% + 1) of the total voting (non-staff) members.

- C. Whenever possible, decision-making will be by consensus. When a vote is necessary, a simple majority of those present will carry the question/motion. In the event of a tie, the Chair will cast the deciding vote.
- D. In the event a decision is required between regular EAC meetings, the Chair will cause the Committee to be polled and, if required, make an informed decision on the results of the poll.

## **5. Conflict of Interest and Confidentiality**

- A. In cases where the Committee agenda or Committee discussions present a conflict of interest for a member, that member is required to declare such conflict; to abstain from discussion; and remove himself/herself from the meeting room until the agenda item has been dealt with by the Committee.

(Definition) Conflict of Interest occurs when a Committee member participates in discussion or decision-making about a matter which may financially benefit that member or a member of his/her family, or someone with whom the Committee member has a close personal relationship, directly or indirectly, regardless of the size of the benefit.

- B. All Committee members are required to refrain from the use or transmission of any confidential or privileged information while serving with the Environmental Advisory Committee.



# Weekly Permits List

## Council's February 4, 2013 Regular Meeting

Permits Issued: 2012/01/24 To 2013/01/30

**Class: Commercial**

3-7 Cashin Ave	Co	Commercial Garage
120 Lemarchant Rd, Pony Locale	Co	Commercial School
34 New Cove Rd	Co	Day Care Centre
386 Stavanger Dr	Co	Office
173 Elizabeth Ave	Sn	Retail Store
168 Major's Path	Sn	Mixed Use
22 O'leary Ave	Ms	Restaurant
3 Stavanger Dr	Ms	Retail Store
390 Topsail Rd	Ms	Retail Store
390 Topsail Rd	Ms	Retail Store
430 Topsail Rd-Ardene	Sn	Retail Store
655 Topsail Rd	Sn	Retail Store
340 Torbay Rd	Ms	Office
141 Torbay Rd	Ms	Restaurant
9-11 Waldegrave St	Sn	Eating Establishment
304 Water St	Sn	Retail Store
7 Wicklow St	Sn	Office
187 Gower St	Nc	Patio Deck
336 Logy Bay Rd, Academy Can.	Cr	Commercial School
48 Kenmount Rd, Quilts Etc	Rn	Retail Store
Avalon Mall	Rn	Retail Store
394 Kenmount Rd	Cr	Service Shop
		This Week \$ 600,922.00

**Class: Industrial**

This Week \$ .00

**Class: Government/Institutional**

This Week \$ .00

**Class: Residential**

9 Augusta Court - Unit 18	Nc	Condominium
10 Kenai Cres., Lot 181	Nc	Single Detached Dwelling
584 Topsail Rd	Nc	Accessory Building
43 Beacon Hill Cres	Co	Day Care Centre
565 Topsail Rd	Co	Home Office
15 Glenlonan St	Cr	Subsidiary Apartment
79 Penney Cres	Ex	Single Detached Dwelling
12 Suez St	Ex	Single Detached Dwelling
8 Antelope St	Rn	Single Detached Dwelling
11 Antelope St	Rn	Single Detached Dwelling
1 Bonnycastle Cres	Rn	Single Detached Dwelling
50 Branscombe St	Rn	Single Detached Dwelling

1 Eagle Crt	Rn	Townhousing
2 Eagle Crt	Rn	Retail/Food&Beverage
4 Eagle Crt	Rn	Townhousing
4 Eagle Crt	Rn	Townhousing
5 Eagle Crt	Rn	Townhousing
6 Eagle Crt	Rn	Townhousing
7 Eagle Crt	Rn	Townhousing
8 Eagle Crt	Rn	Townhousing
9 Eagle Crt	Rn	Townhousing
10 Eagle Crt	Rn	Townhousing
11 Eagle Crt	Rn	Townhousing
12 Eagle Crt	Rn	Townhousing
13 Eagle Crt	Rn	Townhousing
14 Eagle Crt	Rn	Townhousing
15 Eagle Crt	Rn	Townhousing
16 Eagle Crt	Rn	Townhousing
17 Eagle Crt	Rn	Townhousing
18 Eagle Crt	Rn	Townhousing
19 Eagle Crt	Rn	Townhousing
20 Eagle Crt	Rn	Townhousing
21 Eagle Crt	Rn	Townhousing
22 Eagle Crt	Rn	Townhousing
23 Eagle Crt	Rn	Townhousing
24 Eagle Crt	Rn	Townhousing
25 Eagle Crt	Rn	Townhousing
26 Eagle Crt	Rn	Townhousing
27 Eagle Crt	Rn	Townhousing
28 Eagle Crt	Rn	Townhousing
40 Keane Pl	Rn	Townhousing
39 Lady Anderson St	Rn	Single Detached & Sub.Apt
23 Symonds Ave	Rn	Single Detached Dwelling
82 Watson St	Rn	Townhousing
20-22 Young St	Rn	Townhousing
61 Golf Ave	Sw	Single Detached Dwelling
60 Prince Of Wales St	Sw	Single Detached Dwelling

This Week \$ 1,080,975.00

**Class: Demolition**

187 Empire Ave	Dm	Single Detached Dwelling
20 William St	Dm	Single Detached Dwelling

This Week \$ 4,000.00

This Week's Total: \$ 1,685,897.00

Repair Permits Issued: 2013/01/24 To 2013/01/30 \$ 23,500.00

Legend

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

Year To Date Comparisons			
February 4, 2013			
Type	2012	2013	% Variance (+/-)
Commercial	\$7,800,300.00	\$28,800,600.00	269
Industrial	\$0.00	\$0.00	0
Government/Institutional	\$1,100,300.00	\$0.00	-100
Residential	\$11,800,800.00	\$8,600,000.00	-27
Repairs	\$200,300.00	\$100,800.00	-50
Housing Units (1 & 2 Family Dwellings)	32	17	
<b>Total</b>	<b>\$20,901,700.00</b>	<b>\$37,501,400.00</b>	<b>79</b>

Respectfully Submitted,

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

# MEMORANDUM

**Weekly Payment Vouchers  
For The  
Week Ending January 31, 2013**

## **Payroll**

<b>Public Works</b>	<b>\$ 499,822.98</b>
<b>Bi-Weekly Administration</b>	<b>\$ 709,720.98</b>
<b>Bi-Weekly Management</b>	<b>\$ 684,970.69</b>
<b>Bi-Weekly Fire Department</b>	<b>\$ 570,358.79</b>
<b>Accounts Payable</b>	<b>\$3,886,034.19</b>

**Total: \$ 6,350,907.63**

**ST. JOHN'S**

DEPARTMENT OF FINANCE

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

NAME	CHEQUE #	DESCRIPTION	AMOUNT
NEWFOUNDLAND POWER	00047769	ELECTRICAL SERVICES	\$11,102.26
NEWFOUNDLAND EXCHEQUER ACCOUNT	00047770	REGISTER DOCUMENTS	\$200.00
CITY OF ST. JOHN'S	00047771	REPLENISH PETTY CASH	\$457.96
ST. PAUL FIRE/MARINE INS. CO.	00047772	CITY'S DEDUCTIBLE - CLAIMS	\$40,222.34
RECEIVER GENERAL FOR CANADA	00047773	PAYROLL DEDUCTIONS	\$162,267.78
RECEIVER GENERAL FOR CANADA	00047774	PAYROLL DEDUCTIONS	\$4,511.09
HATCHER, PAUL	00047775	VEHICLE DAMAGE CLAIM	\$711.56
SQUIRES, JENNIFER	00047776	TUITION FEES	\$633.86
ROGERS CABLE	00047777	INTERNET SERVICES	\$312.10
NEWFOUNDLAND POWER	00047778	ELECTRICAL SERVICES	\$10,347.00
NEWFOUNDLAND EXCHEQUER ACCOUNT	00047779	REGISTER DOCUMENTS	\$100.00
PUBLIC SERVICE CREDIT UNION	00047780	PAYROLL DEDUCTIONS	\$7,072.39
BARRY ROSS	00047781	PROFESSIONAL SERVICES	\$91.30
COOK, CAROLYN	00047782	PURCHASE OF SUPPLIES	\$37.52
WINSOR, LYNNANN	00047783	TRAVEL ADVANCE	\$4,336.00
INFINITY CONSTRUCTION	00047784	PROGRESS PAYMENT	\$120,512.87
IPSWITCH INC.,	0000000562	ANNUAL SUPPORT FEES	\$514.54
TARPOMATIC INC.,	0000000563	AUTOMATIC TARPING MACHINE	\$115,890.24
TRI-GLOBAL TECHNOLOGIES, LLC.	0000000564	SOFTWARE KIT & MAINTENANCE	\$3,359.35
ROGERS ENTERPRISES LTD	00047785	COURSE FEES	\$1,491.60
ST. PAUL FIRE/MARINE INS. CO.	00047786	CITY'S DEDUCTIBLE - CLAIMS	\$47,631.23
TRACEY, SEAN	00047787	VEHICLE DAMAGE CLAIM	\$3,390.00
GENTARA REAL ESTATE LP	00047788	LEASE OF OFFICE SPACE	\$27,129.44
TODD ROBBINS	00047789	WATER OFF/ON NOT REQUIRED	\$50.00
NEWFOUNDLAND POWER	00047790	ELECTRICAL SERVICES	\$12,698.31
ACKLANDS-GRAINGER	00047791	INDUSTRIAL SUPPLIES	\$2,129.02
ACTION TRUCK CAP & ACCESSORIES	00047792	REPAIR PARTS	\$6,553.99
AIR COOLED ENGINE SERVICE LTD.	00047793	REPAIR PARTS	\$180.45
AVALON FORD SALES LTD.	00047794	AUTO PARTS	\$29.38
MIGHTY WHITES LAUNDROMAT	00047795	LAUNDRY SERVICES	\$111.47
COSTCO WHOLESALE	00047796	MISCELLANEOUS SUPPLIES	\$522.17
BRINK'S CANADA LIMITED	00047797	ARMOURED SERVICES	\$1,058.07
TRAFFIC STRUCTURES LIMITED	00047798	STEEL TRAFFIC POLES	\$20,129.82
ROBERT BAIRD EQUIPMENT LTD.	00047799	RENTAL OF EQUIPMENT	\$301.94
HERCULES SLR INC.	00047800	REPAIR PARTS	\$3,186.84
BATTLEFIELD EQUIP. RENTAL CORP	00047801	RENTAL OF SCISSOR LIFT	\$2,392.18
DOMINION STORES 924	00047802	MISCELLANEOUS SUPPLIES	\$323.44
STAPLES THE BUSINESS DEPOT - OLD PLACENTIA RD	00047803	STATIONERY & OFFICE SUPPLIES	\$357.65
BEST DISPENSERS LTD.	00047804	SANITARY SUPPLIES	\$936.75



ROCKWATER PROFESSIONAL PRODUCT	00047805	CHEMICALS	\$6,101.44
TIM HORTONS STORE 387	00047806	COFFEE SUPPLIES	\$80.23
GRAPHIC ARTS & SIGN SHOP LIMITED	00047807	SIGNAGE	\$908.15
CAMPBELL SCIENTIFIC CANADA CORP.	00047808	REPAIR PARTS	\$98.14
BREN-KIR INDUSTRIAL SUPPLIES	00047809	INDUSTRIAL SUPPLIES	\$5,912.77
COHEN'S HOME FURNISHINGS LTD.	00047810	SOFA & CHAIR	\$2,990.28
BROWNE'S AUTO SUPPLIES LTD.	00047811	AUTOMOTIVE REPAIR PARTS	\$325.24
SOBEY'S #604	00047812	GROCERY ITEMS	\$298.87
BUGDEN'S TAXI 1970 LTD.	00047813	TRANSPORTATION SERVICES	\$68.50
GRAND AND TOY	00047814	OFFICE SUPPLIES	\$236.36
WESTERN HYDRAULIC 2000 LTD	00047815	REPAIR PARTS	\$2,762.85
ATLANTIC TRAILER & EQUIPMENT	00047816	REPAIR PARTS	\$37.23
LEVITT SAFETY	00047817	SAFETY SUPPLIES	\$190.64
LEXISNEXIS CANADA INC.	00047818	PUBLICATION	\$544.39
AEARO CANADA LIMITED	00047819	PRESCRIPTION SAFETY GLASSES	\$559.25
CAMPBELL'S SHIP SUPPLIES	00047820	PROTECTIVE CLOTHING	\$7,274.68
CANADIAN CORPS COMMISSIONAIRES	00047821	SECURITY SERVICES	\$7,513.00
AIR LIQUIDE CANADA INC.	00047822	CHEMICALS AND WELDING PRODUCTS	\$7,330.97
CANAVAN'S AUTO APPRAISERS LTD.	00047823	PROFESSIONAL SERVICES	\$508.50
SOBEY'S INC	00047824	PET SUPPLIES	\$3,237.89
NORTRAX CANADA INC.,	00047825	REPAIR PARTS	\$1,988.98
A-1 PEST CONTROL INC	00047826	PEST CONTROL	\$56.50
STEELE COMMUNICATIONS	00047827	ADVERTISING	\$6,164.15
COLONIAL GARAGE & DIST. LTD.	00047828	AUTO PARTS	\$860.43
PETER'S AUTO WORKS INC.	00047829	TOWING OF VEHICLES	\$683.65
CONSTRUCTION SIGNS LTD.	00047830	SIGNAGE	\$1,569.01
SCOTT WINSOR ENTERPRISES INC.,	00047831	INSTALL CHRISTMAS LIGHTS	\$8,203.66
MASK SECURITY INC.	00047832	TRAFFIC CONTROL	\$10,054.32
CRANE SUPPLY LTD.	00047833	PLUMBING SUPPLIES	\$71.40
JAMES G CRAWFORD LTD.	00047834	PLUMBING SUPPLIES	\$283.32
CROSBIE INDUSTRIAL SERVICE LTD	00047835	CONTRACT PAYMENT	\$4,993.97
ST. JOHN'S CONVENTION CENTRE	00047836	LEADERSHIP TRAINING	\$1,347.24
FASTENAL CANADA	00047837	REPAIR PARTS	\$156.53
HARTY'S INDUSTRIES	00047838	STEEL FLAT BAR	\$646.36
LONG & MCQUADE	00047839	REAL PROGRAM	\$307.50
CUMMINS EASTERN CANADA LP	00047840	REPAIR PARTS	\$136.10
DAY TIMERS OF CANADA LTD.	00047841	OFFICE SUPPLIES	\$80.35
CABOT READY MIX LIMITED	00047842	WASHED STONE	\$3,977.96
DICKS & COMPANY LIMITED	00047843	OFFICE SUPPLIES	\$778.75
DIESEL INJECTION SALES & SERVICES LTD.	00047844	REPAIR PARTS	\$103.68

EAST COAST HYDRAULICS	00047845	REPAIRS TO CYLINDER	\$1,369.74
MALLARD FORESTRY EQUIPMENT	00047846	PROFESSIONAL SERVICES	\$184,518.85
REEFER REPAIR SERVICES LTD.	00047847	REPAIR PARTS	\$909.65
DOMINION RECYCLING LTD.	00047848	PIPE	\$23.73
THYSSENKRUPP ELEVATOR	00047849	ELEVATOR MAINTENANCE	\$226.00
CANADIAN TIRE CORP.-ELIZABETH AVE.	00047850	MISCELLANEOUS SUPPLIES	\$180.00
CANADIAN TIRE CORP.-MERCHANT DR.	00047851	MISCELLANEOUS SUPPLIES	\$113.68
CANADIAN TIRE CORP.-KELSEY DR.	00047852	MISCELLANEOUS SUPPLIES	\$920.74
JAMES R EALES EQUIP RENTAL LTD	00047853	RENTAL OF EQUIPMENT	\$355.95
EASTERN HYDRAULIC REBUILDERS	00047854	REPAIRS TO EQUIPMENT	\$74.23
MSE RESTAURANT LIMITED	00047855	MEALS - WORK CREW	\$87.90
ELECTRONIC CENTER LIMITED	00047856	ELECTRONIC SUPPLIES	\$15.71
ENVIROMED ANALYTICAL INC.	00047857	INDUSTRIAL SUPPLIES	\$1,715.84
COMMUNITY SECTOR COUNCIL	00047858	VOLUNTEER LUNCHEON	\$50.00
THE TELEGRAM	00047859	ADVERTISING	\$18,581.87
BASIL FEARN 93 LTD.	00047860	REPAIR PARTS	\$670.02
ST. PAT'S BOWLING ALLEYS	00047861	REAL PROGRAM	\$82.50
ABSTRACT & AUXILIARY SERVICES	00047862	TITLE SEARCH	\$1,769.60
VITALSINE	00047863	2013 MAINTENANCE AGREEMENT	\$7,908.87
MEDTRONIC OF CANADA	00047864	MAINTENANCE CONTRACT	\$4,068.00
PRINCESS AUTO	00047865	MISCELLANEOUS ITEMS	\$562.48
IMPACT SIGNS AND GRAPHICS	00047866	SIGNAGE	\$45.00
MILLENNIUM EXPRESS	00047867	COURIER SERVICES	\$998.42
DALHOUSIE UNIVERSITY	00047868	TUITION FEES	\$14,700.00
NEWALTA INDUSTRIAL SERVICES	00047869	INDUSTRIAL SUPPLIES	\$9,806.37
LOG BOOKS UNLIMITED	00047870	LOGS BOOKS	\$667.25
SIMPLEX GRINNELL	00047871	SERVICE CALL	\$192.10
DOMINION STORES 934	00047872	MISCELLANEOUS SUPPLIES	\$73.69
DELL CANADA INC.	00047873	COMPUTER SUPPLIES	\$10,576.80
XYLEM CANADA COMPANY	00047874	REPAIR PARTS	\$339.45
EASTERN PROPANE	00047875	PROPANE	\$195.22
KEITH W. BUSSEY EXCAVATING LTD	00047876	RENTAL OF EQUIPMENT	\$1,455.44
HARRIS & ROOME SUPPLY LIMITED	00047877	ELECTRICAL SUPPLIES	\$1,466.10
HARVEY & COMPANY LIMITED	00047878	REPAIR PARTS	\$15,572.34
A HARVEY & CO. LTD.	00047879	ROAD SALT	\$172,799.23
HARVEY'S OIL LTD.	00047880	PETROLEUM PRODUCTS	\$935.78
MS GOVERN	00047881	PROFESSIONAL SERVICES	\$106,717.20
BOMA NL	00047882	REGISTRATION FEES	\$452.00
8 LIMB MUAY THAI/KICKBOXING	00047883	REAL PROGRAM	\$1,461.76
G4S CASH SERVICES (CANADA) LTD	00047884	RENTAL OF SAFE	\$47.97

GUILLEVIN INTERNATIONAL CO.	00047885	ELECTRICAL SUPPLIES	\$985.55
AVALON CLEANING & RESTORATION INC.	00047886	MAT RENTAL	\$189.84
BRENNTAG CANADA INC	00047887	CHLORINE	\$3,277.00
GRAYMONT (NB) INC.,	00047888	HYDRATED LIME	\$17,553.99
HICKMAN MOTORS LIMITED	00047889	AUTO PARTS	\$138.68
BELL DISTRIBUTION INC.,	00047890	CELL PHONES & ACCESSORIES	\$496.87
HOLDEN'S TRANSPORT LTD.	00047891	RENTAL OF EQUIPMENT	\$3,231.80
FLEET READY LTD.	00047892	REPAIR PARTS	\$543.79
ST. JOHN'S LIONS CLUB (LION'S CHALET)	00047893	FACILITY RENTAL	\$250.00
FIRST WESTERN BOUTIQUE	00047894	REFUND - BUSINESS TAX	\$67.94
DISTRIBUTION BRUNET INC.,	00047895	REPAIR PARTS	\$1,434.85
SCOTIA RECYCLING (NL) LIMITED	00047896	RECYCLING SERVICES & REPAIRS	\$305,169.42
IBM CANADA LTD.	00047897	ANNUAL MAINTENANCE CONTRACTS	\$79,108.31
IMPRINT SPECIALTY PROMOTIONS LTD	00047898	PROMOTIONAL ITEMS	\$18.07
ONX ENTERPRISE SOLUTIONS LIMITED	00047899	LICENSING RENEWAL	\$4,584.93
ISLAND HOSE & FITTINGS LTD	00047900	INDUSTRIAL SUPPLIES	\$13.96
PINNACLE ENGINEERING LTD.	00047901	PROFESSIONAL SERVICES	\$7,066.46
THE STEVENS COMPANY	00047902	VETERINARY SUPPLIES	\$209.05
CHRISTOPHER'S CAFE & CATERING	00047903	CATERING SERVICES	\$108.46
HOME APPLIANCE REPAIR LTD.	00047904	REPAIRS TO APPLIANCES	\$1,100.96
KAVANAGH & ASSOCIATES	00047905	PROFESSIONAL SERVICES	\$206,150.93
LITECO	00047906	REPAIR PARTS	\$221.87
S & H CODNER'S CONSTRUCTION	00047907	SNOWCLEARING	\$7,533.71
MCCLOUGHLAN SUPPLIES LTD.	00047908	ELECTRICAL SUPPLIES	\$1,060.62
MIKAN INC.	00047909	LABORATORY SUPPLIES	\$464.66
MOBILE TRAILER REPAIR SERVICE	00047910	ALUMINUM TRAILER	\$11,034.45
WAJAX INDUSTRIAL COMPONENTS	00047911	REPAIR PARTS	\$286.50
NEWFOUND DISPOSAL SYSTEMS LTD.	00047912	DISPOSAL SERVICES	\$2,924.91
NEWFOUNDLAND DISTRIBUTORS LTD.	00047913	INDUSTRIAL SUPPLIES	\$1,160.98
NEWFOUNDLAND DESIGN ASSOCIATES	00047914	PROFESSIONAL SERVICES	\$95,522.44
NORTH ATLANTIC PETROLEUM	00047915	PETROLEUM PRODUCTS	\$165,629.52
R NICHOLLS DISTRIBUTORS INC.	00047916	PROTECTIVE CLOTHING	\$22,827.98
PENNECON ENERGY HYDRAULIC SYSTEMS	00047917	REPAIR PARTS	\$1,351.39
GCR TIRE CENTRE	00047918	TIRES	\$5,035.05
PARTS FOR TRUCKS INC.	00047919	REPAIR PARTS	\$86.07
PERIDOT SALES LTD.	00047920	REPAIR PARTS	\$188.09
J & J SEARCHING SERVICES	00047921	TITLE SEARCHES	\$395.50
K & D PRATT LTD.	00047922	REPAIR PARTS AND CHEMICALS	\$603.71
PROFESSIONAL UNIFORMS & MATS INC.	00047923	PROTECTIVE CLOTHING	\$896.63
PUROLATOR COURIER	00047924	COURIER SERVICES	\$46.73

RIDEOUT TOOL & MACHINE INC.	00047925	TOOLS	\$594.10
THE ROYAL GARAGE LTD.	00047926	AUTO PARTS	\$356.96
ROYAL FREIGHTLINER LTD	00047927	REPAIR PARTS	\$109.41
S & S SUPPLY LTD. CROSSTOWN RENTALS	00047928	REPAIR PARTS	\$3,602.65
ST. JOHN'S PORT AUTHORITY	00047929	RENTAL OF QUARRY SITE	\$5,158.94
BIG ERICS INC	00047930	SANITARY SUPPLIES	\$826.83
SAUNDERS EQUIPMENT LIMITED	00047931	REPAIR PARTS	\$2,455.25
SMITH STOCKLEY LTD.	00047932	PLUMBING SUPPLIES	\$141.77
SMITH'S HOME CENTRE LIMITED	00047933	HARDWARE SUPPLIES	\$81.33
TULKS GLASS & KEY SHOP LTD.	00047934	PROFESSIONAL SERVICES	\$147.47
URBAN CONTRACTING JJ WALSH LTD	00047935	PROPERTY REPAIRS	\$282.50
WATERWORKS SUPPLIES DIV OF EMCO LTD	00047936	REPAIR PARTS	\$90.23
SIEMENS CANADA LIMITED	00047937	MAINTENANCE OF POWER SYSTEM	\$31,188.00
WAL-MART 3092-KELSEY DRIVE	00047938	MISCELLANEOUS SUPPLIES	\$499.38
ELTON, DOUG	00047939	REAL PROGRAM	\$542.40
SHALLAWAY	00047940	REAL PROGRAM	\$2,000.00
CMHC	00047941	REGISTRATION FEES	\$450.00
TUCKER, STEVE J. SR	00047942	REFUND - MUNICIPAL TAX	\$1,472.54
PADDLE CANADA	00047943	MEMBERSHIP RENEWAL	\$79.10
STACK AND ASSOCIATES	00047944	BODILY INJURY CLAIM	\$9,350.00
MICHAEL FOLEY'S ACADEMY OF MARTIAL ARTS	00047945	REAL PROGRAM	\$379.68
HUNGRY HEART CAFE	00047946	CATERING SERVICES	\$382.35
STAPLES THE BUSINESS DEPOT - KELSEY DR	00047947	STATIONERY & OFFICE SUPPLIES	\$78.92
BENSON/BUFFET	00047948	REFUND - COMPLIANCE LETTER	\$150.00
MVT CANADIAN BUS, INC.	00047949	4TH QUARTER PAYMENT	\$451,560.75
MADDEN, ED & KAREN EVERARD	00047950	REFUND - COURT OF APPEAL	\$60.00
PROVIDENT VALUATION & ADVISORY SERVICES INC.	00047951	PROPERTY APPRAISAL	\$5,650.00
DR. WAYNE O'BRIEN	00047952	PROFESSIONAL SERVICES	\$20.00
KID'S TREE EARLY LEARNING & MUSIC CENTRE	00047953	REAL PROGRAM	\$1,300.00
SOULFUL SOUNDS MUSIC STUDIO	00047954	REAL PROGRAM	\$1,296.00
MUSICA DELL 'ISOLA SCHOOL OF MUSIC	00047955	REAL PROGRAM	\$150.00
HODDER, TERRI-LYNN	00047956	REFUND - SECURITY DEPOSIT	\$2,000.00
HEARTFELT RESPONSE	00047957	FIRST AID TRAINING UNIT	\$282.50
MARTIN, STEPHEN	00047958	REFUND - SWIMMING LESSONS	\$56.00
POWER, PENNY	00047959	REFUND - SWIMMING LESSONS	\$56.00
SOBEYS PROPERTIES LIMITED	00047960	REFUND - WATER BY METER	\$6,068.72
RYAN, AUSTIN	00047961	REFUND - BUSINESS TAX	\$291.72
TLB ENTERPRISES LTD.	00047962	REFUND - BUSINESS TAX	\$197.80
PINSENT, ROSALIND	00047963	INSTRUCTIONAL BOOKS	\$118.14
MOLSON BREWERIES PROPERTIES LIMITED	00047964	REFUND - COURT OF APPEAL	\$200.00

DANCEY, ALLISON	00047965	REFUND - COURT OF APPEAL	\$60.00
KING, STEPHEN	00047966	REFUND - COURT OF APPEAL	\$60.00
NELSON MITCHELL & JUDY MITCHELL	00047967	REFUND - COURT OF APPEAL	\$60.00
SUSAN E. NORMAN PROFESSIONAL LAW	00047968	REFUND - COURT OF APPEAL	\$60.00
MELANIE DEANNE PARSONS & SUE-ELLEN ELSIE PARSONS	00047969	REFUND - COURT OF APPEAL	\$60.00
JEROME SEWARD-DROVER & CHERIE SEWARD-DROVER	00047970	REFUND - COURT OF APPEAL	\$60.00
DOOLING, PETER	00047971	REFUND - COURT OF APPEAL	\$60.00
VASILIE MATEPA & RAISA MATEPA	00047972	REFUND - COURT OF APPEAL	\$60.00
BENSON, RICHARD RAYMOND	00047973	REFUND - COURT OF APPEAL	\$180.00
JENIVEVE BARRETT & BERNARD BARRETT	00047974	REFUND - COURT OF APPEAL	\$60.00
PAUL ALEXANDER & GAIL ALEXANDER	00047975	REFUND - COURT OF APPEAL	\$60.00
JON WATERHOUSE & AISLING GOGAN	00047976	REFUND - COURT OF APPEAL	\$60.00
DIMITRI NAUMENKO & NATALIA NAUMENKO	00047977	REFUND - COURT OF APPEAL	\$60.00
COLLINS, CRAIG A.	00047978	REFUND - COURT OF APPEAL	\$60.00
WALSH, LEONARD	00047979	REFUND - COURT OF APPEAL	\$60.00
O'CONNOR, ROXANNE	00047980	REFUND - COURT OF APPEAL	\$60.00
GREENE, KENNETH	00047981	REFUND - COURT OF APPEAL	\$60.00
MYRICK, DAVID J.	00047982	REFUND - COURT OF APPEAL	\$60.00
THOMAS MICHALAK & MARGARET MICHALAK	00047983	REFUND - COURT OF APPEAL	\$60.00
WELSH, REX	00047984	REFUND - COURT OF APPEAL	\$60.00
EDWARD HUNT & VIRIGINA HUNT	00047985	REFUND - COURT OF APPEAL	\$60.00
DR. JEREMY PRIDHAM & DR. GILLIAN E. PETERS PRIDHAM	00047986	REFUND - COURT OF APPEAL	\$60.00
HEAP, HAROLD FREDERICK	00047987	REFUND - COURT OF APPEAL	\$60.00
BOYD LILLY & VERONICA LILLY	00047988	REFUND - COURT OF APPEAL	\$60.00
FAWCETT, HEATHER	00047989	REFUND - COURT OF APPEAL	\$60.00
PEDDLE, HEDDY	00047990	REFUND - COURT OF APPEAL	\$60.00
NEVILLE ABBOTT & CLARA ABBOTT	00047991	REFUND - COURT OF APPEAL	\$60.00
ANTHONY THOMAS & SYLVIA THOMAS	00047992	REFUND - COURT OF APPEAL	\$60.00
BRIAN WALSH & ELIZABETH WALSH	00047993	REFUND - COURT OF APPEAL	\$60.00
ALEXANDER F. YETMAN & JUNE YETMAN	00047994	REFUND - COURT OF APPEAL	\$60.00
O'NEILL, FRANK WILLIAM	00047995	REFUND - COURT OF APPEAL	\$60.00
IAN T. WHITE & MELANIE C. ATKINS	00047996	REFUND - COURT OF APPEAL	\$60.00
CLINTON BOYD MUNDON & TANSY MUNDON	00047997	REFUND - COURT OF APPEAL	\$60.00
O'KEEFE, DENNIS	00047998	REFUND - COURT OF APPEAL	\$60.00
MACDONALD, WILLIAM	00047999	VEHICLE BUSINESS INSURANCE	\$130.00
STURGE, RANDY	00048000	MILEAGE	\$27.72
WHITE, MARK	00048001	VEHICLE BUSINESS INSURANCE	\$193.00
QUIGLEY, CRAIG	00048002	COURSE FEES	\$600.00
JOHN CUMBY	00048003	MILEAGE	\$33.00
CHRISTA NORMAN	00048004	MILEAGE	\$138.87

DAVID ROYLE	00048005	REGISTRATION & AIR FARE	\$1,343.88
MARK'S WORK WEARHOUSE	00048006	PROTECTIVE CLOTHING	\$726.54
MODERN PAVING LTD.	00048007	ASPHALT REPAIRS	\$25,722.47
PITNEY BOWES OF CANADA LIMITED	00048008	MAINTENANCE AGREEMENT	\$6,261.21
TRANSCONTINENTAL NEWFOUNDLAND & LABRADOR DIV.	00048009	PRINTING SERVICES	\$705.12
ST. JOHN'S BOARD OF TRADE	00048010	BUSINESS EXCELLENCE AWARDS	\$158.20
ASNL- AUTISM SOCIETY OF NL	00048011	COURSE FEES	\$650.00
CANCELLED	00048012	CANCELLED	\$0.00
NEWCAP BROADCASTING LTD.	00048013	PUBLIC ANNOUNCEMENTS	\$4,627.35
PF COLLINS CUSTOMS BROKER LTD	00048014	DUTY AND TAXES	\$38,575.43
GENTARA REAL ESTATE LP	00048015	LEASE OF OFFICE SPACE	\$4,708.48
PYRAMID CONSTRUCTION LIMITED	00048016	PROGRESS PAYMENT	\$48,436.56
DAY TIMERS OF CANADA LTD.	00048017	OFFICE SUPPLIES	\$94.47
DICKS & COMPANY LIMITED	00048018	OFFICE SUPPLIES	\$105.85
VOKEY'S JANITORIAL SERVICE	00048019	JANITORIAL SERVICES	\$959.37
THYSSENKRUPP ELEVATOR	00048020	ELEVATOR MAINTENANCE	\$334.76
THE TELEGRAM	00048021	ADVERTISING	\$320.72
ENCON GROUP INC.	00048022	HEALTH PREMIUMS	\$341.87
LA BREA INT'L INC.	00048023	PROMOTIONAL MATERIALS	\$253.12
NEWFOUNDLAND HVAC LTD.	00048024	HVAC MAINTENANCE/SERVICE CONTRACT	\$11,746.35
NEWFOUND DISPOSAL SYSTEMS LTD.	00048025	DISPOSAL SERVICES	\$163.91
NEWFOUNDLAND POWER	00048026	ELECTRICAL SERVICES	\$4,555.67
BELL MOBILITY	00048027	CELLULAR PHONE USAGE	\$262.77
BELL ALIANT	00048028	TELEPHONE SERVICES	\$923.62
ST. JOHN'S BOARD OF TRADE	00048029	ADVERTISING	\$201.71
WELSH, SHERRY	00048030	PETTY CASH REIMBURSEMENT	\$447.90
RCAP	00048031	LEASING OF OFFICE EQUIPMENT	\$192.71
JAMES, FABIAN	00048032	CONSULTING SERVICES	\$1,695.00
EVEREST	00048033	PROMOTIONAL ITEMS	\$1,160.80
PRACTICAR CAR & TRUCK RENTALS	00048034	VEHICLE RENTAL	\$3,141.40
PARTS FOR TRUCKS INC.	00048035	REPAIR PARTS	\$3,292.95
PF COLLINS CUSTOMS BROKER LTD	00048036	DUTY AND TAXES	\$38,932.57
ROGERS BUSINESS SOLUTIONS	00048037	DATA CHARGES	\$2,712.00
GORDON BARNES	00048038	PROFESSIONAL SERVICES	\$2,400.00
NEWFOUNDLAND POWER	00048039	PROFESSIONAL SERVICES	\$12,857.43
THE SHERIFF'S OFFICE	00048040	WAGE GARNISHMENTS	\$450.00
CIBC	00048041	PAYROLL DEDUCTIONS	\$886.04
ROYAL BANK	00048042	PAYROLL DEDUCTIONS	\$468.26
POWER, RON	00048043	AIR FARE & REGISTRATION	\$1,591.01
ALLIED CONSTRUCTORS INC.	00048044	PROGRESS PAYMENT	\$549,194.47

PROFESSIONAL GRADING & CONTRACTING LTD	00048045	PROGRESS PAYMENT	\$259,802.22
PYRAMID CONSTRUCTION LIMITED	00048046	PROGRESS PAYMENTS	\$75,063.75
CITY OF ST. JOHN'S	00048047	REPLENISH PETTY CASH	\$189.34
ST. JOHN'S FIREFIGHTERS' ASSOC	00048048	PAYROLL DEDUCTIONS	\$15,941.22
ST. JOHN'S FIREFIGHTERS' ASSOC	00048049	PAYROLL DEDUCTIONS	\$16,019.36
		<b>TOTAL:</b>	<b>\$3,886,034.19</b>

# MEMORANDUM

Date: January 30, 2013

To: His Worship the Mayor and Members of Council

From: Deputy City Manager/Director of  
Corporate Services & City Clerk

Re: **Attendance by His Worship the Mayor  
Cruise Sales Calls & Seatrade Cruise Shipping Convention  
Fort Lauderdale and Miami  
March 5 to March 14, 2013**

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Council approval is requested for the above noted travel by His Worship the Mayor.

Neil A. Martin  
Deputy City Manager/Director of  
Corporate Services & City Clerk

**ST. JOHN'S**



# MEMORANDUM

Date: January 31, 2013

To: His Worship the Mayor  
and Members of Council

From: Nathan C. Barrett, B.Comm., C.G.A.  
Acting Director of Finance

Re: Snow Clearing Report

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Attached for the Information of Council, is the Snow Clearing Report for the period January 1<sup>st</sup>. to February 1<sup>st</sup>., 2013.

The Report shows a positive variance of \$30,808.



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Nathan C. Barrett, B.Comm., C.G.A.  
Acting Director of Finance

Attach.

# ST. JOHN'S

DEPARTMENT OF FINANCE

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

**CITY OF ST. JOHN'S  
SNOW CLEARING REPORT  
WEEK ENDING FEBRUARY 1, 2013**

	<u>2013 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	3,857,632	821,605	792,459	29,146
LABOR OVERTIME	275,000	50,000	85,140	(35,140)
EMPLOYER CONTRIBUTIONS	919,750	194,821	195,288	(467)
<b>TOTAL PERSONAL SERVICES</b>	<b>5,052,382</b>	<b>1,066,426</b>	<b>1,072,887</b>	<b>(6,461)</b>
<b><u>CONTRACTUAL SERVICES</u></b>				
CONTRACTUAL SERVICES	155,304	-	-	-
WEATHER REPORTS	140,000	100	83	17
CABLE/SATELLITE SERVICE	2,496	208	288	(80)
ADVERTISING	13,370	500	432	68
CLAIMS	10,000	-	-	-
EMPLOYEE TRAINING	24,460	-	-	-
FLEET COSTS	4,495,320	16,300	16,233	67
RENTAL OF TRUCKS	15,000	-	-	-
LEASE OF HEAVY EQUIPMENT	1,168,876	-	-	-
RENTAL OF OTHER EQUIPMENT	5,000	-	-	-
RENTAL OF OTHER VEHICLES	12,736	-	-	-
SNOW CLEARING & ICE CONTROL	60,000	-	-	-
<b>TOTAL CONTRACTUAL SERVICES</b>	<b>6,102,562</b>	<b>17,108</b>	<b>17,036</b>	<b>72</b>
<b><u>MATERIALS &amp; SUPPLIES</u></b>				
FOOD AND REFRESHMENT	2,600	-	-	-
SAND*	10,000	1,451	797	654
SALT*	2,942,352	670,645	625,895	44,750
SNOW FENCING	4,800	100	79	21
LUBRICATING OILS	33,000	5,500	6,206	(706)
WELDING SUPPLIES	45,000	7,500	3,923	3,577
TIRE CHAINS	5,000	-	-	-
SAFETY EQUIPMENT	10,033	1,672	1,213	459
HAND TOOLS & SMALL EQUIP	20,000	3,333	14,329	(10,996)
CLEANING SUPPLIES	7,353	1,050	1,687	(637)
MISCELLANEOUS MATERIALS	1,920	320	248	72
GRANTS TO OTHER GROUPS	15,000	-	-	-
<b>TOTAL MATERIALS &amp; SUPPLIES</b>	<b>3,097,058</b>	<b>691,571</b>	<b>654,375</b>	<b>37,197</b>
<b>FLEET CAPITAL COSTS</b>	<b>1,160,592</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL COSTS</b>	<b>15,412,594</b>	<b>1,775,105</b>	<b>1,744,297</b>	<b>30,808</b>

\*SALT & SAND ISSUES TO JANUARY 27, 2013

# ECONOMIC UPDATE

## FEBRUARY 2013

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 147.7 in November 2012 up 0.7%\*
- The Consumer Price Index for St. John's Metro was 124.1 in November 2012 up 1.1%\*
- Retail sales for Newfoundland and Labrador were \$692 million in November 2012 up 5.2%\*

\* same month in the previous year.

### LABOUR FORCE CHARACTERISTICS

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

	December 12	Chg.*
Labour Force	118,700	3.1%
Unemployment Rate	7.0%	-0.5pt
Employment Rate	67.4%	1.5pt
Participation Rate	72.5%	1.2pt

### BUSINESS BRIEFS

In 2012, the City of St. John's approved 140 new businesses, 48 of those were home-based. In addition, the City recorded more than \$432 million in building permits, an increase of 12% over 2011. Commercial permits increased 117% in 2012 to \$215 million. Some of the major construction projects approved in 2012 included:

Major Construction Projects	≥\$6 M
Office, 351 Water St.	46.0
Office, 5 Springdale St.	35.0
Hotel, 411 Stavanger Dr.	10.0
Cabot Ford, 177 Kenmount Rd.	9.8
NLC warehouse, East White Hills Rd.	9.1
Parking Garage, 340 Duckworth St.	8.0
Target, 24 Stavanger Dr.	7.0
Residential Dev., 25 Rhodora St.	6.1
Non-profit Housing, Charter Ave@East Dr.	6.0
Hotel, 119-127 Water St.	6.0

St. John's hosted 15 cruise ships in 2012, up from 9 visits the previous year. The 15 ships carried 13,318 passengers and 6,240 crew for a total of 19,558 visitors, a 28.5% increase over the 15,220 visitors seen in 2011. The number of patrons serviced at the 348 Water Street Visitor Information Centre (VIC) remained on par with the previous year. A total of 14,421 patrons were serviced at the VIC in 2012. The VIC serviced an average of 49 patrons per day with a peak of 113 per day in August.

St. John's ranked first on the measure of *Full Time as a Share of Total Employment* on CIBCWM Metropolitan Economic Activity Index. In addition, St. John's had the lowest number of business bankruptcies per 1,000 businesses. *The CIBCWM Metropolitan Economic Activity Index* is a measure designed to assess the performance of 25 of Canada's major cities using yearly changes for nine key economic variables such as population and employment growth, housing starts and resales and non-resident building permits. <http://research.cibcwm.com/res/>

# ST. JOHN'S

DEPARTMENT OF ECONOMIC DEVELOPMENT,  
TOURISM & CULTURE

**Business Approvals**

Jump+  
Avalon Mall

Melanie Lyne  
Avalon Mall

**New Home Based Business**

Red Seal Roofing  
183 Cheeseman Dr.

Home organizing company  
565A Topsail Rd.

Preparation of home  
cooked meals  
9 Lucyrose Ln.

Photography studio  
11 Turnberry Pl.

Family Home Child Care  
43 Beacon Hill Cres.

Home office for  
mattress sanitation  
255 Newfoundland Dr.

Office for off-site teaching  
38 Turnberry Pl.

Cleaning business office  
294 Frecker Dr.

**City Building Permits (Year to date as of January 28, 2013)**

Type	2012	2013	% Variance
Commercial	\$4,300,800	\$28,200,700	556
Industrial	\$0	\$0	0
Institutional	\$37,300	\$0	-100
Residential	\$9,800,900	\$7,500,100	-23
Repairs	\$87,900	\$94,300	7
<b>Total</b>	<b>\$14,226,900</b>	<b>\$35,795,100</b>	<b>152</b>

**Upcoming Events**

Real Estate Forum for BOMA NL	Feb 6	mail@bomanl.com
Business Connections Info Session	Feb 6	www.nlowe.org
High Growth Essentials Workshop	Feb 14-15	denise.harrietha@smu.ca
Employer of Distinction Awards Luncheon	Feb 15	www.nlec.nf.ca
Leading a Multi-Generational Workforce	Feb 18	www.mun.ca/gardinercentre
Introduction to the Petroleum Industry	Feb 20	info@petro-ed.com
Hospitality Newfoundland & Labrador	Feb 20-22	www.hnl.ca
Dragons' Den Auditions	Feb 23	dragons@cbc.ca
Competitive Intelligence and Insight Workshop with Dr. Jonathan Calof	Feb 26	www.nati.net
Introduction to Environmental Project Management Planning	Feb 28	www.neia.org

**City Initiatives****Oil & Gas Week 2013**

February 23 - March 1, 2013

Oil & Gas Week 2013 marks the 11th year of celebrating the oil & gas industry in Newfoundland & Labrador.

The week raises the profile of the oil & gas industry and builds an appreciation for the impact that it has on the province's economy. A variety of promotional and educational activities also place a focus on educating students about the industry, and in particular, career opportunities.

Events include the Annual Oil and Gas Industry Food Drive and Fundraiser, an official launch at the Marine Institute, Energy Day (a career exploration event), and Noia's Outstanding Contribution Award Luncheon.

For more information, please visit

<http://www.noia.ca/Industry-Info/NL-Oil-Gas-Week/Calendar-of-Events/>



# ST. JOHN'S

DEPARTMENT OF ECONOMIC DEVELOPMENT,  
TOURISM & CULTURE

348 Water Street  
City of St. John's, P.O. Box 908  
St. John's, NL A1C 5M2  
(709) 576-8107  
business@stjohns.ca

Council



Prime Minister's Volunteer Awards / Prix du Premier ministre pour le bénévolat

Terry & Rae Burry

to:

DOKeefe

2012/12/27 07:03 PM

Hide Details

From: "Terry & Rae Burry" <masa@nf.sympatico.ca>

To: <DOKeefe@stjohns.ca>,

**Major Doc O'Keefe,**

Last year I served on the Prime Minister's committee as a reviewer for Volunteer Awards. That process is now completed.

A new Call is now open. The deadline for submissions is March 1, 2013.

If you know an individual, a group of volunteers, a business or a not-for-profit organization, you can nominate them for a Prime Minister's Volunteer Award today!

Terry

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**From:** [info-pmva-ppmb-GD@hrsdc-rhdcc.gc.ca](mailto:info-pmva-ppmb-GD@hrsdc-rhdcc.gc.ca) [<mailto:info-pmva-ppmb-GD@hrsdc-rhdcc.gc.ca>]

**Sent:** December-27-12 12:32 PM

**To:** undisclosed-recipients:

**Subject:** Prime Minister's Volunteer Awards / Prix du Premier ministre pour le bénévolat

*Le texte français suit l'anglais.*

Hello,

It is our pleasure to advise you that the second Call for Nominations for the Prime Minister's Volunteer Awards is now open. If you know an individual, a group of volunteers, a business or a not-for-profit organization, you can nominate them for a Prime Minister's Volunteer Award today!

For more information, or to submit a nomination, please visit [www.pm.gc.ca/awards](http://www.pm.gc.ca/awards). The deadline for submissions is March 1, 2013.

The Prime Minister's Volunteer Awards recognize the exceptional contributions of volunteers, local businesses and innovative not-for-profit organizations in improving the well-being of families and their communities.

The Prime Minister's Volunteer Awards consists of 17 awards in total, 2 at the national level and 15 at the regional level. The Awards highlight best practices in community leadership and encourage partnerships across sectors. The goal of the Awards is to inspire Canadians from all walks of life to find new ways of making a difference in their communities.

For further information, or assistance with the nomination process, please call 1-877-825-0434.

Thank you for your interest in the Prime Minister's Volunteer Awards.