

**AGENDA
REGULAR MEETING**

**JANUARY 20th, 2014
4:30 p.m.**

ST. JOHN'S

**AGENDA
REGULAR MEETING
JANUARY 20th, 2014
4:30 p.m.**

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

- 1. Call to Order**
- 2. Approval of the Agenda**
- 3. Adoption of the Minutes (January 13th, 2013)**
- 4. Business Arising from the Minutes**
 - A. Included in the Agenda**
 1. Memorandum dated January 10, 2014 from the Chief Municipal Planner
Re: St. John's Municipal Plan Amendment Number 113, 2013 and
St. John's Development Regulations Amendment Number 567, 2013
Proposed Expansion to Existing Quarry Site, East White Hills Road
Applicant: Capital Ready-Mix Ltd. (**Ward 1**)
 2. Memorandum dated January 15, 2014 from the Chief Municipal Planner
Re: St. John's Municipal Plan Amendment Number 117, 2013 and
St. John's Development Regulations Amendment Number 581, 2013
Civic Number 4 Oxen Pond Road – (**Ward 4**)
Applicant: Management Unlimited Inc.
 3. Memorandum dated January 15, 2014 from the Chief Municipal Planner
Re: Cuckhold's Cove Road/Ballast Road , Quidi Vidi (**Ward 2**)
Proposal to Rezone Property from Open Space (O) to Residential Low Density (R1)
 4. Memorandum dated January 15, 2014 from the Chief Municipal Planner
Re: St. John's Municipal Plan Amendment Number 123, 2013 and
St. John's Development Regulations Amendment Number 594, 2013
Proposed six (6) Storey Residential Condominium Building
16 Francis Street, (**Ward 5**)
Applicant: Mr. Sean Kavanagh, Kavanagh Associates
 - B. Other Matters**
- 5. Notices Published**
- 6. Public Hearings**
- 7. Committee Reports**
 - a. Finance & Administration Standing Committee Report dated January 14, 2014
 - b. Regional Water Committee Report dated December 12, 2013

8. Resolutions

9. Development Permits List

10. Building Permits List

11. Requisitions, Payrolls and Accounts

12. Tenders

13. Notices of Motion, Written Questions and Petitions

14. Other Business

1. Memorandum dated January 16, 2014 from the City Solicitor
Re: Land adjacent to 92 Casey Street
2. Memorandum dated January 15, 2014 from the City Solicitor
Re: LeMarchant Road
3. Memorandum dated January 13, 2014 from the City Solicitor
Re: Canadian Coast Guard, Southside Road
4. Snow Clearing Report
5. **Correspondence from the Mayor's Office**
 - i. News Article - The Oil & Gas Year Canada 2013 - "Success in St. John's"

6. Items Added by Motion

15. Adjournment

MEMORANDUM

January 17th, 2014

In accordance with Section 42 of the City of St. John's Act, the Regular Meeting of the St. John's Municipal Council will be held on **Monday, January 20th, 2014 at 4:30 p.m.**

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

By Order

Neil A. Martin
City Clerk

ST. JOHN'S

DEPARTMENT OF CORPORATE SERVICES

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

January 13, 2014

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

His Worship the Mayor presided.

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

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

Call to Order and Adoption of the Agenda

SJMC2014-01-13/14R

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

Adoption of Minutes

SJMC2014-01-13/15R

It was decided on motion of Councillor Collins; seconded by Councillor Puddister: That the minutes of January 6th, 2013 be adopted as presented.

Public Hearing

Public Hearing Report dated December 12, 2013

Re: Application from Regal Realty Limited to Redevelop the Virginia Park Plaza
Property situated at 200-232 Newfoundland Drive

Memorandum dated January 9, 2014 from the Chief Municipal Planner

Councillor Lane presented the report of a public meeting held on December 12, 2013 to discuss an application from Regal Realty Limited to redevelop the Virginia Park Plaza property situated at 200-232 Newfoundland Drive into two condominium apartment buildings one of which will

house commercial space on the ground floor. It is proposed that the subject land be rezoned from the Commercial Neighborhood (CN) Zone to the Commercial Office Hotel (COH) Zone.

SJMC2014-01-13/16R

It was moved by Councillor Lane; seconded by Councillor Breen: That staff be directed to proceed with the rezoning process and that the following Resolution for St. John’s Development Regulations Amendment Number 583, 2013 be adopted, which will then be referred to the Department of Municipal Affairs in Accordance with the Urban and Rural Planning Act with a request for Provincial registration.

**RESOLUTION
ST. JOHN’S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 583, 2013**

WHEREAS the City of St. John’s wishes to accommodate a mixed residential and commercial development on property situated at Civic Number 200-232 Newfoundland Drive [Parcel ID Number 32011].

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

Rezone land at Civic Number 200-232 Newfoundland Drive from the Commercial Neighbourhood (CN) Zone to the Commercial Office Hotel (COH) Zone as shown on Map Z-1A attached.

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

IN WITNESS THEREOF the Seal of the City of St. John’s has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this

13th day of **JANUARY, 2014.**

Mayor

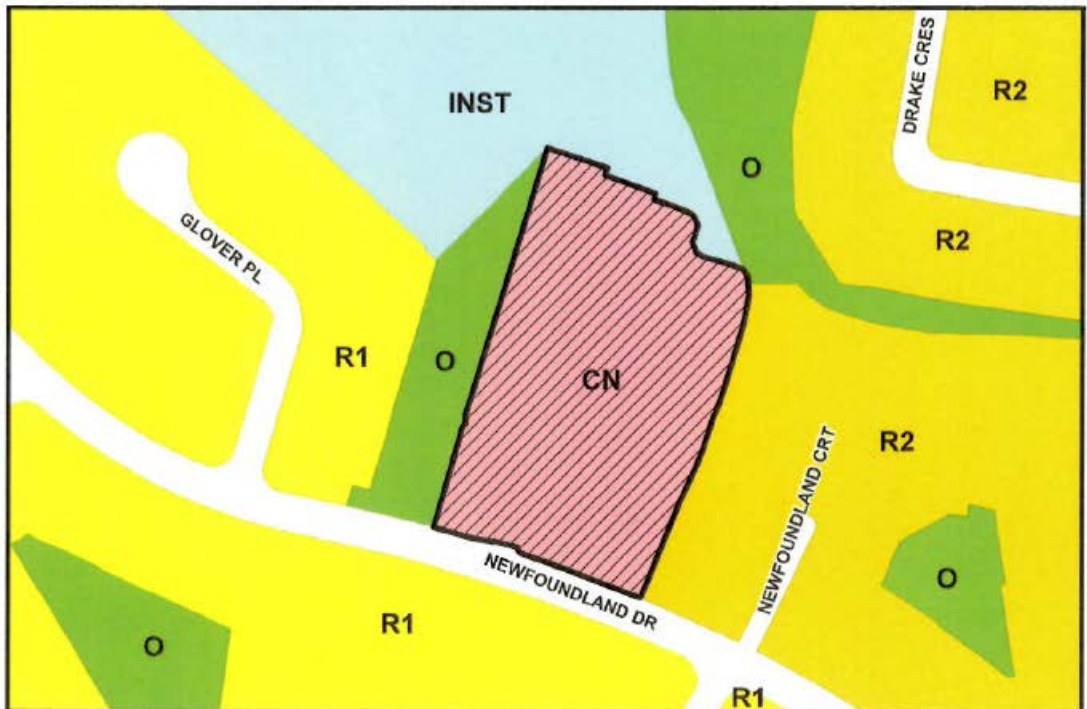
MCIP
I hereby certify that this Amendment has been prepared in accordance with the Urban and Rural Planning Act, 2000.

City Clerk

13 JANUARY 2014

Council Adoption

Provincial Registration



**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 583, 2013
[Map Z-1A]**

2013 09 05 SCALE: 1:2000
CITY OF ST. JOHN'S
DEPARTMENT OF PLANNING,
DEVELOPMENT & ENGINEERING

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



AREA PROPOSED TO BE REZONED FROM
COMMERCIAL NEIGHBOURHOOD (CN) LAND USE ZONE TO
COMMERCIAL OFFICE HOTEL (COH) LAND USE ZONE

200-232 Newfoundland Drive



M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

Members of Council indicated their support of the development and spoke of the merits of the proposal which they indicated will meet a demand for residential property, and encourages density within the City. Other benefits include the plan to building affordable units, the minimal traffic impact, the combination of commercial with residential, and the creation of parking spaces.

During discussion Councillor Hickman asked that the issue on the status of the trail on the periphery of the proposed development between Drake Crescent and Newfoundland Court be referred to the Community Services and Housing Committee for follow-up.

Following discussion, the motion being put was unanimously carried.

Committee Reports

Development Committee Report – January 7, 2014

Council considered the following Development Committee Report dated January 7, 2014:

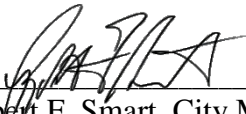
- 1. Planning & Development File No. 1300204
Approval-in-Principle
Proposed Crown Land Grant for Proposed Industrial Park on a Private Road
Department of Environment & Conservation File 1035407
Crown Land Grant Referral for Nine (9) Hectares
Incinerator Road (Ward 5) – Industrial General (IG) Zone**

The Committee recommends the following:

Council grant an Approval-in-Principle for the development, subject to the following conditions:

- a) Compliance with the requirements of the Planning and Development Division;
- b) The required Building Permits must be obtained from the City, prior to the commencement of any development;
- c) This Development must meet the minimum parking requirements for the IG Zone for this type of occupancy;
- d) A public road will not be permitted into this Industrial Park as it is located in an unserviced area. The proposed development must be contained on a private road and all services are to be provided by the property owner.

- e) Shared access agreements between all of the property owners/lessees.



Robert F. Smart, City Manager
Chair – Development Committee

SJMC2014-01-13/17R

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

The motion being put was unanimously carried.

Audit and Accountability Committee Report dated November 12, 2013

Council considered Audit and Accountability Committee Report dated November 12, 2013:

- Present:** Deputy Mayor Ron Ellsworth, Chairperson
Councillor Danny Breen (12:10 pm)
Councillor Bruce Tilley
Councillor Tom Hann
Mr. Harold Squires, Citizen Representative
Mr. Neil Martin, Deputy City Manager, Corporate Services – City Clerk
Mr. Robert Bishop, Deputy City Manager, Financial Management
Derek Coffey, Manager, Budget and Treasury
Mr. Sean Janes, City Internal Auditor
Mr. Nathan Barrett, Manager – Accounting Services
Ms. Maureen Harvey, Recording Secretary

1. **Confirmation of revised committee mandate and committee membership**

The Committee considered a document prepared by City Clerk which outlined the proposed mandate of the Committee based on the revised committee structure approved by Council. The document was reviewed with changes discussed and agreed upon. The revised mandate is shown below:

***City of St. John’s
Audit and Accountability Standing Committee Mandate***

Purpose

The Audit and Accountability Standing Committee is appointed by Council to assist Council in fulfilling its oversight responsibilities with respect to:

Overseeing the City's financial reporting process including internal control processes, procedures for financial reporting, and the monitoring of the integrity and appropriateness of the City's financial statements;

- *Ensuring and monitoring the adequacy of financial, operational and compliance internal controls and risk management processes designed to manage significant business risk exposures;*
- *The selection, compensation, independence and performance of the external auditors; and*
- *Monitoring of compliance against corporate business and strategic plans and budgetary objectives.*

Membership

Membership shall be comprised of a minimum of two members of Council and two citizen representatives. The term of the Committee shall coincide with the term of Council.

Qualifications

The citizen representative shall have an accounting and/or auditing designation and have experience in the public sector, either directly or indirectly as a consultant or auditor. The Citizen Representative must be independent of the City and the City's internal and external auditors.

Meetings

The Committee shall meet once a month. Additional meetings may be authorized at the request of management, any member of the Committee, or at the request of the external or internal auditors.

Reporting

Minutes shall be kept of each meeting and supplied to Council at its next meeting.

RESPONSIBILITIES

The Committee is responsible for the following:

Financial Statements

- *Review significant accounting and reporting issues, including complex or unusual transactions and highly judgmental areas, and recent professional and/or regulatory pronouncements, and understand their impact on the financial statements.*
- *Review with management and the external auditors the results of the audit, including any difficulties encountered.*
- *Review the annual financial statements, and consider whether they are complete, consistent with information known to committee members, and reflect appropriate accounting principles.*

- *Review other sections of the annual report before release and consider the accuracy and completeness of the information. Review with management and the external auditors all matters required to be communicated to the committee under generally accepted auditing standards.*
- *Understand how management develops interim financial information, and the nature and extent of internal and external auditor involvement.*
- *Review interim financial reports with management and consider whether they are complete and consistent with the information known to committee members.*

Internal Control

- *Consider the effectiveness of the City's internal control system, including information technology security and control.*
- *Understand the scope of internal and external auditors' review of internal control over financial reporting, and obtain reports on significant findings and recommendations, together with management's responses.*

Internal Audit

- *Review with management and the City Internal Auditor the charter, activities, staffing, and organizational structure of the internal audit function.*
- *Review and recommend approval of the annual audit plan and all major changes to the plan.*
- *Ensure there are no unjustified restrictions or limitations, and review and concur in the appointment, replacement, or dismissal of the City Internal Auditor.*
- *At least once per year, review the performance of the City Internal Auditor.*
- *Review the effectiveness of the internal audit function.*
- *On a regular basis, meet separately with the City Internal Auditor to discuss any matters that the committee or internal audit believes should be discussed privately.*

External Audit

- *To satisfy itself as to the existence and terms of an Engagement Letter from the external auditors.*
- *Review the external auditors' proposed audit scope and approach, including coordination of audit effort with internal audit, including the materiality limits incorporated into the audit.*
- *Review the performance of the external auditors, and recommend approval on the appointment or discharge of the auditors.*
- *Review and confirm the independence of the external auditors by obtaining statements from the auditors on relationships between the auditors and the City, including non-audit services, and discussing the relationships with the auditors.*

- *To review the auditor's report and audited financial statements and to satisfy itself that these financial statements present fairly the financial position and results of operations and that the external auditors have no reservations about them and to make such recommendations thereon to Council as deemed necessary by the Committee.*
- *To satisfy itself that there are no unresolved issues between management and the external auditors, which could affect the financial statements and that generally, there is a good working relationship between management and the auditors.*
- *To review the external auditors' management letter together with the implementation plans as advised by management.*
- *On a regular basis, meet separately with the external auditors to discuss any matters that the committee or auditors believe should be discussed privately.*

Compliance

- *Review the effectiveness of the system for monitoring compliance with laws and regulations and the results of management's investigation and follow-up (including disciplinary action) of any instances of non-compliance.*
- *Review the findings of any examinations by regulatory agencies, and any auditor observations.*
- *Review the process for communicating the code of conduct to City personnel, and for monitoring compliance therewith.*
- *Obtain regular updates from management and City legal counsel regarding compliance matters.*

Risk Management

- *Review and discuss with management their responsibility for assessing and managing the City's exposure to business risk.*
- *Review policies governing risk management.*
- *Review and discuss with management the City's major business risk exposures.*

Business and Strategic Plan Monitoring

- *Review the corporate business and strategic plans as prepared by management and approved by Council.*
- *Meet with management on a semi-annual basis and review compliance with corporate business plans.*
- *Meet with management on an annual basis and review compliance with the corporate strategic plan.*

Reporting Responsibilities

- *Regularly report to Council about committee activities, issues, and related recommendations.*
- *Provide an open avenue of communication between internal audit, the external auditors, the senior management team and Council.*
- *Review any other reports the City issues that relate to committee responsibilities.*

Other Responsibilities

- *Perform other activities related to this mandate as requested by Council.*
- *Institute and oversee special investigations as needed.*
- *Review and assess the adequacy of the Audit Charter annually, requesting Council approval for proposed changes.*
- *Confirm annually that responsibilities outlined in this mandate have been carried out.*

The Committee recommends approval of the revised mandate for the Audit and Accountability Committee as shown above which reflects the revised committee structure previously approved by Council.

Deputy Mayor Ron Ellsworth
Chairperson

SJMC2014-01-13/18R

It was moved by Deputy Mayor Ellsworth; seconded by Councillor Hickman: That the Report be adopted as presented.

The motion being put was unanimously carried.

Development Permits List

Council considered as information the following Development Permits List for the period January 2, 2014 to January 8, 2014:

DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING
FOR THE PERIOD OF January 2, 2014 TO January 8, 2014

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES		Home Office	4 Mabeldon Place	1	Approved	14-01-02
RES		Building Lot	70 Hennessey's Line	5	Approved	14-01-03
RES		Residential Building Lot	Adjacent to 88 Main Road, Goulds	5	Approved	14-01-06
RES		Home Office	3 York Street	2	Approved	14-01-06
COM	Carl Yetman Architect Inc.	Site plan - Extension to Building	5 Hallett Crescent	4	Approved	14-01-16

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

INST - Institutional
 IND - Industrial

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

Gerard Doran
 Development Officer
 Department of Planning

Building Permits List – January 13, 2014

SJMC2014-01-13/19R

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

**Building Permits List
 Council's January 13, 2014 Regular Meeting**

Permits Issued: 2014/01/02 TO 2014/01/08

CLASS: COMMERCIAL

71 O'LEARY AVE-CLEAR VIEW GLAS	CO	WAREHOUSE
100 ELIZABETH AVE	SN	SERVICE SHOP
125 HARBOUR DR, LEGROS & MOTTI	SN	RESTAURANT
386 STAVANGER DR	MS	RETAIL STORE
308 WATER ST	SN	RETAIL STORE
90 PEARLTOWN RD	NC	AGRICULTURE
5 HALLETT CRES	EX	WAREHOUSE
5 HALLETT CRES	RN	OFFICE

THIS WEEK \$ 1,925,800.00

CLASS: RESIDENTIAL

40 COUNTRY GROVE PL	NC	ACCESSORY BUILDING
39 LINEGAR AVE	NC	ACCESSORY BUILDING
26 MCLOUGHLAN ST	CR	SUBSIDIARY APARTMENT
14 BRANSCOMBE ST	EX	SINGLE DETACHED DWELLING
13 JAMIE KORAB ST	RN	SINGLE DETACHED DWELLING
29-33 WATERFORD BRIDGE RD	RN	APARTMENT BUILDING
13 OBERON ST	SW	SINGLE DETACHED DWELLING

THIS WEEK \$ 48,700.00

CLASS: DEMOLITION

THIS WEEK \$.00

THIS WEEK'S TOTAL: \$ 1,974,500.00

REPAIR PERMITS ISSUED: 2014/01/02 TO 2014/01/08 \$ 12,000.00

LEGEND

CO CHANGE OF OCCUPANCY	SW SITE WORK
NC NEW CONSTRUCTION	EX EXTENSION
RN RENOVATIONS	CR CHNG OF OCC/RENOVTNS
MS MOBILE SIGN	DM DEMOLITION
SN SIGN	

YEAR TO DATE COMPARISONS			
January 13, 2014			
TYPE	2013	2014	% VARIANCE (+/-)
Commercial	\$317,700.00	\$1,925,800.00	506
Industrial	\$0.00	\$0.00	0
Government/Institutional	\$0.00	\$0.00	0
Residential	\$2,400,400.00	\$48,700.00	-98
Repairs	\$11,200.00	\$12,000.00	7
Housing Units (1 & 2 Family Dwellings)	7	0	
TOTAL	\$2,729,300.00	\$1,986,500.00	-27

Respectfully Submitted,

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

Payrolls and Accounts

SJMC2014-01-13/20R

**It was decided on motion of Councillor Hickman; seconded by Councillor Breen:
That the following Payrolls and Accounts for the week ending January 9, 2014 be
approved:**

**Weekly Payment Vouchers
For The
Week Ending January 9, 2014**

Payroll

Public Works	\$ 715,521.61
Bi-Weekly Casual	\$ 3,935.16
Accounts Payable	\$7,488,616.02
Total:	\$8,208,072.79

Tender

- a. **RFP – Regional Water System – Non-Destructive Testing of
1050 mm and/or 750 mm Prestressed Concrete Lined Cylinder Pipe (Hyprescon)**

SJMC2014-01-13/21R

**It was decided on motion of Councillor Hickman; seconded by Councillor Breen:
That the recommendation of the Director of Engineering be approved and the
proposal awarded as follows:**

- a. **Pure Technologies Ltd. - Option A @ \$736,760.00 including HST.**

Other Business

Economic Update January 2014

Councillor Tilley presented the highlights of the January 2014 Economic Update.

Most Influential Women List of 2013 Announced by CAAWS

Members of Council acknowledged and commended Jill Brewer, Deputy City Manager, Community Services on the being named as one of the **Most Influential Women in Sport and Physical Activity (MIW) List of 2013** by the Canadian Association for the Advancement of Women and Sport and Physical Activity (CAAWS) . Twenty women across Canada were named to this prestigious list.

Snow Clearing Report

Council considered as information the snow clearing report for the period January 1 to 10, 2014, showing a negative variance of \$98,474.00.

Councillor Collins

Councillor Collins reminded residents of a public meeting to be held at the Goulds Recreation Centre on Tuesday, Jan. 14, 2014 beginning at 7 p.m. to further discuss the proposed rezoning of property in the area of Ryan's Place to the Rural Residential Infill (RRI) Zone.

Councillor Davis

Councillor Davis advised residents that Special Events and Festivals Grant Applications are now available and the deadline for submission is Friday, February 7, 2014.

Councillor Galgay

Councillor Galgay advised that he has received calls from concerned business owners in the downtown with regards to bagged meters. He explained that the meters are bagged to ensure safe access and to accommodate the ongoing process of installing the new digital parking meters. As indicated by Councillor Davis, installation has been completed in the Churchill Square area and Water Street and today staff started replacing the meters on Duckworth Street. The City keeps residents updated on what streets are scheduled for installation.

Councillor Galgay expressed concern that private contractors are working throughout the night in neighbourhoods and are dumping snow on the streets which is causing a problem for the residential neighbourhoods. It was noted by staff that snow clearing operations are exempt from the noise by law, however, if a complaint is received staff make an effort to contact the homeowner and/or contractor to asked that they use discretion in this regard. It was noted that staff do act on complaints regarding dumping of snow onto the streets.

Councillor Lane

Councillor Lane tabled letters from The Downtown St. John's Board of Management, BOMA NL (Building Owners and Managers Association) Board of Directors as well as the George Street Association Newfoundland and Labrador regarding their concerns relative to snow clearing operations. Councillor Lane indicated that he looks forward to facilitating discussions between the Downtown St. John's Board of Management and the City on the winter-related issues facing downtown businesses and property owners.

Councillor Hann

Councillor Hann in speaking to the City's planning and development process, pointed out that staff are working to the fullest extend to process application as quickly and efficiently as possible, however, are bound by the Urban & Rural Planning Act as well as the City Act. Councillor Hann assured residents that staff are working towards improving the process. As pointed out by His Worship the Mayor, he along with staff, have had discussions with the Province, to find a way to make it more advantageous for developers and residents to do business in the City.

Deputy Mayor Ellsworth

Deputy Mayor Ellsworth asked that residents call 311 to identify the location of potholes in order that they can be filled quickly as possible.

Adjournment

There being no further business the meeting adjourned at 5:50 p.m.

MAYOR

CITY CLERK

MEMORANDUM

Date: January 10, 2014

To: His Worship the Mayor and Members of Council

**Re: St. John's Municipal Plan Amendment Number 113, 2013 and St. John's Development Regulations Amendment Number 567, 2013
Proposed Expansion to Existing Quarry Site
East White Hills Road (Ward 1)
Applicant: Capital Ready-Mix Ltd.**

At the Regular Meeting of Council held on April 23, 2013, Council agreed to proceed with the proposed amendments and asked the Department of Municipal Affairs to issue a Provincial release for St. John's Municipal Plan Amendment Number 113, 2013 and St. John's Development Regulations Amendment Number 567, 2013. These amendments would re-designate and rezone 33.7 acres of land located off East White Hills Road, from the Rural (R) and Commercial Industrial (CI) Zones to the Industrial General (IG) Zone. The purpose of the rezoning is to allow expansion of the company's existing quarry operations.

In order to undertake the proposed amendments to the City's Municipal Plan and Development Regulations, it was identified that an amendment to the St. John's Urban Region Regional Plan was necessary. The Department of Municipal Affairs has advised that it has now issued a Provincial release for the City's proposed amendments. The Department has also advised that the Minister has agreed to adopt St. John's Urban Region Regional Plan Amendment Number 10, 2013, which will re-designate the identified lands off East White Hills Road from "Public Open Space" and "Restricted" to "Rural".

Recommendation

It is recommended that Council now adopt the attached resolutions for St. John's Municipal Plan Amendment Number 113, 2013, and St. John's Development Regulations Amendment Number 567, 2013, to rezone land from the Rural (R) and Commercial Industrial (CI) Zones to the Industrial General (IG) Zone, to allow expansion of existing quarry operations.

If the resolutions are adopted by Council, then it is further recommended that Council appoint Ms. Marie Ryan, a member of the City's commissioner list, as the commissioner to conduct a public hearing on the Municipal Plan and Development Regulations amendments. Ms. Ryan would also consider the proposed amendment to the St. John's Urban Region Regional Plan at this same public hearing, and would subsequently prepare a single report with recommendations for the consideration of both the Minister of Municipal Affairs and Council.

The proposed date for the public hearing is Thursday, February 6, 2014, at 7pm at St. John's City Hall.

Ken O'Brien, MCIP
Chief Municipal Planner

LLB/cgm
Attachment

ST. JOHN'S

DEPARTMENT OF PLANNING

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



**SUBJECT PROPERTY
(PARCEL A)**

EAST WHITE HILLS RD

OR

CI

OR
OR

CI

IG

IS

R

**RESOLUTION
ST. JOHN'S MUNICIPAL PLAN
AMENDMENT NUMBER 113, 2013**

WHEREAS the City of St. John's wishes to allow the development of property in the area of East White Hills Road in order to permit the expansion of existing quarry operations.

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

Redesignate land in the area of East White Hills Road from the Rural Land Use District to the Industrial Land Use District as shown on Map III-1A attached.

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

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

Mayor

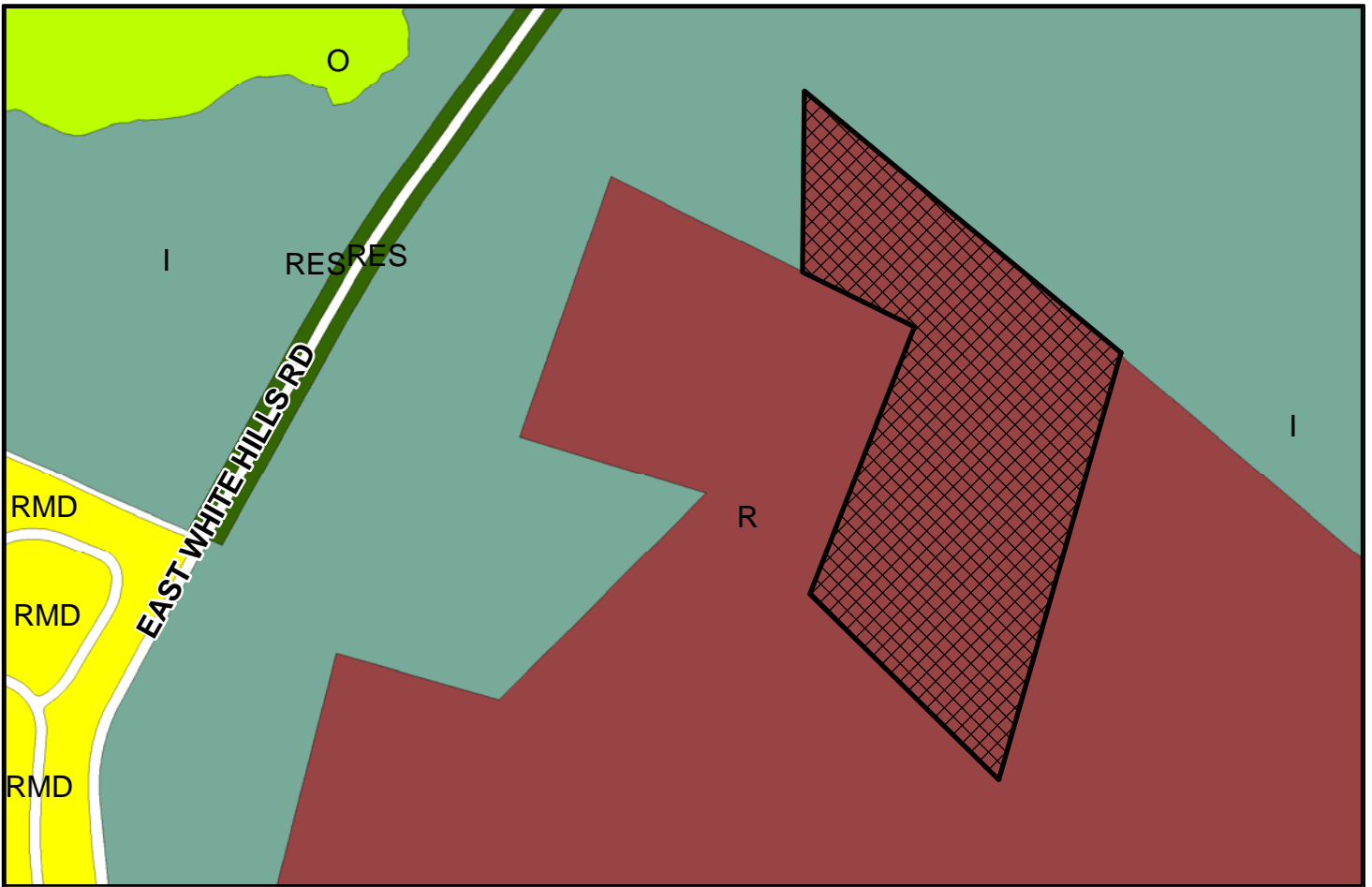
MCIP

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

City Clerk

Council Adoption

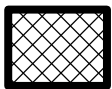
Provincial Registration



**CITY OF ST. JOHN'S
MUNICIPAL PLAN
Amendment No. 113, 2013
[Map III-1A]**

2011 03 28 SCALE: 1:7500
CITY OF ST. JOHN'S
DEPARTMENT OF PLANNING

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



AREA PROPOSED TO BE REDESIGNATED FROM
RURAL (R) LAND USE DISTRICT TO
INDUSTRIAL (I) LAND USE DISTRICT

EAST WHITE HILLS ROAD

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 567, 2013**

WHEREAS the City of St. John's wishes to allow the development of property in the area of East White Hills Road in order to permit the expansion of existing quarry operations.

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

**Rezone land in the area of East White Hills Road from
the Rural (R) Zone and the Commercial Industrial (CI)
Zone to the Industrial General (IG) Zone as shown on
Map Z-1A attached.**

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

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

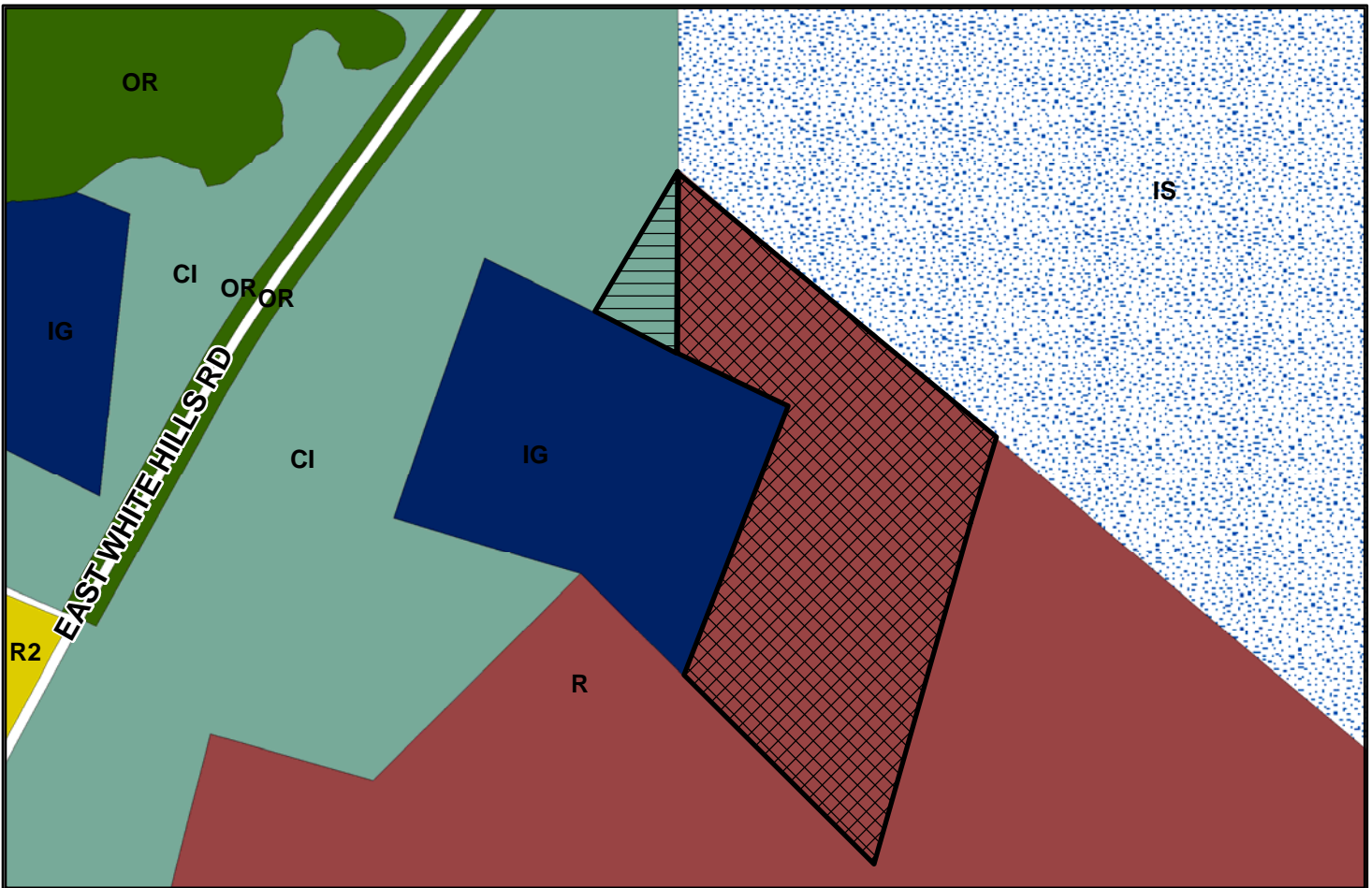
Mayor

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

City Clerk

Council Adoption

Provincial Registration



**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 567, 2013
[Map Z-1A]**

2013 03 28 SCALE: 1:7500
CITY OF ST. JOHN'S
DEPARTMENT OF PLANNING

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



AREA PROPOSED TO BE REZONED FROM
RURAL (R) LAND USE ZONE TO
INDUSTRIAL GENERAL (IG) LAND USE ZONE



AREA PROPOSED TO BE REZONED FROM
COMMERCIAL INDUSTRIAL (CI) LAND USE ZONE
TO INDUSTRIAL GENERAL (IG) LAND USE ZONE

EAST WHITE HILLS ROAD

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

MEMORANDUM

Date: January 15, 2014

To: His Worship the Mayor and Members of Council

Re: **St. John's Municipal Plan Amendment Number 117, 2013 and
Development Regulations Amendment Number 581, 2013
Civic 4 Oxen Pond Road, Ward 4
Applicant: Management Unlimited Inc.**

At the Regular Meeting of Council held on September 23, 2013, Council adopted the resolutions for St. John's Municipal Plan Amendment Number 117, 2013 and St. John's Development Regulations Amendment Number 581, 2013. The amendments are in reference to an application submitted to the City to rezone land from the Residential Low Density (R1) Zone to the Commercial Neighbourhood (CN) Zone, for the purpose of allowing an existing dwelling to be converted into office space for the neighbouring Don Cherry's restaurant. An amendment to the Municipal Plan was required.

Council appointed Mr. Stan Clinton, MCIP, as the commissioner to conduct a public hearing to consider the proposed amendments to the St. John's Municipal Plan and Development Regulations. The public hearing was held at St. John's City Hall on October 15, 2013.

Commissioner Clinton has now submitted his report on the amendments. The Commissioner recommends rejection of the amendments. A copy of the Commissioner's report is attached for Council's information and consideration. The commissioner's report further recommends a rezoning for Civic Number 4 Oxen Pond Road that would allow it to be used only as an office associated with the Don Cherry's restaurant.

Although the Commissioner's concerns are understood, staff respectfully disagree with the recommendations contained within the report for the following reasons:

- Due to existing lot size, Civic Number 4 Oxen Pond Road is unable to be rezoned to any zone which permits an office use, as it would not meet minimum lot size requirements. Council would be creating a non-conforming lot, which we are not allowed to do. The only way to accommodate an office use is if property at 4 Oxen Pond Road is consolidated with 290 Freshwater Road (Don Cherry's). If the two properties are consolidated, parking requirements would limit the development of other intensive uses onsite.
- Neighbourhood residents are concerned that if rezoned, the house could be removed and the site used for parking. Parking areas are allowed in any zone as either a permitted or discretionary use, therefore a parking lot is already possible, even without a rezoning.

ST. JOHN'S

- Concern over commercial encroachment into the residential neighbourhood was also expressed, and the need to keep commercial development along Freshwater Road. Due to the shape of this property and the existing parking lot which runs behind several houses, and is zoned Commercial Neighbourhood, the rezoning is not really extending further into the residential neighbourhood. A buffer would be required between Civic Numbers 4 and 6 Oxen Pond Road, which currently does not exist.
- Traffic and parking along Oxen Pond Road were identified as major concerns for the neighbourhood. Additional parking spaces can be provided onsite at 4 Oxen Pond Road, while additional space is available in the Don Cherry's parking lot during the day. Rental housing and those attending Memorial University have been identified as the leading cause of traffic problems and parking congestion along Oxen Pond Road.

Recommendation

If Council is in favour of the proposed rezoning for Civic Number 4 Oxen Pond Road, it is recommended that Council now approve the resolution for St. John's Municipal Plan Amendment Number 117, 2013 and St. John's Development Regulations Amendment Number 581, 2013, as adopted on September 23, 2013. If the Municipal Plan and Development Regulations Amendment are approved, these will then be referred by City staff to the Department of Municipal Affairs with a request for Provincial registration of the amendments.



Ken O'Brien, MCIP
Chief Municipal Planner

LLB/dlm

Attachments



**SUBJECT PROPERTY
4 OXEN POND ROAD**

CURTIS PL

FRESHWATER RD

STAMP'S LANE

UNIVERSITY AVE

OXEN POND RD

WEXFORD ST

DORSET ST

CN

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**RESOLUTION
ST. JOHN'S MUNICIPAL PLAN
AMENDMENT NUMBER 117, 2013**

WHEREAS the City of St. John's wishes to accommodate the conversion of an existing dwelling into office space located at Civic Number 4 Oxen Pond Road.

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

Redesignate land at Civic Number 4 Oxen Pond Road from the Residential Low Density Land Use District to the Commercial General Land Use District as shown on Map III-1A attached.

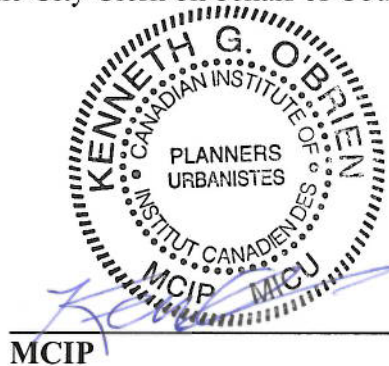
BE IT FURTHER RESOLVED that the City of St. John's requests the Minister of Municipal Affairs to register the proposed amendment in accordance with the requirements of the Urban and Rural Planning Act, 2000.

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

Mayor

City Clerk

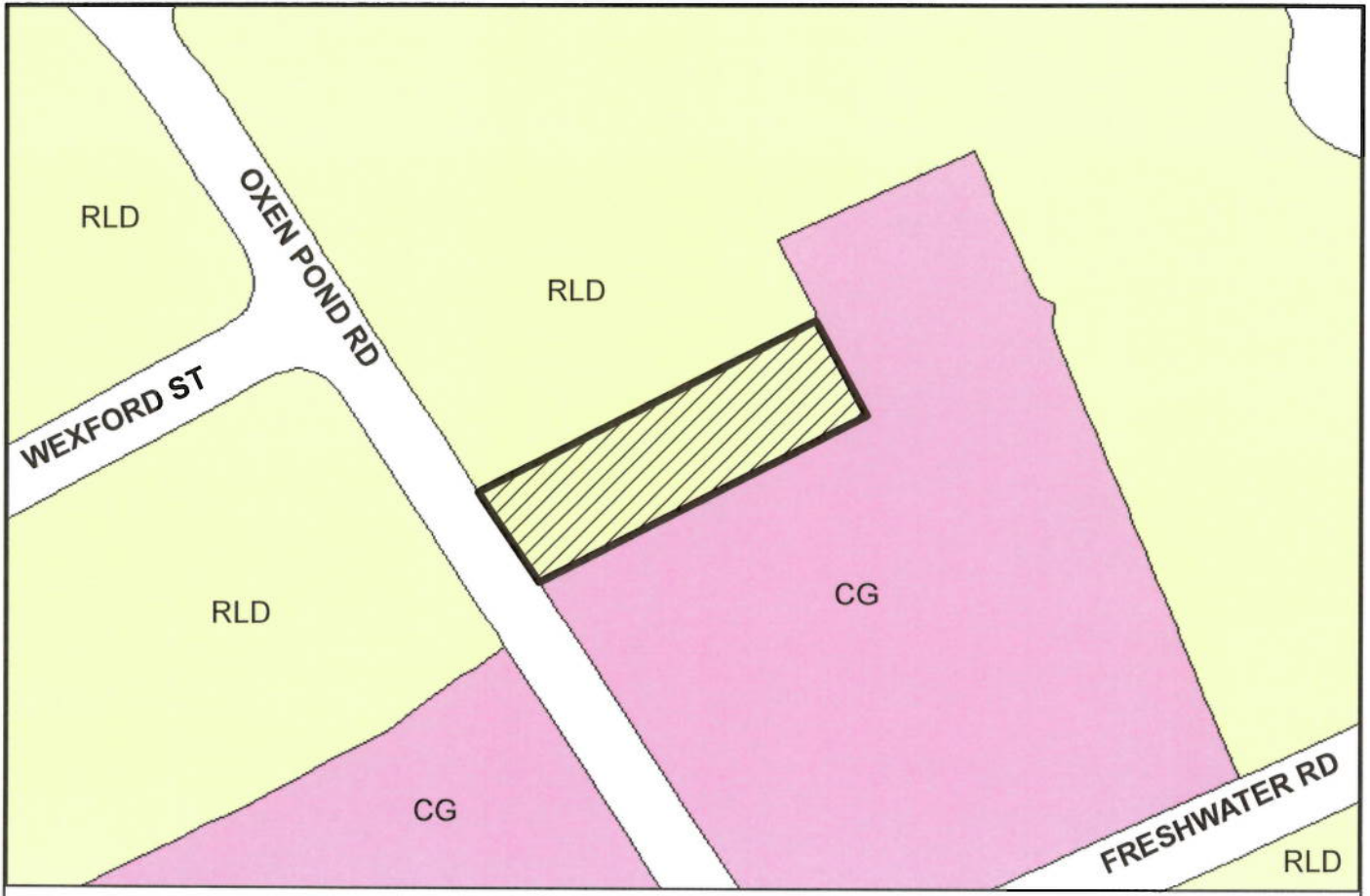
Council Adoption



MCIP

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

Provincial Registration



**CITY OF ST. JOHN'S
MUNICIPAL PLAN
Amendment No. 117, 2013
[Map III-1A]**

2013 08 27 SCALE: 1:1000
CITY OF ST. JOHN'S
DEPARTMENT OF PLANNING,
DEVELOPMENT & ENGINEERING

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



AREA PROPOSED TO BE REDESIGNATED FROM
RESIDENTIAL LOW DENSITY (RLD) LAND USE DISTRICT
TO COMMERCIAL GENERAL (CG) LAND USE DISTRICT

4 Oxen Pond Road



M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 581, 2013**

WHEREAS the City of St. John's wishes to accommodate the conversion of an existing dwelling into office space located at Civic Number 4 Oxen Pond Road.

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

Rezone land at Civic Number 4 Oxen Pond Road from the Residential Low Density (R1) Zone to the Commercial Neighbourhood (CN) Zone as shown on Map Z-1A attached.


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

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

Mayor

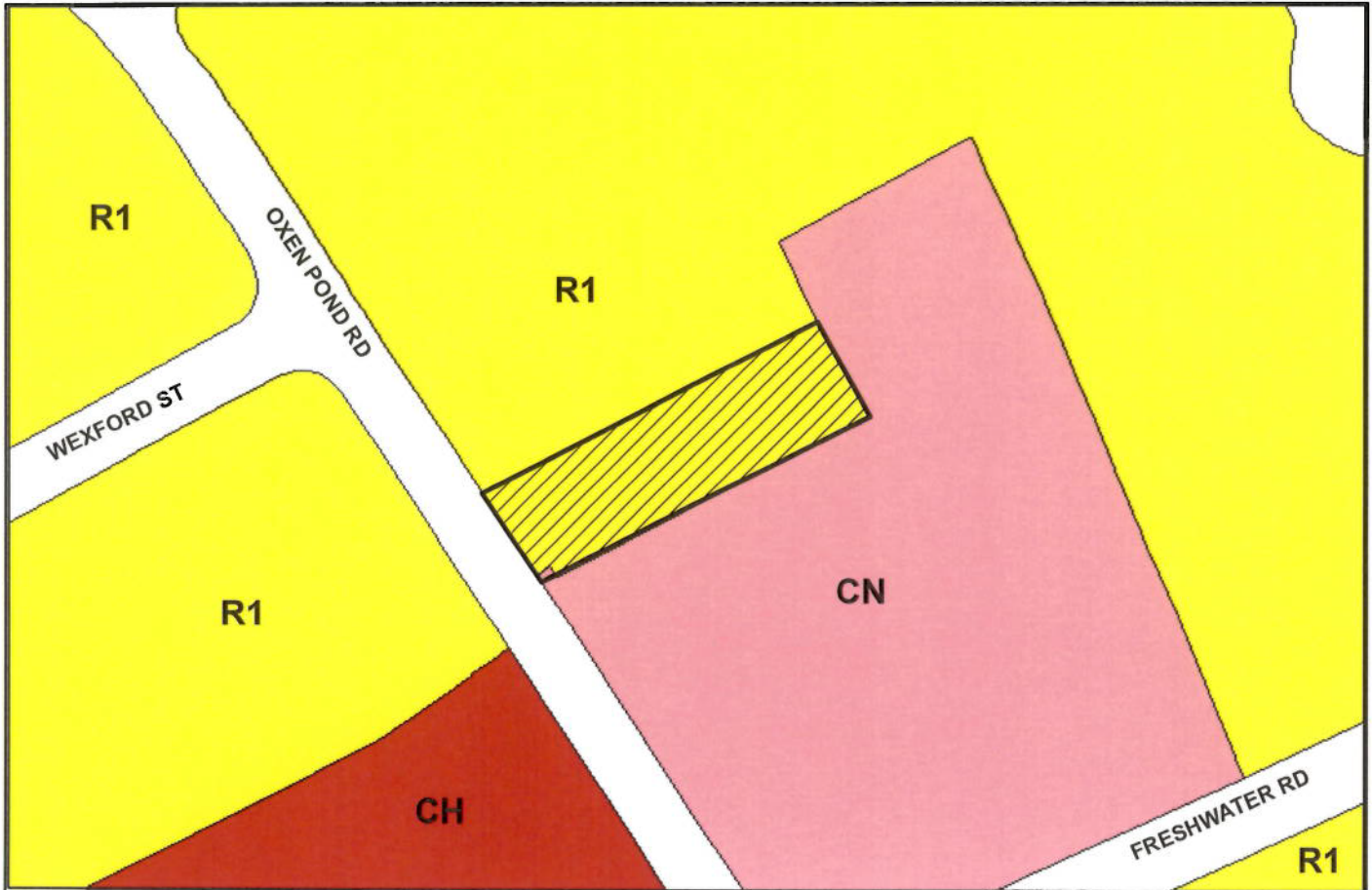
City Clerk

Council Adoption



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

Provincial Registration



**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 581, 2013
[Map Z-1A]**

2013 08 27 SCALE: 1:1000
CITY OF ST. JOHN'S
DEPARTMENT OF PLANNING,
DEVELOPMENT & ENGINEERING

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



AREA PROPOSED TO BE REZONED FROM
RESIDENTIAL LOW DENSITY (R1) LAND USE ZONE TO
COMMERCIAL NEIGHBOURHOOD (CN) LAND USE ZONE

4 Oxen Pond Road



M.C.I.P. signature and seal

Mayor

City Clerk

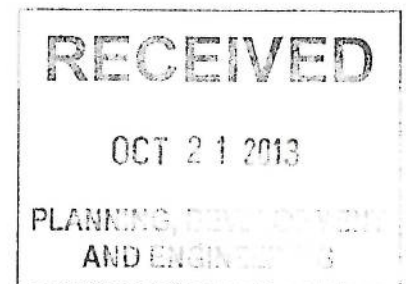
Council Adoption

Provincial Registration

Urban and Rural Planning Act

Commissioners Report Into Proposed

**City of St. John's Municipal Plan
Amendment No.117, 2013 and
Development Regulations Amendment
No. 581, 2013**



Prepared by
Stanley N. Clinton, MCIP

1.0 Introduction

Your Commissioner was appointed to conduct a public hearing should objections or representations be made to the proposed City of St John's Municipal Plan Amendment No. 117, 2013 and Development Regulations Amendments Nos. 581, 2013. I was provided with copies of the Amendments and background material from the consultation process and a copy of the Notice of Public Hearing, which was inserted in the *Telegram* on the 28th September, 2013 and the 9th October. After a review of the material along with the Municipal Plan and Development Regulations I was satisfied that due process had been followed and that should a hearing be necessary it would be in order to proceed.

Prior to the scheduled Hearing set for the 15th October, 2013, four written representations (copies attached), from Mr. Fred Steele, Mr. Tony Cox, Mr. Jack Badcock and Mr. Geoff Aylward were received concerning the proposed amendments. Consequently it was necessary for the Hearing to take place.

2.0 The Proposed Amendment

The proposed City of St John's Municipal Plan Amendment No.117, 2013 will re-designate land at number 4, Oxen Pond Road from the Residential Low Density Land Use District to the Commercial General Land Use District.

Development Regulations Amendment No. 581, 2013 will rezone land as dealt with in the Municipal Plan Amendment from the Residential Low Density (R1) zone to the Commercial Neighbourhood (CN) zone.

The purpose of the amendments is to allow the existing dwelling on number 4, Oxen Pond Road to be converted into office space for the abutting Don Cherry's restaurant.

3.0 The Hearing

The Public Hearing convened at 7 pm on the 15th October, 2013 at the St John's City Hall. Present were your Commissioner and Mr. Mark Hefferton, Planner with the City, Mr. Bernard Davis, Ward Councilor, Ms. Elizabeth Thistle and her son Geoff (the proponents of the amendments), Mr. Steele, Mr. Cox, Mr. Badcock, Mr. Aylward and two other persons.

Initially your commissioner asked Mr. Hefferton to outline the City's proposal which he did explaining why the changes in the land use class and zoning were needed if the existing residence at 4 Oxen Pond Road was to be converted into office space .In doing so he noted that the proposed zoning would also permit a range of other uses such as a day care, a clinic or even a retail use.

I was not initially aware who Ms. Thistle was and that she was the proponent so I first asked the four persons who had submitted representations if they wished elaborate on their concerns. Mr. Steele went first and handed me a petition (copy attached) containing eighteen signatures of persons living in the area, but mainly on Oxen Pond Road.

Apparently there are a number of rental properties in this area and signatures were not collected at these dwellings.

Mr. Steele stated that he has lived in the area for forty years and believes that the restaurant is already encroaching on the residential neighbourhood adding to traffic and parking issues. To illustrate this he provided a copy of an air photograph (copy attached) on which he had marked where cars were parked on the Don Cherry parking lot, adjacent property and along Oxen Pond Road and Wexford Street on one evening when he returned home.

Mr. Steele's noted that there are a number of newer or renovated homes (photographs attached) in this area but in other instances there are rental properties, such as number 4 Oxen Pond Road, which he fears may be sold and result in further proposals for conversion to commercial uses, if a precedent is set by the proposal under consideration. In doing so he noted that Mr. Hefferton had stated that there are a number of other commercial uses permitted in the proposed Commercial Neighbourhood (CN) zone and he had no faith that the subject property would necessarily remain an office.

Mr. Cox noted that there had been previous proposals to rezone the same property. These had been rejected and he wondered what had now changed. He also pointed out that the Don Cherry's restaurant had undergone renovation not too long ago and that would have been an appropriate time to have considered the inclusion of office space. He also questioned whether there was some attempt or plan for the restaurant property to expand into some back lot land adjacent to its parking lot and to the rear of some properties on Oxen Pond Road because garbage on the land had been recently removed and the grass mowed.

Mr. Badcock said that he has lived in the area for fifty years and perhaps the biggest mistake had been for area residents to have not objected strongly enough when the restaurant parking lot had been given access onto Oxen Pond Road. He is of the opinion that number four would eventually be used for an extension to the existing parking lot and this would be a further encroachment into the residential area which in itself would put pressure on other properties nearby. He claimed that number 3 Oxen Pond Road is owned by a commercial property fronting onto Freshwater Road and if number 4 is allowed to convert to a commercial use this could set a precedent for the owners of number 3 to seek a similar solution. He further stated that in his opinion the City's circulation of the proposal to properties only within 150 metres was insufficient.

Mr. Aylward thought that residents had been put in a position where they had to fight a proposal as against the proponent having to justify its proposal. He thought there should have been more consultation and a better attempt to explain the implications of the proposed rezoning because he does not believe that most people understand the technical issues and that there are a range of other uses to which the property could be put if the rezoning is permitted. He also wondered like others before him why so much office space was needed and why it had not been incorporated into the restaurant when renovations were done.

Mr. Aylward noted that the property in question had been bought as a residence and the purchaser had no reasonable expectation of a commercial use. He believes that unless

there is some overriding public interest in seeing it converted then the private interests of the purchase should not prevail when to do so would result in a further encroachment of a commercial use into a residential area. After all residents had bought into a residential area and had a reasonable expectation that it would remain so. Except for the driveway to the parking lot commercial uses have until now been oriented to the Freshwater Road frontage and that should remain the case. If number 4 is allowed to convert, then what is next? Number 6 is then abutting a commercial use and becomes blighted in the same manner as number 4 is now blighted by virtue of abutting a parking lot with no buffer.

Mr. Davis after hearing the concerns raised said he could see why residents were worried about the creep of commercialism into their neighbourhood.

On behalf of Don Cherry's restaurant Ms. Thistle addressed some of the points raised in opposition. With the benefit of hindsight she acknowledge that perhaps the need for office space should have been considered at the time renovations were undertaken. Never the less there is now no space for administration or management to meet in the restaurant. In her opinion the area has changed and is changing because of its proximity to the university and hospital. She would not expect that number 4 would ever become a family home again even if it were not rezoned for commercial purposes.

In reference to the land locked area, noted earlier by Mr. Cox, Ms. Thistle stated that her company had at one time requested to purchase it and had in the past cleared some garbage, but had not been responsible for the latest clean up and cutting of the grass. In fact it was later determined that City staff had done that work after receiving complaints from residents.

4.0 Analysis

The main concerns of residents are that if these amendments are approved and commercial development moves one lot further down Oxen Pond Road then a precedent has been set and the next lot comes under pressure as do lots on the other side of the road. In fact in stating that in her opinion number 4 would never become a family residence again Ms. Thistle was confirming the fear of residents. That is to say by virtue of its relationship to an existing commercial use it was no longer attractive as a single family residence and if that is the case what happens to number 6 if number 4 is converted and so on?

The perceived open ended nature of the proposed zoning was also of concern when it learnt that although the present proposal is to convert a house for office use there are other uses which could be permitted. In fact the biggest concern seemed to be that the house would eventually be torn down and the land used as part of a parking lot.

The existing traffic levels were mentioned but I do not believe that the conversion of this house into an office would materially impact this situation. However if the parking situation is as tight as it appears the temptation to eventually use number 4 for parking must be a real possibility.

I tend to agree with the concerns expressed by the residents who came forward and which were supported by those who signed a petition. Freshwater Road is the focus of commercial development and this should not be allowed to further encroach on this neighbourhood. Although from the restaurant's perspective an access/egress for its parking lot onto Oxen Pond Road is an asset, because of the difficulty of egress on to Freshwater Road, it is never the less already an encroachment into the residential area neighbourhood and I do not think that a further open ended encroachment is acceptable.

The proponent after all did purchase this property with a residential use and failed when renovating its restaurant to take into account the need for meeting space. Residents on the other hand did buy into a residential area and should expect a level of certainty and protection as expressed in the City's Municipal Plan and Development Regulations.


Never the less I am of the opinion that if the structure on number 4 retains the appearance of a house then an office use, if the zoning could be limited to that, would not be a bad thing. However I can not support the proposed zoning which would permit other uses including parking.

5.0 Recommendation

After considering the representations and the above Analysis, I recommend that;

1. The City of St John's Municipal Plan Amendment No. 117, 2013 as adopted not be approved by The Council of the City of St John's,
2. The St John's Development Regulation Amendment Nos. 581, 2013 as adopted by Council not be approved and,
3. Council consider a zoning for number 4 Oxen Pond Road that would allow it to be used only as an office associated with the Don Cherry's restaurant.

Respectfully submitted,



Stanley N. Clinton, MCIP

Dated October 21, 2013

September 6, 2013

Mayor Dennis O'Keefe
City of St. John's
10 New Gower Street
P.O. Box 908
St. John's, NL
A1C 5M2

Dear Mr. Mayor,

RE: Concerns Regarding a Request for Rezoning of #4 Oxen Pond Road

Firstly, I would wish to take this opportunity to introduce myself. My name is Fred Steele. I reside at [REDACTED] Oxen Pond Road. Recently, I received a notification of a meeting that was to be held at City Hall on August 20, 2013. The purpose of the meeting was to get input from the residents living within 150 meters of Don Cherry's restaurant located on Freshwater Road. This meeting was held to review a request that #4 Oxen Pond Road be rezoned from residential to commercial in order to accommodate office space for Don Cherry's restaurant. There were a small number of residents in attendance, the majority voicing their objection to this proposal.

The meeting was scheduled for 7:00 p.m. However, I arrived early and was greeted by a very pleasant lady, Lindsay Lyghtle Brushett, from the Planning Department. At that time, I had an opportunity to review some of my concerns. Her response was that this is the type of input we would like to hear. A short time later, the chair of the meeting, Councillor Colbert, arrived. The meeting commenced at 7:00 p.m. and I, like other attendees, had an opportunity to present our views and concerns. I was concerned about the small turnout but it probably wasn't surprising considering the large number of rental homes in the area. I have lived on Oxen Pond Road for 35 years. It is my opinion that this is one of the most beautiful and convenient areas of the city. However, a number of concerns have arisen with this area over time and in the context of these, rezoning is unacceptable!

Following are our concerns:

- a. If #4 is rezoned commercial, will they be allowed to tear it down to create extra parking for Don Cherry's? Don Cherry's recently (within the last year) already extended their building. Could they not have planned for an office in that expansion? It is not inconceivable that the plan would be to turn #4 into extra parking by demolishing the existing building if it is rezoned.
- b. If the request for rezoning were to be granted, what would Council do in the event that they receive additional requests for rezoning in this area?

- c. Parking in this area is a major problem. For example, on my way home from the meeting at City Hall, I noticed Don Cherry's parking lot driveway, the dental clinic and Stockwoods parking lots were filled to capacity plus there were 11 cars parked on both sides of the street . What a mess!
- d. Between 3:30 p.m. until 5:30 p.m. Monday through Friday there is bumper to bumper traffic from University Avenue turning onto Oxen Pond Road.
- e. There are many rentals that have 3, 4 or 5 cars which creates additional pressure on Oxen Pond Road
- f. Council approved a group home at #19 Oxen Pond Road – one of ten that they have in this city. I am sure Council is not aware that this home is utilized as the organization's headquarters which has caused additional problems as often there are up to 10 additional cars parked on this street.
- g. It seems as though nobody wants to act on improving the mess of garbage left uncovered. There was such a mess outside one of the rental homes that I took it upon myself to put out their rotting garbage totaling 22 bags. The garbage man was not impressed. There is no wonder we have an abundance of rodents, gulls, and crows in this area. I would like to point out that the majority of the problems we have with garbage comes from the rental properties where owners are non-existent.
- h. Are there inspectors in place to ensure rental properties have adequate plumbing, electrical, fire escapes, sprinkler systems, fire detection and handicap ramps before somebody gets seriously injured? I would strongly suggest Council inspect all apartments and home rentals both interior and exterior. The owners are, after all, operating a business. Furthermore, the owners and the City are ultimately responsible to ensure the safety of the tenants. Correct me if I am wrong, but it is my understanding that all apartments are to be certified and registered with the City.
- i. My guess is that 75% of the homes in the surrounding area are owned and occupied by senior citizens who take great pride in the condition of their properties. The other 25% are rentals that have 2 and 3 apartments. If Council does not take action to get control of this situation, things can only get worse. It just isn't fair that seniors who reside in this area and who have worked hard all of their lives have to be subjected to the deteriorating conditions in this area. We say NO to the SUGGESTION OF REZONING.
- j. There are houses on Oxen Pond Road that have no lawns – only pavement – houses with 3 electrical meters. Is this legal in this area?
- k. Throughout the winter it is a nightmare for the snow plow operators to clear our street.
- l. Mr. Mayor, I have been a fan of the current administration, but unfortunately your administration has failed miserably to ensure the seniors on Oxen Pond Road and the surrounding area are looked after in the manner they justly deserve.
- m. It is our opinion that regulations should be introduced to limit the number of non-residential rental properties in any given sub-division.

WE, THE UNDERSIGNED, DISAGREE WITH THE RE-ZONING OF #4 OXEN POND ROAD

NAME	ADDRESS	TELEPHONE NUMBER
Fred Steele	Oxen Pond rd	
HAROLD BLACKMOR	OXEN POND RD	
x John O'Connell	Oxen Pond Rd	
Elaine O'Connell	" "	
+ Jack Bodcock	Oxford St	
Rosaleen Bartlett	University Ave	
x Mike Walsh	Oxen Pond	
Douglas K. Bartlett	Oxen Pond Road	
x Art Miller	University Ave.	

WE, THE UNDERSIGNED, DISAGREE WITH THE RE-ZONING OF #4 OXEN POND ROAD

NAME	ADDRESS	TELEPHONE NUMBER
Rayne Lewis-Bartlett	Oxen Pond Rd, St Johns	
Brian Dawe	Oxen Pond Rd	
Mike J. Sears Vicki Sears	Oxen Pond Rd	
Stan Rollman	Oxen Pond Rd	
Marcella Rollman	Oxen Pond Rd	
H. He	Oxen Pond	
H. He	Oxen Pond	
Janet S. S.	DORSET	
H. He	Oxen Pond Rd	

Stan Clinton

From: "Ken O'Brien" <kobrien@stjohns.ca>
Date: Thursday, October 10, 2013 1:17 PM
To: "Stan Clinton" <sclinton@nl.rogers.com>
Cc: "Mark Hefferton" <MHefferton@stjohns.ca>
Subject: Objection - Public hearing for 4 Oxen Pond Road

Mr. Commissioner, here is a submission.

Regards,

Ken

.....
Ken O'Brien, MCIP -- Chief Municipal Planner

City of St. John's, Department of Planning, Development and Engineering
10 New Gower Street, 3rd floor - Mailing address: PO Box 908, St. John's, NL, Canada A1C 5M2
Phone 709-576-6121 Fax 709-576-8625 Email kobrien@stjohns.ca

MCIP - Member of the Canadian Institute of Planners

----- Forwarded by Ken O'Brien/CSJ on 2013/10/10 01:16 PM -----

----- Forwarded by Phyllis Bartlett/CSJ on 2013/10/10 09:09 AM -----

From: "Tony Cox" <[REDACTED]>
To: <citycouncil@stjohns.ca>,
Cc: <cityclerk@stjohns.ca>
Date: 2013/10/09 08:39 PM
Subject: Rezoning #4 Oxen Pond Road

Hello;

I have just noticed in today's Telegram that the city has agreed to seek rezoning of #4 Oxen Pond Road despite a number of concerns raised at an earlier hearing on the matter. To date I have seen no answers forthcoming relative to a number of questions raised at that hearing, and therefore object to the decision to move the matter forward to Municipal Affairs for approval.

I am planning to be in attendance at the Public Hearing on October 15, with a number of questions relating to the matter.

Tony Cox
[REDACTED] Oxen Pond Road

No virus found in this message.

Checked by AVG - www.avg.com

Version: 2013.0.3408 / Virus Database: 3222/6738 - Release Date: 10/10/13

Stan Clinton

From: "Ken O'Brien" <kobrien@stjohns.ca>
Date: Friday, October 11, 2013 8:00 AM
To: "Stan Clinton" <sclinton@nl.rogers.com>
Cc: "Phyllis Bartlett" <PBartlett@stjohns.ca>; "Mark Hefferton" <MHefferton@stjohns.ca>
Subject: Objection - Rezoning 4 Oxen Pond Rd

Mr. Commissioner, this is for the public hearing.

Regards,

Ken

.....
Ken O'Brien, MCIP -- Chief Municipal Planner

City of St. John's, Department of Planning, Development and Engineering
10 New Gower Street, 3rd floor - Mailing address: PO Box 908, St. John's, NL, Canada A1C 5M2
Phone 709-576-6121 Fax 709-576-8625 Email kobrien@stjohns.ca

MCIP - Member of the Canadian Institute of Planners

----- Forwarded by Ken O'Brien/CSJ on 2013/10/11 07:59 AM -----

----- Forwarded by Phyllis Bartlett/CSJ on 2013/10/10 02:34 PM -----

From: [REDACTED]
To: <cityclerk@stjohns.ca>,
Date: 2013/10/10 02:06 PM
Subject: Rezoning 4 Oxen Pond Rd

Dear Sir

I strongly object of any re zoning of any property on Oxen Pond Road. I am a resident for over 50 years an will be making a submission at the meeting

Jack Badcock
[REDACTED] Wexford St

No virus found in this message.

Checked by AVG - www.avg.com

Version: 2013.0.3408 / Virus Database: 3222/6739 - Release Date: 10/10/13

MEMORANDUM

Date: January 15, 2014

To: His Worship the Mayor and Members of Council


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

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

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

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

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



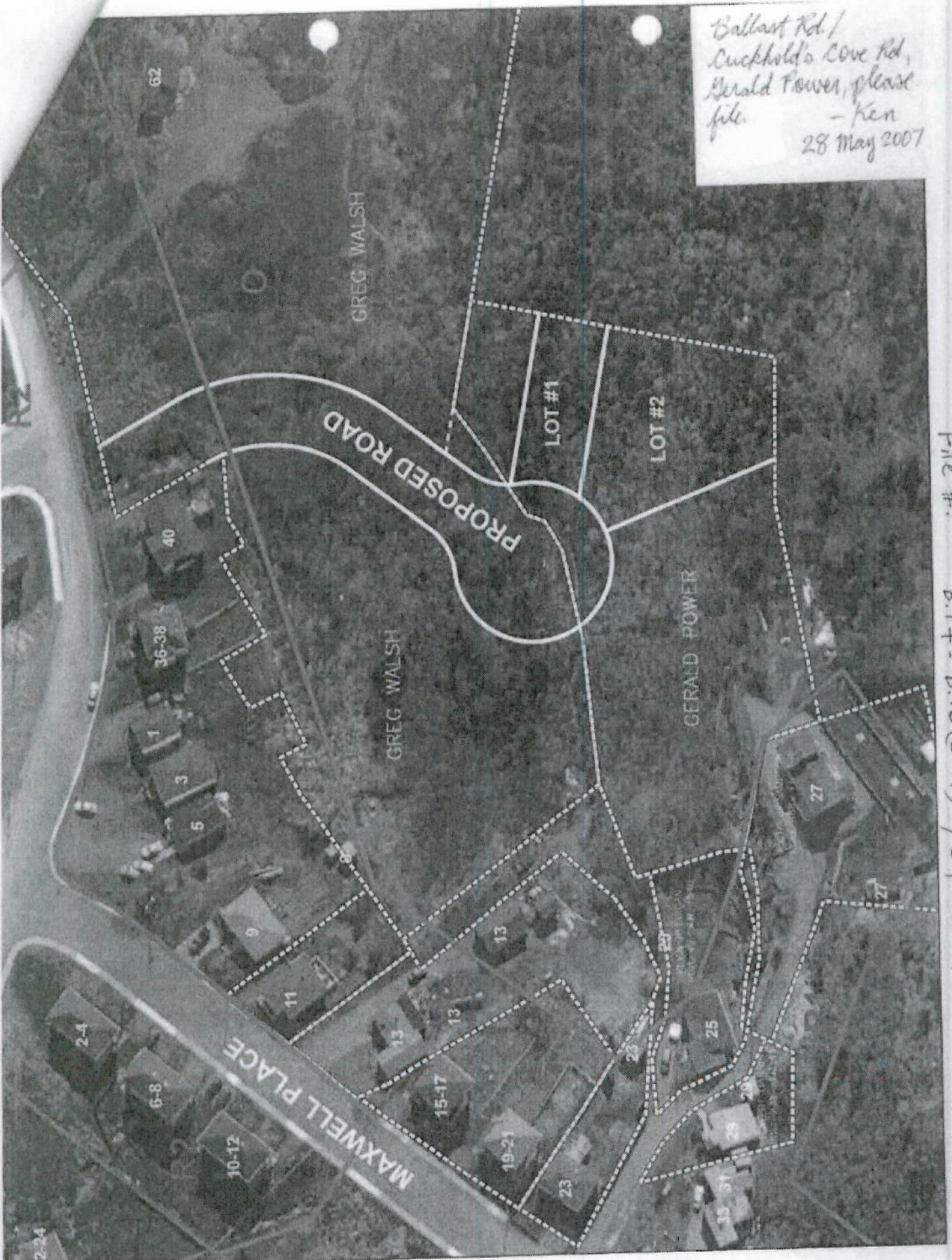
Ken O'Brien, MCIP
Chief Municipal Planner

PDB/dlm
Attachment

g:\planning and development\planning\kobrien\2014\mayor - cuckhold's road- ballast road - january 15 2014 (pdb).docx

ST. JOHN'S

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



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

MEMORANDUM

Date: April 29, 2013

To: Chair and Members of the Planning and Housing Standing Committee

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

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

The application, the ninth (2 development applications and 7 rezoning applications) in a series of applications since 2003 by the same applicant, is recommended for rejection.

BACKGROUND

The subject property is located atop a low rocky hill (lower part of Carronade Hill) which is part of the base of Signal Hill, is steeply sloped on its eastern boundary, and without street frontage. It is backland with an area of approximately 0.6 hectare (1.49 acres). Almost all of the road would be located on and provide frontage to the other party's land, which it would bisect. No other development along the road is proposed at present by the other party.

Undeveloped land abutting the subject property on three sides owned by the other party is similarly zoned, undeveloped, and with limited street frontage; the part with frontage on Cuckhold's Cove Road is in the R1 Zone to a depth of about 30 metres. The boundary of the Signal Hill National Historic Site is nearby.

Six (6) previous rezoning applications by this applicant (four (4) using Maxwell Place/Ballast Road for access and two (2) similar to the present that involved using the other party's land for a road from Cuckhold's Cove Road) were unsuccessful. During the review of the second-to-last application the Department of Engineering identified significant technical/servicing issues associated with the proposed develop and which the applicant had not addressed. These issues related to the ability of municipal infrastructure to accommodate the proposed development, possible adverse impacts on neighbouring residential properties, and the subject property not having frontage on an existing public road. This new application does not address these issues.

During the preparation of the Quidi Vidi Village Development Plan, the neighbouring property owners proposed the rezoning of their lands in this area to residential zoning, with a new road running through the land for development on both sides: this proposal was rejected. The newest application again resurrects the development proposal, using a private road.

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

DISCUSSION

	St. John's Municipal Plan	St. John's Development Regulations
Existing	Open Space (OS) District	Open Space (O) Zone
Proposed	Residential Low Density (RLD) District	Residential Low Density (R1) Zone

Planning Considerations

1. The subject property is designated Open Space (O) under the St. John's Municipal Plan. Lands are designated Open Space because of being physically unstable (such as steep slope) or being aesthetically pleasing (such as hills and ridges). In this case, the Open Space lands border the National Historic Site and provide a circle of green around the village.
2. The subject property is in Planning Area 2 (East End/Battery/Quidi Vidi Village) and development there is guided by the Planning Area 2 Development Plan. Its General objectives are to preserve and enhance historic landscapes and natural features; views of Signal Hill and Quidi Vidi Lake; and residential neighbourhoods. The policy of the Planning Area 2 Development Plan is to protect the character of Quidi Vidi Village and surrounding scenic and historic sites without jeopardizing reasonable opportunities for development. The subject property is not within the historic village but is part of the surrounding hills bordering Signal Hill National Historic Site.
3. Rezoning and development of the subject property as proposed would be contrary to the provisions of the Municipal Plan for Planning Area 2. To rezone the subject property a Land Use Assessment Report (LUAR) may be required, and it would be necessary to amend the Municipal Plan by redesignating the subject property to the Residential Low Density District and by altering the PA2 Development Plan.
4. With the assistance of outside consultants, residents of Quidi Vidi Village and owners of property in Quidi Vidi Village, the *Quidi Vidi Village Development Plan* (QVVDP) was completed in February 2006 and adopted by Council in October 2006. Its purpose was to aid in the development of this area as a tourist attraction and an attractive place to reside. Amongst the QVVDP recommendations were that a circle of green be maintained around the upper reaches of the village. The QVVDP recommends that this large area zoned Open Space should remain unchanged.

Technical Considerations

The Department of Engineering assesses development proposals in terms of access and serviceability. In 2011 Engineering offered the following comments which remain applicable to this latest application:

1. Cuckhold's Cove Road must be upgraded to a typical local street standard (11.5 metres of asphalt, curb and sidewalk) from the point where the existing curb and sidewalk ends (on the south side of Cuckhold's Cove Road near Civic No. 38) to the east side of the proposed access point.
2. There is a sanitary sewer main in Regiment Road. The applicant needs to supply sanitary sewer rates of discharge as well as a Site Plan indicating the point(s) of connection to the City's sanitary sewer system.

3. There is a storm sewer main in Regiment Road; however, there are downstream stormwater capacity issues in this area. The applicant needs to provide information on the volume of runoff and the outfall location or point of connection to the City's storm sewer system.
4. There is a water main in Cuckhold's Cove Road that terminates prior to the proposed access to the development. The proposed development must be designed with due consideration given to the flow that is available for domestic and fire protection services.
5. The applicant must retain a qualified professional geoscientist to assess the geology of the site and to make recommendations regarding the following items:
 - Methods to be used to safely excavate rock;
 - The effect of proposed rock excavation on the stability of the existing slope on the higher areas of the site;
 - The effect of proposed rock excavation on nearby existing buildings; and
 - The extent of pre-excavation surveys of existing housing stock in the vicinity of the excavation

CONCLUSION and RECOMMENDATION

The proposed rezoning of backland to accommodate residential development would not be appropriate for this location:

- The landlocked site is atop a low rocky hill which borders Signal Hill National Historic Site, and within an area designated Open Space by both the Planning Area 2 Development Plan and the Quidi Vidi Village Development Plan.
- The Department of Engineering has identified significant technical/servicing issues.
- Access to the proposed two lots would be achieved by a private access road built on land that is owned by another party. Under Sections 5.1.1 and 8.1 of the Development Regulations, residential building lot development is not permissible except where each lot would have adequate frontage on a Public Street. It would not be prudent or fiscally responsible for the City to accept a road 160 metres in length that would have to be maintained and serviced for two residential properties.

This rezoning application does not warrant consideration for approval. **It is recommended that it be rejected.**

This is provided for the consideration of the committee.

Ken O'Brien, MCIP
Acting Director of Planning

Paul Boundridge, MCIP
Planning Coordinator

PB/sf

MEMORANDUM

Date: January 15, 2014

To: His Worship the Mayor and Members of Council

Re: **St. John's Municipal Plan Amendment Number 123, 2013, and
St. John's Development Regulations Amendment Number 594, 2013
Proposed six (6) Storey Residential Condominium Building
16 Francis Street, Ward 5
Applicant: Mr. Sean Kavanagh, Kavanagh Associates**

At the Regular Meeting of Council held on December 16, 2013, Council agreed to proceed with the proposed amendments and asked the Department of Municipal Affairs to issue a Provincial release for St. John's Municipal Plan Amendment Number 123, 2013 and St. John's Development Regulations Amendment Number 594, 2013. These amendments would redesignate and rezone land at Civic Number 16 Francis Street from the Residential Low Density (R1) Zone to the Apartment Medium Density (A2) Zone. The purpose of the amendments is to accommodate a proposal for a six (6) storey residential condominium building.

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

Recommendation

It is recommended that Council now adopt the attached resolutions for St. John's Municipal Plan Amendment Number 123, 2013 and St. John's Development Regulations Amendment Number 594, 2013, to rezone land from the Residential Low Density (R1) Zone to the Apartment Medium Density (A2) Zone to permit the proposed six (6) storey residential condominium building.

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

The proposed date for the public hearing is Thursday, February 13, 2014 at 7pm at St. John's City Hall.



Ken O'Brien, MCIP
Chief Municipal Planner

MH/dlm

Attachment

g:\planning and development\planning\kobrien\2014\mayor - 16 francis street jan 15 2014 (mh) docx

ST. JOHN'S

**RESOLUTION
ST. JOHN'S MUNICIPAL PLAN
AMENDMENT NUMBER 123, 2013**

WHEREAS the City of St. John's wishes to allow a residential condominium development at Civic Number 16 Francis Street [Parcel ID #352388].

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

**Redesignate the land at 16 Francis Street from the
Residential Low Density (RLD) District to the
Residential High Density (RHD) District as shown on
Map III-1A attached.**

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

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

Mayor

City Clerk

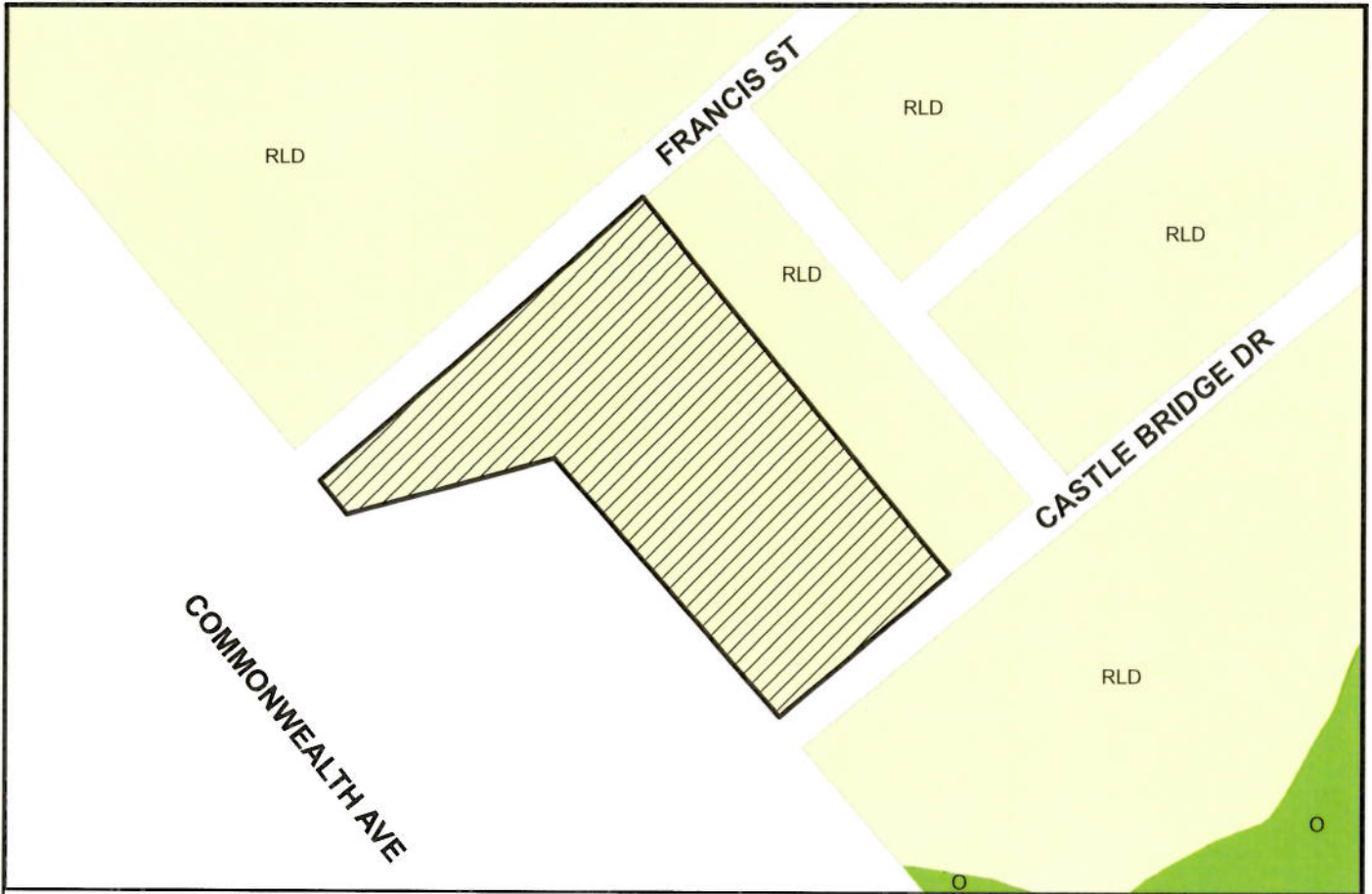
Council Adoption



MCIP

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

Provincial Registration



**CITY OF ST. JOHN'S
MUNICIPAL PLAN
Amendment No. 123, 2013
[Map III-1A]**

2013 12 11 SCALE: 1:2000
CITY OF ST. JOHN'S
DEPARTMENT OF PLANNING,
DEVELOPMENT & ENGINEERING

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



AREA PROPOSED TO BE REDESIGNATED FROM
RESIDENTIAL LOW DENSITY (RLD) LAND USE DISTRICT TO
RESIDENTIAL HIGH DENSITY (RHD) LAND USE DISTRICT

**16 Francis Street & Castle Bridge Drive
Apartment Building**



M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 594, 2013**

WHEREAS the City of St. John's wishes to allow a residential condominium development at Civic Number 16 Francis Street [**Parcel ID #352388**].

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

Rezone land at Civic Number 16 Francis Street from the Residential Low Density (R1) Zone to the Apartment Medium Density (A2) Zone as shown on Map Z-1A attached.

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

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

Mayor

City Clerk

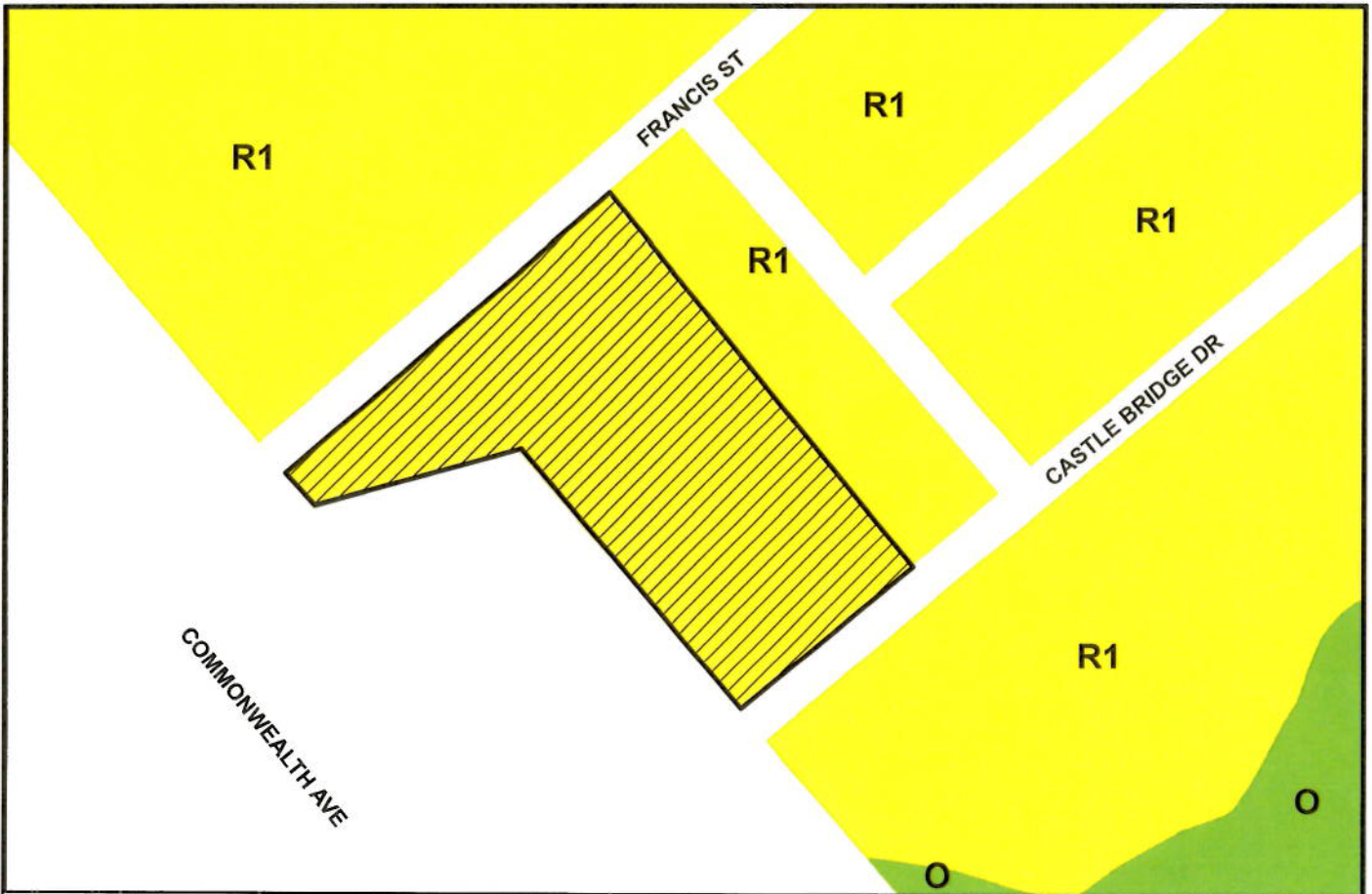
Council Adoption



MCIP

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

Provincial Registration



**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 594, 2013
[Map Z-1A]**

2013 12 11 SCALE: 1:2000
CITY OF ST. JOHN'S
DEPARTMENT OF PLANNING,
DEVELOPMENT & ENGINEERING

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



AREA PROPOSED TO BE REZONED FROM
RESIDENTIAL LOW DENSITY (R1) LAND USE ZONE TO
APARTMENT MEDIUM DENSITY (A2) LAND USE ZONE

**16 Francis Street & Castle Bridge Drive
Apartment Building**



M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

REPORT

Finance and Administration Committee

Tuesday, January 14, 2014 at 12:00 noon
Conference Room A, 4th Floor, City Hall

In Attendance:

Councillor Danny Breen, Chairperson
Deputy Mayor Ron Ellsworth
Councillor Bruce Tilley
Councillor Art Puddister
Councillor Tom Hann
Councillor Dave Lane
Councillor Wally Collins
Councillor Sandy Hickman
Councillor Jonathan Galgay
Councillor Bernard Davis – 12:15
Mr. Robert Smart, City Manager
Mr. Neil Martin, Deputy City Manager
Mr. Robert Bishop, Deputy City Manager, Financial Management
Kevin Breen, Director of Human Resources
Mr. Sean Janes, City Internal Auditor
Ms. Maureen Harvey, Recording Secretary

1. **Memorandum from the Deputy City Manager – Financial Services re: response to MUNSU’s request for tax exemption**

The Committee considered a memorandum from the Deputy City Manager dated January 9, 2014 with respect to the history of trying to collect taxes on property leased by the MUN Student Union for its offices and the Breezeway Bar on the MUN Campus.

Recommendation:

The Committee recommends that with respect to outstanding billings for MUNSU, approval be given to provide a 50% abatement of interest, interest-free status until the past due amount is paid in full and a ten year time frame to pay the outstanding amount. It is further recommended that the request for an exemption of Business Realty Tax be rejected.

2. **Memorandum dated November 29, 2013 from the Deputy City Manager, Corporate Services re: Policy Respecting an Integrated Management Pay Plan/Job Evaluation/Performance Management System.**

The Committee reviewed a memorandum from the Deputy City Manager – Corporate Services with respect to a single comprehensive and integrated corporate policy with respect to a

management pay plan, a management job evaluation system and a management performance measurement system.

The new system, if approved will be coincident with the rescission of the following existing policies:

1. 03-03-12 Management salary system
2. 03-03-06 Compensation for union personnel substituting in non-union positions
3. 03-02-07 Temporary assignment of management employees
4. 03-03-10 Compensation in lieu of overtime for management personnel

Recommendation

The Committee recommends that Council approve the new policy governing the Management Pay Plan/Job Evaluation System/Performance Evaluation System with an understanding that once the financial implication is determined, it be tabled with the Committee and Council.

3. Request from MUN Engineering Society 'A' to become part of the annual Winter Charity Ball.

The Committee reviewed a request from MUN Engineering Society 'A' inviting the City to become a sponsor of the annual Winter Charity Ball which is scheduled to take place on February 21st, 2014 at the Johnson GEO Centre.

Recommendation

The Committee recommends rejection of a request by the MUN Engineering Society 'A' to become a sponsor of the annual Winter Charity Ball, as it is outside the purview of the City's policy on donations.

4. Requests for Financial Support for Meetings/Conventions/Sporting Events:

A memorandum from the Deputy City Manager – Corporate Services dealing with requests for financial support under Policy: 04-09-02 was discussed. The Canadian National Boccia Organization has requested funding for the National Championships which is taking place March 27-30, 2014.

The policy provides for an amount of \$500.

Recommendation:

The Committee recommends approval of a grant in the amount of \$500 for the Canadian National Boccia Championships.

5. Memorandum from the Deputy City Manager – Financial Services re: acceptance of credit cards for tax payments.

The Committee considered a memorandum from the Deputy City Manager – Financial Management dated January 9, 2014 regarding the acceptance of credit cards for tax payments.

Mr. Bishop indicated subsequent to prior research on this matter, it has been determined that businesses have been created that provide a payment service to many users, including many municipalities across Canada, and there is a service fee charged by the businesses which covers the merchant discount as well as providing a revenue stream for the business. This is permissible under the credit card agreement while the addition of a service fee is still disallowed for “face-to-face” transactions.

Recommendation

The Committee recommends that staff continue to move forward in exploring the option of accepting credit card payments for taxes on the basis that, if approved, taxpayers would be aware of any upfront surcharge associated with the transaction.

a. Request from NL Cadets for funding to sponsor a NL Cadet to the 70th Anniversary of D-Day and Battle of Normandy Celebrations in the UK and France.

The Committee considered a request to fund a cadet in the amount of \$3,500 to travel to France and UK to participate in the above noted celebrations.

Recommendation

The Committee recommends approval of the amount of \$3,500 to the NL Cadets with funds coming from the City’s Grants Budget.

Councillor Danny Breen
Chairperson

REPORT OF MEETING

Regional Water Committee
Thursday, December 12, 2013 at 12:00
noon Bay Bulls Big Pond

In Attendance:

City of St. John's:

Deputy Mayor Ron Ellsworth, Chairperson
Mr. Paul Mackey, Deputy City Manager, Public Works
Mr. Bob Bursey, City Solicitor
Ms. Lynnann Winsor, Director of Water & Wastewater
Mr. Terry Knee, Manager, Regional Water System
Mr. Shawn Hays, System Engineer, Regional Water System
Mr. Derek Coffey, Manager of Budget and Treasury
Ms. Maureen Harvey, Recording Secretary

City of Mount Pearl:

Councillor Lucy Stoyles
Councillor Dave Aker
Ms. Tina O'Dea, Manager of Engineering Services

Town of Conception Bay South

Councillor Ken George
Jennifer Manuel, Director of Engineering and Public Works

Town of Paradise:

Mr. Rod Cumby, Chief Administrative Officer
Ms. Ron Fleming, Director of Public Works

Town of Portugal Cove-St. Philips

Mayor Moses Tucker
Ms. Gail Tucker, Director of Public Works

1. Capital Reserve Replacement Fund

The Director of Water/Wastewater advised the committee that in accordance with the direction from the Committee at its May 24, 2013 meeting, staff have commenced compiling a list of major equipment that would require periodic replacement at the Regional Water System Bay Bulls Big Pond and associated pumping stations. A listing of major equipment (defined as \$25,000 and over) is ongoing with completion of an itemized list with remaining life expectancy to be completed by early 2014.

2. Bay Bulls Big Pond CP#2 DAF Project Update

The following was provided as an update of the Baby Bulls Big Pond DAF CP-2 project currently under construction. Values shown do not include H.S.T.

CP-2 DAF Plant and Fit-Up Original Contract Value	\$21,309,190
Current total value of contract (inclusive of change orders)	\$21,591,288
Total value of work completed	\$20,983,784
Total paid out to date (less 10% holdback from total work complete)	\$18,885,406
Percentage Complete: 97%	

CP-2 Change Order Status:

Approved additions:	\$589,388
Deductions	\$307,289
Increased cost to original contract	\$282,098
Percent contract increased: 1.3%	

It was noted the consultants estimate substantial completion by December 31, 2013 and total completion within a month or two

Staff was commended on the modest 1.3% increase of such a large contract.

3. Update on Water Level

The Committee was provided with a graph showing water levels at Bay Bulls Big Pond noting that the level is currently approximately 2 feet below the maximum level of 33 feet.

At the last meeting of May 24, 2013, the Committee requested that a representative of the City of St. John's Legal Department attend the next meeting to discuss the ramifications of having a formal agreement in place with NL Power.

Mr. Bursey, City Solicitor, was present and gave an overview of prior discussions with NL Power and an agreement that was drafted in 2003/04, but never signed, because the City Director, at that time, did not want to restrict the volume of water that the City might need. Discussion took place on whether any such agreement would commit the region to costs associated with the repair and maintenance of the dam.

It was agreed that the City enter into negotiations with NL Power with respect to the required levels of water at Bay Bulls Big Pond.

The Director of Water & Wastewater advised that there is a maintenance fund of \$20,000 carried in the operating budget, but to date, NL Power has not charged the region for this service.

4. Non-destructive Testing of Prestressed Concrete Cylinder Pipe

The Committee considered a memorandum dated November 26, 2013 from the System Engineer noting that funding has been included in the Regional Water System 2013 budget to allow for non-destructive testing of a section(s) of Pre-stressed Concrete Cylinder Pipe (Hyprescon) within the Regional Water system.

This testing will involve leak detection and electromagnetic inspection of the Hyprescon transmission main(s) to assess the condition of the existing main(s) without interrupting any services provided by the Regional Water System.

A call for proposals was released by the City's Engineering Department and closed on December 6th. Only one proposal was received which is currently being reviewed.

As the work did not take place in 2013, it was agreed the amount be carried over to the 2014 budget.

5. Regional Study Update

The Committee was informed by the Director of Water and Wastewater that while the Committee gave approval in 2013 to undertake a study of the regional water system, the Province has subsequently notified the City that it is prepared to cost share a comprehensive water study for municipalities in the Northeast Avalon Region.

To avoid duplication of studies, the most cost effective approach would be to absorb the scope of work identified in the Regional Water Study into a cost shared study with the Province.

Discussion took place and it was agreed that the amount of \$250,000, approved in 2013, be carried forward to the 2014 budget and applied to the cost shared consolidation RFP for the study. This amount would be considered to be the region's 50% share. However, when the cost of the total study is identified the Regional Committee may need to be approached again for additional funds.

It was also agreed that the draft RFP for this study be forwarded to member municipalities prior to being released.

6. Feasibility Review of Installing Ultraviolet Disinfection

The Committee reviewed a draft technical memorandum dated May 30, 2013 from CH2M Hill sent to the Manager of Regional Water suggesting the region move from an exclusive ozone treatment process to an ultraviolet light treatment process/ozone treatment process.

The memorandum and the accompanying table (appended to this report), which outlines the annual operating costs and equipment and installation costs suggest it is more efficient and less costly to move to the UV system and supplement with the ozone treatment process only when necessary.

As this project will require a \$1.9m capital outlay, it was agreed that we move forward with this initiative, in principle, as an inclusion in contract four. Financing details will be assembled and brought to the next meeting for consideration.

7. 2014 and 2015 Budget Projections

The City's Manager of Budget and Treasury took the Committee through the 2014 and 2015 budget projections as outlined in a memorandum dated November 27, 2013 and appended to this report.

The memo suggests, for 2014, an overall 23% increase over the 2013 budget which can be attributed to the following:

- a. Light and power, coagulant, carbon dioxide and lime increases are due to a full year of DAF plant operations.
- b. Ammonia has increased based on expectation once a new tender is called.
- c. Repairs to electrical have increased due to estimated maintenance inspections for new electrical equipment. This is estimated \$10,000 per year.
- d. Lab supplies increase is due to the purchase of extra equipment and supplies to test alkalinity and aluminum as a result of DAF plant being in operation.
- e. Long term debt charges have increased due to increased principal and interest payments associated with the refinancing of construction costs.

On a motion put forth by Mayor Moses Tucker; seconded by Councillor Lucy Stoyles the Committee recommends approval of the 2014 water rate of \$0.543/m³ and approval of the 2014 operating budget as presented in the amount of \$12,878,031

It was noted that in 2014, when Petty Harbour/Long Pond comes on stream, volumes for the City of St. John's for the use of Bay Bulls Big Pond will reduce substantially.

8. Letter from Bae Newplan Group: Re: access to Regional Water System for the Town of Holyrood.

Chairperson Ron Ellsworth reported that he had received a letter from the engineering consultants for the Town of Holyrood, inquiring into connection to the Region's water supply.

It was agreed that the Director of Water & Wastewater respond in writing, stating that the region will consider the request as part of the Regional Water Study being undertaken by the Region and the Province.

9. **Staffing Changes – Regional Water System**

The Director of Water & Wastewater advised that the Manager of the Riverhead Wastewater Treatment Facility is starting maternity leave this week. Therefore, for the next year, Terry Knee will be filling this role while Shawn Haye, System Engineer, will assume the role of Manager of Regional Water. Both were congratulated and welcomed to their new positions.

10. **Tour of Water Treatment Facility**

Recognizing the changeover of committee members as a result of the recent municipal election, it was agreed that a tour of the water treatment facility, for Councillors and staff of each member municipality, would be arranged one hour prior to the next committee meeting.

Deputy Mayor Ron Ellsworth
Chairperson

Feasibility Review of Installing Ultraviolet Disinfection at the Bay Bulls Big Pond Water Treatment Plant

PREPARED FOR: Terry Knee (City of St. John's)

COPY TO: Ken Drover (NDAL)

PREPARED BY: CH2M Hill
 DATE: May 30, 2013
 PROJECT NUMBER: 357987

Introduction

The current treatment train at the Bay Bulls Big Pond Water Treatment Plant (BBBP WTP) includes ozone, filtration, chlorination and lime addition. The primary function of the ozone process is to reduce colour levels by bleaching the water. Ozone also functions as an effective disinfectant for bacteria, virus and provides some protozoan inactivation. A pretreatment system is currently being installed at BBBP WTP including enhanced coagulation and dissolved air flotation (DAF). The pretreatment system is scheduled to be commissioned in the summer of 2013. The pretreatment system will reduce colour, organic matter and algae from raw water and increase the ultraviolet transmittance (UV₂₅₄) to greater than 90% at DAF, thereby making ultraviolet disinfection (UV) an alternative to ozone for primary disinfection.

The plant has been experiencing high maintenance costs and operational issues with the on-site air/oxygen preparation systems that supply oxygen to the ozone generator. The air preparation equipment is currently located in temporary trailers south of the existing treatment plant. It was originally intended to relocate this equipment into a permanent space constructed as part of the DAF pretreatment project. The maintenance and operational issues with this equipment have prompted a feasibility study on eliminating this equipment and purchasing Liquid Oxygen (LOX) from a LOX plant currently under construction south of St. John's. While LOX costs are high in St. John's, they are much similar than generating oxygen on site. The potential to use UV for disinfection in lieu of ozone adds a new approach for the treatment/disinfection process. This technical memorandum will discuss the technical and financial feasibility of installing UV at the BBBP WTP.

Disinfection and Risk Reduction

Water utilities are obliged to provide treatment processes that reduce the risk of pathogens (disease-causing micro-organisms). Treatment processes recognized to reduce pathogen risk include those that:

- Physically capture the pathogens from the water (removal processes): e.g. filtration processes; DAF, settling
- Chemically disinfect/kill the pathogen (inactivation processes): e.g. Ozone, chlorine, UV

Regulators choose pathogens that are more difficult to remove and inactivate as the target for treatment

processes as the assumption is that taking care of these micro-organisms will mean that pathogens which are "easier" to remove/inactivate (such as coliform bacteria) are also treated. Both U.S. and Canadian regulators favour viruses (which are a tiny protein) and protozoa (much larger than viruses, but resistant to chemicals) as their target pathogens. Canada uses *Giardia Lamblia* as its target protozoa. The USEPA now uses *Cryptosporidium Parvums* for their target. "Crypto" is more resistant to chemical inactivation, but is generally less prevalent than *Giardia*. We have shown both parasites in the tables below for information purposes.

Table 1 summarizes the guidelines for risk reduction from the Guidelines for Canadian Drinking Water Quality and USEPA regulations. Regulators express risk reduction in "log" format, e.g. 3-log represents 99.9% reduction; 4-log represents 99.99% reduction.

TABLE 1
Guidelines for Risk Reduction
Comparing Canadian Guidelines with USEPA Guidelines

Process Component	Design Removal/Inactivation Requirements		
	<i>Giardia</i>	<i>Cryptosporidium</i>	Virus
Guidelines for Canadian Drinking Water Quality ¹	3-log	3-log	4-log
USEPA	3-log ²	5.5-log ³	4-log ²

^a Notes

1. A minimum 2-log virus inactivation must be provided from chemical disinfection.
2. Surface Water Treatment Rule, 1989
3. Long Term 2 Enhanced Surface Water Treatment Rule (LT2ESWTR), 2006, uses bin classification for *Cryptosporidium* removal/inactivation requirements. BBBP WTP is a large system with no historical *Cryptosporidium* data therefore falls into Bin 4 classification for the LT2SWTR. WTP do not have to conduct *Cryptosporidium* monitoring if they achieve 5.5-log removal/inactivation.

There is a significant difference in the *Cryptosporidium* treatment requirements between the Canadian Guidelines and the USEPA. The Long Term 2 Enhanced Surface Water Treatment Rule (LT2ESWTR) which focuses on *Cryptosporidium* removal/inactivation was implemented in 2006 and shows that *Cryptosporidium* is superseding *Giardia* as the regulated pathogen as an industry standard. Good practice would be to meet the more stringent of the approaches from the two regulators. Also note that the regulations focus on the minimum level of required treatment, good practice would be to exceed those minimum levels to give inherent redundancy in the overall treatment system (if a problem arises in one part of the treatment plant, can still meet regulatory guidelines with the operation of the rest of the plant). In examining which technologies work best, Table 2 outlines the effectiveness of UV, ozone and free chlorine against *Cryptosporidium*, *Giardia* and viruses.

TABLE 2
Risk Reduction Measures
Table Caption

Technology	Removal/Inactivation		
	<i>Giardia</i>	<i>Cryptosporidium</i>	Virus
UV (Inactivation)	Excellent	Excellent	Ineffective
Ozone (Inactivation)	Excellent	Fair; poor in colder water	Excellent
Free Chlorine (Inactivation)	Slow	Ineffective	Excellent
Conventional treatment (DAF/Filtration) ¹	Good (3-log)	Good (3-log)	Fair (2-log)
Watershed Protection (USEPA)		0.5-log	

^a Notes

1. Individual filter effluent turbidity must be ≤0.3 NTU in 95% of the measurements made, or at least 95% of the time in each calendar month, and shall not exceed 1.0 NTU at any time

As can be derived from Table 2, no single chemical disinfection technology is best for inactivation of all pathogens; ideally we need a variety of treatment technologies to provide both physical removal and chemical inactivation of pathogens (this is known as a “multi-barrier” approach). To meet the USEPA’s 5.5-log guideline for reduction of *Cryptosporidium* risk, the (DAF/chemically assisted filtration) conventional treatment and watershed protection credits together achieve 3.5-log of the 5.5-log required. The LT2ESWTR states that for a system in Bin 4, at least 1-log of the additional treatment (above the 3-log achieved by conventional treatment) required must be achieved by using either one or a combination of the following: bag filters, bank filtration, cartridge filters, chlorine dioxide, membranes, ozone, or UV. For BBBP we will examine the feasibility of using either ozone or UV for this requirement.

The ozone system at BBBP was designed to meet 0.5-log *Giardia* inactivation with the DAF system in operation, with a target design dose of 1.0 mg/L applied ozone. Previous modeling of the ozone system based on an applied ozone dose of 0.95 mg/L shows a CT of 0.52 mg/L-min. This CT provides 0.5-log *Giardia* inactivation year round. However, to achieve even 0.5-log *Cryptosporidium* inactivation in cold water a CT of 12 mg/L-min is required, with 1.2 mg/L-min required in warm water. As a result, the ozone system as designed will not result in any *Cryptosporidium* inactivation credit.

UV is the most effective of the three technologies for *Cryptosporidium* and *Giardia* inactivation, while ozone and free chlorine are most effective for viruses. UV does require a high UV transmittance (UVT) in the water entering the UV reactors. Currently the BBBP raw water has a typical UVT of 73% and a typical post filter UVT of 84% which is not ideal for UV. However, bench-scale studies performed during the DAF pilot testing (2005) have indicated that the post-DAF UVT will be above 90% (bench scale results were closer to 95%), thereby making UV a viable option for the BBBP WTP from a process perspective.

Although effective for viruses, ozone in cold water is not cost effective for *Cryptosporidium*. UV in combination with chlorination would provide the most effective treatment for *Cryptosporidium*, *Giardia*, and viruses over the temperature range of the raw water at the BBBP WTP.

UV Installation

CH2M HILL staff visited BBBP WTP in April of 2013. During this site visit possible locations for the UV equipment within the existing treatment facility were investigated. The preferred location is on the discharge of the high lift pumps in the plant pipe gallery. This location is slightly tighter than desired, but has attractive capital and maintenance features by being located in an existing space. Figure 1 attached shows the preferred layout for the installation of one duty and one standby UV reactor. The reactors would be installed on the high lift header prior to the surge tanks. We have reviewed the spatial restrictions on the UV units with Trojan UV, the major supplier of UV equipment in North America. Trojan has carried out Computational Fluid Dynamic (CFD) modeling of the proposed piping configuration and confirmed that the piping configuration will not impact the validated inactivation rating of the UV unit.

The major equipment included in the UV installation would include: one (1) 900mm butterfly valve, one (1) 900mm magnetic flow meter, 2 UV reactors (1 duty, 1standby) each sized for 90% UVT and max flow of 126 ML/d, and associated piping. Figure 2 attached is a picture showing the area being considered for the UV installation. As can be seen from Figure 2, relocation of existing HVAC equipment and ducting as well as relocation of the existing fire pumps and associated piping will have to be included in the UV installation scope of work. Also included will be a platform in order to give access to the UV reactor for maintenance (periodic bulb replacement). Each UV reactor has a large control cabinet that needs to be mounted within 20m of the reactor. We believe that there is sufficient space adjacent to the reactors that can house these control cabinets. Ideally the cabinets will be mounted well above the floor level on platforms to reduce the risk of damage due to water ponding on the floor from maintenance work in the pipe gallery.

Capital and Operating Cost Discussion

In terms of understanding the cost of implementing UV, there are two considerations:

- A comparison of the cost of operating UV vs. ozone on the basis that these systems are intended to inactivate *Cryptosporidium* and *Giardia*. Ozone operating cost would be based on LOX purchase. The majority of the colour in the source water is assumed to be removed by the DAF/filtration process.
- A comparison of the capital cost of implementing UV (including the cost of converting the ozone air prep system to a LOX-based standby process) vs. the capital cost of upgrading the ozone system to operate as a full-time disinfection system based on LOX purchase.

UV as Primary Disinfectant Capital Costs: The capital costs for the new UV system have been estimated based on the following assumptions:

1. New UV system will be provided as described above. This will consist of:
 - a. Equipment costs: flow meter; valves; UV equipment; piping; platform; etc
 - b. Installation costs: installation of new equipment; removal of existing equipment; relocation of existing equipment (surge tank connections, HVAC unit, fire pump) power supply connections, etc.
2. Upgrades to Ozone system to function as a backup process:
 - a. Removal of air preparation and oxygen PSA equipment
 - b. Provision of small on-site LOX tank.
3. Design and construction engineering costs; including programming and commissioning costs.

The conceptual level capital cost estimate for installing UV as the primary disinfectant is \$2,750,000.

Ozone as Primary Disinfectant Capital Costs: For comparison, we have included the capital cost of modifying the ozone system to LOX-based and have also included necessary ozone upgrades as identified in the CP-4 Work Scope and Project Summary dated September 2012. Please find the detailed cost breakdown in Appendix A. The capital cost estimate is \$1,100,000.

UV as Primary Disinfectant Operating Costs: Operating costs for UV are based on:

- Electric power costs \$/year, based on 10cents per kWh; 80 ML/d average flow; and a dose of 10 mJ/sq cm (sufficient to provide 1-log inactivation of *Giardia and Cryptosporidium*).
- Bulb replacement costs, costs of a service technician visit once/year.
- Assumed operation of ozone system for 3 weeks per year

The total estimated annual operating cost for the UV as primary disinfectant is \$55,000. Please find the detailed cost breakdown in Appendix A

Ozone as Primary Disinfectant Operating Costs: Operating costs for the Ozone are based on:

- Electric power costs \$/year, based on 10cents per kWh;
- Leasing costs for LOX storage tank and associated equipment (vapourizers, trim heater)
- LOX consumption

The total estimated annual operating cost for the Ozone as primary disinfectant is \$345,000. Please find the detailed cost breakdown in Appendix A

Table 3 is a comparison of the operating and capital costs between using Ozone or UV for primary disinfection.

TABLE 3
Cost Summary
Comparison of Capital and Operating Costs

Technology	Cost Estimate¹	
	Capital	Operating
UV with Ozone as Standby	\$2,750,000	\$55,000
Ozone (LOX)	\$1,100,000	\$345,000

^a Notes

1. Conceptual level cost estimates, +50%, -30%

The capital investment for the UV with ozone (including necessary upgrades) as standby is significantly higher than the capital investment for the necessary upgrades to the ozone system alone, however the annual operating costs for the ozone system as primary disinfectant are six times higher than the annual operating costs for the UV as primary disinfectant. The significantly lower operating costs associated with using UV for primary disinfection translate to a payback period of approximately 5.5 years.

Summary

Ozone is used in the existing treatment process primarily to oxidize colour in the source water. Ozone also provides inactivation of some pathogens. The new DAF pretreatment process, to be commissioned this year, will remove colour from the source water. In terms of inactivating pathogens, Ultra-Violet Light is a more effective and simpler method than ozonation, and has a much lower operating cost. In addition, there are no known disinfection byproducts generated by UV at doses in the range for disinfection; whereas ozone does generate some byproducts of concern (though ozone byproduct concentrations at BBBP are below Canadian Federal Guidelines). The evolution of UV as the disinfectant of choice for chemically-resistant micro-organisms (particularly *Cryptosporidium*) has led to its inclusion in water projects world-wide. It is low cost, simple to operate and remarkably efficient. The DAF pretreatment process at BBBP makes UV a much superior process compared to ozonation.

Our study of implementing UV at BBBP suggests that the capital cost and operating costs of UV are very attractive compared to continuing with ozonation as primary disinfectant. In addition, maintenance of the UV system will require much less effort from operations staff. We have included in the cost of the UV system sufficient capital costs to allow the ozonation system to be retained for standby purposes operating on LOX.

Annual Operating Costs

Ozone System (LOX)

Leased Equipment per year	\$12,000
LOX Consumption per year	\$250,000
Power Cost per year	\$82,000
Total	\$344,000

UV System with Ozone (LOX) as Standby, assume Ozone runs for 3 weeks out of the year

Annual Power Cost for UV	\$14,000
Maintenance costs (bulb replacement)	\$7,000
LOX Consumption per 3 weeks	\$18,000
Power Cost per year per 3 weeks	\$4,200
Total	\$43,200

Equipment and Installation Costs

Ozone System (LOX)	
<i>Equipment</i>	
No Equipment costs as LOX tank etc. will be leased	
<i>Installation</i>	
Decommission and removal of existing PSA	\$50,000
Install LOX tank and associated piping, controls, electrical	\$250,000
subtotal	\$300,000
<i>Engineering and Contingency 40%</i>	\$120,000
Total	\$420,000

UV System with Ozone (LOX) as Standby, assume Ozone runs for 3 weeks out of the year	
<i>Equipment</i>	
Trojan UV Swift - 2, 4L30	\$450,000
Platform to access reactor and for UV controls	\$80,000
Piping, valves, flowmeter	\$183,000
subtotal	\$713,000
<i>Installation</i>	
Decommission and removal of existing PSA	\$50,000
Installation of UV, piping, valves, flowmeter, electrical etc.	\$325,000
Relocation of existing HVAC unit and fire pump unit	\$150,000
Install small LOX tank and associated piping and controls, electrical	\$100,000
subtotal	\$625,000
<i>Engineering and Contingency 40%</i>	\$535,200
Total	\$1,873,200

Ozone Assumptions

\$0.65/kg	oxygen cost
\$0.1/kwh	power cost
0.5-log	Giardia inactivation
n/ap	Crypto inactivation
used 24 hrs/day, 365 days/yr	

UV Assumptions

\$0.1/kwh	power cost
1-log	Giardia inactivation
1-log	Crypto inactivation
used 24 hrs/day, 365 days/yr	

Ozone Assumptions

\$0.65/kg	oxygen cost
\$0.1/kwh	power cost
0.5-log	Giardia inactivation
n/ap	Crypto inactivation
used 3 weeks/year	

Payback for Option UV - Ozone Standby when compared to Ozone (LOX)

Difference in Capital Cost:	\$1,453,200
Difference in Operating Cost:	\$300,800
Therefore Payback in years is	4.8

CONTRACTUAL SERVICES					
TRAVELING EXPENSES	11,424	11,424	-	0.00%	
CAR MILEAGE	760	760	-	0.00%	
TELEPHONE	21,600	21,600	-	0.00%	
CELL PHONES & PAGERS	6,720	6,720	-	0.00%	
LIGHT & POWER	2,200,000	2,325,000	125,000	5.68%	
INFORMATION SERVICES	9,096	9,943	847	9.31%	
ADVERTISING	50,000	50,000	-	0.00%	
PROF. & SPECIAL SERVICES	47,000	53,000	6,000	12.77%	
AUDIT SERVICING	1,000	1,000	-	0.00%	
ADMIN. & MANAGEMENT	100,000	100,000	-	0.00%	
MAINTENANCE FEE	19,121	19,121	-	0.00%	
TECHNICAL SERVICES	506,000	529,500	23,500	4.64%	
ENGINEERING CONSULTANTS	238,900	273,920	35,020	14.66%	
EMPLOYEE EDUCATION	17,160	17,160	-	0.00%	
MEDICAL EXAMINATIONS	3,000	3,000	-	0.00%	
CONSTRUCTION CONTRACTS	12,000	12,000	-	0.00%	
FIRE INSURANCE	45,000	65,000	20,000	44.44%	
MEMBERSHIPS	2,000	2,000	-	0.00%	
REPAIRS TO BUILDINGS	13,380	13,380	-	0.00%	
REPAIRS TO ELECTRICAL	45,880	55,880	10,000	21.80%	
REPAIRS TO OTHER EQUIP.	41,280	41,280	-	0.00%	
GROUND MAINTENANCE	9,600	9,600	-	0.00%	
FLEET COST	37,597	35,018	(2,579)	-6.86%	
RENTAL OF OTHER EQUIP.	13,400	13,400	-	0.00%	
RENTAL OF OTHER VEHICLES	1,720	1,720	-	0.00%	
COMPUTER COMMUNICATION LINE	27,560	27,560	-	0.00%	
SNOW CLEARING & ICE CONT.	70,000	70,000	-	0.00%	
MISCELLANEOUS	500	500	-	0.00%	
TOTAL CONTRACTUAL SERVICES	3,551,698	3,769,486	217,788	6.13%	
MATERIALS & SUPPLIES					
LAWN & GARDEN SUPPLIES	1,520	1,520	-	0.00%	
LUMBER	950	950	-	0.00%	
SODIUM BISULFITE	20,000	20,000	-	0.00%	
COAGULANT	573,000	1,147,000	574,000	100.17%	
CARBON DIOXIDE	330,000	656,000	326,000	98.79%	
CHLORINE	231,000	231,000	-	0.00%	
AMMONIA	65,000	75,000	10,000	15.38%	
LIME	207,400	407,000	199,600	96.24%	
PAINT	2,100	2,100	-	0.00%	
MECHANICAL REPAIR PARTS	297,000	128,000	(169,000)	-56.90%	
DIESEL FUEL	150,000	150,000	-	0.00%	
LUBRICATING OILS	10,000	10,000	-	0.00%	
BLDG.SUPPLIES & HARDWARE	4,560	4,560	-	0.00%	
WELDING SUPPLIES	1,680	1,680	-	0.00%	
VALVES\BOXES\PIPE\FIT.\HYD.	14,520	14,520	-	0.00%	

ELECTRICAL SUPPLIES	44,000	43,800	(200)	-0.45%
SAFETY EQUIPMENT	10,000	10,000	-	0.00%
SMALL EQUIP. & REPAIR PARTS	17,120	17,120	-	0.00%
PROTECTIVE CLOTHING	25,000	25,000	-	0.00%
PROMOTIONS & AWARDS	2,400	2,400	-	0.00%
TOILETRIES	4,370	4,370	-	0.00%
STATIONARY & OFF. SUPPL.	4,800	4,800	-	0.00%
LABORATORY SUPPLIES	66,950	70,000	3,050	4.56%
MISCELLANEOUS MATERIALS	1,000	1,000	-	0.00%
TOTAL MATERIALS & SUPPLIES	2,084,370	3,027,820	943,450	45.26%
OTHER CHARGES				
LONG-TERM DEBT CHARGES	2,739,688	3,932,734	1,193,046	43.55%
PAST SERVICE COST	116,245	161,899	45,654	39.27%
CAPITAL EXPEND. OUT OF REVENUE	41,160	7,160	(34,000)	-82.60%
PROVISION FOR LAND ACQU.	75,000	75,000	-	0.00%
TOTAL REGIONAL WATER SYSTEM	\$10,475,142	\$12,878,031	\$2,402,889	22.94%

The reasons for the changes are as follows:

1. Light and Power, Coagulant, Carbon Dioxide and Lime increases are due to a full year of DAF plant operations.
2. Ammonia has increased based on expectations once a new tender is called.
3. Repairs to electrical have increased due to estimated maintenance inspections for new electrical equipment. This is estimated at \$10,000 per year.
4. Lab Supplies increase is due to the purchase of extra equipment and supplies to test alkalinity and aluminum as a result of DAF plant being in operation.
5. Long term debt charges have increased due to increased principal and interest payments associated with the refinancing of construction costs.

Using the above information the projected water flows, costs per cubic metre, and cost to each region are as follows:

PROJECTED VOLUMES	2014 Budget	2015 Forecast
CITY OF ST. JOHN'S	9,186,493	7,331,493
CITY OF MOUNT PEARL	7,586,167	7,390,869
TOWN OF CONCEPTION BAY SOUTH	3,831,116	3,793,400
TOWN OF PARADISE	2,448,136	2,446,522
TOWN OF PORTUGAL COVE-ST. PHILLIPS	668,386	660,911
	23,720,298	21,623,195
Total Water Sales Requirement	12,876,601	12,264,818
Annual Rate - per m3	\$ 0.543	\$ 0.567
% Increase	38.35%	4.49%

PROJECTED EXPENDITURES	2014 Budget	2015 Forecast
CITY OF ST. JOHN'S	4,986,902	4,158,471
CITY OF MOUNT PEARL	4,118,163	4,192,149
TOWN OF CONCEPTION BAY SOUTH	2,079,727	2,151,641
TOWN OF PARADISE	1,328,974	1,387,683
TOWN OF PORTUGAL COVE-ST. PHILLIPS	362,834	374,873
	12,876,601	12,264,818

Provided below is a forecast for 2015. The committee is cautioned that as the City has more experience running the facility, the 2015 Forecast numbers will change. These changes could materially change the projection below.

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TOWN OF PORTUGAL COVE-ST. PHILLIPS	362,834	374,873
	12,876,601	12,264,818

If there are any questions or concerns please do not hesitate to contact me.

Derek Coffey, CA, MBA
 Manager – Budget & Treasury

Building Permits List

Council's January 20, 2014 Regular Meeting

Permits Issued: 2014/01/09 To 2014/01/15

Class: Commercial

67 Major's Path	Co	Office
38 Duffy Pl	Sn	Office
385 Empire Ave	Ms	Office
430 Topsail Rd	Rn	Retail Store
25 Messenger Dr	Nc	Accessory Building
163 Doyle's Rd	Cr	Agriculture
48 Kenmount Road	Rn	Retail Store
135 Harbour Dr	Rn	Restaurant
55 Stavanger Dr	Rn	Retail Store

This Week \$ 1,575,272.00

Class: Residential

20 Brennan Field	Nc	Single Detached Dwelling
28 Dumbarton Pl	Nc	Fence
54 Orlando Pl, Lot 192	Nc	Single Detached Dwelling
822 Southside Rd	Nc	Accessory Building
70 Teakwood Dr	Nc	Accessory Building
Walsh's Lane-Lot 1	Nc	Single Detached Dwelling
10 Walsh's Lane	Nc	Single Detached Dwelling
8 Brighton Pl	Co	Home Office
93 Portugal Cove Rd	Ex	Single Detached Dwelling
67 Blackhead Village Rd	Rn	Single Detached Dwelling
116 Circular Rd	Rn	Single Detached & Sub.Apt
9 Pluto St	Rn	Single Detached Dwelling

This Week \$ 716,350.00

Class: Demolition

This Week \$.00

This Week's Total: \$ 2,291,622.00

Repair Permits Issued: 2014/01/09 To 2014/01/15 \$ 58,000.00

Legend

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

YEAR TO DATE COMPARISONS			
January 20, 2014			
TYPE	2013	2014	% VARIANCE (+/-)
Commercial	\$14,600,500.00	\$3,500,100.00	-76
Industrial	\$0.00	\$0.00	0
Government/Institutional	\$0.00	\$0.00	0
Residential	\$6,000,200.00	\$800,100.00	-87
Repairs	\$20,600.00	\$70,000.00	240
Housing Units (1 & 2 Family Dwellings)	11	3	
TOTAL	\$20,621,300.00	\$4,370,200.00	-79

Respectfully Submitted,

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

MEMORANDUM

Weekly Payment Vouchers For The Week Ending January 15, 2014

Payroll

Public Works	\$ 593,889.59
Bi-Weekly Administration	\$ 815,716.63
Bi-Weekly Management	\$ 720,753.36
Bi-Weekly Fire Department	\$ 608,094.21
Accounts Payable	\$2,979,923.27
Total:	\$ 5,718,377.06

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
HARTY'S INDUSTRIES	00063077	STEEL FLAT BAR	\$212.51
HARTY'S INDUSTRIES	00063078	STEEL FLAT BAR	\$1,807.93
ROUTEMATCH SOFTWARE, INC.	0000000722	ANNUAL TECH SUPPORT RENEWAL	\$22,023.14
PC SCALE TOWER	0000000723	INSTALLMENT & TRAINING OF THE PC SCALE SYSTEM	\$23,183.41
LAW SOCIETY OF NEWFOUNDLAND	00063079	4 MEMBERSHIP RENEWALS	\$11,677.20
LIGHTING & TRAFFIC	00063080	PROFESSIONAL SERVICES	\$152.55
IRVING OIL MARKETING GP	00063081	GASOLINE & DIESEL PURCHASES	\$1,775.53
NEWFOUNDLAND POWER	00063082	ELECTRICAL SERVICES	\$138,334.89
BELL MOBILITY	00063083	CELLULAR PHONE USAGE	\$96.09
TEN THOUSAND VILLAGES	00063084	DONATION IN MEMORY	\$100.00
SULLIVAN, DAPHNE	00063085	TRAVEL REIMBURSEMENT	\$9.71
POWER, BRENDA	00063086	REIMBURSEMENT GROCERY ITEMS	\$648.44
DARLENE SHARPE	00063087	CLEANING SERVICES	\$1,200.00
BELL ALIANT	00063088	TELEPHONE SERVICES	\$52,356.63
BELL MOBILITY	00063089	CELLULAR PHONE USAGE	\$1,484.58
HAZELWOOD ELEMENTARY	00063090	2011 I WALK PROGRAM	\$500.00
DAVID TRICKETT	00063091	TRAVEL ASSISTANCE GRANT	\$400.00
TRICKETT, STEPHEN	00063092	TRAVEL ASSISTANCE GRANT	\$125.00
GORDON MCHUGH AND GLORIA MCHUGH	00063093	COURT OF APPEAL REFUND	\$60.00
JASON BYRNE & VALERIE BENSON	00063094	COURT OF APPEAL REFUND	\$60.00
NEWFOUNDLAND POWER	00063095	ELECTRICAL SERVICES	\$51,351.23
BELL MOBILITY	00063096	CELLULAR PHONE USAGE	\$184.27
PARTS FOR TRUCKS INC.	00063097	REPAIR PARTS	\$5,933.80
BELL ALIANT	00063098	TELEPHONE SERVICES	\$155.31
NEWFOUNDLAND EXCHEQUER ACCOUNT	00063099	REGISTRATION OF EASEMENT	\$100.00
RECEIVER GENERAL FOR CANADA	00063100	PAYROLL DEDUCTIONS	\$274,982.81
RECEIVER GENERAL FOR CANADA	00063101	PAYROLL DEDUCTIONS	\$586.44
GOVERNMENT FINANCE OFFICERS ASSOC.	00063102	MEMBERSHIP RENEWALS	\$840.00
MUNICIPAL FINANCE OFFICERS' ASSOCIATION (00063103	MEMBERSHIP RENEWALS	\$1,683.70
NEWFOUNDLAND EXCHEQUER ACCOUNT	00063104	CADO RENEWAL	\$650.00
MORGAN SCULPTURE INC.,	00063105	PROFESSIONAL SERVICES	\$48,364.00
NEWFOUNDLAND EXCHEQUER ACCOUNT	00063106	REGISTRATION OF EASEMENT	\$148.00
ROGERS CABLE	00063107	INTERNET SERVICES	\$239.52
NEWFOUND CONSTRUCTION LTD.	00063108	PROGRESS PAYMENT	\$174,253.25
RECEIVER GENERAL FOR CANADA	00063109	PAYROLL DEDUCTIONS	\$2,390.85
RECEIVER GENERAL	00063110	EQUIPMENT SAFETY LICENSE	\$87.57

NAME	CHEQUE #	DESCRIPTION	AMOUNT
PINNACLE OFFICE SOLUTIONS LTD	00063111	PHOTOCOPIES	\$149.05
DICKS & COMPANY LIMITED	00063112	OFFICE SUPPLIES	\$95.93
CANADA POST CORPORATION	00063113	P.O. BOX RENEWAL	\$231.65
VOKEY'S JANITORIAL SERVICE	00063114	JANITORIAL SERVICES	\$1,222.60
THYSSENKRUPP ELEVATOR	00063115	ELEVATOR MAINTENANCE	\$354.51
THE TELEGRAM	00063116	ADVERTISING	\$563.82
ENCON GROUP INC.	00063117	HEALTH PREMIUMS	\$253.55
THE NEWFOUNDLAND HERALD	00063118	ADVERTISING	\$254.26
NEWFOUNDLAND POWER	00063119	ELECTRICAL SERVICES	\$3,803.00
BELL MOBILITY	00063120	CELLULAR PHONE USAGE	\$288.63
BELL ALIANT	00063121	TELEPHONE SERVICES	\$789.85
CITY OF ST. JOHN'S	00063122	RAILWAY MUNICIPAL TAX BILL	\$307.50
ORCA BOOK PUBLISHERS	00063123	PROMOTIONAL ITEMS	\$106.33
CANADA POST CORPORATION	00063124	POSTAGE	\$30,000.00
ROGERS CABLE	00063125	INTERNET SERVICES	\$287.02
IRVING OIL MARKETING GP	00063126	GASOLINE & DIESEL PURCHASES	\$9,695.04
NEWFOUNDLAND POWER	00063127	ELECTRICAL SERVICES	\$372,268.37
PUBLIC SERVICE CREDIT UNION	00063128	PAYROLL DEDUCTIONS	\$6,322.31
FINANCIAL MANAGEMENT INSTITUTE OF CANAD	00063129	CONFERENCE FEE	\$60.00
MANULIFE FINANCIAL	00063130	LTD PREMIUMS	\$416.06
ROGERS BUSINESS SOLUTIONS	00063131	DATA & USAGE CHARGES	\$13,985.45
PRINTER TECH SOLUTIONS INC.,	00063132	REPAIRS TO EQUIPMENT	\$837.33
NEWFOUNDLAND POWER	00063133	ELECTRICAL SERVICES	\$5,445.44
AMERICAN WATER WORKS ASSOC.	0000000724	MEMBERSHIP RENEWALS	\$180.09
SWANA	0000000725	MEMBERSHIP RENEWALS	\$403.65
CARSWELL DIV. OF THOMSON CANADA LTD	00063134	PUBLICATIONS	\$349.05
MAGNA CONTRACTING & MANAGEMENT	00063135	PROGRESS PAYMENT	\$135,838.07
INFINITY CONSTRUCTION	00063136	PROGRESS PAYMENT	\$29,064.23
BARACO-ATLANTIC CORPORATION	00063137	PROGRESS PAYMENT	\$44,838.80
LE GROUPE LEFEBVRE M.R.P. INC.	00063138	PROGRESS PAYMENT	\$296,047.18
MODERN HEAVY CIVIL LIMITED	00063139	PROGRESS PAYMENT	\$56,168.06
HISHAM SLEEM	00063140	REFUND SECURITY DEPOSIT	\$300.00
ACKLANDS-GRAINER	00063141	INDUSTRIAL SUPPLIES	\$4,067.55
AIMS LTD.	00063142	REPAIRS TO OVERHEAD DOORS	\$136.73
APEX CONSTRUCTION SPECIALTIES INC.	00063143	REPAIR PARTS	\$438.96
ASHFORD SALES LTD.	00063144	REPAIR PARTS	\$33.34

NAME	CHEQUE #	DESCRIPTION	AMOUNT
ATLANTIC OFFSHORE MEDICAL SERV	00063145	MEDICAL SERVICES	\$956.16
ATLANTIC PURIFICATION SYSTEM LTD	00063146	WATER PURIFICATION SUPPLIES	\$1,849.29
AUDIO SYSTEMS LTD.	00063147	AUDIO EQUIPMENT	\$106.50
AVALON ANIMAL HOSPITAL LTD.	00063148	PROFESSIONAL SERVICES	\$15.14
AVALON FORD SALES LTD.	00063149	AUTO PARTS	\$87,387.42
B & B SALES LTD.	00063150	SANITARY SUPPLIES	\$148.48
COSTCO WHOLESALE	00063151	MISCELLANEOUS SUPPLIES	\$150.27
KELLOWAY CONSTRUCTION LIMITED	00063152	CLEANING SERVICES	\$43,282.60
LIGHTING & TRAFFIC	00063153	PROFESSIONAL SERVICES	\$17,208.10
HERCULES SLR INC.	00063154	REPAIR PARTS	\$1,260.11
BREEN'S BAKERY AND DELI	00063155	SANDWICH TRAYS	\$392.05
GRAND CONCOURSE AUTHORITY	00063156	MAINTENANCE CONTRACTS	\$65,513.29
SMS EQUIPMENT	00063157	REPAIR PARTS	\$508.61
INTEGRATED OCCUPATIONAL HEALTH SERVICE	00063158	JOBSITE ANALYSIS	\$1,186.50
BEST DISPENSERS LTD.	00063159	SANITARY SUPPLIES	\$590.00
BERESFORD LTD.	00063160	PROMOTIONAL MATERIALS	\$18,010.87
CREDIT INFORMATION SERVICES NFLD LTD.	00063161	CREDIT INFORMATION	\$285.44
ROCKWATER PROFESSIONAL PRODUCT	00063162	CHEMICALS	\$15,796.84
TIM HORTONS STORE 387	00063163	REFRESHMENTS	\$486.17
BLACK & MCDONALD LIMITED	00063164	PROFESSIONAL SERVICES	\$8,057.66
BLAZER CONCRETE SAWING & DRILL	00063165	PROFESSIONAL SERVICES	\$2,881.50
GRAPHIC ARTS & SIGN SHOP LIMITED	00063166	SIGNAGE	\$466.13
RBC DEXIA INVESTOR SERVICES	00063167	SINKING FUND	\$706.25
EC BOONE LTD.	00063168	PROTECTIVE CLOTHING	\$794.12
BARNES/BOWMAN DISTRIBUTION	00063169	REPAIR PARTS	\$4,173.55
OVERHEAD DOORS NFLD LTD	00063170	PROFESSIONAL SERVICES	\$2,069.25
TRACT CONSULTING INC	00063171	PROFESSIONAL SERVICES	\$31,020.84
BRENKIR INDUSTRIAL SUPPLIES	00063172	PROTECTIVE CLOTHING	\$2,533.95
OFFICEMAX GRAND & TOY	00063173	OFFICE SUPPLIES	\$130.63
SPECTRUM INVESTIGATION & SECURITY 1998 L	00063174	SECURITY SERVICES	\$5,030.31
WESTERN HYDRAULIC 2000 LTD	00063175	REPAIR PARTS	\$176.28
FLAGHOUSE INC	00063176	RECREATIONAL SUPPLIES	\$5,145.87
BDI CANADA INC	00063177	REPAIR PARTS	\$95.03
CO-OP FEEDS/COUNTRY RIBBON INC FEEDS DI	00063178	DUCK FEED	\$253.70
AMEC EARTH & ENVIRONMENTAL	00063179	WEATHER REPORTS	\$15,438.06
ATLANTIC TRAILER & EQUIPMENT	00063180	REPAIR PARTS	\$421.72

NAME	CHEQUE #	DESCRIPTION	AMOUNT
LEXISNEXIS CANADA INC.	00063181	PUBLICATION	\$191.63
TRIWARE TECHNOLOGIES INC.	00063182	COMPUTER EQUIPMENT	\$508.50
CABOT FORD LINCOLN SALES LTD.	00063183	REPAIR PARTS	\$1,010.23
COLLEGE OF THE NORTH ATLANTIC	00063184	TRAINING	\$1,483.80
CAMPBELL'S SHIP SUPPLIES	00063185	PROTECTIVE CLOTHING	\$12,827.30
CAMPBELL RENT ALLS LTD.	00063186	HARDWARE SUPPLIES	\$111.28
KEITH'S TAKE OUT	00063187	MEAL ALLOWANCE	\$203.48
CANADIAN CORPS COMMISSIONAIRES	00063188	SECURITY SERVICES	\$6,958.25
AIR LIQUIDE CANADA INC.	00063189	CHEMICALS AND WELDING PRODUCTS	\$3,273.80
CANAVAN'S AUTO APPRAISERS LTD.	00063190	PROFESSIONAL SERVICES	\$254.25
HISCOCK'S SPRING SERVICE	00063191	REPAIR PARTS	\$1,202.98
CARSWELL DIV. OF THOMSON CANADA LTD	00063192	PUBLICATIONS	\$1,365.36
CHES'S SNACKS LTD.	00063193	MEAL ALLOWANCES	\$181.79
BLUE WATER MARINE & EQUIPMENT	00063194	LIFELINE THROW BAG	\$84.58
NORTRAX CANADA INC.,	00063195	REPAIR PARTS	\$2,805.61
KENT	00063196	BUILDING MATERIALS	\$321.77
KENT BUILDING SUPPLIES-PLACENTIA RD	00063197	BUILDING MATERIALS	\$1,190.05
CLEARWATER POOLS LTD.	00063198	POOL SUPPLIES	\$28.25
ATLANTIC HOME FURNISHINGS LTD	00063199	APPLIANCES	\$1,549.23
DULUX PAINTS	00063200	PAINT SUPPLIES	\$625.71
PF COLLINS CUSTOMS BROKER LTD	00063201	DUTY AND TAXES	\$175.95
COLONIAL GARAGE & DIST. LTD.	00063202	AUTO PARTS	\$10,337.37
EASTERN VALVE & CONTROL SPEC.	00063203	REPAIR PARTS	\$273.46
CONSTRUCTION SIGNS LTD.	00063204	SIGNAGE	\$1,935.14
CONTROLS & EQUIPMENT LTD.	00063205	REPAIR PARTS	\$200.37
MASK SECURITY INC.	00063206	TRAFFIC CONTROL	\$3,091.68
MAXXAM ANALYTICS INC.,	00063207	WATER PURIFICATION SUPPLIES	\$3,657.25
J-3 CONSULTING & EXCAVATION LIMITED	00063208	SAND	\$22,600.00
CRANE SUPPLY LTD.	00063209	PLUMBING SUPPLIES	\$10,768.96
JAMES G CRAWFORD LTD.	00063210	PLUMBING SUPPLIES	\$1,334.33
SHU-PAK EQUIPMENT INC.	00063211	REPAIR PARTS	\$1,177.29
SMITH'S FURNITURE LTD.	00063212	FURNITURE	\$2,933.48
CUMMINS EASTERN CANADA LP	00063213	REPAIR PARTS	\$79.77
CURTIS DAWE	00063214	PROFESSIONAL SERVICES	\$29,531.68
DAY TIMERS OF CANADA LTD.	00063215	OFFICE SUPPLIES	\$193.59
AUTO TRIM DESIGN	00063216	AUTO SUPPLIES	\$395.50

NAME	CHEQUE #	DESCRIPTION	AMOUNT
CREDIT RECOVERY 2003 LIMITED	00063217	CREDIT COLLECTIONS	\$5,650.38
CRAWFORD & COMPANY CANADA INC	00063218	ADJUSTING FEES	\$1,485.00
ESG ELECTRONIC SYSTEMS GROUP	00063219	PROFESSIONAL SERVICES	\$2,768.50
DICKS & COMPANY LIMITED	00063220	OFFICE SUPPLIES	\$10,249.59
WAJAX POWER SYSTEMS	00063221	REPAIR PARTS	\$4,953.50
REEFER REPAIR SERVICES LTD.	00063222	REPAIR PARTS	\$2,493.77
ATLANTIC HOSE & FITTINGS	00063223	RUBBER HOSE	\$16.95
THYSSENKRUPP ELEVATOR	00063224	ELEVATOR MAINTENANCE	\$211.88
GOODLIFE FITNESS	00063225	FITNESS MEMBERSHIP	\$452.00
RUSSEL METALS INC.	00063226	METALS	\$904.00
CANADIAN TIRE CORP.-ELIZABETH AVE.	00063227	MISCELLANEOUS SUPPLIES	\$134.48
CANADIAN TIRE CORP.-MERCHANT DR.	00063228	MISCELLANEOUS SUPPLIES	\$27.66
CANADIAN TIRE CORP.-KELSEY DR.	00063229	MISCELLANEOUS SUPPLIES	\$1,129.95
EAST COAST MARINE & INDUSTRIAL	00063230	MARINE & INDUSTRIAL SUPPLIES	\$236.51
ELECTRIC MOTOR & PUMP DIV.	00063231	REPAIR PARTS	\$333.94
ELECTRONIC CENTER LIMITED	00063232	ELECTRONIC SUPPLIES	\$90.17
NATIONAL ENERGY EQUIPMENT INC.	00063233	REPAIR PARTS	\$283.44
THE TELEGRAM	00063234	ADVERTISING	\$13,881.81
EXECUTIVE COFFEE SERVICES LTD.	00063235	COFFEE SUPPLIES	\$67.80
FACTORY FOOTWEAR OUTLET LTD.	00063236	PROTECTIVE FOOTWEAR	\$451.98
21ST CENTURY OFFICE SYSTEMS 1992 LTD.	00063237	OFFICE SUPPLIES	\$975.64
BASIL FEARN 93 LTD.	00063238	REPAIR PARTS	\$30.65
IPS INFORMATION PROTECTION SERVICES LTD	00063239	PAPER SHREDDED ON SITE	\$198.88
NL EMPLOYERS' COUNCIL	00063240	CONFERENCE FEE	\$1,210.23
EXECUTIVE TAXI LIMITED	00063241	TRANSPORTATION SERVICES	\$15,277.60
CONTROL PRO DISTRIBUTOR INC.	00063242	REPAIR PARTS	\$151.33
ABSTRACT & AUXILIARY SERVICES	00063243	TITLE SEARCH	\$125.00
DOWNTOWN DEVELOPMENT CORP.	00063244	BIA CASH RECEIPTS	\$4,381.51
IMPACT SIGNS AND GRAPHICS	00063245	SIGNAGE	\$361.60
DALHOUSIE UNIVERSITY	00063246	TUITION FEES	\$9,845.00
COASTLINE SPECIALTIES	00063247	PROFESSIONAL SERVICES	\$1,440.75
STELLAR INDUSTRIAL SALES LTD.	00063248	INDUSTRIAL SUPPLIES	\$2,361.30
ANNA TEMPLETON CENTRE	00063249	REAL PROGRAM	\$2,507.48
NEWALTA INDUSTRIAL SERVICES	00063250	INDUSTRIAL SUPPLIES	\$24,095.64
CAPITAL HOTEL	00063251	LUNCHEON	\$1,720.84
WOLSELEY CANADA WATERWORKS	00063252	REPAIR PARTS	\$1,627.92

NAME	CHEQUE #	DESCRIPTION	AMOUNT
DELL CANADA INC.	00063253	COMPUTER SUPPLIES	\$3,210.90
XYLEM CANADA COMPANY	00063254	REPAIR PARTS	\$427.14
MADSEN CONSTRUCTION EQUIPMENT INC.	00063255	AUTO PARTS	\$621.30
KEITH W. BUSSEY EXCAVATING LTD	00063256	RENTAL OF EQUIPMENT	\$1,878.06
HARVEY & COMPANY LIMITED	00063257	REPAIR PARTS	\$455.64
A HARVEY & CO. LTD.	00063258	ROAD SALT	\$166,790.40
HARVEY'S OIL LTD.	00063259	PETROLEUM PRODUCTS	\$76,476.01
HVAC SPECIALITIES INC.	00063260	CHEMICALS	\$1,972.98
NEWFOUND ROOFING LTD	00063261	PROFESSIONAL SERVICES	\$8,927.00
G4S CASH SERVICES (CANADA) LTD	00063262	MONTHLY SAFE RENTAL FEE	\$47.97
GUILLEVIN INTERNATIONAL CO.	00063263	ELECTRICAL SUPPLIES	\$1,901.62
SPORTCHEK-VILLAGE MALL	00063264	CLOTHING ALLOWANCES	\$1,070.57
BRENNTAG CANADA INC	00063265	CHLORINE	\$21,438.36
PRACTICAR CAR & TRUCK RENTALS	00063266	VEHICLE RENTAL	\$7,710.88
GLOBAL KNOWLEDGE NETWORK (CANADA) INC	00063267	COURSE FEE	\$310.75
BELL DISTRIBUTION INC.,	00063268	CELL PHONES & ACCESSORIES	\$2,380.28
HISCOCK RENTALS & SALES INC.	00063269	HARDWARE SUPPLIES	\$2,759.35
HOLDEN'S TRANSPORT LTD.	00063270	RENTAL OF EQUIPMENT	\$1,576.35
HONDA ONE	00063271	REPAIR PARTS	\$347.92
CANADIAN PARKING ASSOCIATION (CPA)	00063272	MEMBERSHIP RENEWAL	\$559.35
BOOM IT CONSULTING	00063273	PROFESSIONAL SERVICES	\$892.68
ON GRADE (NL) INC.,	00063274	SURVEY EQUIPMENT	\$406.80
PATTISON OUTDOOR ADVERTISING	00063275	ADVERTISING	\$4,520.00
ISLAND HOSE & FITTINGS LTD	00063276	INDUSTRIAL SUPPLIES	\$37.11
ECHOLOGICS ENGINEERING	00063277	PROFESSIONAL SERVICES	\$1,170.68
CHRISTOPHER'S CAFE & CATERING	00063278	CATERING SERVICES	\$106.20
HOME APPLIANCE REPAIR LTD.	00063279	REPAIRS TO APPLIANCES	\$50.85
BOSCH REXROTH CANADA CORP.	00063280	REPAIR PARTS	\$1,528.21
KAVANAGH & ASSOCIATES	00063281	PROFESSIONAL SERVICES	\$16,607.72
KENT BUILDING SUPPLIES-STAVANGER DR	00063282	BUILDING MATERIALS	\$326.50
LITECO	00063283	REPAIR PARTS	\$463.34
FINE FOOD FACTORY	00063284	SANDWICH TRAYS	\$624.72
GARDA CANADA SECURITY CORP	00063285	SECURITY SERVICES	\$20,256.08
DILLON CONSULTING LTD.	00063286	PROFESSIONAL SERVICES	\$1,130.00
TRACE PLANNING & DESIGN	00063287	PROFESSIONAL SERVICES	\$8,808.35
KING'S PLUMBING & HEATING LTD.	00063288	PLUMBING SUPPLIES	\$8,690.33

NAME	CHEQUE #	DESCRIPTION	AMOUNT
DR. ANDREW FUREY	00063289	MEDICAL EXAMINATION	\$20.00
BONNIE LUNDRIGAN	00063290	PROFESSIONAL SERVICES	\$360.00
DR. A. OGUNYEMI	00063291	MEDICAL EXAMINATION	\$20.00
COLLEGE OF THE NORTH ATLANTIC	00063292	TRAINING	\$300.00
DATARITE.COM	00063293	STATIONERY & OFFICE SUPPLIES	\$1,812.36
MARK'S WORK WEARHOUSE	00063294	PROTECTIVE CLOTHING	\$726.57
JT MARTIN & SONS LTD.	00063295	HARDWARE SUPPLIES	\$375.50
MARTIN'S FIRE SAFETY LTD.	00063296	SAFETY SUPPLIES	\$2,720.17
MCLOUGHLAN SUPPLIES LTD.	00063297	ELECTRICAL SUPPLIES	\$1,903.16
WAJAX INDUSTRIAL COMPONENTS	00063298	REPAIR PARTS	\$366.48
NU-WAY EQUIPMENT RENTALS	00063299	RENTAL OF EQUIPMENT	\$16,379.35
NEWFOUND DISPOSAL SYSTEMS LTD.	00063300	DISPOSAL SERVICES	\$8,049.74
NEWFOUNDLAND DISTRIBUTORS LTD.	00063301	INDUSTRIAL SUPPLIES	\$88.14
TOROMONT CAT	00063302	AUTO PARTS	\$268.03
R NICHOLLS DISTRIBUTORS INC.	00063303	PROTECTIVE CLOTHING	\$593.25
PBA INDUSTRIAL SUPPLIES LTD.	00063304	INDUSTRIAL SUPPLIES	\$37.12
ARIVA	00063305	PAPER PRODUCTS	\$1,680.00
GCR TIRE CENTRE	00063306	TIRES	\$33,929.54
PERIDOT SALES LTD.	00063307	REPAIR PARTS	\$450.34
PETER PAN SALES LTD.	00063308	SANITARY SUPPLIES	\$344.98
J & J SEARCHING SERVICES	00063309	MECHANIC LIEN SEARCH	\$452.00
K & D PRATT LTD.	00063310	REPAIR PARTS AND CHEMICALS	\$462.74
PYRAMID CONSTRUCTION LIMITED	00063311	PROFESSIONAL SERVICES	\$2,373.00
RIDEOUT TOOL & MACHINE INC.	00063312	TOOLS	\$408.50
NAPA ST. JOHN'S 371	00063313	AUTO PARTS	\$59.53
ROYAL FREIGHTLINER LTD	00063314	REPAIR PARTS	\$2,266.04
LIFESAVING SOCIETY NFLD & LAB.	00063315	AQUATIC RECERTIFICATION	\$345.22
ST. JOHN'S PORT AUTHORITY	00063316	SAFETY/SECURITY FENCE (6TH PAYMENT)	\$50,625.42
BIG ERICS INC	00063317	SANITARY SUPPLIES	\$403.87
SAUNDERS EQUIPMENT LIMITED	00063318	REPAIR PARTS	\$1,521.71
CHANDLER	00063319	PROTECTIVE CLOTHING	\$5,658.62
SPEEDY AUTOMOTIVE LTD.	00063320	AUTOMOTIVE SUPPLIES	\$1,450.55
AETTNL	00063321	MEMBERSHIP RENEWAL	\$218.95
TRACTION DIV OF UAP	00063322	REPAIR PARTS	\$274.89
URBAN CONTRACTING JJ WALSH LTD	00063323	PROPERTY REPAIRS	\$169.50
WATERWORKS SUPPLIES DIV OF EMCO LTD	00063324	REPAIR PARTS	\$5,689.70

NAME	CHEQUE #	DESCRIPTION	AMOUNT
STERLING MARKING PRODUCTS INC.	00063325	DOG & CAT TAGS	\$522.38
CREDIT BUREAU COLLECTIONS	00063326	SUBSCRIPTION RENEWAL	\$151.42
DR. KARL MISIK	00063327	MEDICAL EXAMINATION	\$20.00
PLAZA BOWL - YBC	00063328	REAL PROGRAM	\$639.40
MORRIS, GLENN	00063329	HONORARIUM	\$100.00
NEWFOUNDLAND & LABRADOR BASKETBALL ASSOCIATION	00063330	REAL PROGRAM	\$540.75
STANLEY N. CLINTON, MCIP	00063331	PROFESSIONAL SERVICES	\$660.00
HUNGRY HEART CAFE	00063332	MEAL ALLOWANCES	\$134.10
CREATIVE CITY NETWORK OF CANADA	00063333	MEMBERSHIP RENEWAL	\$1,079.15
CANADIAN ASSOCIATION OF FIRE CHIEFS	00063334	ASSOCIATION DUES	\$290.18
HILLMAN, DR. A.	00063335	MEDICAL EXAMINATION	\$20.00
DR. F. K. ESSAJI	00063336	MEDICAL EXAMINATION	\$20.00
FIRST ST. JOHN'S DEVELOPMENTS LIMITED	00063337	COURT OF APPEAL REFUND	\$400.00
BOULOS, CATHY	00063338	RECREATION PROGRAM REFUND	\$60.00
A HOLDING PLACE	00063339	PROFESSIONAL SERVICES	\$172.90
BENSON, BUFFETT PLC INC.	00063340	REFUND COMPLIANCE LETTER	\$150.00
COMPASS HEALTH CENTRE LTD.	00063341	PROFESSIONAL SERVICES	\$204.00
PETERS, NICOLE	00063342	RECREATION PROGRAM REFUND	\$56.00
MCINNES COOPER	00063343	PROFESSIONAL SERVICES	\$16,281.36
PINTO, DEBORAH	00063344	RECREATION PROGRAM REFUND	\$36.00
BENSON BUFFETT IN TRUST	00063345	LEGAL CLAIM	\$32,163.00
RYAN KEITH	00063346	REFUND MAINTENANCE SECURITY DEPOSIT	\$1,500.00
BERNICE SKINNER	00063347	REFUND OVERPAYMENT OF TAXES	\$924.56
ELIZABETH GAIL SEYMOUR	00063348	REFUND OVERPAYMENT OF TAXES	\$736.35
KELLY ANTHONY	00063349	REFUND OVERPAYMENT OF TAXES	\$397.98
JONATHAN HOWARD	00063350	REFUND OVERPAYMENT OF TAXES	\$1,287.60
KAREN LOUISE FRANCIS	00063351	REFUND OVERPAYMENT OF TAXES	\$1,379.88
STOYLES, LESTER	00063352	VEHICLE BUSINESS INSURANCE	\$51.00
DINN, KAREN	00063353	MILEAGE	\$247.34
LEARNING, DAVID	00063354	MILEAGE	\$10.96
OSBORNE, ROBERT	00063355	VEHICLE BUSINESS INSURANCE	\$40.00
COLFORD, STEPHEN	00063356	MILEAGE	\$330.94
HALLIDAY, JANINE	00063357	REIMBURSEMENT FOR LUNCHEON	\$296.05
PARKS, RICHARD	00063358	REIMBURSEMENT IPHONE ACCESSORIES	\$45.77
HOLDEN, LEONARD	00063359	REFUND CLASS 3 MEDICAL EXAMINATION	\$40.00
HUNT, EDMUND	00063360	MILEAGE - CROSSING GUARD PROGRAM	\$61.35

NAME	CHEQUE #	DESCRIPTION	AMOUNT
SHERRIFFS, KAREN	00063361	MILEAGE	\$60.76
WINSOR, LYNNANN	00063362	REIMBURSEMENT CONFERENCE REGISTRATION	\$1,259.52
COLE, JENNIFER	00063363	MILEAGE - CROSSING GUARD PROGRAM	\$272.24
KENNEDY, CRAIG	00063364	REIMBURSEMENT COURSE BOOK	\$124.22
EDMUNDS, CHRISTINE	00063365	MILEAGE	\$46.49
SQUIRES, JENNIFER	00063366	REIMBURSEMENT TUITION	\$449.21
STRAIT, MARIE	00063367	MILEAGE - CROSSING GUARD PROGRAM	\$65.73
RYAN, LEANN	00063368	MILEAGE	\$119.92
MURPHY, ROBYN	00063369	MILEAGE	\$28.38
SULLIVAN, DAPHNE	00063370	MILEAGE	\$246.73
SHEA FRANCIS	00063371	MILEAGE	\$55.33
MCGRATH, CINDY	00063372	VEHICLE BUSINESS INSURANCE	\$253.50
GUSHUE, RICK	00063373	MILEAGE	\$19.81
WILLIAMS, NICOLE	00063374	MILEAGE	\$25.86
RALPH, SUSAN	00063375	REIMBURSEMENT LUNCHEON	\$87.21
JOHN CUMBY	00063376	MILEAGE	\$37.07
BRUCE PEARCE	00063377	REIMBURSEMENT COMMUNITY DEVELOPMENT EXPENSE	\$311.23
DAVID ROYLE	00063378	MILEAGE	\$94.81
BENNETT, GLENN	00063379	MILEAGE - CROSSING GUARD PROGRAM	\$131.47
KINSELLA, PAULA	00063380	MILEAGE - CROSSING GUARD PROGRAM	\$86.55
ALYSSA FEENER	00063381	MILEAGE	\$3.73
KRISTA BABIJ	00063382	MILEAGE	\$46.89
DYLAN THOMAS	00063383	REIMBURSEMENT CLOTHING ALLOWANCE	\$120.01
DANIEL MARTIN	00063384	VEHICLE BUSINESS INSURANCE	\$350.00
Total:			<u>\$2,979,923.27</u>

MEMORANDUM

Date: January 16, 2014

To: His Worship the Mayor and Members of Council

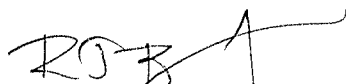
From: Robert J. Bursey, City Solicitor

Re: **Land adjacent to 92 Casey Street**

The owner of 92 Casey Street is interested in leasing the adjacent City land for use as a parking space and for landscaping to clear up the area. Attached is a plan indicating that land. Our Engineering Department and Public Works Department have no concerns with the lease provided there is a restriction on the height of any structures or fences due to sight distance issues.

I recommend that this land be leased at a rate of \$1,000.00 per year (plus the usual admin fees and HST) with the use being restricted to a single parking space and landscaping which will not affect the sight. The term of this lease should be 5 years with a 90 year termination, should the City require the land for a public purpose.

I request this matter be brought before Council at its next Regular Meeting.



Robert J. Bursey
City Solicitor

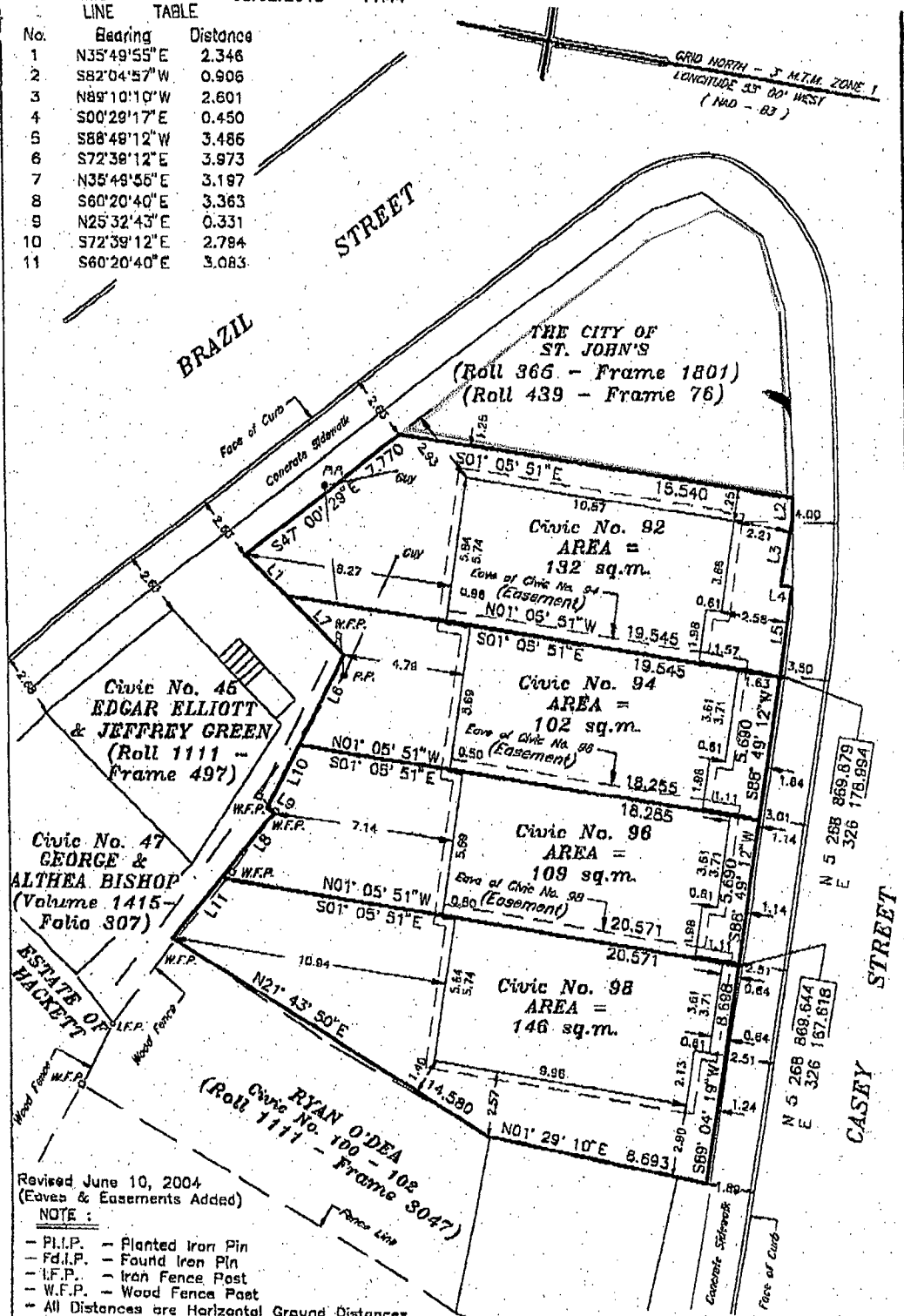
RB/mp

ST. JOHN'S

LEGAL DEPARTMENT

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

No.	Bearing	Distance
1	N35°49'55"E	2.346
2	S82°04'57"W	0.906
3	N89°10'10"W	2.601
4	S00°29'17"E	0.450
5	S88°48'12"W	3.486
6	S72°39'12"E	3.973
7	N35°49'56"E	3.197
8	S60°20'40"E	3.363
9	N25°32'43"E	0.331
10	S72°39'12"E	2.794
11	S60°20'40"E	3.083



Revised June 10, 2004
(Eaves & Easements Added)

NOTE :

- P.I.P. - Planted Iron Pin
- Fd.I.P. - Found Iron Pin
- I.F.P. - Iron Fence Post
- W.F.P. - Wood Fence Post
- All Distances are Horizontal Ground Distances.
- Reference Monuments : 9208002 - N 5 288 136.222 & 9208001 - N 5 269 167.216
E 326 210.609 E 326 090.822

- For the computation of coordinates, an average combined scale factor of 0.999902 has been applied.
This plan certifies the information shown as of December 12, 2003, and only as of that date.
This is Page 3 of 3 for the SURVEYOR'S REAL PROPERTY REPORT.

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	M. R. DUFFETT & ASSOCIATES LIMITED Newfoundland Land Surveyors St. John's, Newfoundland	
	Bus : (709) 739-5558	Fax : (709) 739-6675
SURVEYOR'S REAL PROPERTY REPORT NORMAN STOKES LIMITED Civic No. 92, 94, 96 & 98 CASEY STREET, ST. JOHN'S		
SCALE : 1 : 200	JOB No. : 5671 -A	
DATE : December 12, 2003	SURVEY : M.D. & D.C.	

MEMORANDUM

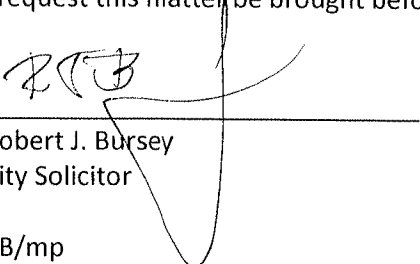
Date: January 15, 2014
To: His Worship the Mayor and Members of Council
From: Robert J. Bursey, City Solicitor
Re: **Lemarchant Road**

Attached is a plan indicating a small strip of City land in front of the property at Lemarchant Road, which is being developed by Pinnacle Development Inc. as a condo development.

The Developer would like to purchase the land for landscaping purposes. Our Public Works Department and Engineering Department have no objections.

I recommend that this land be sold at a rate of \$10 per square foot (Approximately \$3,000.00).

I request this matter be brought before Council at its next Regular Meeting.



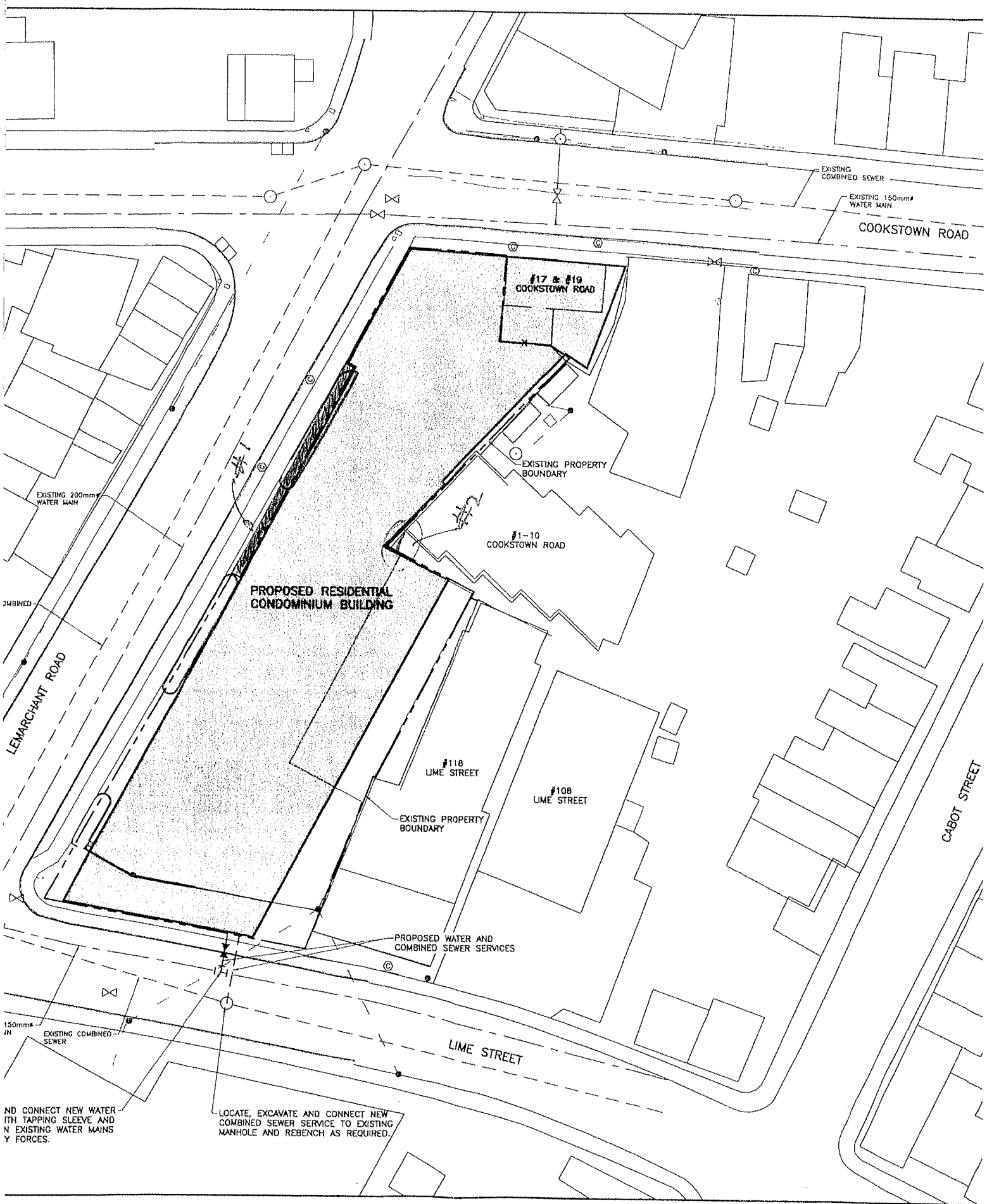
Robert J. Bursey
City Solicitor

RB/mp

ST. JOHN'S

LEGAL DEPARTMENT

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



AND CONNECT NEW WATER WITH TAPPING SLEEVE AND TO EXISTING WATER MAINS BY FORCES.

LOCATE, EXCAVATE AND CONNECT NEW COMBINED SEWER SERVICE TO EXISTING MANHOLE AND REBENCH AS REQUIRED.

MEMORANDUM

Date: January 13, 2014

To: His Worship the Mayor and Members of Council

From: Robert J. Burse, City Solicitor

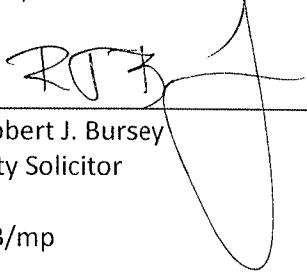
Re: **Canadian Coast Guard, Southside Road**

Attached is a plan indicating land at Southside Road which is registered in the City's name, the land, however, has been occupied by the Canadian Coast Guard for more than 50 years (land outlined in red).

The Coast Guard is planning to demolish their existing office building and construct a new one; they have asked that the City convey this land to them so they have clear title.

In exchange for this Deed of Conveyance, the Coast Guard will grant the easement over their land, which the City requires, for the sewer lines and outfall to St. John's Harbour, which is shaded on the plan in green.

I request this matter be brought before Council at its next Regular Meeting.



Robert J. Burse
City Solicitor

RB/mp

ST. JOHN'S

LEGAL DEPARTMENT

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

MEMORANDUM

Date: **January 16, 2014**

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

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

Re: **Snow Clearing Report**

Attached for the information of Council, is the Snow Clearing Report for the period January 1 to January 17, 2014.

The Report shows a negative variance of \$61,104.

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

Attach.

ST. JOHN'S

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

**CITY OF ST. JOHN'S
SNOW CLEARING REPORT
WEEK ENDING JANUARY 17, 2014**

	<u>2014 BUDGET</u>	<u>Y-T-D BUDGET</u>	<u>Y-T-D ACTUAL</u>	<u>(OVER)UNDER BUDGET</u>
<u>PERSONAL SERVICES</u>				
SALARIES AND WAGES	3,941,541	338,195	334,212	3,983
LABOR OVERTIME	300,000	20,000	163,125	(143,125)
TOOL ALLOWANCE	-	-	54	
EMPLOYER CONTRIBUTIONS	1,040,162	88,497	103,228	(14,732)
TOTAL PERSONAL SERVICES	5,281,702	446,692	600,620	(153,874)
<u>CONTRACTUAL SERVICES</u>				
CONTRACTUAL SERVICES	155,304	-	-	-
WEATHER REPORTS	140,000	-	-	-
CABLE/SATELLITE SERVICE	2,496	-	-	-
ADVERTISING	13,370	-	-	-
CLAIMS	10,000	250	243	7
EMPLOYEE TRAINING	24,460	-	-	-
FLEET COSTS	4,874,703	7,800	7,771	29
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	-	-	-
TOTAL CONTRACTUAL SERVICES	6,481,945	8,050	8,014	36
<u>MATERIALS & SUPPLIES</u>				
FOOD AND REFRESHMENT	2,600	-	-	-
SAND*	10,000	752	-	752
SALT*	3,148,277	175,307	84,575	90,733
SNOW FENCING	4,800	-	-	-
LUBRICATING OILS	33,000	2,200	1,500	700
WELDING SUPPLIES	45,000	3,014	2,493	521
TIRE CHAINS	5,000	-	-	-
SAFETY EQUIPMENT	10,033	700	701	(1)
HAND TOOLS & SMALL EQUIP	20,000	1,500	1,471	29
CLEANING SUPPLIES	7,353	200	200	0
MISCELLANEOUS MATERIALS	1,920	25	26	(1)
GRANTS TO OTHER GROUPS	15,000	15,000	15,000	-
TOTAL MATERIALS & SUPPLIES	3,302,983	198,698	105,964	92,734
FLEET CAPITAL COSTS	960,500	-	-	-
TOTAL COSTS	16,027,130	653,440	714,598	(61,104)

*SALT & SAND ISSUES TO JANUARY 14 2014



Dennis O'KEEFE
Mayor
CITY OF ST. JOHN'S

Success in St. John's

Since the development of the Hibernia oilfield in the 1990s, St. John's, the capital of Newfoundland and Labrador, has become a new global centre for the offshore industry. Dennis O'Keefe has been mayor of the city since 2008 and is also president of the World Energy Cities Partnership until 2014, when his term will come to a close. The Partnership is a forum where oil and gas-producing cities share ideas.

What makes St. John's an attractive location for business and investments in oil and gas?

Our international profile has made us more attractive for companies. We have gone from being a city with little international recognition to a cultural, commercial, financial and economic centre. The attraction stems from the energy and natural resources industry as well as tourism. St. John's is a member of the World Energy Cities Partnership, which connects 20 cities worldwide, such as Doha in Qatar, Port Harcourt in Nigeria and Stavanger in Norway. It has increased our appeal to oil and gas investors by showing a connection with global energy cities and our commitment to the development of the industry here.

In addition, the province's Memorial University, the College of the North Atlantic and the Marine Institute are recognised internationally. We have done research in developing industry in cold climates, especially in relation to ice management and surveillance. In December 2011, we created an economic plan called Roadmap 2021, which will provide a long-term vision of growth and prosperity and promote our industry nationally and internationally. Overall, our ratings for doing business are very positive and in July 2013, US financial services company Standard and Poor's affirmed its A+ stable rating on St. John's.

How do you facilitate the development of Newfoundland's oil and gas industry?

As mayor, the main challenge is ensuring St. John's ability to deal with the impact of the industry by including all players and communities in our development. Given the economic opportunities in St. John's and the opening of new offices every year, we have to make sure that our social, cultural and financial climate remains attractive for corporations and workers. For instance, we can provide social amenities for new families. My role is primarily to work with the industries so that we can understand and meet their needs in terms of public policies, housing or recreational infrastructures. We work very closely with the various industries and business communities in the full knowledge that if we are all part of our mutual plans, our co-operation and co-ordination will be more efficient. The growth of St. John's has led to challenges in schooling and affordable housing. Another role is developing public and social

policies in the city to make it more welcoming, and provide recreational and cultural infrastructures to give newcomers a good quality of life.

Why is St. John's a gateway to Arctic operations?

Our research in ocean technology and offshore operations, as well as our location, has allowed us to promote ourselves as a gateway to the region. We can be a base for operations and for companies that can supply goods and services to the operators in Arctic research. A lot of activities and industries related to Arctic energy development are positioning themselves in St. John's, such as shipment through the Arctic. Because of our climate and environment, our research and development sector has the ability to deal with drilling and associated activities in Arctic conditions. As a result, our companies, universities and institutions are able to supply the research needed to carry on the offshore activities in the Arctic.

How do you describe St. John's research and development and technologies capacity?

Newfoundland is known for developing technologies that allow offshore operations in icy waters and heavy winters. Most companies engaged in research and development are local and their innovation and creativity has been combined with the work of the Marine Institute, an internationally recognised research centre on the Memorial University campus. The research and development sector – public policies, the funding of the provincial government and staff and students of the Memorial University – is supported by the engagement of St. John's City Hall. ■

“Because of our climate and environment, our research and development sector has the ability to deal with drilling and associated activities in Arctic conditions.”

IN FIGURES

Members of the World Energy Cities Partnership

20

Standard and Poor's rating for St. John's as of July 2013

A+ stable

Planned investments in infrastructure until 2015

\$270 million

ECONOMICS

The offshore oil industry's contribution to the metropolitan economy of St. John's, 2002 and 2012 (percent)

	2002	2012
Nominal GDP	33.9	39.6
Employment	1.3	2.5

Source: Department of Finance Canada