

**AGENDA
REGULAR MEETING**

**JANUARY 21st, 2013
4:30 p.m.**

ST. JOHN'S

MEMORANDUM

January 18th, 2013

In accordance with Section 42 of the City of St. John's Act, the Regular Meeting of the St. John's Municipal Council will be held on **Monday, January 21st, 2013 at 4:30 p.m.**

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

By Order

Neil A. Martin
City Clerk

ST. JOHN'S

DEPARTMENT OF CORPORATE SERVICES

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

**AGENDA
REGULAR MEETING
JANUARY 21st, 2012
4:30 p.m.**

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

1. Call to Order

2. Approval of the Agenda

3. Adoption of the Minutes

- a. Minutes of January 14th, 2013

4. Business Arising from the Minutes

A. Included in the Agenda

- 1. Memorandum dated January 10, 2013 from the Director of Planning
Re: Proposed Text Amendment to the St. John's Development Regulations
Proposed Tree Planting Fee
- 2. Memorandum dated January 17, 2013 from the Director of Planning
Re: Proposed Text Amendment to the St. John's Development Regulations
Vehicle Storage Yards in the Rural Zone
- 3. Memorandum dated January 17, 2013 from the Director of Planning
Re: Proposed Text Amendment to the St. John's Development Regulations
Accessory Buildings
- 4. Memorandum dated January 17, 2013 from the Director of Planning
Re: Proposed Text Amendment to the St. John's Development Regulations
Reduced Lot Housing Developments
- 5. Memorandum dated January 16, 2013 from the Director of Planning
Re: Proposed Rezoning of Property, Land North of Coventry Way/South of Team
Gushue Highway (**Ward 3**) Applicant: Nosegard Holdings Ltd.

B. Other Matters

5. Public Hearings

6. Committee Reports

- a. Development Committee Report dated January 15th, 2013

- 7. Resolutions**
- 8. Development Permits List**
- 9. Building Permits List**
- 10. Requisitions, Payrolls and Accounts**
- 11. Tenders**
- 12. Notices of Motion, Written Questions and Petitions**
- 13. Other Business**
 - a. Quarterly Travel Report
 - b. Snow Clearing Report
 - c. Memorandum dated January 13, 2013 from the City Solicitor
Re: 1 Hawthorne Place
 - d. Correspondence from the Mayor's Office**
 - e. Items Added by Motion**
- 14. Adjournment**

January 14th, 2013

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

His Worship the Mayor presided.

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

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

Call to Order and Adoption of the Agenda

SJMC2013-01-14/22R

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

a. Notice to Motorists – Downtown Snow Removal Operations

Adoption of Minutes

SJMC2013-01-14/23R

It was decided on motion of Deputy Mayor Duff; seconded by Councillor Tilley: That the minutes of January 7, 2013 meeting be adopted as presented.

NOTICES PUBLISHED

1. A Discretionary Use Application has been submitted requesting permission to renovate the garage portion of Civic No. 9 Lucyrose Lane as a home occupation that involves the preparing and delivery of home cooked meals. The proposed business will occupy a floor area of approximately 26 m² and will operate Monday to Sunday, 9 a.m. to 5 p.m. The business involves preparing and cooking

meals on domestic cooking equipment, which includes a domestic range, a small domestic freezer, and two domestic refrigerators. The actual cooking time is limited to approximately one hour per day. There will be no on-site sales, web based sales only, delivery to customer's homes only. The business employs the two residents of the dwelling. (Ward 1)

SJMC2013-01-14/24R

**It was moved by Councillor Hickman, seconded by Councillor Breen:
That the application be approved.**

The motion being put was unanimously carried.

2. A Discretionary Use Application has been submitted for a proposed home occupation at **Civic No. 11 Turnberry Street** for a photography studio. The proposed business will occupy a floor area of approximately 30.7 m² and will operate on an appointment basis only, with one client or family per session. The business involves taking photographs only; processing will not be done on-site. One on-site parking space is provided for the business. The applicant is the sole employee. (Ward 4)

Submission of concern

SJMC2013-01-14/25R

**It was moved by Councillor Hickman; seconded by Councillor Breen:
That the application be approved.**

The motion being put was unanimously carried.

Committee Reports

Council considered the following Development Committee Report dated January 9, 2013:

RECOMMENDATION

1. **Polar Farms Limited**
Crown Land Lease Referral for 6.9 Hectares of Land
Trans Canada Highway Ward 5

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

Robert F. Smart
City Manager
Chair – Development Committee

SJMC2013-01-14/26R

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

The motion being put was unanimously carried.

Heritage Advisory Committee Report

Council considered the following Heritage Advisory Committee Report dated January 3, 2013:

In Attendance: Deputy Mayor Shannie Duff, Chairperson
Debbie O'Rielly, NL Historic Trust
Tony Lockyer, Canadian Homebuilders
Melanie DelRizzo, Citizen Representative
Wayne Purchase, Downtown St. John's
Taryn Sheppard, Nexter Representative
Dave Blackmore, Director of Building & Property Management
Ken O'Brien, Manager of Planning & Information
Peter Mercer, Heritage Officer
Helen Miller, City Archivist
Hilary Grant, Cambridge Student (observer)
Karen Chafe, Recording Secretary

1. St. John's Convention Center Expansion (New Gower/Waldegrave/Water St.)

The Committee met with Paul Blackwood and Charlie Henley of Stantec Architecture as well as John Barry, Project Engineer with the City responsible for overseeing the convention center expansion. Design elevations were presented outlining the interior layout and exterior design for the project for which copies of the elevations were not circulated to the Committee and are not available for inclusion with this report. The following points are noted:

- The dimensions of the expansion will extend west from the existing convention center on New Gower St. to the corner of Waldegrave St. and running south/east onto Water St. The building's height will correspond with the existing convention center.
- The façade will consist of a metal sheen material broken up by a series of slightly protruding panels of contrasting color which will accommodate signage. A section of the exterior will also consist of floor to ceiling glass

which will reflect the interior space, particularly at night when it will be illuminated. The protruding panels will advertise events occurring at the Center.

- One of the larger panels situated on the Water St. side will also be reserved for the display of a permanent photograph or artwork applied to the surface by a computer generated pixilation process which will be commissioned via an artist competition.
- A pedway is also proposed to connect the expanded convention center to the Delta Hotel across the street. Due to the span of distance, the pedway will have to be constructed in two sections: extending across Waldegrave St. and then across New Gower St.
- The parking garage entrance will be accessible via Waldegrave St. and will consist of a fairly large opening to accommodate truck traffic. Its design was a challenge due to the grading of the site.

The Committee recommends approval of the design elevations submitted subject to the following:

- **that the Arts Advisory Committee (via its Public Art Committee) be consulted on and partake in the selection review process for the permanent photograph or artistic image to be placed on the Water St. façade, and that the short-listed design submissions be referred back to the Heritage Advisory Committee prior to final approval;**
- **that the Committee be consulted on the signage proposed to ensure that it adheres to the regulations of the Heritage Sign By-law.**

2. 61 Hamilton Avenue – Condominium Development

The Committee met with Dick Cook and owner of the property Chris Snellen, to discuss their proposed conversion of 61 Hamilton Avenue into a townhouse/condo development. The matter was previously referred to the Committee for review; however, the applicant has revised the elevations as attached. The exterior cladding which is currently concrete will be maintained. The façade facing Brine St. will consist of regular steel door openings at the ground level and the upper floors will accommodate patio doors overlooking small balconies. A rooftop garden is also proposed.

The Committee expressed some concern about the lack of specific detail outlined on the artist rendering and requested that the design be revised and referred back to the Committee keeping in mind the following:

- further detail required for the concrete blank wall facing Hamilton Avenue - the Committee would prefer some fenestration on this wall;
- more detail required on the treatment of the main entrance doors and the balcony design. Given the monotone concrete exterior, the applicant might wish to consider a mix of different door colors to provide more visual interest.

With regard to the roof-top garden, the Committee recommends deferral of this issue pending the Committee's and staff's review of rooftop deck regulations which currently prohibit rooftop decks in residential buildings located within heritage areas. The distinction between commercial and residential buildings needs to be delineated, specifically with regard to how commercial building conversions should be regulated.

3. Proposed Extension to the Marriott Hotel (northeast corner of the Duckworth St./Cochrane St. intersection)

The Committee met with Messrs Blackwood and Henley of Stantec Architecture who outlined the artist renderings for the proposed extension to the Marriott Hotel.

Given the City's requirements for off-street parking necessitating a parking garage which impacts the overall building height, the Committee recommends approval of the design as presented.

4. 9-11 Waldegrave St. – Sign Application

The Heritage Officer displayed an elevation for a fascia sign at 9-11 Waldegrave St. for the new restaurant "Relish".

The Committee recommends approval of the fascia sign as outlined given that its size is in proportion to the building façade and that it fits within the sign band of the building which is slightly larger than what would normally be permitted for such signs.

**Deputy Mayor Shannie Duff
Chairperson**

SJMC2013-01-14/27R

**It was moved by Deputy Mayor Duff; seconded by Councillor Hickman:
That the Committee's recommendations be approved.**

Regarding Item #2 – Councillor Hann asked that the issue surrounding rooftop gardens/rooftop decks also be referred to the Development Committee for discussion.

Following discussion, the motion being put was carried with the issue of the rooftop gardens/rooftop decks referred to the Development Committee for discussion.

Business Arising

Proposed Text Amendment to the St. John's Development Regulations
Proposed Tree Planting Fee

Under business arising, Council considered a memorandum dated January 10, 2013 from the Director of Planning regarding the above noted.

SJMC2013-01-14/28R

It was decided on motion of Councillor O'Leary; seconded by Deputy Mayor Duff: That the Resolution for St. John's Development Regulations Amendment Number 548, 2013 which has the effect of authorizing the City to charge the proposed tree planting fee, be adopted, which will then be referred to the Department of Municipal Affairs with a request for Provincial registration of the amendment.; and further, that the tree planting policy dated January 10, 2013 be adopted, and that the tree planting fee be established at \$250.00 for each required tree based on the lot frontage of the residential property as set out in the policy:

During discussion on the matter, some members of Council, expressed concerns about the policy relative to (1) uploading another fee on new homeowners in addition to the increased development fees (2) the proposed \$250 for each required tree (3) a mandatory fee for homeowners who don't want the trees, with the trees to be planted in public space; (4) maintenance of the trees; (4) whether the fees offset the overall cost of the program.

During discussion, Councillors O'Leary and Hickman indicated their full support of the the proposed tree planting policy and tree planting fee. They spoke of the value of such an initiative to the community and the environment noting that the city has a social and fiscal responsibility to its citizens to beautify the community and benefit the environment.

SJMC2013-01-14/29R

During discussion, it was moved by Councillor Breen; seconded by Councillor Hanlon: That the matter be deferred for further clarification.

The motion to defer being put was carried with Deputy Mayor Duff, Councilors Hickman and O'Leary dissenting.

Development Permits List

Council considered as information the following Development Permits List for the period January 4, 2012 to January 10, 2013;

**DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING
FOR THE PERIOD OF January 4, 2012 TO January 10, 2013**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES		Proposed Building Lot	Tobin's Road	5	Rejected Lacks Frontage on a Public Street Contrary to Section 8.1.2	13-01-04
COM	AE Consultants	NL Liquor Warehouse	East White Hills Road	1	Approved	13-01-04
RES		Subdivide for Additional Building Lot	480 Main Road	5	Approved	13-01-07
COM		Home Office for Mattress Sanitization	255 Newfoundland Drive	1	Approved	13-01-07
RES		Subdivision of Homestead Lot	35 Eveyln Place	4	Approved	13-01-08

* Code Classification:
 RES - Residential
 COM - Commercial
 AG - Agriculture
 OT - Other
 INST - Institutional
 IND - Industrial

**Gerard Doran
Development Officer
Department of Planning**

** 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.

Building Permits List

SJMC2013-01-14/30R

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

Weekly Permits List Council's January 14, 2013 Regular Meeting

Permits Issued: 2013/01/03 To 2013/01/09

Class: Commercial

183 Cheeseman Dr	Co	Office	
15 George St	Co	Tavern	
166 Duckworth St	Sn	Retail Store	
439 Kenmount Rd	Ms	Commercial Garage	
204-206 Main Rd	Ms	Clinic	
344 Pennywell Rd	Ms	Clinic	
386 Stavanger Dr	Ms	Bank	
410 Stavanger Dr	Ms	Retail Store	
3 Stavanger Dr	Ms	Retail Store	
390 Topsail Rd	Ms	Retail Store	
390 Topsail Rd	Ms	Retail Store	
680 Torbay Rd	Nc	Accessory Building	
171-173 Water St	Nc	Fence	
342 Freshwater Rd	Rn	Eating Establishment	
Avalon Mall No. 1 Aldo	Rn	Retail Store	
169 Water St	Rn	Office	
370 Torbay Rd, 2nd Floor, West	Rn	Office	
571 Thorburn Rd	Nc	Communications Use	
		This Week \$	439,400.00

Class: Industrial

This Week \$.00

Class: Government/Institutional

This Week \$.00

Class: Residential

4 Capulet St, Lot 205	Nc	Single Detached Dwelling
12 Capulet St, Lot 201	Nc	Single Detached Dwelling
3 Forest Ave	Nc	Accessory Building
6 Galashiels Pl	Nc	Accessory Building
27 Gillies Rd., Lot 2	Nc	Single Detached & Sub.Apt
116 Ladysmith Dr - Lot 220	Nc	Single Detached Dwelling

8 Mclea Pl	Nc	Single Detached Dwelling
13 Scouts Place	Nc	Single Detached Dwelling
30 Sequoia Dr	Nc	Accessory Building
31-33 Golf Ave	Cr	Subsidiary Apartment
11 Hamlet St	Cr	Subsidiary Apartment
17 Hamlet St	Cr	Single Detached Dwelling
41 Larkhall St	Cr	Single Detached Dwelling
51 Beaumont St	Rn	Single Detached Dwelling
20 Convent Sq	Rn	Townhousing
47 Duckworth St-Unit 108	Rn	Condominium
100 Elizabeth Ave Suite 614	Rn	Condominium
83-85 Hayward Ave	Rn	Apartment Building
12 Huntingdale Dr	Rn	Single Detached Dwelling
8 Marshall Pl	Rn	Single Detached Dwelling
19 Smithville Cres	Rn	Single Detached Dwelling
34 Wicklow St	Sw	Single Detached Dwelling

This Week \$ 2,024,423.00

Class: Demolition

This Week \$.00

This Week's Total: \$ 2,463,823.00

Repair Permits Issued: 2013/01/03 To 2013/01/09 \$ 11,900.00

Class: Rejected

120 University Avenue Cr Convert Property to three(3)apartment dwelling Not permitted in the Residential Low Density(R-1)zone

Legend

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

YEAR TO DATE COMPARISONS			
January 14, 2012			
TYPE	2012	2013	% VARIANCE (+/-)
Commercial	\$1,500,700.00	\$400,400.00	-73
Industrial	\$0.00	\$0.00	0
Government/Institutional	\$33,800.00	\$0.00	-100
Residential	\$2,100,100.00	\$3,100,100.00	48
Repairs	\$20,000.00	\$11,900.00	-41
Housing Units (1 & 2 Family Dwellings)	5	9	
TOTAL	\$3,654,600.00	\$3,512,400.00	-4

Respectfully Submitted,

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

Payrolls and Accounts

SJMC2013-01-14/31R

It was moved by Councillor Tilley; seconded by Councillor Colbert: That the following Payrolls and Accounts for the week ending January 10, 2013 be approved:

Weekly Payment Vouchers For The Week Ending January 10, 2013

Payroll

Public Works **\$ 499,207.01**

Bi-Weekly Casual **\$ 5,242.91**

Accounts Payable **\$ 921,118.71**

Total: **\$ 1,425,568.63**

The motion being put was unanimously carried.

Tenders

(a) Tender – Flag Persons

SJMC2013-01-14/32R

It was moved by Councillor Tilley; seconded by Councillor Colbert: That the recommendation of the Director of Finance & City Treasurer be approved and the tender awarded as follows:

a. Standing Offer Agreement on an “as required” basis.

Garda	\$17.24 hr
Mask	17.65 hr
Safety First	21.00 hr
Shannahans	27.60 hr
Spectrum	33.36 hr
(not including HST)	

The motion being put was unanimously carried.

Notice to Motorists

Councillor Hanlon presented a notice to motorists from the Department of Public Works and Parks on the City’s downtown snow removal operations.

Councillor Hanlon

Councillor Hanlon, expressed concern on behalf of senior citizens, of snow plows pushing snow into their driveways. Though recognizing that the City works with the Seniors Resource Centre on the Snow Busters Program, she asked that the matter be referred to the Seniors Advisory Committee to see if there is anything further the City can do to improve on the system to assist seniors.

Councillor Hann

Councillor Hann encouraged metrobus customers to avail of the recently launched Metrobus website, Idea Centre, for information on the service, and as means to present their suggestions and concerns.

Councillor O'Leary

Councillor O'Leary asked that the following issues be referred to the Finance and Administration Standing Committee for consideration:

1. Tax Relief for seniors and people on fixed incomes
2. Mayor and Councillors' Pension Plan

Councillor O'Leary noted that "date rape" and the overall "night life scene" is becoming a growing concern in the downtown and advised she has been in contact with the George Street Association as well as the RNC on the issue. She suggested that the City become involved and look at the possibility of forming an ad hoc committee in an effort to determine what can be done to address this issue.

Councillor Breen

In response to Councillor O'Leary's request that the following items be considered by the Finance Committee (1) Tax Relief for seniors and lower income people and (2) Mayor and Councillors' Pension Plan

Councillor Breen pointed out that Council agreed, as part of the City's budget process, that a review of both issues be undertaken this year. He advised that recommendations relative to the Mayor and Councillors' pension plan will be finalized for Council's review towards the end of June 2013 while the review of the taxation issue will be finalized and made available to Council later in the year.

Deputy Mayor Duff

Deputy Mayor Duff suggested that members of Council forward any questions they have on the proposed tree planting policy to the City Clerk's office for referral to the appropriate staff. She also asked that Mr. Brian Head, Public

Works and Parks, be invited to attend next week's Regular Meeting of Council in order to provide clarification on the issues of concern.

Adjournment

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

MAYOR

CITY CLERK

MEMORANDUM

Date: January 10, 2013

To: His Worship the Mayor and Members of Council

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

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

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

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

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

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

ST. JOHN'S

DEPARTMENT OF PLANNING

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

Recommendation

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

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

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



Cliff Johnston, MCIP
Director of Planning

CJ/dlm
Attachments

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

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

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

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

"6.4.5 Tree Planting Fee

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

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

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

Mayor

City Clerk

Provincial Registration

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



Proposed Policy for Tree Planting and the Tree Planting Fee

Prepared January 10, 2013

Purpose:

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

Policy Statement:

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

MEMORANDUM

Date: January 17, 2013

To: His Worship the Mayor and Members of Council

Re: **Re: Council Directive R2012-10-29/8
Proposed Text Amendment to the St. John's Development Regulations
Vehicle Storage Yards in the Rural Zone**

At the Regular Meeting of Council held on October 29, 2012, Council agreed to accept the recommendation coming out of the October 23, 2012 meeting of the Planning and Housing Committee that the Department of Planning be directed to prepare a text amendment to the St. John's Development Regulations which would have the effect of introducing "Vehicle Storage Yard" as a Discretionary Use to the Rural Zone. Council directed that the amendment be advertised for public review and comment following which time the amendment is to be referred to a future Regular Meeting of Council for consideration of adoption.

In accordance with the Council Directive noted above, the amendment has been drafted by the Department of Planning in conjunction with the Legal Department and the amendment has been advertised for public review and comment. The amendment is to be referred for consideration of adoption to the Regular Meeting of Council to be held on January 21, 2013.

The amendment has been advertised on two occasions in December, 2012 in The Telegram Newspaper. The amendment has also been posted on the City website and it was referred to the Canadian Homebuilders' Association-Newfoundland and Labrador for their information and review. Any public written representations received by the City Clerk's Department regarding the amendment will be referred to the agenda for the Regular Meeting of Council to be held on January 21, 2013.

Recommendation

It is recommended that Council now adopt the attached resolution for St. John's Development Regulations Amendment Number 554, 2013 which will have the effect of introducing a definition for "Vehicle Storage Yard" into the Development Regulations and to introduce requirements for this use and to introduce this use as a Discretionary Use into the Rural Zone.

If the amendment is adopted by Council, it will then be referred by City staff to the Department of Municipal Affairs with a request for Provincial registration of the amendment.

Cliff Johnston, MCIP
Director of Planning

CJ/dlm
Attachment

I:\JOHNSTON\2013\Mayor -Vehicle Storage Yard - January 16, 2013.doc

ST. JOHN'S

DEPARTMENT OF PLANNING

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**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 554, 2013**

WHEREAS the City of St. John's wishes to introduce "Vehicle Storage Yard" as a Discretionary Use in the Rural (R) Zone.

BE IT THEREFORE RESOLVED that the City of St. John's hereby adopts the following text amendment to the St. John's Development Regulations pursuant to the provisions of the Urban and Rural Planning Act, 2000:

1. Introduce the following new definition into Section 2 ("Definitions"):

"Vehicle Storage Yard means a yard used for the storage of motorized vehicles and shall exclude the service or maintenance of motorized vehicles and shall exclude the salvage for scrap or recycling of motorized vehicles."

2. Amend Section 7 ("Special Developments") by adding the following as Section 7.34:

"7.34 Vehicle Storage Yard

A Vehicle Storage Yard is subject to the following requirements:

- a) **Screening from adjoining land uses by landscaping in accordance with Section 8.5.1 where the Vehicle Storage Yard is adjacent to a Residential Use."**

3. Amend Section 10.38.2 ("Discretionary Uses in the Rural (R) Zone") with the introduction of "Vehicle Storage Yard (subject to Section 7.34)."

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

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

MCIP

MEMORANDUM

Date: January 17, 2013

To: His Worship the Mayor and Members of Council

Re: **Council Directive R2012-04-30/12**
Proposed Text Amendment to the St. John's Development Regulations
Accessory Buildings

At its Regular Meeting of April 30, 2012, Council agreed to accept a recommendation from the Planning and Housing Committee that a text amendment to the St. John's Development Regulations respecting the regulation of accessory buildings be drafted by City staff and then advertised for public review and comment. Council agreed that upon completion of the advertising process that the text amendment would be referred to a Regular Meeting of Council for consideration of adoption and approval. The amendment has been drafted by the Department of Planning in conjunction with the Department of Building and Property Management and the Legal Department and has been advertised for public review and comment. The amendment is scheduled to be referred to the agenda for the Regular Meeting of Council to be held on January 21, 2013 for consideration of adoption and approval.

If adopted/approved by Council, the amendment will have the effect of regulating the size, location and height of accessory buildings for residential and non-residential use. The amendment makes provision for larger accessory buildings for residential use if the residential building lot is greater than 1860 square metres (0.5 acres) in size. The proposed standards for accessory buildings for residential use and non-residential use are set out in the attached resolution for St. John's Development Regulations Amendment Number 549, 2013.

The amendment has been advertised on two occasions in The Telegram Newspaper and has been posted on the City website. In addition, the amendment has been referred to the Canadian Homebuilders' Association, Newfoundland and Labrador for their information. Any written public submissions received by the City Clerk's Department on the amendment will be referred to the agenda for the Regular Meeting of Council to be held on January 21, 2013.

Recommendation

It is recommended that Council now proceed to approve the attached resolution for the St. John's Development Regulations Amendment Number 549, 2013 for the purpose of modifying the regulation of accessory buildings.

If the resolution is adopted/approved by Council, it will then be referred to the Department of Municipal Affairs with the request for Provincial registration of the amendment.

Cliff Johnston, MCIP
Director of Planning
CJ/dlm
Attachment

I:\JOHNSTON\2013\Mayor - Accessory Building Text Amendment Jan 17, 2013.doc

ST. JOHN'S

DEPARTMENT OF PLANNING

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

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 549, 2013**

WHEREAS the City of St. John's wishes to allow for Accessory Buildings for both residential and non-residential buildings.

BE IT THEREFORE RESOLVED that the City of St. John's hereby adopts the following text amendment to the St. John's Development Regulations pursuant to the provisions of the Urban and Rural Planning Act, 2000:

1. Repeal Section 8.3.6 ("Accessory Building, Residential Use") and replace it with the following new section:

"8.3.6 Accessory Buildings

(1) General:

- (i) Notwithstanding the definition of Accessory Building, for the purposes of this section an Accessory Building shall not include a Deck, a Swimming Pool or a Carport.

(2) Floor Area:

- | | | |
|------|---|---|
| (i) | Residential Use with a Lot Area of 1,860 m ² or less | 35% of the area of the Rear Yard of the Lot to a maximum of 55 m ² |
| (ii) | Residential Use with a Lot Area over 1,860 m ² and Non Residential Use | 35% of the area of the Rear Yard of the Lot |

(3) Building Height:

- | | | |
|------|---|------------|
| (i) | The maximum Building Height of an Accessory Building (Residential Use) shall be: | |
| (a) | Residential Use with a Lot Area of 1,860 m ² or less | 3.5 metres |
| (b) | Residential Use with a Lot Area over 1,860 m ² | 4.5 metres |
| (ii) | The maximum Building Height of an Accessory Building (Non-Residential Use) shall be 4.5 metres. | |

(4) Location:

- (i) Accessory Buildings of 55 m² or less shall:
 - (a) be restricted to Side and Rear Yards, subject to Section 8.3.3;
 - (b) be located a minimum of 0.6 metre from the nearest Lot Lines;
 - (c) be located behind the Building Line; and
 - (d) be located a minimum of 2 metres from the Main Building.
- ii) Accessory Buildings in excess of 55 m² shall:
 - (a) be located a minimum of 1.2 metres from the Lot Lines; and
 - (b) be located behind the Building Line.
- iii) Notwithstanding the foregoing:
 - (a) if the Accessory Building has electrical services or a heating appliance, it shall be located a minimum of 1.2 metres from the Lot Lines; and
 - (b) if the Accessory Building is located in an area not provided with municipal water services it shall be located a minimum of 6 metres from any Lot Lines unless otherwise approved by the Director of Regional Fire Services (Fire Chief)."

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

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

MCIP

MEMORANDUM

Date: January 17, 2013

To: His Worship the Mayor and Members of Council

Re: **Council Directive R2012-10-29/9**
Proposed Text Amendment to the St. John's Development Regulations
Reduced Lot Housing Developments

At the Regular Meeting of Council held on October 29, 2012, Council agreed to accept the recommendation coming out of the October 23, 2012 meeting of the Planning and Housing Committee that all references to Reduced Lot Housing presently contained within the St. John's Development Regulations be deleted/repealed and that the appropriate text amendment to the Development Regulations be advertised for public review and comment, following which time the amendment is to be referred to a future Regular Meeting of Council for consideration of adoption.

In accordance with the Council Directive noted above, the amendment has been drafted by the Department of Planning in conjunction with the Legal Department and the amendment has been advertised for public review and comment. The amendment is to be referred for consideration of adoption to the Regular Meeting of Council to be held on January 21, 2013.

A staff report dated October 22, 2012 from the Department of Planning is attached which provides background to, and the rationale for the proposed amendment.

The amendment has been advertised on two occasions in December 2012 in The Telegram Newspaper. The amendment has also been posted on the City website and it was referred to the Canadian Homebuilders' Association-Newfoundland and Labrador for their information and review. Any public written representations received by the City Clerk's Department regarding the amendment will be referred to the agenda for the Regular Meeting of Council to be held on January 21, 2013.

Recommendation

It is recommended that Council now adopt the attached resolution for St. John's Development Regulations Amendment Number 553, 2013 which will have the effect of deleting/repealing all existing references in the St. John's Development Regulations to Reduced Lot Housing.

If the amendment is adopted by Council, it will then be referred by City staff to the Department of Municipal Affairs with a request for Provincial registration of the amendments.

Cliff Johnston, MCIP
Director of Planning

CJ/dlm
Attachment

I:\JOHNSTON\2013\Mayor - Reduced Lot Housing - January 16, 2013 doc

ST. JOHN'S

DEPARTMENT OF PLANNING

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

MEMORANDUM

Date: October 22, 2012

To: Chairperson and Members
Planning and Housing Committee

Re: **Proposed Text Amendment – St. John’s Development Regulations
Repeal Provisions Pertaining to “Reduced Lot Housing”**

The City from time to time receives applications from applicants seeking Discretionary Use approval from Council to subdivide land for Reduced Lot Housing. The City’s Department of Planning is currently dealing with one such application in the Goulds at this time. The property is zoned Residential Low Density (R1) as per the St. John’s Development Regulations. Reduced Lot Housing is listed as a Discretionary Use in this zone.

The Development Regulations define REDUCED LOT HOUSING as “Single Detached Dwellings erected on Lots smaller than required under Section 10 of these Regulations.”

Section 7.14 of the Development Regulations states that “Reduced Lot Housing Development is subject to the following requirements:

- (a) the minimum Lot Areas are not more than 36% below the minimum required for Single Detached Dwellings in the Zone;
- (b) the minimum Lot Frontage is not more than 20% below the minimum required for Single Detached Dwellings in the Zone;
- (c) the minimum Building line (Front Yard) shall be the same as for Single Detached Dwellings in the Zone;
- (d) the minimum Side Yards shall be the same as for Single Detached Dwellings in the Zone;
- (e) the minimum Side Yards on Flanking Roads shall be the same as for Single Detached Dwellings in the Zone;
- (f) the minimum Rear Yard is not more than 20% below the minimum required for Single Detached Dwellings in the Zone;
- (g) all other requirements as may be determined by Council and/or as set forth in these Regulations and other by-laws, are complied with; and

ST. JOHN’S

DEPARTMENT OF PLANNING

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

- (h) an agreement having a plan attached thereto, satisfactory to Council, between the developer and/or the City shall be registered in the Registry of Deeds of Newfoundland, controlling the Use and Development of such land.
- (i) a Subsidiary Apartment shall not be permitted where a Reduced Lot Housing Lot has less than 15 metres Lot Frontage.”

Section 8.4 (1) of the Development Regulations states that “A Variance from the development standards set out in these Regulations shall not be allowed, if that Variance, when considered together with other Variances made or to be made with respect to the same land, building or structure, would have a cumulative effect that is greater than a 10% Variance, even though the individual Variances are separately no more than 10%.”

Section 36 (1) (b) of the Urban and Rural Planning Act, 2000 provides that the Minister shall make development regulations that shall be included in the development regulations of councils and regional authorities with respect to allowable variances in development standards to a maximum of 10%.

The City’s Legal Department has advised that as the St. John’s Development Regulations are subordinate to the Urban and Rural Planning Act, 2000 and as Reduced Lot Housing standards exceed the maximum variance of 10% which is contrary to section 8.4 (1) of the Development Regulations and Section 36 (1) of the Urban and Rural Planning Act, Council does not have the discretion to approve applications for Reduced Lot developments.

This issue has recently been discussed by the City’s Development Committee and the Committee recommends that all references to Reduced Lot Housing be deleted from the Development Regulations.

RECOMMENDATION

It is the recommendation, based on discussion with the Development Committee, that all references to Reduced Lot Housing be deleted from the St. John’s Development Regulations. If the Planning and Housing Committee and Council agree with this recommendation, then it is recommended that the Department of Planning be directed to prepare the text amendment in conjunction with the City’s Legal Department. The amendment would then be advertised for public review and comment. Upon completion of this process, the amendment would then be referred to a future Regular Meeting of Council for consideration of adoption and approval.

Joe Sampson, CET
Manager of Development

Cliff Johnston, MCIP
Director of Planning

JS/amh

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 553, 2013**

WHEREAS the City of St. John's wishes to repeal all references to "Reduced Lot Housing" presently contained in the St. John's Development Regulations.

BE IT THEREFORE RESOLVED that the City of St. John's hereby adopts the following text amendment to the St. John's Development Regulations pursuant to the provisions of the Urban and Rural Planning Act, 2000:

- 1. Repeal the definition of "Reduced Lot Housing" as contained in Section 2 (Definitions).**
- 2. Repeal Section 7.14 ("Reduced Lot Housing Development").**
- 3. Repeal all references to "Reduced Lot Housing" contained in Section 10 ("Use Zone Schedules").**

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

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

MCIP

MEMORANDUM

Date: January 16, 2013

To: His Worship the Mayor and Members of Council

From: Cliff Johnston, MCIP
Director of Planning

Re: **Council Directive R2012-12-10/2**
Department of Planning File Number S-25-C.1
Proposed Rezoning of Property
Land North of Coventry Way/South of Team Gushue Highway (Ward 3)
Applicant: Nosegard Holdings Ltd.

At the Regular Meeting of Council held on December 10, 2012, Council adopted the resolutions for St. John's Municipal Plan Amendment Number 108, 2012 and St. John's Development Regulations Amendment Number 552, 2012. The effect of these amendments is to redesignate and rezone vacant land located to the north of the Coventry Way Subdivision and south of the Team Gushue Highway, from the Open Space District, the Open Space (O) Zone and the Rural Residential (RR) Zone, to the Residential Low Density District and the Residential Low Density (R1) Zone. Copies of the resolutions as adopted by Council on December 10, 2012 are attached for information. The proposed amendments are in reference to an application submitted by Nosegard Holdings to rezone the subject property to the R1 Zone in order to allow the development of a residential subdivision of approximately fifty (50) residential building lots for single-detached houses.

Council agreed to appoint Mr. Stan Clinton, MCIP, who is a member of the City's commissioner list, as the commissioner to conduct a public hearing on the amendments. The public hearing was scheduled for January 10, 2013, but was cancelled under the provisions of the Urban and Rural Planning Act as no public written objections to the amendments had been received by the City Clerk's Department prior to the hearing.

Recommendation

It is recommended that Council now give formal approval to the St. John's Municipal Plan Amendment Number 108, 2012 and St. John's Development Regulations Amendment Number 552, 2012.

If Council makes a decision to approve the amendments, these will then be sent to the Department of Municipal Affairs with a request for Provincial registration of the amendments.

Cliff Johnston, MCIP
Director of Planning
Attachment

G:\JOHNSTON\2013\Mayor - Coventry Way - January 16, 2013 doc

CJ/amh

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

**RESOLUTION
ST. JOHN'S MUNICIPAL PLAN
AMENDMENT NUMBER 108, 2012**

WHEREAS the City of St. John's wishes to accommodate the development of property situated north of Coventry Way and south of the Team Gushue Highway for the purpose of a low density residential subdivision.

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 situated north of Coventry Way and south of the Team Gushue Highway from the Open Space (O) Land Use District to the Residential Low Density (RLD) Land Use District as shown on Map III-IA attached.

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

IN WITNESS THEREOF the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this ____ day of _____, 2012.

Mayor

City Clerk

Provincial Registration

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

MCIP

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 552, 2012**

WHEREAS the City of St. John's wishes to accommodate the development of property situated north of Coventry Way and south of the Team Gushue Highway for the purpose of a low density residential subdivision.

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 situated north of Coventry Way and south of the
Team Gushue Highway from the Open Space (O) Zone and the
Rural Residential (RR) Zone to the Residential Low Density (R1)
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 , 2012.

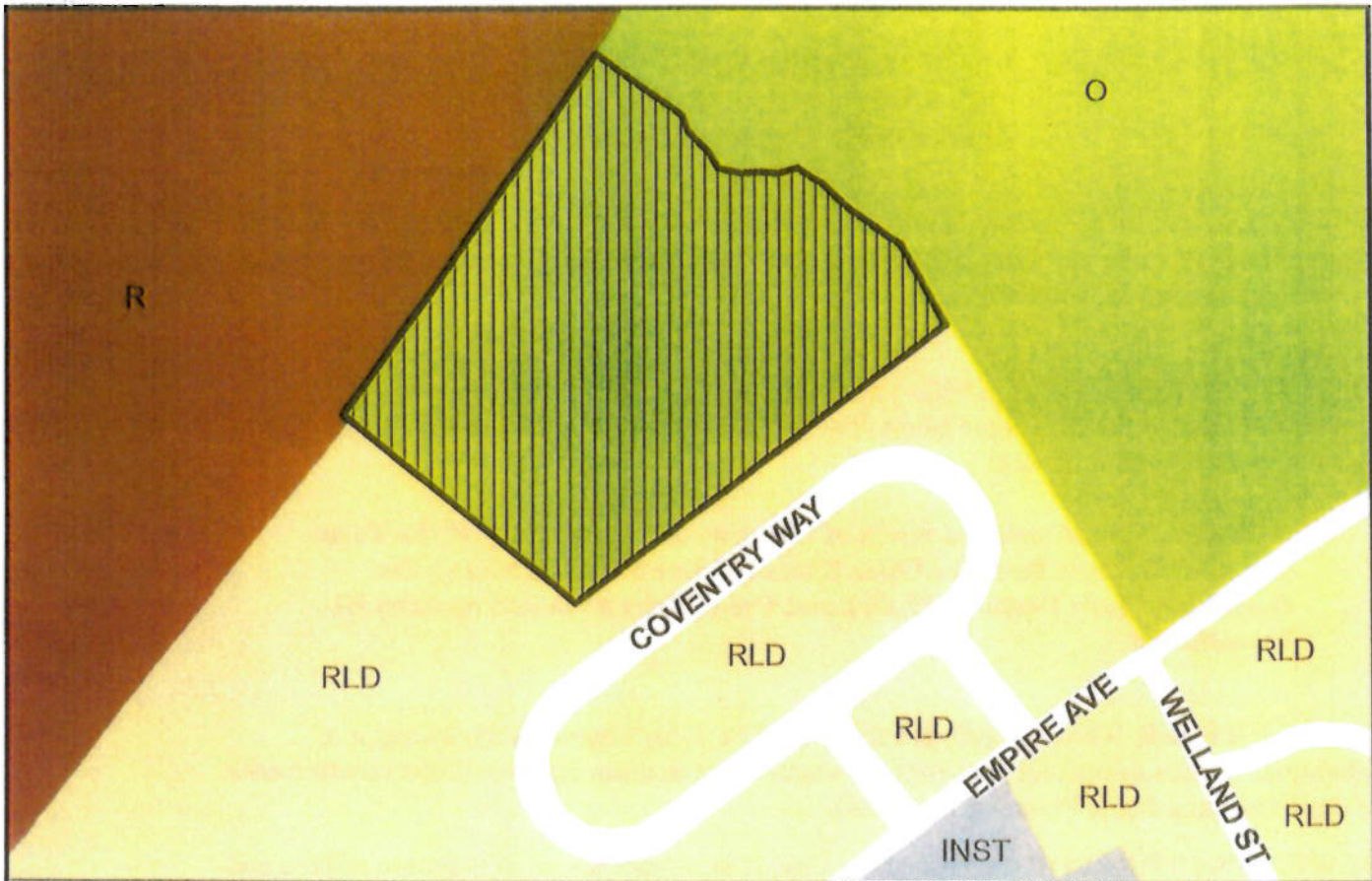
Mayor

City Clerk

Provincial Registration

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

MCIP



**CITY OF ST. JOHN'S
MUNICIPAL PLAN
Amendment No. 108, 2012
[Map III-1A]**


2012 11 07 SCALE: 1:3000
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
OPEN SPACE (O) LAND USE DISTRICT TO
RESIDENTIAL LOW DENSITY (RLD) LAND USE DISTRICT

LAND NORTH OF COVENTRY WAY (Nosegard Holdings)



Mayor

City Clerk



December 10, 2012

Council Adoption

M.C.I.P. signature and seal



Provincial Registration



**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 552, 2012
[Map Z-1A]**

2012 11 07 SCALE: 1:3000
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
OPEN SPACE (O) LAND USE ZONE TO
RESIDENTIAL LOW DENSITY (R1) LAND USE ZONE



AREA PROPOSED TO BE REZONED FROM
RURAL RESIDENTIAL (RR) LAND USE ZONE TO
RESIDENTIAL LOW DENSITY (R1) LAND USE ZONE

LAND NORTH OF COVENTRY WAY (Nosegard Holdings)

Mayor

City Clerk

Council Adoption

M.C.I.P. signature and seal



Provincial Registration

REPORT/RECOMMENDATIONS
Development Committee
January 15, 2013

The following matter was considered by the Development Committee at its meeting held on January 15, 2013. A staff report is attached for Council's information.

RECOMMENDATION

**1. Application to Redevelop and Extend the Former Avalon Telephone Building
Civic Number 345-353 Duckworth Street (Ward 2)
Applicant: Henry Bell Developments Ltd.**

The Development Committee recommends that Council now grant an Approval-in-Principle to the application to redevelop and extend the former Avalon Telephone Building at Civic No. 345-353 Duckworth Street and that final approval is subject to the following conditions:

- i. Compliance with all requirements of the City's Department of Engineering;
- ii. Compliance with all requirements of the St. John's Development Regulations;
- iii. Compliance with all requirements of the City's Department of Buildings and Property Management;
- iv. Completion of the new parking garage now under construction on the north side of Duckworth Street prior to City approval to occupy the extended and redeveloped building at Civic No. 345-353 Duckworth Street; and
- v. Final approval of the application in the form of a Development Agreement between Council and the Developer that specifies all conditions of the development.

**2. Application for a Proposed Residential Townhouse Development
Civic Number 12-20 Mount Cashel Road (Ward 4)
Applicant: 62554 Newfoundland and Labrador L Inc.**

The Development Committee recommends that Council direct the Department of Planning, in conjunction with the Legal Department, to draft an amendment to the St. John's Development Regulations which would have the effect of establishing a new site-specific zone for the property at Civic Number 12-20 Mount Cashel Road which would allow the development of the proposed townhouse development.

The Committee further recommends that once the new zone is drafted, that it be referred to a public meeting, to be chaired by a member of Council, so that residents/property owners in the vicinity of the application site would have an opportunity to review and comment on the proposed new zone.

3. 61 Hamilton Avenue
Conversion of Existing Commercial Building to Multi-Unit Residential Occupancy
Proposed Rooftop Gardens/Green Roof

The Development Committee recommends approval of this proposal.

A handwritten signature in black ink, appearing to read 'R. F. Smart', with a stylized flourish at the end.

Robert F. Smart
City Manager
Chair – Development Committee

attach.

MEMORANDUM

Date: January 17, 2013

To: His Worship the Mayor and Members of Council

Re: **Department of Planning File Number B-17-D.2**
Application to Redevelop and Extend the Former Avalon Telephone Building
Civic Number 345-353 Duckworth Street (WARD 2)
Applicant: Henry Bell Developments Ltd.

A public meeting, chaired by Councillor Galgay, was held at St. John's City Hall on May 15, 2012. The purpose of the public meeting was to provide an opportunity for public review and comment on the application submitted by Henry Bell Developments Ltd. to redevelop and extend the former Avalon Telephone Building located at Civic Number 345-353 Duckworth Street. The building is proposed to be redeveloped for approximately eighty (80) residential apartments units in condominium ownership above a commercial level on Duckworth Street. Parking for the residential units will be provided in the new parking garage now under construction by Henry Bell Developments Ltd. on the north side of Duckworth Street.

The property is presently zoned as Commercial Central Mixed Use (CCM) under the St. John's Development Regulations. A site specific text amendment to the St. John's Development Regulations was subsequently approved by Council and registered with the Provincial Department of Municipal Affairs authorizing Council, at its discretion, to allow a building on the property at Civic No. 345-353 Duckworth Street to have a building height greater than 15 metres as measured from Duckworth Street; to allow a building at this location with a Floor Area Ratio greater than 3.0, and with a residential density greater than one (1) dwelling unit per 50 square metres of lot area. The referral of the application to Council for consideration of granting an Approval-in-Principle was deferred pending resolution to the satisfaction of the City to some issues respecting the new parking garage now under construction by Henry Bell Developments Ltd. on the north side of Duckworth Street.

The status of this application was discussed at the meeting of the Development Committee held on January 15, 2013. The consensus of the Committee is that the issues respecting the parking garage have been satisfactorily resolved to the satisfaction of the City and that it would now be in order to refer the application to Council with a recommendation for an Approval-in-Principle subject to conditions.

Recommendation

The Development Committee recommends that Council now grant an Approval-in-Principle to the application to redevelop and extend the former Avalon Telephone Building at Civic No. 345-353 Duckworth Street and that final approval is subject to the following conditions:

1. Compliance with all requirements of the City's Department of Engineering;
2. Compliance with all requirements of the St. John's Development Regulations;

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

3. Compliance with all requirements of the City's Department of Buildings and Property Management;
4. Completion of the new parking garage now under construction on the north side of Duckworth Street prior to City approval to occupy the extended and redeveloped building at Civic No. 345-353 Duckworth Street; and
5. Final approval of the application in the form of a Development Agreement between Council and the Developer that specifies all conditions of the development.

Robert Smart
City Manager/Chair - Development Committee

JS/dlm

345 DUCKWORTH STREET – FORMER AVALON TELEPHONE BUILDING



MEMORANDUM

Date: January 17, 2013

To: His Worship the Mayor and Members of Council

From: Robert Smart
City Manager/Chair-Development Committee

Re: **Council Directive R2012-12-10/4**
Department of Planning File Number B-17-M.5
Application for a Proposed Residential Townhouse Development
Civic Number 12-20 Mount Cashel Road (WARD 4)
Applicant: 62554 Newfoundland and Labrador L Inc.

At the Regular Meeting of Council held on December 10, 2012, Council made a decision to defer decision on the application from 62554 Newfoundland and Labrador Inc. to develop a twenty-seven (27) unit residential townhouse development on the vacant parcel of land located on Civic Number 12-20 Mount Cashel Road in order to provide City staff an opportunity to review the written public submissions that had been received by the City Clerk's Department respecting the application. The application property is presently zoned as Residential Medium Density (R2). This zone allows Townhouses as a Permitted Use. The applicant proposes to construct the development as a private Planned Unit Development. A private PUD is a form of condominium development whereby a condominium corporation would be established of the owners of the individual units who would be responsible for the maintenance of all infrastructure for the development, snowclearing, garbage collection, etc. A PUD may be permitted by Council as a Discretionary Use in the R2 Zone.

The applicant proposes to construct twenty-seven (27) townhouses which will be three (3) storeys in height with each unit having indoor parking. In addition to the indoor parking, thirty-seven (37) on-site outdoor parking spaces are proposed for a total of sixty-four (64) parking spaces for the development. Copies of the written public submissions received by the City Clerk's Department from area residents in response to the City's advertising of the application are attached for Council's information and review. Also attached for Council's information and review is a copy of correspondence dated December 21, 2012, from Mr. Kevin King, President of 62554 Newfoundland and Labrador Inc. which provides detailed information on the proposed residential development in response to the public representations of concern received. This information package also includes a report prepared by the Traffic Engineering Consultant for Genivar Inc. on behalf of the applicant respecting the proposed townhouse development.

The City's Transportation Engineer has reviewed the traffic report from Genivar Inc. and has subsequently advised that he has no concerns from a traffic perspective with the proposed townhouse development.

The application and the information package submitted by the President of 62254 Newfoundland and Labrador Inc. were discussed at the Development Committee meeting held on January 15, 2013. The

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

Committee is of the opinion that there is planning merit to certain aspects of the application. The application proposes to develop on an existing vacant site in the urban core of the city where there are existing municipal water and sewer services which has relatively close access to shopping and commercial services. The application proposes to provide an increase in residential density from the current residential densities in the area. The City's Municipal Plan promotes increase of residential densities where determined to be appropriate to do so.

The Development Committee notes that the current provisions of the St. John's Development Regulations respecting Planned Unit Developments were written a number of years ago and may need to be reviewed for possible update. The Committee recommends that rather than considering the possible approval of this application as a Planned Unit Development, that Council consider establishing a site-specific zone for this property which could allow the development as proposed to be constructed by the applicant.

Recommendation

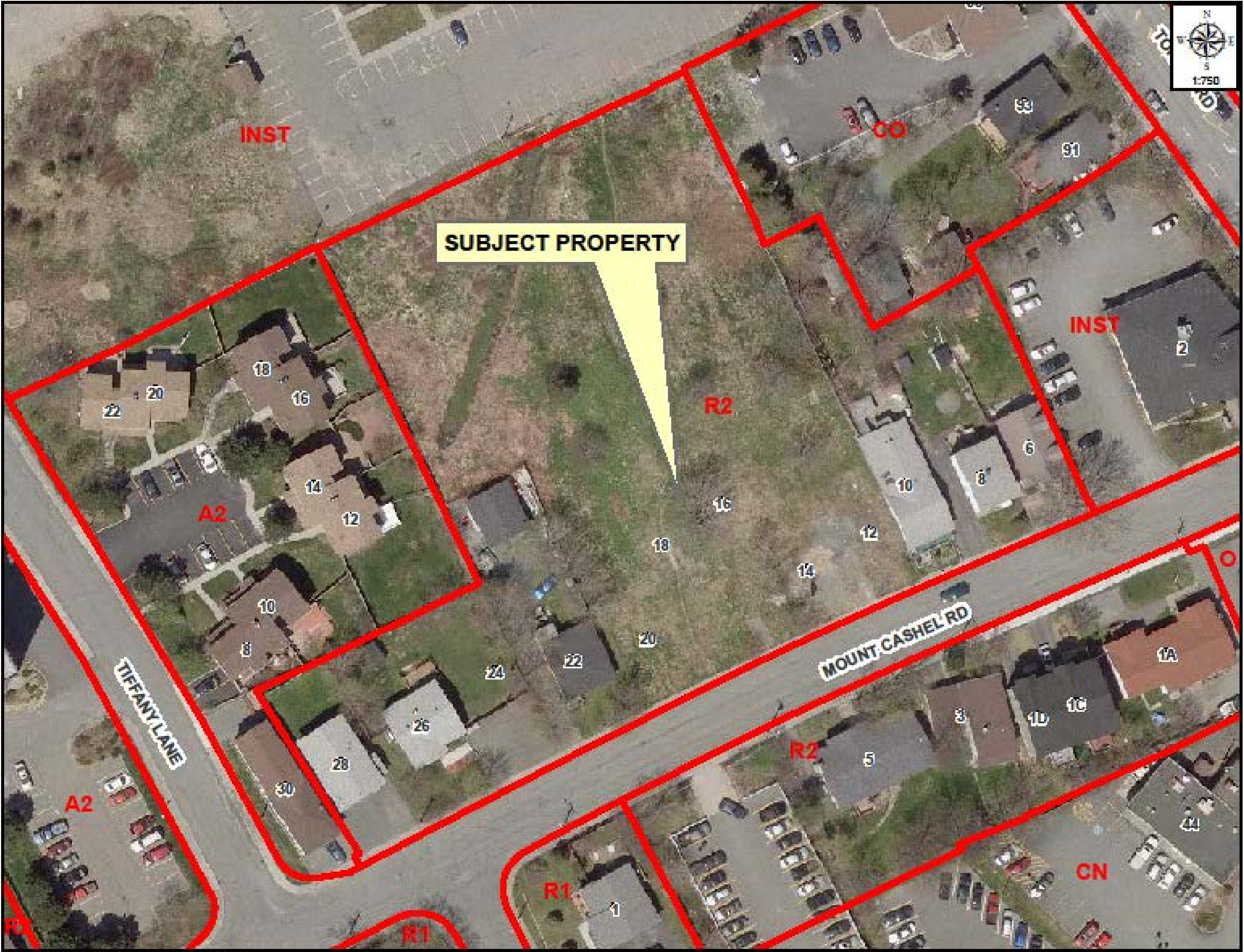
The Development Committee recommends that Council direct the Department of Planning, in conjunction with the Legal Department, to draft an amendment to the St. John's Development Regulations which would have the effect of establishing a new site-specific zone for the property at Civic Number 12-20 Mount Cashel Road which would allow the development of the proposed townhouse development.

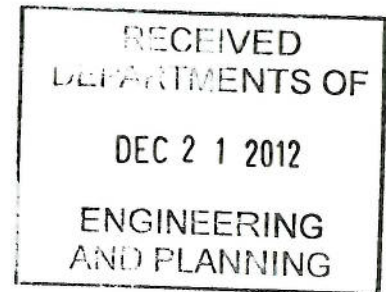
The Committee further recommends that once the new zone is drafted, that it be referred to a public meeting, to be chaired by a member of Council, so that residents/property owners in the vicinity of the application site would have an opportunity to review and comment on the proposed new zone.

Robert Smart
City Manager/Chair-Development Committee
Attachments

/amh

12-20 MOUNT CASHEL ROAD





Friday, December 21, 2012

Mr. Cliff Johnson
Director of Planning
City of St. John's
P.O. Box 908
St John's, NL

Dear Mr. Johnson:

Re: Discretionary Use Application 12-20 Mount Cashel Road

We have been advised that your department has received enquiries with respect to our Discretionary Use Application for a Private Planned Unit Development (PUD) on the vacant parcel of land located on Civic No. 12-20 of Mount Cashel Road.

We understand it has come into question the use of a Private Planned Unit Development (PUD) as a method of a development application. We believe this is the best form of application for this parcel of land as it is an Infill project in an established section of the City. By developing a PUD the development will not create higher demands on municipal services such as garbage collection and snow removal as it will run under the private land owner and condominium agreement. A PUD development will also follow the vision of the city's municipal plan by providing high quality housing and meeting other objectives such as the following:

- **Section 1.2.3** "Increasing densities in residential areas; Encouraging a compatible mix of residential building; Encourage infill in older parts of the city; Minimize sprawl"
- **Section 2.2.2** "Provide Good Residential Neighbourhood at Reduced Public Cost" (See Figure 1 below)
- **Section 2.2.4** "Increase Housing Supply"

Specifically, this area has many local amenities such as shopping and essential services within walking distance which would continue to serve and benefit from population increase within the area. Furthermore, creating infill developments within the city boundary assists in limiting the continuation of urban sprawl, utilizes city services and roadways already established and develops a piece of vacant land which has been an eyesore for years. The proposal is also consistent with recent developments to the area which include other townhome communities such as the 22 Unit Stoneleigh Condo unit on New Cove Road and a 10-storey retirement facility within a 2 km radius of the civic addresses in question.

It should be noted, as a developer, KMK Capital is dedicated to providing quality housing. The townhome units in question will be marketed as executive townhomes intended to be priced in line with

the area's residential selling point. This development is intended to add to an already established neighbourhood. Building materials and architectural features will be considered when constructing the residential dwellings and will include attention to detail such as designer posts on entranceways, brick skirting on sides and rears and more (See Appendix A for renderings).

The site plan as depicted in "Appendix B" offers a unique opportunity to a large demographic via enabling the purchase of quality new home construction in one of the most sought after areas to live in the center of St. John's. Given land values in the area, the only way to provide this otherwise unattainable opportunity for most is with density. The site plan allows three key financial objectives aligning the interests of the general public, the developer, and the City of St. John's:

1. Quality new home construction in the center of the City at prices affordable to a much larger demographic than otherwise would be in this area with a less dense option. With the planned density sales prices are projected to be in the \$400,000 range, which is close to the current average price of \$380,000 for new home construction in the St. John's CMA today. Due to the price of land in the area, decreasing the density would drive the price point up exponentially making purchasing a home in the development unattainable for most and the sales price would be too high for the area.
2. Required return on investment at acceptable risk levels for the developer to proceed with a development
3. Maximizes the City's tax revenues while being the least cost option going forward for tax payers (see Figure 1 below)

FIGURE 1.

	Proposed Development	Townhomes Fronting Mt. Cashel	Single Family Homes
Assessed Value	\$ 11,205,000	\$ 3,320,000	\$ 2,340,000
Tax Revenue			
	\$ 90,761	\$ 26,892	\$ 18,954
	\$ 16,605	\$ 16,605	\$ 2,460
	<u>\$ 107,366</u>	<u>\$ 43,497</u>	<u>\$ 21,414</u>
Servicing Costs			
Street Clearing & Street Markings	\$ -	\$ -	\$ -
Snow Clearing	\$ -	\$ -	\$ -
Garbage & Recycling Collection	\$ -	\$ 259	\$ 259
	<u>\$ -</u>	<u>\$ 259</u>	<u>\$ 259</u>
Annual Net Tax Revenue Generated	<u>\$ 107,366</u>	<u>\$ 43,238</u>	<u>\$ 21,155</u>

With respect to the four (4) submissions received by your department regarding our development proposal, we have prepared the following responses to the concerns raised:

Meeting Objectives of the Municipal Plan and Development Regulations

The application for development meets and exceeds both the City of St. John's Development Regulations and The City's Municipal Plan. We have proposed a PUD for the area zoned R2 (designated Medium Density). The proposal meets the permitted uses as defined in both documents. The proposal also meets the Maximum Permitted Density of 50 dwelling units per net hectare.

Area Zoning Requirements

The area in question is currently zoned R2 as outlined in section 10.4 of the Development Regulations. As per section 10.4.2 permitted uses for this zoning include a Discretionary Use of a PUD as proposed.

In regards to the concern of building line, rear and side yard minimums and height requirements, section 10.4.3 of the zoning requirements does not define zone requirements for a Discretionary Use of a PUD. In fact the side yard minimum of 1.2m is required from the adjacent single family dwelling properties, and as per the attached survey (see "Appendix C") it appears Civic 10 Mount Cashel Road does not meet this requirement. However, we have no objection to the location of this dwelling at this time.

The maximum number of dwelling units is not defined for a PUD in the R2 zone. The six maximum units indicated in the written enquiry pertain only to multiple dwelling units which is not proposed in this application.

Regarding the comments on Floor Area Ratios (FAR), as per the St. John's development regulations, there are no FAR requirements in the R2 zone. FAR requirements are only required for Discretionary Use Applications involving the operation of a business/service as outlined in section 5.3.3 of the St. John's Development Regulations.

Snow Clearing/Garbage Removal

As the proposed development is a Planned Unit Development (PUD) on a private parking lot, snow clearing and garbage removal will be accommodated through common area maintenance fee structure in a condominium corporation agreement. This is no different than the operations of Elizabeth Towers as an example.

Traffic

Traffic studies have been conducted (see "Appendix D") and it has been determined the proposed Townhouse development will not have any significant impact to the street or intersections.

Loss of Existing Footpath

There is currently no public footpath on the private land in question.

Parking

As outlined in "Appendix B" the development will have parking spaces totaling 64 for 27

dwelling, therefore, exceeding the development requirement for one parking space per dwelling unit as outlined in section 9.1.1 of the development regulations.

We feel it is important to note that only four submissions were received from the general public in response to approximately 165 notices sent to the neighbouring area by the City Planning Department as well as a Notice of Application placed in The Telegram newspaper on November 24, 2012. The response rate of only 2.4% demonstrates virtually no opposition in regards to our proposed development. Furthermore, contrary to what the submissions suggest, the development proposed is clearly in line with the City's Municipal plan, adheres to or exceeds zoning requirements and is consistent with the development mix in the area.

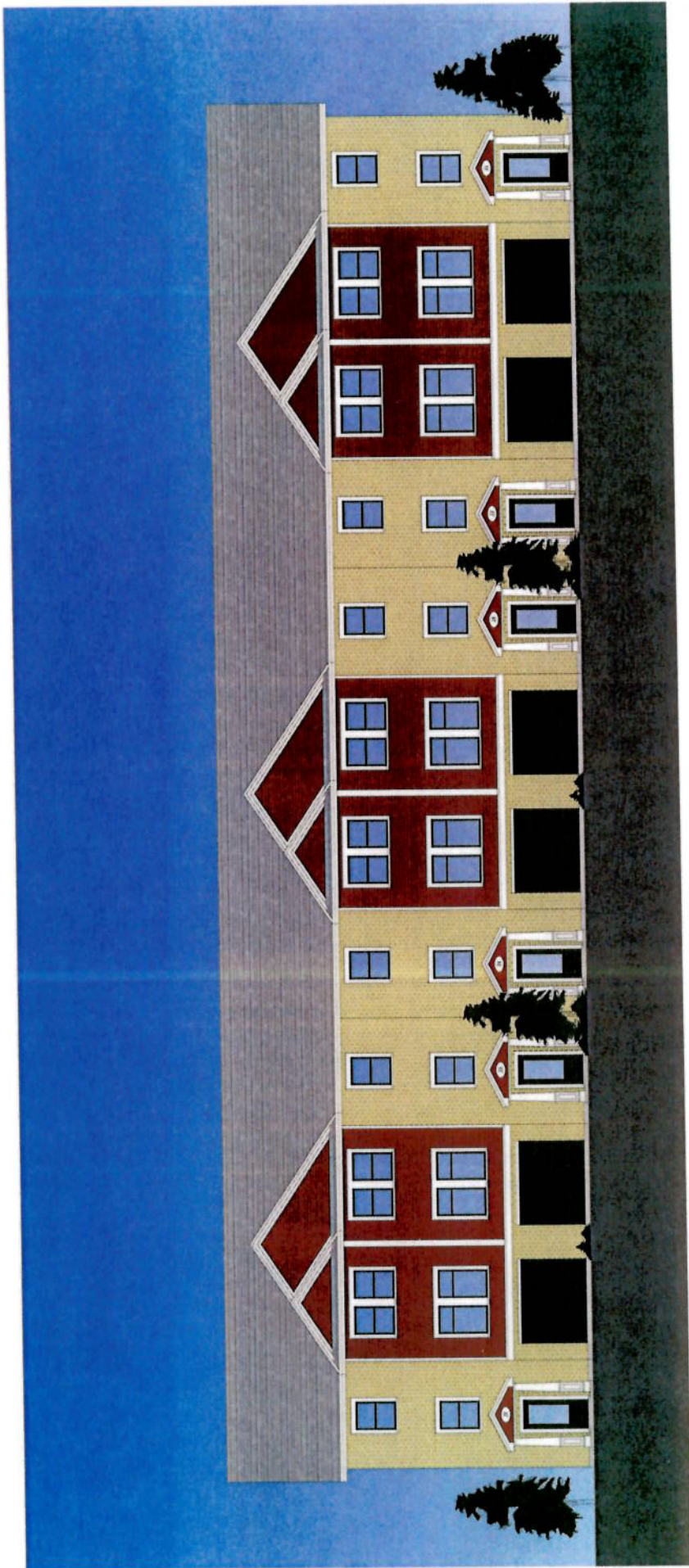
We look forward to proceeding with the development of this community. Please do not hesitate to contact the undersigned if you have any further questions or concerns.

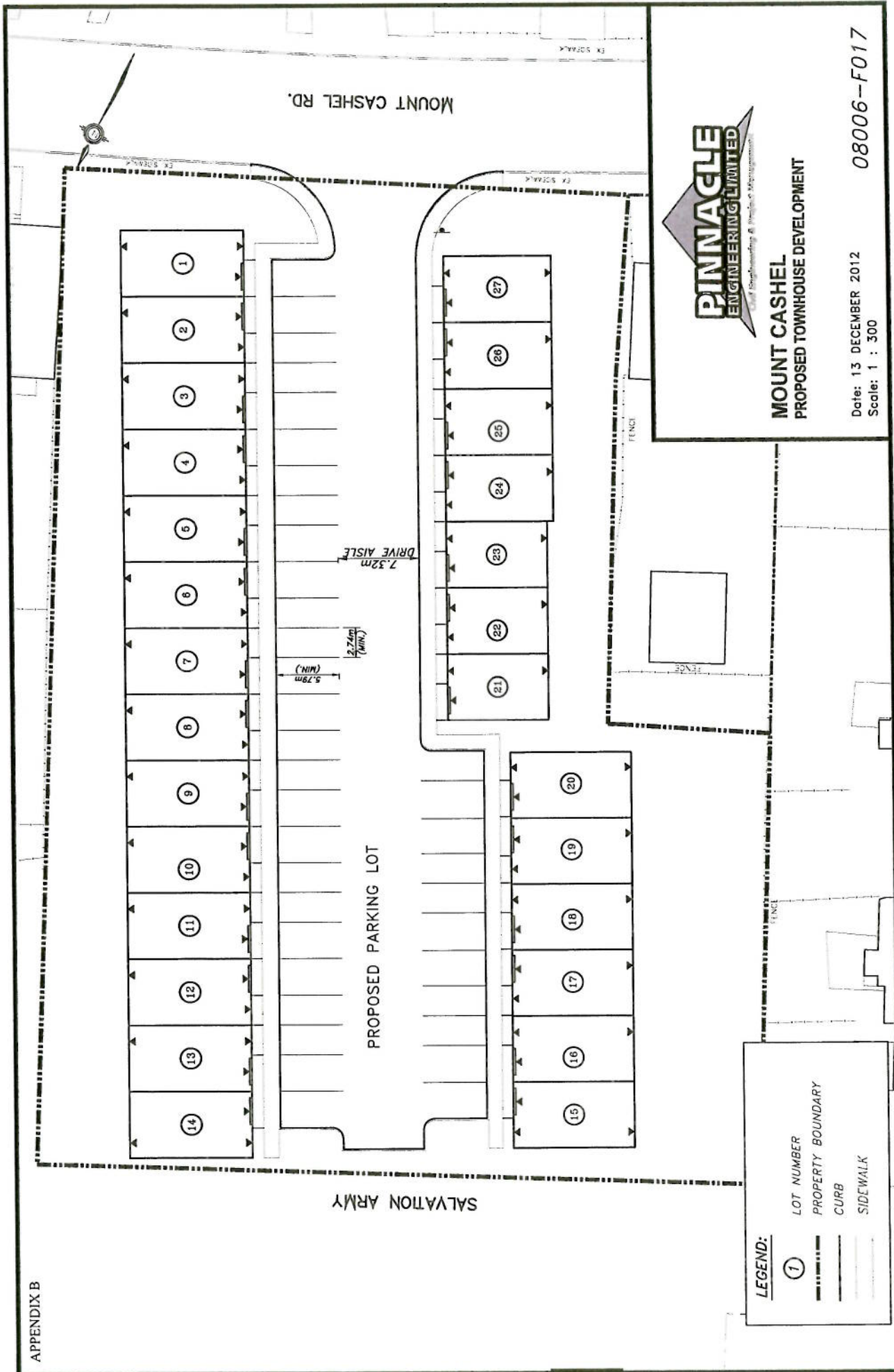
Regards,

A handwritten signature in blue ink, appearing to read "Kevin King". The signature is fluid and cursive, with the first name "Kevin" and the last name "King" clearly distinguishable.

Kevin King,
President
62554 Newfoundland and Labrador Inc.

enclosures





**MOUNT CASHIEL
PROPOSED TOWNHOUSE DEVELOPMENT**

Date: 13 DECEMBER 2012
Scale: 1 : 300
08006-F017

LEGEND:

- ① LOT NUMBER
- PROPERTY BOUNDARY
- CURB
- SIDEWALK

APPENDIX C

August 22, 2012

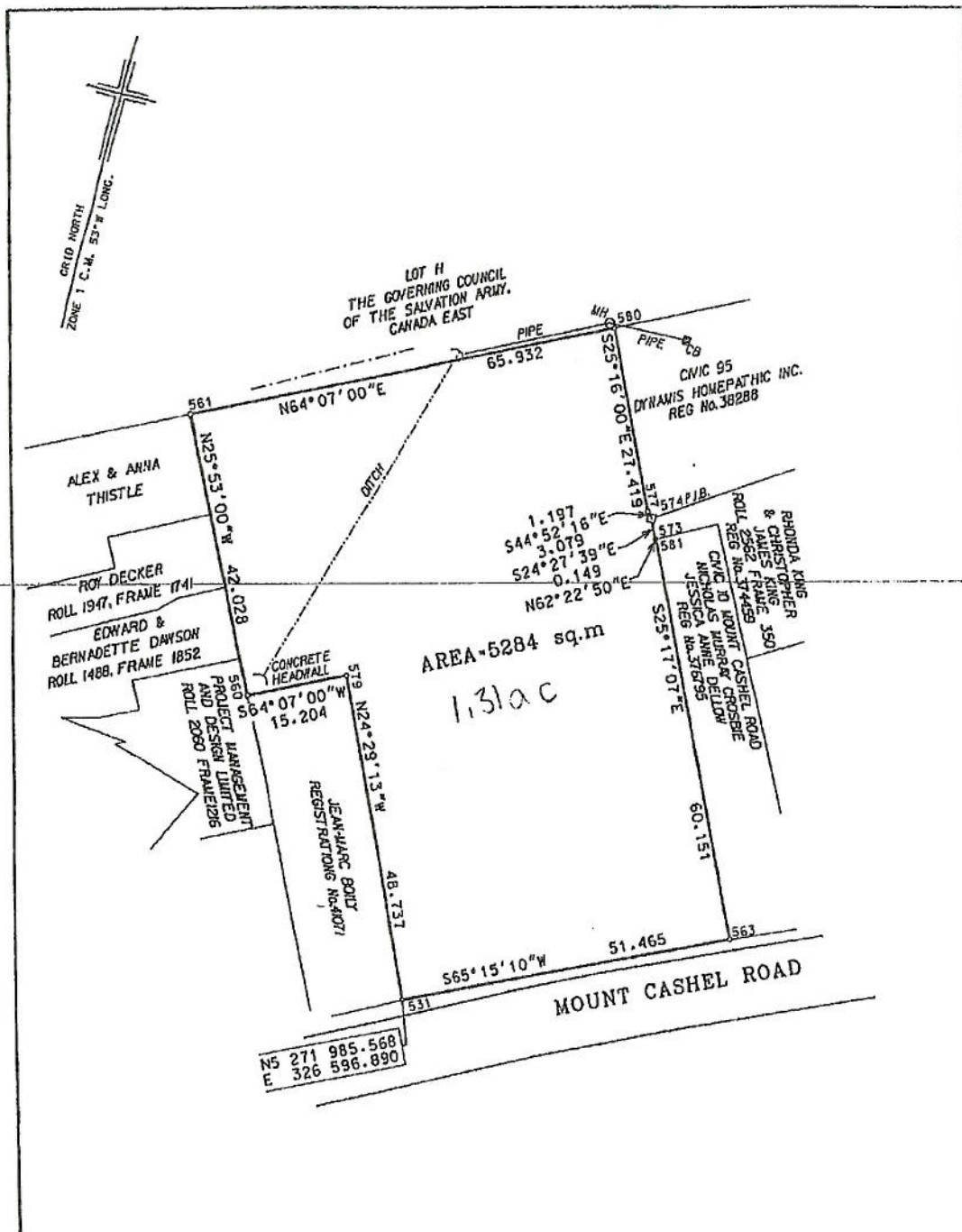
Job No. 9740-2

LEGAL SURVEY MOUNT CASHEL ROAD ST. JOHN'S, NL

ALL THAT piece or parcel of land, situate and being on the northern side of Mount Cashel Road, in the City of St. John's, in the Province of Newfoundland & Labrador, Canada, and being bounded and abutted as follows: THAT IS TO SAY, beginning at a point on the northern side of Mount Cashel Road, said point having coordinates N 5 271.985.568 metres and E 326.596.890 metres of the Three Degree Modified Transverse Mercator Projection NAD - 83 for the Province of Newfoundland & Labrador, THENCE by property of Jean- Marc Boily N 24°29'13" W for a distance of 48.737 metres, THENCE S 64°07'00" W for a distance of 15.204 metres, THENCE by property of Project Management and Design Limited, by property of Edward and Bernadette Dawson, by property of Roy Decker and by property of Alex and Anna Thistle N 25°53'00" W for a distance of 42.028 metres, THENCE by property of The Governing Council of the Salvation Army, Canada East N 64°07'00" E for a distance of 65.932 metres, THENCE by property of Dynamis Homeopathic Inc. S 25°16'00" E for a distance of 27.419 metres, THENCE S 44°52'16" E for a distance of 1.197 metres, THENCE by property of Rhonda King and Christopher James King S 24°27'39" E for a distance of 3.079 metres, THENCE N 62°22'50" E for a distance of 0.149 metres, THENCE by property of Nicholas Murray Crosbie and Jessica Anne Dellow S 25°17'07" E for a distance of 60.151 metres, THENCE along the northern side of Mount Cashel Road S 65°15'10" W for a distance of 51.465 metres, more or less, to the point of beginning and containing an area of 5284 square metres, more or less. Which land is more particularly shown on the plan hereto attached. All bearings being referred to the above mentioned projection. All linear measurements are horizontal ground distances.

This description and accompanying plan, Job # 9740-2 of Brown & Way Surveys, form an integral part of the returns and are not separable.

There is a drainage ditch crossing the property as shown on the attached plan.



© COPYRIGHT: ROBERT A. WAY, N.L.S.

Monument used for tie-in, Zone 1:

80G2248 N 5 272 832.622
E 326 665.248

NAD - 83

All linear measurements are horizontal ground distances.

For the computation of coordinates, horizontal ground distances have been reduced to the Nfld. 3' M T M Projection plane by multiplying them by an average combined scale factor of 0.999895



BROWN & WAY SURVEYS

Professional Surveying Services
Tel: (709) 726-1040 Teletypewriter: (709) 726-1041
email: brown@surant.rogers.com

LEGAL SURVEY
MOUNT CASHEL ROAD
NEWFOUNDLAND AND LABRADOR

ST. JOHN'S

SCALE: 1:750

JOB NO: 9740-2

DATE: AUGUST 22, 2012

SURVEY:



Ref. No. DA-10110

December 12, 2012

Mr. Keith Hannon, P. Eng.
Pinnacle Engineering Limited
40 Aberdeen Avenue - Suite 202
ST JOHNS NL A1A 5T3

**RE: Addendum - Traffic Impact Statement, Proposed Tiffany Village Seniors Complex
Tiffany Lane, St. John's
: Genivar Inc., June 10, 2011**

Dear Mr. Hannon:

This is an Addendum to the Traffic Impact Statement (TIS) for the proposed *Tiffany Village Seniors Complex* proposed by *Tiffany Village Inc.* that was prepared by Genivar Inc. during June, 2011, and is attached as Appendix B. The Addendum is required to consider the impacts of constructing 27 low rise townhouses that will have driveway access to Mount Cashel Road just east of Tiffany Lane (Figure 1).

Background - The June, 2011, TIS considered the traffic impacts of the *Tiffany Village* project that was to consist of five residential buildings which have been planned to include 422 seniors residential apartment units and approximately 28,200 square feet of General Office space. The TIS considered trips generated by existing site development or construction activities at times when turning movement counts were obtained at the Torbay Road / Mount Cashel Road intersection (January 2010) and the New Cove Road / Mount Cashel Road intersection during April and May, 2011.

Description of Site Access - The proposed 27 townhouse development (Figure 1) will have driveway access to Mount Cashel Road just east of Tiffany Lane. The proposed townhouse development will have access to Torbay Road to the east and New Cove Road to the west by way of Mount Cashel Road.

Projected 2012 Background Volumes - The projected 2011 background volumes at the Mount Cashel Road intersections with New Cove Road and Torbay Road included in Figure A-3 (Boxes A and B) of the June, 2011, TIS have been increased by an annual growth rate of 1.3% often used in studies completed in the City to provide projected 2012 background volumes for the intersections with Mount Cashel Road. Projected 2012 background volumes that include trips generated by existing land uses on the site when counts were obtained during 2010 at the Torbay Road intersection, and 2011 at the New Cove Road intersection, but do not include site generated trips for the proposed Tiffany Village or 27 townhouse units are shown diagrammatically in Figure A-1, Boxes A and B.

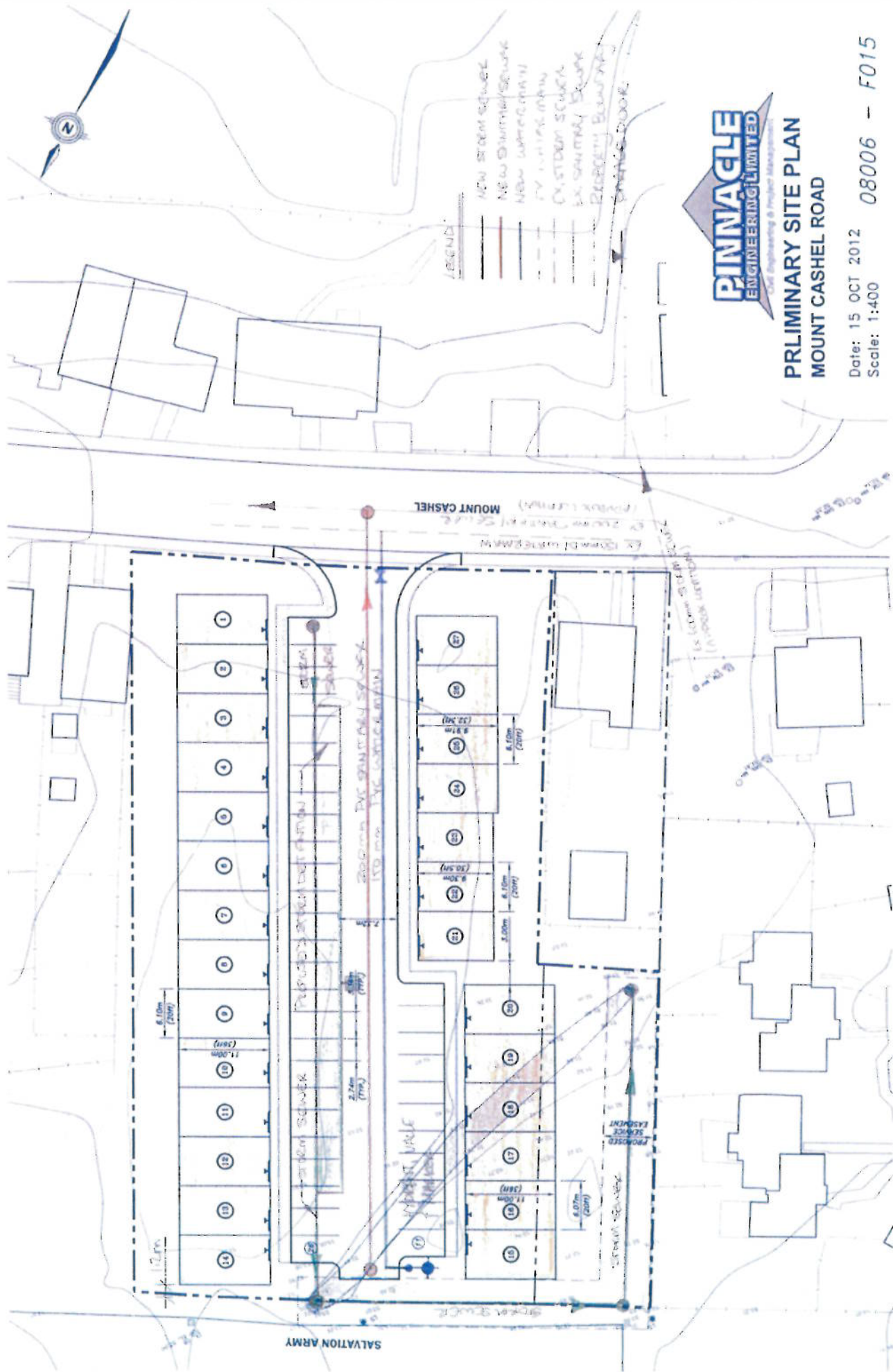


Figure 1

Trip Generation - Trip generation estimates for the proposed 27 unit townhouse development (Table 1) are estimated to include 19 vehicle trips (5 entering and 14 exiting) during an AM peak hour and 21 vehicle trips (12 entering and 9 exiting) during a PM peak hour.

Table 1 - Trip Generation Estimates for Proposed Townhouse Development									
Land Use ¹	Units ²	Trip Generation Rates ³				Trips Generated ⁴			
		AM Peak		PM Peak		AM Peak		PM Peak	
		In	Out	In	Out	In	Out	In	Out
Low Rise Townhouses (Land Use 231)	27	0.168	0.502	0.452	0.328	5	14	12	9
NOTES: 1. Land Use Codes are from <i>Trip Generation, 8th Edition</i> , Institute of Transportation Engineers, Washington, 2008. 2. Number of townhouse units. 3. Trip generation rates are 'vehicles per hour per unit'. 4. Trips generated are 'vehicles per hour' for AM and PM peak hours.									

Revised Net Site Generated Trips - Table 3 of the June 2011 TIS included estimation of net site generated trips for the proposed Tiffany Village development that included reductions for trips generated by existing development and construction activity. The estimated AM and PM trips that will be generated by the proposed townhouses have been added to the net trips generated by Tiffany Village to provide revised net trip generation estimates that include the townhouses which are the subject of this Addendum.

Trip Distribution - Trip distribution has been estimated from the traffic patterns evident in the AM and PM peak hour volumes at the New Cove Road and Torbay Road intersections with Mount Cashel Road. Additional site generated trips have been distributed in the following manner:

Northwest	50%	Southwest	20%
Northeast	10%	Southeast	20%.

Net site generated trips for Tiffany Village and the proposed 27 townhouse units, assigned to the New Cove Road and Torbay Road intersections, are illustrated diagrammatically in Figure A-1, Boxes C and D.

Projected 2012 Trips - Net site generated trips (Figure A-1, Boxes C and D) have been added to projected 2012 background volumes (Figure A-1, Boxes A and B) to produce projected 2012 AM and PM peak hourly volumes that include trips generated by the completed developments which are illustrated diagrammatically in Figure A-1, Boxes E and F.

Intersection Performance - The level or quality of performance of an intersection in terms of traffic movement is determined by a level of service (LOS) analysis. LOS for intersections is defined in terms of delay, which is a measure of driver discomfort and frustration, fuel consumption, and increased travel time. LOS criteria (Table 2) are stated in terms of average control delay per vehicle which includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay.

LOS analysis, completed using *Synchro 8.0*, has considered the impacts of the signalized intersection of New Cove Road at Portugal Cove Road. The analysis has also assumed that the Mount Cashel Road westbound approach to New Cove Road is re-marked as two lanes, one for left turning and one for right turning vehicles. LOS analysis has been completed for projected 2012 AM and PM volumes that include net site generated trips from full build-out of the Tiffany Village and townhouse developments (Figure A-1, Boxes E and F). LOS analysis results are included on Appendix A, Pages A-2 to A-5, and are summarized in Table 3.

Table 2 - Level of Service (LOS) Criteria for Unsignalized Intersections

LOS	LOS Description	Stop Controlled Intersections Control Delay (seconds per vehicle)
A	Very low delay; most vehicles do not stop (Excellent)	less than 10.0
B	Higher delay; more vehicles stop (Very Good)	between 10.0 and 15.0
C	Higher level of congestion; number of vehicles stopping is significant, although many still pass through intersection without stopping (Good)	between 15.0 and 25.0
D	Congestion becomes noticeable; vehicles must sometimes wait through more than one red light; many vehicles stop (Satisfactory)	between 25.0 and 35.0
E	Vehicles must often wait through more than one red light; considered by many agencies to be the limit of acceptable delay	between 35.0 and 50.0
F	This level is considered to be unacceptable to most drivers; occurs when arrival flow rates exceed the capacity of the intersection (Unacceptable)	greater than 50.0

Table 3 - Summary of 2012 Level of Service Evaluations

Time of Day	Page #	Control Delay in Seconds per Vehicles and Level of Service by Approach						Overall Intersection
		EB	WB-L	WB-R	NB-L	NB-TR	SB	
New Cove Road / Mount Cashel Road Intersection								
AM Peak Hour	A-2		18.8 / C	11.4 / B		0.0 / A	2.4 / A	3.9 / A
PM Peak Hour	A-4		25.4 / D	13.8 / B		0.0 / A	2.8 / A	3.2 / A
Torbay Road / Mount Cashel Road Intersection								
AM Peak Hour	A-3	31.1 / D			11.9 / B	0.0 / A	0.0 / A	1.8 / A
PM Peak Hour	A-5	27.7 / D			10.6 / B	0.0 / A	0.0 / A	1.0 / A

Summary Intersection Performance Analysis - The LOS analyses of projected 2012 volumes at two Mount Cashel Road intersections indicate the following:

- Both the Mount Cashel Road / New Cove Road intersection and Mount Cashel Road / Torbay Road intersection are expected to operate at LOS 'A' with the addition of trips from full site development of Tiffany Village and the proposed Townhouse development.
- The Mount Cashel Road westbound approach to New Cove Road is expected to operate will low volume / capacity ratios (maximum 0.23, Page A-4) and 95% queues of about one vehicle.
- The Mount Cashel Road eastbound approach to Torbay Road is expected to operate will acceptable volume / capacity ratios (maximum 0.43, Page A-3) and 95% queues of about two vehicles.
- Site generated trips are not expected to have any significant impact on the level of performance of the Mount Cashel Road / New Cove Road intersection or the Mount Cashel Road / Torbay Road intersection.

Summary and Conclusions -

1. Trip generation estimates for the proposed 27 unit townhouse development are estimated to include 19 vehicle trips (5 entering and 14 exiting) during an AM peak hour and 21 vehicle trips (12 entering and 9 exiting) during a PM peak hour.
2. The level of service analyses of projected 2012 volumes at two Mount Cashel Road intersections indicate the following:
 - Both the Mount Cashel Road / New Cove Road intersection and Mount Cashel Road / Torbay Road intersection are expected to operate at LOS 'A' with the addition of trips from full site development of Tiffany Village and the proposed Townhouse development.
 - The Mount Cashel Road westbound approach to New Cove Road is expected to operate with low volume / capacity ratios (maximum 0.23, Page A-4) and 95% queues of about one vehicle.
 - The Mount Cashel Road eastbound approach to Torbay Road is expected to operate with acceptable volume / capacity ratios (maximum 0.43, Page A-3) and 95% queues of about two vehicles.
3. It is concluded that the additional trips generated by the Tiffany Village Seniors Complex and proposed Townhouse developments will not have any significant impact to Study Area streets or intersections.

Recommendation -

4. Re-mark Mount Cashel Road on the westbound approach to New Cove Road to include a left and a right turn lane.

If you require additional information please contact me by Email at greg.obrien@genivar.com or telephone 902-835-9955.

Sincerely:



Greg O'Brien, P. Eng.
Manager Traffic and Transportation
GENIVAR Inc.

MEMORANDUM

Date: January 18, 2013

To: Robert Smart
City Manager

From: Sylvester Crocker, CET
Manager, Technical Services

Re: **61 Hamilton Avenue**
Conversion of an Existing Commercial Building
into a Multi-Unit Residential Occupancy
Proposed Rooftop Gardens/Green Roof

An application has been received by city staff to convert the above noted property from a commercial use (hydroponics operation) to a multi-unit residential occupancy. Included in this application is a request by the developer to add a "Green Roof Feature " (rooftop garden) in the design as they have received several expressions of interest from potential buyers and this would make good use of the only amenity space available at this site. The gardens would cover approximately 1000 sq. ft. in area, set back 8 feet from the edge of the roof and not be visible from the street. There would be approximately a 30 -50% coverage by planter boxes and similar structures.

The Development Committee has reviewed the request and is of the opinion that the proposed rooftop gardens for this project are in accordance with the City's policy with respect to rooftop decks. The site is presently commercially zoned (Commercial Mixed Use Zone) and the existing building on the site has been used for a number of commercial purposes over a number of years. Further, it was felt that approval of this proposal does not contravene the existing moratorium on rooftop decks in residential areas; the purpose of which was to specifically address decks on single family dwellings, not the larger multi-unit conversions, which is the case here.

The Development Committee recommends approval of this proposal.

Sylvester Crocker

ST. JOHN'S

DEPARTMENT OF BUILDING
& PROPERTY MANAGEMENT

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

**DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING
FOR THE PERIOD OF January 11, 2013 TO January 17, 2013**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES	Nino Construction Ltd	Demolition & Reconstruction of Property	6 Diefenbaker Street	1	Approved	13-01-11
COM	Kavanagh Associates	Sanitary Sewer Upgrade	292 Kenmount Road	4	Approved	13-01-11
IND	Department of Natural Resources	Three (3) Quarry Renewals-Cabot Ready Mix	Incinerator Road	5	Approved	13-01-11
IND	Department of Natural Resources	Quarry Renewal-City Sand and Gravel	Topsail Road/Outer Ring Road-Broad Cove River Watershed	4	Rejected-Contract to Uses allowed in Watershed (W) Zone	13-01-11
COM		Home Office – Off Site Teaching Children	38 Turnberry Street	4	Approved	13-01-11
RES		Building Lot	16 Adams Avenue	2	Approved	13-01-15
COM	John Hearn Architect Inc.	Commercial Office Building	69 Mews Place	4	Approved	13-01-16
COM		Home Office – Cleaning Business	294 Frecker Drive	3	Approved	13-01-16
RES		Two (2) Building Lots	204 Forest Road & 2 Cuckhold's Cove Road	2	Approved	13-01-16

* Code Classification:
 RES - Residential INST - Institutional
 COM - Commercial IND - Industrial
 AG - Agriculture
 OT - Other

** 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**

Weekly Permits List

Council's January 21, 2013 Regular Meeting

Permits Issued: 2013/01/10 To 2013/01/16

CLASS: COMMERCIAL

385 EMPIRE AVE	MS	OFFICE
68 KENMOUNT RD	SN	RESTAURANT
790 KENMOUNT RD	SN	WAREHOUSE
222 LEMARCHANT RD	SN	HOTEL
10 FORT WILLIAM PL	RN	OFFICE
50 MEWS PL	NC	ACCESSORY BUILDING
187 KENMOUNT RD	NC	COMMUNICATIONS USE
AVALON MALL NO. 1	RN	RETAIL STORE
301 HAMILTON AVE	RN	TAVERN
AVALON MALL-EMPIRE THEATRES	RN	PLACE OF AMUSEMENT
418 WATER ST	NC	HOTEL

THIS WEEK \$ 14,159,273.00

CLASS: INDUSTRIAL

349 INCINERATOR RD	EX	LIGHT INDUSTRIAL USE
--------------------	----	----------------------

THIS WEEK \$.00

CLASS: GOVERNMENT/INSTITUTIONAL

THIS WEEK \$.00

CLASS: RESIDENTIAL

BLACKMARSH RD, LOT 34, UNIT 1	NC	CONDOMINIUM
BLACKMARSH RD, LOT 34, UNIT 2	NC	CONDOMINIUM
BLACKMARSH RD, LOT 34, UNIT 3	NC	CONDOMINIUM
BLACKMARSH RD, LOT 34, UNIT 4	NC	CONDOMINIUM
BLACKMARSH RD, LOT 35, UNIT 1	NC	CONDOMINIUM
BLACKMARSH RD, LOT 35, UNIT 2	NC	CONDOMINIUM
BLACKMARSH RD, LOT 35, UNIT 3	NC	CONDOMINIUM
BLACKMARSH RD, LOT 35, UNIT 4	NC	CONDOMINIUM
BLACKMARSH RD, LOT 36, UNIT 1	NC	CONDOMINIUM
BLACKMARSH RD, LOT 36 UNIT 2	NC	CONDOMINIUM
BLACKMARSH RD, LOT 36, UNIT 3	NC	CONDOMINIUM
BLACKMARSH RD, LOT 36, UNIT 4	NC	CONDOMINIUM
BLACKMARSH RD, LOT 37, UNIT 1	NC	CONDOMINIUM
BLACKMARSH RD, LOT 37, UNIT 2	NC	CONDOMINIUM
BLACKMARSH RD, LOT 37, UNIT 3	NC	CONDOMINIUM
BLACKMARSH RD, LOT 37, UNIT 4	NC	CONDOMINIUM
23 CAPPAYHAYDEN STREET - LOT 1	NC	SINGLE DETACHED & SUB.APT
54 COUNTRY GROVE PL, LOT 72	NC	SINGLE DETACHED DWELLING
876 MAIN RD	NC	ACCESSORY BUILDING
3 GEORGINA ST	CR	SUBSIDIARY APARTMENT
62 LADY ANDERSON ST	CR	SINGLE DETACHED & SUB.APT
9 1/2 WHITEFORD PL	CR	SUBSIDIARY APARTMENT
92 CIRCULAR RD	RN	SINGLE DETACHED DWELLING
21 FIRST AVE	RN	SINGLE DETACHED DWELLING
25 FITZGIBBON ST	RN	SINGLE DETACHED DWELLING
54 FRANCIS ST	RN	SINGLE DETACHED DWELLING
6 GUY ST	RN	SINGLE DETACHED DWELLING
20 KERR ST	RN	SINGLE DETACHED DWELLING
49 QUEEN'S RD	RN	APARTMENT BUILDING

19 SMITHVILLE CRES
 18 WATERFORD HTS N
 55 KENAI CRES, LOT 224
 3 MOONEY CRES
 280 TORBAY RD

RN SINGLE DETACHED DWELLING
 RN SINGLE DETACHED DWELLING
 SW SINGLE DETACHED & SUB.APT
 SW TOWNHOUSING
 SN RESTAURANT

THIS WEEK \$ 2,961,200.00

CLASS: DEMOLITION

129 CAMPBELL AVE
 133 CAMPBELL AVE

DM SINGLE DETACHED DWELLING
 DM SINGLE DETACHED DWELLING

THIS WEEK \$ 32,500.00

THIS WEEK'S TOTAL: \$ 17,152,973.00

REPAIR PERMITS ISSUED: 2013/01/10 TO 2013/01/16 \$ 24,300.00

LEGEND

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

YEAR TO DATE COMPARISONS			
January 21, 2013			
TYPE	2012	2013	% VARIANCE (+/-)
Commercial	\$3,600,200.00	\$14,600,700.00	306
Industrial	\$0.00	\$0.00	0
Government/Institutional	\$37,300.00	\$0.00	-100
Residential	\$6,800,200.00	\$6,100,800.00	-10
Repairs	\$55,000.00	\$36,200.00	-34
Housing Units (1 & 2 Family Dwellings)	17	11	
TOTAL	\$10,492,700.00	\$20,737,700.00	98

Respectfully Submitted,

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

MEMORANDUM

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

Payroll

Public Works	\$ 500,547.16
Bi-Weekly Administration	\$ 789,646.95
Bi-Weekly Management	\$ 694,476.01
Bi-Weekly Fire Department	\$ 589,561.62
Accounts Payable	\$7,125,715.49

Total: \$ 9,699,947.23

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
BELL MOBILITY	00046828	CELLULAR PHONE USAGE	\$17,205.07
CITY OF ST. JOHN'S	00046829	REPLENISH PETTY CASH	\$200.00
FOWLER, ROBERT	00046830	EDUCATION COURSE FEES	\$466.60
BREEN, DANNY	00046831	REIMBURSEMENT - CELL PHONE CHARGES	\$163.95
ACKLANDS-GRAINGER	00046832	INDUSTRIAL SUPPLIES	\$11,361.79
AFONSO GROUP LIMITED	00046833	SEWER INSPECTIONS	\$3,955.00
ACTION TRUCK CAP & ACCESSORIES	00046834	REPAIR PARTS	\$530.42
THE WINDOW SHOP	00046835	SUPPLY/INSTALL ROOFING SHINGLES	\$6,395.80
APEX CONST. SPECIALITIES INC.	00046836	CONSTRUCTION MATERIALS	\$632.97
ASHFORD SALES LTD.	00046837	REPAIR PARTS	\$78.99
PROF. ENGINEERS AND GEOSCIENTISTS NFLD & LAB.	00046838	MEMBERSHIP RENEWAL	\$306.68
ATLANTIC OFFSHORE MEDICAL SERV	00046839	MEDICAL SERVICES	\$14,110.44
ATLANTIC PURIFICATION SYSTEM LTD	00046840	WATER PURIFICATION SUPPLIES	\$3,303.04
TOYS "R" US CANADA LTD	00046841	SUPPLIES - RECREATION PROGRAMS	\$135.59
AVALON FORD SALES LTD.	00046842	AUTO PARTS	\$232.19
BABB LOCK & SAFE CO. LTD	00046843	PROFESSIONAL SERVICES	\$468.86
DYNA ENGINEERING LTD	00046844	REPAIR PARTS	\$525.45
MIGHTY WHITES LAUNDROMAT	00046845	LAUNDRY SERVICES	\$65.08
COSTCO WHOLESALE	00046846	SUPPLIES - RECREATION PROGRAMS	\$364.04
VISION PACKAGING SUPPLIES	00046847	THERMAL LABELS	\$203.40
KELLOWAY CONSTRUCTION LIMITED	00046848	CLEANING SERVICES	\$39,564.69
RDM INDUSTRIAL LTD.	00046849	INDUSTRIAL SUPPLIES	\$292.66
ROBERT BAIRD EQUIPMENT LTD.	00046850	RENTAL OF EQUIPMENT	\$1,177.55
DISCOUNT CAR & TRUCK RENTALS	00046851	VEHICLE RENTAL	\$3,274.74
QUEEN'S PRINTER	00046852	ADVERTISING	\$106.79
NEWFOUNDLAND EXCHEQUER ACCOUNT	00046853	ANNUAL OPERATING FEES	\$384.20
LIGHTING & TRAFFIC SYSTEMS LTD	00046854	TRAFFIC CONTROLS	\$4,513.11
STAPLES THE BUSINESS DEPOT - OLD PLACENTIA RD	00046855	STATIONERY & OFFICE SUPPLIES	\$232.76
BELBIN'S GROCERY	00046856	CATERING SERVICES	\$73.14
SMS EQUIPMENT	00046857	REPAIR PARTS	\$265.23
INTEGRATED OCCUPATIONAL HEALTH SERVICES	00046858	JOBSITE ANALYSIS	\$1,751.50
TWIN CITIES IMAGING	00046859	PROMOTIONAL MATERIALS	\$135.60
HOSPITALITY NEWFOUNDLAND AND LABRADOR	00046860	MEMBERSHIP RENEWAL	\$344.65
STANLEY CANADA CORPORATION	00046861	HARDWARE SUPPLIES	\$251.09
BEST DISPENSERS LTD.	00046862	SANITARY SUPPLIES	\$4,590.75
ASPENS & OAKS	00046863	PROFESSIONAL SERVICES	\$136.00

ROCKWATER PROFESSIONAL PRODUCT	00046864	CHEMICALS	\$4,035.30
THE BIG "R" RESTAURANT-HARVEY ROAD	00046865	MEALS - WORK CREW	\$57.73
CANCELLED	00046866	CANCELLED	\$0.00
NOIA	00046867	MEMBERSHIP RENEWAL	\$1,293.85
GRAPHIC ARTS & SIGN SHOP LIMITED	00046868	SIGNAGE	\$948.47
EC BOONE LTD.	00046869	PROTECTIVE CLOTHING	\$1,314.25
BARNES/BOWMAN DISTRIBUTION	00046870	INDUSTRIAL SUPPLIES	\$3,678.22
OVERHEAD DOORS NFLD LTD	00046871	REPAIRS TO OVERHEAD DOORS	\$5,644.94
PINETREE MANUFACTURING CO. LTD.	00046872	CONCRETE BLOCKS	\$1,885.97
BREN-KIR INDUSTRIAL SUPPLIES	00046873	INDUSTRIAL SUPPLIES	\$3,293.38
BROWNE'S AUTO SUPPLIES LTD.	00046874	AUTOMOTIVE REPAIR PARTS	\$395.32
SOBEY'S #604	00046875	GROCERY ITEMS	\$207.95
BUGDEN'S TAXI 1970 LTD.	00046876	TRANSPORTATION SERVICES	\$61.50
GRAND AND TOY	00046877	OFFICE SUPPLIES	\$139.63
BDI CANADA INC	00046878	SANITARY SUPPLIES	\$314.86
CO-OP FEEDS/COUNTRY RIBBON INC FEEDS DIVISION	00046879	DUCK FEED	\$223.40
BONGARDE COMMUNICATIONS LTD.	00046880	SUBSCRIPTION RENEWALS	\$642.91
AMEC EARTH & ENVIRONMENTAL	00046881	WEATHER REPORTS	\$11,710.20
WOOD ENERGY TECH TRANSFER INC	00046882	MEMBERSHIPS	\$192.10
ATLANTIC TRAILER & EQUIPMENT	00046883	REPAIR PARTS	\$817.12
STAPLES THE BUSINESS DEPOT - STAVANGER DR	00046884	STATIONERY & OFFICE SUPPLIES	\$1,660.54
LEVITT SAFETY	00046885	SAFETY SUPPLIES	\$8,294.52
SPARTAN ATHLETIC PRODUCTS	00046886	SPORTING SUPPLIES	\$2,316.50
TRIWARE TECHNOLOGIES INC.	00046887	INK CARTRIDGES	\$5,972.05
CAMPBELL'S SHIP SUPPLIES	00046888	PROTECTIVE CLOTHING	\$2,044.03
AIR LIQUIDE CANADA INC.	00046889	CHEMICALS AND WELDING PRODUCTS	\$2,273.88
CANAVAN'S AUTO APPRAISERS LTD.	00046890	PROFESSIONAL SERVICES	\$429.40
CARSWELL DIV. OF THOMSON CANADA LTD	00046891	PUBLICATIONS	\$1,140.22
ASHTON WINDOW COVERINGS	00046892	WINDOW COVERINGS	\$354.82
COASTAL DOOR & FRAME LTD	00046893	DOORS/FRAMES	\$281.37
MILA FOODS INC.	00046894	REFRESHMENTS	\$130.27
AVALON HYDRAULICS LTD.	00046895	REPAIR PARTS	\$742.06
NORTRAX CANADA INC.,	00046896	REPAIR PARTS	\$13,093.57
CALA	00046897	WEBINAR	\$169.50
MAC TOOLS	00046898	TOOLS	\$2,092.18
ALLAN MURPHY'S MOBILE WELDING SERVICES	00046899	REPAIRS TO EQUIPMENT	\$384.20
NORTH ATLANTIC SUPPLIES INC.	00046900	INDUSTRIAL SUPPLIES	\$56.44

WM L CHAFE & SON LTD.	00046901	PROTECTIVE CLOTHING	\$3,081.51
CLEARWATER POOLS LTD.	00046902	POOL SUPPLIES	\$716.87
WAL-MART 3093-MERCHANT DRIVE	00046903	MISCELLANEOUS SUPPLIES	\$145.53
EXECUTIVE BUS LTD	00046904	TRANSPORTATION SERVICES	\$190.97
A-1 PEST CONTROL INC	00046905	PEST CONTROL	\$2,262.08
PF COLLINS CUSTOMS BROKER LTD	00046906	DUTY AND TAXES	\$322.38
COLONIAL GARAGE & DIST. LTD.	00046907	AUTO PARTS	\$33,193.62
PETER'S AUTO WORKS INC.	00046908	TOWING OF VEHICLES	\$1,791.05
CONSTRUCTION SIGNS LTD.	00046909	SIGNAGE	\$15,756.04
THE IDEA FACTORY	00046910	PROFESSIONAL SERVICES	\$48,393.00
COUNTRY TRAILER SALES 1999 LTD	00046911	REPAIR PARTS	\$2,475.26
MAXXAM ANALYTICS INC.,	00046912	WATER PURIFICATION SUPPLIES	\$2,632.04
CRANE SUPPLY LTD.	00046913	PLUMBING SUPPLIES	\$519.18
CROSBIE INDUSTRIAL SERVICE LTD	00046914	CONTRACT PAYMENT	\$29,239.20
FIX-QUIP	00046915	REPAIR PARTS	\$101.52
THOMAS GLASS INCORPORATED	00046916	GLASS INSTALLATION	\$203.40
FASTENAL CANADA	00046917	REPAIR PARTS	\$42.58
KENDALL ENGINEERING LIMITED	00046918	PROFESSIONAL SERVICES	\$16,456.49
DAY TIMERS OF CANADA LTD.	00046919	OFFICE SUPPLIES	\$208.52
AUTO TRIM DESIGN	00046920	RUST PROOFING VEHICLES	\$8,142.78
ROGERS ENTERPRISES LTD	00046921	PROFESSIONAL SERVICES	\$372.90
CRAWFORD & COMPANY CANADA INC	00046922	ADJUSTING FEES	\$561.00
DICKS & COMPANY LIMITED	00046923	OFFICE SUPPLIES	\$17,166.60
ISLAND WIDE IRRIGATION	00046924	PROFESSIONAL SERVICES	\$655.40
REEFER REPAIR SERVICES LTD.	00046925	REPAIR PARTS	\$192.10
DOMINION RECYCLING LTD.	00046926	REPAIR PARTS	\$220.35
THYSSENKRUPP ELEVATOR	00046927	ELEVATOR MAINTENANCE	\$1,234.53
G & M PROJECT MANAGEMENT	00046928	PROFESSIONAL SERVICES	\$68,252.00
RUSSEL METALS INC.	00046929	METALS	\$517.54
CANADIAN TIRE CORP.-ELIZABETH AVE.	00046930	MISCELLANEOUS SUPPLIES	\$650.50
CANADIAN TIRE CORP.-MERCHANT DR.	00046931	MISCELLANEOUS SUPPLIES	\$442.33
CANADIAN TIRE CORP.-KELSEY DR.	00046932	MISCELLANEOUS SUPPLIES	\$939.07
JAMES R EALES EQUIP RENTAL LTD	00046933	RENTAL OF EQUIPMENT	\$548.05
EASTERN INDUSTRIES & HYDRAULICS LTD.	00046934	REPAIRS TO CYLINDER	\$284.58
EAST CHEM INC.	00046935	CHEMICALS	\$356.63
ELECTRONIC CENTER LIMITED	00046936	ELECTRONIC SUPPLIES	\$20.17
EMM HARDCHROME & HYDRAULIC LTD	00046937	REPAIR PARTS	\$2,566.23

SHIRLEY BISHOP	00046938	CLEANING SERVICES	\$400.00
THE TELEGRAM	00046939	ADVERTISING	\$2,015.03
EXECUTIVE COFFEE SERVICES LTD.	00046940	COFFEE SUPPLIES	\$135.60
HOME DEPOT OF CANADA INC.	00046941	BUILDING SUPPLIES	\$352.46
BASIL FEARN 93 LTD.	00046942	REPAIR PARTS	\$769.71
IPS INFORMATION PROTECTION SERVICES LTD.	00046943	PAPER SHREDDER ON SITE	\$209.05
MEDICALMART NEWFOUNDLAND & LABRADOR	00046944	MEDICAL SUPPLIES	\$5.65
O'KEEFE'S FLOWERS	00046945	FLOWERS	\$93.79
CONTROL PRO DISTRIBUTOR INC.	00046946	REPAIR PARTS	\$47.46
RL FULTON EQUIPMENT LTD.	00046947	REPAIR PARTS	\$208.53
ARTHUR JAMES CLOTHING CO.	00046948	PROTECTIVE CLOTHING	\$770.66
ACWWVCB	00046949	OPERATOR CERTIFICATION EXAMS	\$500.00
PRINCESS AUTO	00046950	MISCELLANEOUS ITEMS	\$891.36
IMPACT SIGNS AND GRAPHICS	00046951	SIGNAGE	\$22.60
DALHOUSIE UNIVERSITY	00046952	REGISTRATION FEES	\$3,559.50
GREENWOOD SERVICES INC.	00046953	OPEN SPACE MAINTENANCE	\$1,017.00
TENCO INC.	00046954	REPAIR PARTS	\$1,638.05
QUALITY CLASSROOMS	00046955	SUPPLIES - RECREATION PROGRAMS	\$113.29
SCHOOL SPECIALTY CANADA	00046956	SUPPLIES - RECREATION PROGRAMS	\$426.54
ANNA TEMPLETON CENTRE	00046957	TOURISM AWARDS	\$1,500.00
SPECTRUM EDUCATIONAL SUPPLIES LTD	00046958	REPAIR PARTS	\$1,093.28
BOOMIT	00046959	REPAIRS TO EQUIPMENT	\$4,368.82
ATLANTIC OILFIELD & INDUSTRIAL SUPPLY	00046960	INDUSTRIAL SUPPLIES	\$1,462.80
ULTRAMAR HOME ENERGY	00046961	REPAIRS TO EQUIPMENT	\$259.22
SIMPLEX GRINNELL	00046962	CONTRACT PAYMENTS	\$1,642.70
CHAPTERS ST. JOHN'S	00046963	BOOKS	\$41.84
CANCELLED	00046964	CANCELLED	\$0.00
RJG CONSTRUCTION LIMITED	00046965	REFUND - TENDER DEPOSIT	\$2,000.00
PROVINCIAL FENCE PRODUCTS	00046966	FENCING MATERIALS	\$1,762.80
PENNEY'S HOLDING LIMITED	00046967	PAINTING SERVICES	\$1,186.50
H & R MECHANICAL SUPPLIES LTD.	00046968	MECHANICAL SUPPLIES	\$1,868.57
SPECTRUM NASCO	00046969	REPAIR PARTS	\$505.11
DELL CANADA INC.	00046970	COMPUTER SUPPLIES	\$6,796.95
XYLEM CANADA COMPANY	00046971	REPAIR PARTS	\$150.67
SCOPE MEDIA INC.	00046972	ADVERTISING	\$468.95
HARVEY & COMPANY LIMITED	00046973	REPAIR PARTS	\$496.07
A HARVEY & CO. LTD.	00046974	ROAD SALT	\$292,339.09

HARVEY ELECTRIC LTD.	00046975	ELECTRICAL SUPPLIES	\$1,331.65
INTERSTATE ALL BATTERY CENTER	00046976	BATTERIES	\$3,714.99
BOMA NL	00046977	REGISTRATION FEES	\$45.20
G4S CASH SERVICES (CANADA) LTD	00046978	RENTAL OF SAFE	\$47.97
GUILLEVIN INTERNATIONAL CO.	00046979	ELECTRICAL SUPPLIES	\$1,118.70
BRENNTAG CANADA INC	00046980	CHLORINE	\$8,288.13
GRAYMONT (NB) INC.,	00046981	HYDRATED LIME	\$18,312.80
HISCOCK RENTALS & SALES INC.	00046982	HARDWARE SUPPLIES	\$2,232.84
KNIGHTSBRIDGE ROBERTSON SURRETTE	00046983	PROFESSIONAL SERVICES	\$4,181.00
HOLDEN'S TRANSPORT LTD.	00046984	RENTAL OF EQUIPMENT	\$1,084.80
FLEET READY LTD.	00046985	REPAIR PARTS	\$398.97
PETROLEUM MEASUREMENT INTEGRATED LTD.	00046986	REPAIR PARTS	\$324.95
NL NEWS NOW INC.	00046987	PROFESSIONAL SERVICES	\$132.13
BEMISTER'S JANITORIAL	00046988	STRIP & WAX FLOORS	\$1,531.15
SCOTIA RECYCLING (NL) LIMITED	00046989	RECYCLING COLLECTION	\$135,478.93
O'BRIEN, GERRY	00046990	PAINTING SERVICES	\$930.00
IMPRINT SPECIALTY PROMOTIONS LTD	00046991	PROMOTIONAL ITEMS	\$15,256.48
PRINTER TECH SOLUTIONS INC.,	00046992	REPAIRS TO EQUIPMENT	\$371.55
SUMMIT VETERINARY PHARMACY INC.,	00046993	VETERINARY SUPPLIES	\$44.82
IDEXX LABORATORIES	00046994	VETERINARY SUPPLIES	\$447.48
HOME APPLIANCE REPAIR LTD.	00046995	REPAIRS TO APPLIANCES	\$1,108.00
ABILITIES SENSORY & LEARNING RESOURCES INC.,	00046996	SUPPLIES - RECREATION PROGRAMS	\$135.31
DBI-GARBAGE COLLECTION REMOVAL LTD.	00046997	GARBAGE COLLECTION	\$966.15
SOFTCHOICE CORPORATION	00046998	PROFESSIONAL SERVICES	\$10,226.50
WESTECH INDUSTRIAL LTD.	00046999	REPAIR PARTS	\$339.00
PFIZER ANIMAL HEALTH	00047000	VETERINARY SUPPLIES	\$739.59
BOSCH REXROTH CANADA CORP.	00047001	REPAIR PARTS	\$2,031.29
WORK AUTHORITY	00047002	SAFETY BOOTS	\$135.60
STANTEC ARCHITECTURE LTD.	00047003	PROFESSIONAL SERVICES	\$296,909.49
LITECO	00047004	REPAIR PARTS	\$120.94
QUALITY EQUIPMENT REPAIR	00047005	REPAIRS TO LAWNMOWERS	\$200.00
WCS CANOPY	00047006	PROFESSIONAL SERVICES	\$4,527.91
DATARITE.COM	00047007	STATIONERY & OFFICE SUPPLIES	\$6,892.10
MARK'S WORK WEARHOUSE	00047008	PROTECTIVE CLOTHING	\$1,086.42
MARTIN'S FIRE SAFETY LTD.	00047009	SAFETY SUPPLIES	\$5,914.33
MEMORIAL UNIVERSITY OF NFLD.	00047010	PROFESSIONAL SERVICES	\$220.35
MIKAN INC.	00047011	LABORATORY SUPPLIES	\$123.28

KONICA MINOLTA BUSINESS SOLUTIONS CANADA LTD	00047012	PHOTOCOPIES	\$335.32
MOBILE TRAILER REPAIR SERVICE	00047013	REPAIR PARTS	\$883.03
WAJAX INDUSTRIAL COMPONENTS	00047014	REPAIR PARTS	\$265.28
NATIONAL CHEMSEARCH INC.	00047015	CHEMICALS	\$5,240.20
NU-WAY EQUIPMENT RENTALS	00047016	RENTAL OF EQUIPMENT	\$4,466.32
NEWFOUND DISPOSAL SYSTEMS LTD.	00047017	DISPOSAL SERVICES	\$293.37
NEWFOUNDLAND DISTRIBUTORS LTD.	00047018	INDUSTRIAL SUPPLIES	\$337.56
TRC HYDRAULICS INC.	00047019	REPAIR PARTS	\$2,403.33
RECREATION NFLD & LABRADOR	00047020	SUPPLIES - RECREATION PROGRAMS	\$2,893.50
BELL ALIANT	00047021	TELEPHONE SERVICES	\$38,207.17
TOROMONT CAT	00047022	AUTO PARTS	\$202.59
NORTH ATLANTIC PETROLEUM	00047023	PETROLEUM PRODUCTS	\$26,769.65
PENNECON ENERGY HYDRAULIC SYSTEMS	00047024	REPAIR PARTS	\$1,357.36
PBA INDUSTRIAL SUPPLIES LTD.	00047025	INDUSTRIAL SUPPLIES	\$13,166.80
ARIVA	00047026	PAPER PRODUCTS	\$1,695.00
GCR TIRE CENTRE	00047027	TIRES	\$5,132.01
PERIDOT SALES LTD.	00047028	REPAIR PARTS	\$1,315.08
CANCELLED	00047029	CANCELLED	\$0.00
POWERLITE ELECTRIC LTD.	00047030	ELECTRICAL PARTS	\$614.95
K & D PRATT LTD.	00047031	REPAIR PARTS AND CHEMICALS	\$2,249.55
PROFESSIONAL UNIFORMS & MATS INC.	00047032	PROTECTIVE CLOTHING	\$255.38
RIDEOUT TOOL & MACHINE INC.	00047033	TOOLS	\$5,341.88
TRANSCONTINENTAL NFLD & LABRADOR DIV.	00047034	PRINTING SERVICES	\$970.67
ROYAL FREIGHTLINER LTD	00047035	REPAIR PARTS	\$8,023.68
S & S SUPPLY LTD. CROSSTOWN RENTALS	00047036	REPAIR PARTS	\$1,572.99
ST. JOHN'S VETERINARY HOSPITAL	00047037	PROFESSIONAL SERVICES	\$1,921.37
BIG ERICS INC	00047038	SANITARY SUPPLIES	\$571.78
SAUNDERS EQUIPMENT LIMITED	00047039	REPAIR PARTS	\$471,983.24
SMITH'S HOME CENTRE LIMITED	00047040	HARDWARE SUPPLIES	\$225.89
SPEEDY AUTOMOTIVE LTD.	00047041	AUTOMOTIVE SUPPLIES	\$484.09
SPEEDY GLASS	00047042	WINDSHIELD REPAIRS	\$372.49
STANLEY FLOWERS LTD.	00047043	HORTICULTURAL SUPPLIES	\$1,641.32
STATE CHEMICAL LTD.	00047044	CHEMICALS	\$233.91
SUPERIOR OFFICE INTERIORS LTD.	00047045	OFFICE SUPPLIES	\$946.94
SUPERIOR PROPANE INC.	00047046	PROPANE	\$317.34
TEMPLETON TRADING INC.	00047047	PAINT SUPPLIES	\$137.26
K & D PRATT INSTRUMENTATION	00047048	REPAIR PARTS	\$2,309.67

TUCKER ELECTRONICS LTD.	00047049	ELECTRONICS	\$830.72
TULKS GLASS & KEY SHOP LTD.	00047050	PROFESSIONAL SERVICES	\$1,579.52
URBAN CONTRACTING JJ WALSH LTD	00047051	PROPERTY REPAIRS	\$536.75
WESCO DISTRIBUTION CANADA INC.	00047052	REPAIR PARTS	\$2,145.58
WAL-MART 3092-KELSEY DRIVE	00047053	MISCELLANEOUS SUPPLIES	\$357.34
XEROX CANADA LTEE	00047054	PHOTOCOPIES	\$1,271.41
RECEIVER GENERAL	00047055	PROFESSIONAL SERVICES	\$89.94
DR. WADE MERCER	00047056	PROFESSIONAL SERVICES	\$40.00
ECONOMIC DEVELOPERS ASSOCIATION OF CANADA	00047057	MEMBERSHIP RENEWAL	\$604.54
NEWFOUNDLAND CHOCOLATE COMPANY INC.	00047058	PROMOTIONAL ITEMS	\$45.20
POOLE ALTHOUSE	00047059	REFUND - COMPLIANCE LETTER	\$150.00
POWER SMOOTHIES	00047060	REFUND - TEMPORARY MOBILE VENDING LICENS	\$200.00
JW LINDSAY ENTERPRISES LTD.	00047061	REFUND - TENDER DEPOSIT	\$55,000.00
BELL MOBILITY INC. RADIO DIVISION	00047062	REPAIRS & MONTHLY MAINTENANCE CHARGES	\$6,727.19
W LES THISTLE LAW OFFICE	00047063	REFUND - COMPLIANCE LETTER	\$150.00
HUNGRY HEART CAFE	00047064	CATERING SERVICES	\$70.65
STAPLES THE BUSINESS DEPOT - KELSEY DR	00047065	OFFICE SUPPLIES	\$90.13
NOVA PHYSIOTHERAPY	00047066	PROFESSIONAL SERVICES	\$50.00
STOKERS GROUP OF ROTARY	00047067	ADVERTISING	\$200.00
CREATIVE CITY NETWORK OF CANADA	00047068	MEMBERSHIP RENEWAL	\$1,059.94
MAUREN DWYER	00047069	PROFESSIONAL SERVICES	\$101.70
ROSS RICKETTS	00047070	CONFERENCE FEES	\$97.75
CANADIAN ASSOCIATION OF FIRE CHIEFS	00047071	MEMBERSHIP RENEWAL	\$287.02
ASSOC. COMM. FRANCOPHONE DE SAINT-JEAN	00047072	RELEASE OF HOLDBACK	\$100.00
INSTITUTE FOR CITIZEN CENTRED SERVICE	00047073	REGISTRATION FEES	\$688.85
STONE, DR. CRAIG	00047074	PROFESSIONAL SERVICES	\$20.00
ALL-TECH ENVIROMENTALSERVICES LIMITED	00047075	PROFESSIONAL SERVICES	\$1,220.40
RECEIVER GENERAL FOR CANADA	00047076	PROFESSIONAL SERVICES	\$441.60
AEARO CANADA LIMITED	00047077	PRESCRIPTION SAFETY GLASSES	\$749.11
RIAC'S SUMMER CULTURAL FESTIVAL	00047078	RELEASE OF HOLDBACK	\$30.00
BUSINESS INFORMATION GROUP	00047079	SUBSCRIPTION RENEWALS	\$453.70
MARTIN, WHALEN, HENNEBURY & STAMP	00047080	REFUND - COMPLIANCE LETTER	\$150.00
J3 CONTRACTING	00047081	REFUND - TENDER DEPOSIT	\$4,000.00
JANES, FRED A	00047082	REFUND - TENDER DEPOSIT	\$500.00
KENNY, EDDI	00047083	REFUND - APPLICATION FEE	\$100.00
CURRAN, KIMBERLY	00047084	REFUND - SWIMMING LESSONS	\$60.00
LYSENKO, EKATERINA	00047085	REFUND - SWIMMING LESSONS	\$60.00

NOSEWORTHY, RICHARD	00047086	REFUND - MUNICIPAL TAX	\$73.89
O'KEEFE, HELEN	00047087	REFUND - MUNICIPAL TAX	\$1,779.60
CHRISTINE BRUSHETT GRANDY	00047088	REFUND - MUNICIPAL TAX	\$438.63
TANIA & TREVOR FRAIZE	00047089	REFUND - MUNICIPAL TAX	\$3,015.75
COLDWELL BANKER ABBA REALTY	00047090	REFUND - BUSINESS TAX	\$309.38
THE RENDELL-SHEA MANOR	00047091	REFUND - BUSINESS TAX	\$1,335.04
WHITTY, GLEN	00047092	REFUND - COURT OF APPEAL	\$60.00
PRIDE WEEK	00047093	RELEASE OF HOLDBACK	\$50.00
MIDTOWN MEDICAL CLINIC	00047094	PROFESSIONAL SERVICES	\$20.00
W & D ENTERPRISE	00047095	REFUND - TENDER DEPOSIT	\$1,500.00
SCOTT SHARPE TRUCKING	00047096	REFUND - WATER DEFERRAL PERMIT	\$7,500.00
ANDREWS, ALLAN	00047097	REFUND - WATER SERVICE REPAIR	\$500.00
NOBLE, CLARENCE	00047098	REFUND - MUNICIPAL TAX	\$14.21
SHEPPARD, ROD	00047099	REFUND - MUNICIPAL TAX	\$1,839.84
GRAPE EXPECTATIONS	00047100	REFUND - MUNICIPAL TAX	\$10.05
SHEPPARD, LISA	00047101	PROFESSIONAL SERVICES	\$92.10
THE \$1 STORE PLUS	00047102	MISCELLANEOUS SUPPLIES	\$22.60
ANDREW D. BUTT	00047103	PROFESSIONAL SERVICES	\$8,621.90
PRICE, MANETTE	00047104	REFUND - SWIMMING LESSONS	\$60.00
REDDY, SHANE	00047105	REFUND - SEPTIC DEPOSIT	\$500.00
GITTENS & ASSOCIATES	00047106	REFUND - COMPLIANCE LETTER	\$150.00
MILLER, HELEN	00047107	MILEAGE	\$29.29
NOSEWORTHY, WANDA	00047108	CLOTHING ALLOWANCE	\$125.00
HAYWARD, ELIZABETH	00047109	MILEAGE	\$60.63
WINSOR, MICHELLE	00047110	MILEAGE	\$47.88
JONES, CHRISTINA	00047111	MILEAGE	\$110.26
GODDEN, NATALIE	00047112	VEHICLE BUSINESS INSURANCE	\$273.00
WALSH, MARY	00047113	REIMBURSEMENT - SUPPLIES	\$183.00
WILSON, SCOTT	00047114	REIMBURSEMENT - SUPPLIES	\$150.00
HUNT, EDMUND	00047115	MILEAGE - CROSSING GUARD PROGRAM	\$54.21
ANNETTE OLDFORD	00047116	MILEAGE	\$223.28
SHERRIFFS, KAREN	00047117	MILEAGE	\$354.82
SQUIRES, RICK	00047118	MILEAGE	\$179.07
HEALEY, RODNEY	00047119	VEHICLE BUSINESS INSURANCE	\$353.00
HARRIS, BRYANT	00047120	MILEAGE	\$38.78
KELLY, KAREN	00047121	MILEAGE	\$160.48
EDMUNDS, CHRISTINE	00047122	MILEAGE	\$36.43

DUGGAN, DEREK	00047123	MILEAGE	\$22.41
PENNEY, LISA	00047124	MILEAGE - CROSSING GUARD PROGRAM	\$118.31
LETTO, LORI	00047125	MILEAGE	\$15.28
NADINE MARTIN	00047126	MILEAGE	\$59.03
RYAN, LEANN	00047127	MILEAGE	\$146.15
MURPHY, ROBYN	00047128	MILEAGE	\$42.51
WHITE, PETER	00047129	MILEAGE	\$270.14
BARFITT, ANGELA	00047130	MILEAGE	\$34.49
MELISSA MURRAY	00047131	MILEAGE	\$175.44
MAHER, TRAVIS	00047132	MILEAGE	\$68.58
CANTWELL, MICHAEL	00047133	MILEAGE	\$264.23
LANA MARTIN	00047134	MILEAGE	\$41.43
STEVE WISEMAN	00047135	CLOTHING ALLOWANCE	\$100.57
MCGRATH, JENNIFER	00047136	MILEAGE	\$129.02
ORR, JULIE	00047137	INSTRUCTOR TRAINING	\$125.00
JORDAN, CRYSTAL	00047138	MILEAGE	\$40.12
HOUNSELL, SHERRY	00047139	MILEAGE	\$31.21
HILLIER, HEATHER	00047140	MILEAGE	\$30.95
BENNETT, GLENN	00047141	MILEAGE - CROSSING GUARD PROGRAM	\$129.06
KINSELLA, PAULA	00047142	MILEAGE - CROSSING GUARD PROGRAM	\$139.00
ENVIROMED ANALYTICAL INC.	00047143	REPAIR PARTS	\$253.12
SMITH STOCKLEY LTD.	00047144	PLUMBING SUPPLIES	\$298.44
WATERWORKS SUPPLIES DIV OF EMCO LTD	00047145	REPAIR PARTS	\$8,983.69
MCLOUGHLAN SUPPLIES LTD.	00047146	ELECTRICAL SUPPLIES	\$2,484.16
DISTRIBUTION BRUNET INC.,	00047147	REPAIR PARTS	\$2,042.11
CANCELLED	00047148	CANCELLED	\$0.00
CANCELLED	00047149	CANCELLED	\$0.00
CANCELLED	00047150	CANCELLED	\$0.00
CANCELLED	00047151	CANCELLED	\$0.00
CANCELLED	00047152	CANCELLED	\$0.00
CANCELLED	00047153	CANCELLED	\$0.00
CANCELLED	00047154	CANCELLED	\$0.00
CANCELLED	00047155	CANCELLED	\$0.00
CANCELLED	00047156	CANCELLED	\$0.00
CANCELLED	00047157	CANCELLED	\$0.00
ALLIED CONSTRUCTORS INC.	00047158	PROGRESS PAYMENT	\$903,554.13
ANCHORAGE CONTRACTING SERVICES	00047159	PROGRESS PAYMENT	\$9,040.00

FIRST CANADIAN GROUP LTD.	00047160	PROGRESS PAYMENT	\$510,581.25
BELL MOBILITY	00047161	CELLULAR PHONE USAGE	\$41.10
BELL ALIANT	00047162	TELEPHONE SERVICES	\$1,661.10
NEWFOUNDLAND EXCHEQUER ACCOUNT	00047163	PAYROLL TAX - DECEMBER 2012	\$120,855.52
NEWFOUNDLAND ELECTRICAL LTD.	00047164	PROGRESS PAYMENT	\$927.64
UNIVERSITY OF TORONTO	00047165	TUITION FEES	\$695.00
NEWFOUNDLAND EXCHEQUER ACCOUNT	00047166	TUITION FEES	\$190.00
ABBOTT, DWAYNE	00047167	REIMBURSEMENT - PURCHASE OF SUPPLIES	\$230.81
ELECTRONIC CENTER LIMITED	00047168	ELECTRONIC SUPPLIES	\$84.58
GOVERNMENT FINANCE OFFICERS ASSOC.	00047169	MEMBERSHIP RENEWALS	\$840.00
SAFWAY SERVICES CANADA INC.	00047170	PROGRESS PAYMENT	\$37,036.70
REDWOOD CONSTRUCTION LIMITED	00047171	PROGRESS PAYMENT	\$16,950.00
PYRAMID CONSTRUCTION LIMITED	00047172	PROGRESS PAYMENT	\$808,354.52
JDCMI (JACQUES DAOUST COATINGS MGMNT INC.,	00047173	PROGRESS PAYMENT	\$13,560.00
COASTAL BLDG. PRODUCTS & SERV.	00047174	PROGRESS PAYMENT	\$142,421.92
BARACO-ATLANTIC CORPORATION	00047175	PROGRESS PAYMENT	\$299,995.12
HI-LITE FRAMING LTD.	00047176	FRAMING SERVICES	\$26.93
PETRO PLUS INC.	00047177	PROFESSIONAL SERVICES	\$2,114.54
PILOT COMMUNICATIONS	00047178	PROFESSIONAL SERVICES	\$130.77
PILOT COMMUNICATIONS	00047179	PROFESSIONAL SERVICES	\$2,762.03
PETRO PLUS INC.	00047180	PROFESSIONAL SERVICES	\$1,476.04
HI-LITE FRAMING LTD.	00047181	FRAMING SERVICES	\$970.09
GREENWOOD SERVICES INC.	00047182	OPEN SPACE MAINTENANCE	\$77,631.00
BELL MOBILITY	00047183	CELLULAR PHONE USAGE	\$1,621.20
NEWFOUNDLAND POWER	00047184	ELECTRICAL SERVICES	\$84,066.57
PUBLIC SERVICE CREDIT UNION	00047185	PAYROLL DEDUCTIONS	\$7,072.39
NEWFOUNDLAND POWER	00047186	ELECTRICAL SERVICES	\$11,004.12
PARTS FOR TRUCKS INC.	00047187	REPAIR PARTS	\$2,186.58
A TASTE OF CLASS INC	00047188	CATERING SERVICES	\$5,039.46
BELL MOBILITY	00047189	CELLULAR PHONE USAGE	\$5,749.68
CITY OF ST. JOHN'S	00047190	REPLENISH PETTY CASH	\$121.97
RECEIVER GENERAL FOR CANADA	00047191	PAYROLL DEDUCTIONS	\$164,609.89
RECEIVER GENERAL FOR CANADA	00047192	PAYROLL DEDUCTIONS	\$591.05
NEWFOUNDLAND POWER	00047193	ELECTRICAL SERVICES	\$404,808.22
NEWFOUNDLAND POWER	00047194	ELECTRICAL SERVICES	\$25,950.27
BOUNDRIDGE, PAUL	00047195	OVERPAYMENT - COMPUTER PURCHASE	\$184.41
BDO CANADA LLP	00047196	PROFESSIONAL SERVICES	\$51,408.90

BDO CANADA LLP	0000000542	PROFESSIONAL SERVICES	\$76,212.93
BELL MOBILITY	00047197	CELLULAR PHONE USAGE	\$84.75
CITY OF ST. JOHN'S	00047198	REPLENISH PETTY CASH	\$80.13
SHEPPARD, TAMMY	00047199	TRAVEL ADVANCE	\$1,566.23
YARDI SYSTEMS INC.	00047200	ANNUAL SOFTWARE LICENSE FEE	\$6,700.79
THE ACTIVE NETWORK, INC.	00047201	ANNUAL MAINTENANCE & SUPPORT RENEWAL	\$44,750.58
IRVING OIL MARKETING GP	00047202	GASOLINE & DIESEL PURCHASES	\$9,746.92
NEWFOUNDLAND POWER	00047203	ELECTRICAL SERVICES	\$680.02
CMHC - HOUSING OUTLOOK SEMINAR	00047204	CONFERENCE REGISTRATION FEES	\$90.00
MULLETT, DAVID	00047205	VEHICLE BUSINESS INSURANCE	\$373.00
MACNEIL, GARY	00047206	PURCHASE OF SUPPLIES	\$112.95
PARTS FOR TRUCKS INC.	00047207	REPAIR PARTS	\$9,281.18
ACKLANDS-GRAINGER	00047208	INDUSTRIAL SUPPLIES	\$1,330.80
AE CONSULTANTS LTD.	00047209	PROFESSIONAL SERVICES	\$12,316.23
ADVANTAGE SIGNS & GRAPHIC DESIGN LTD.	00047210	SIGNAGE	\$106.22
AFONSO GROUP LIMITED	00047211	SEWER INSPECTIONS	\$1,866.43
SERVICEMASTER CONTRACT SERVICE	00047212	CLEANING SERVICES	\$853.15
LAW SOCIETY OF NEWFOUNDLAND	00047213	ANNUAL FEES	\$11,677.20
AVALON FORD SALES LTD.	00047214	AUTO PARTS	\$69.10
KELLOWAY CONSTRUCTION LIMITED	00047215	CONTRACT PAYMENT	\$15,700.05
ROBERT BAIRD EQUIPMENT LTD.	00047216	RENTAL OF EQUIPMENT	\$1,690.84
DF BARNES LIMITED	00047217	EQUIPMENT REPAIRS	\$5,774.41
HERCULES SLR INC.	00047218	REPAIR PARTS	\$8,863.90
BATTLEFIELD EQUIP. RENTAL CORP	00047219	EQUIPMENT REPAIRS	\$180.80
DOMINION STORES 924	00047220	MISCELLANEOUS SUPPLIES	\$271.91
STAPLES THE BUSINESS DEPOT - OLD PLACENTIA RD	00047221	STATIONERY & OFFICE SUPPLIES	\$319.64
CANADIAN PAYROLL ASSOCIATION	00047222	MEMBERSHIP RENEWALS	\$977.45
TOWN OF CONCEPTION BAY SOUTH	00047223	GARBAGE COLLECTION	\$200.00
GRAND CONCOURSE AUTHORITY	00047224	MAINTENANCE CONTRACTS	\$124,904.65
CABOT PEST CONTROL	00047225	PEST CONTROL	\$1,005.15
CHARLES R. BELL LTD.	00047226	APPLIANCES	\$1,104.01
ROCKWATER PROFESSIONAL PRODUCT	00047227	CHEMICALS	\$7,675.75
STANTEC CONSULTING LTD. (SCL)	00047228	PROFESSIONAL SERVICES	\$6,929.61
S & L ENTERPRISE	00047229	SNOW CLEARING & ICE CONTROL	\$31,381.71
SUNGARD PUBLIC SECTOR INC.	00047230	MAINTENANCE AGREEMENT RENEWALS	\$6,444.78
GRAPHIC ARTS & SIGN SHOP LIMITED	00047231	SIGNAGE	\$585.34
EC BOONE LTD.	00047232	PROMOTIONAL ITEMS	\$4,092.17

BARNES/BOWMAN DISTRIBUTION	00047233	INDUSTRIAL SUPPLIES	\$3,540.54
TRACT CONSULTING INC	00047234	PROFESSIONAL SERVICES	\$8,136.00
BREN-KIR INDUSTRIAL SUPPLIES	00047235	INDUSTRIAL SUPPLIES	\$6,604.09
CANCELLED	00047236	CANCELLED	\$0.00
NFLD & LABRADOR CONSTRUCTION ASSOCIATION	00047237	REGISTRATION FEES	\$412.45
SCHOLARS CHOICE MOYER	00047238	SUPPLIES - RECREATION PROGRAMS	\$806.81
GRAND AND TOY	00047239	OFFICE SUPPLIES	\$178.12
COMPUTERSHARE INVESTOR SERVICE A/R DEPT	00047240	STOCK TRANSFER SERVICES	\$1,678.05
SPECTRUM INVESTIGATION & SECURITY 1998 LTD.	00047241	SECURITY SERVICES	\$10,040.04
FLAGHOUSE INC	00047242	RECREATIONAL SUPPLIES	\$2,237.52
TRIWARE TECHNOLOGIES INC.	00047243	PROFESSIONAL SERVICES	\$6,812.77
CHESTER DAWE CANADA - O'LEARY AVE	00047244	BUILDING SUPPLIES	\$487.96
CANADIAN CORPS COMMISSIONAIRES	00047245	SECURITY SERVICES	\$8,222.32
AIR LIQUIDE CANADA INC.	00047246	CHEMICALS AND WELDING PRODUCTS	\$937.53
CARL THIBAUT INC.	00047247	SAFETY SUPPLIES	\$1,050.38
HISCOCK'S SPRING SERVICE	00047248	REPAIR PARTS	\$509.85
CARSWELL DIV. OF THOMSON CANADA LTD	00047249	PUBLICATIONS	\$602.70
COASTAL DOOR & FRAME LTD	00047250	DOORS/FRAMES	\$33.90
ROGERS CABLE	00047251	INTERNET SERVICES	\$88.69
NEWFOUNDLAND GLASS & SERVICE	00047252	GLASS INSTALLATION	\$389.85
ALLAN MURPHY'S MOBILE WELDING SERVICES	00047253	REPAIRS TO EQUIPMENT	\$2,423.85
WM L CHAFE & SON LTD.	00047254	PROTECTIVE CLOTHING	\$112.44
CBCL LIMITED	00047255	PROFESSIONAL SERVICES	\$19,028.92
CLARKE'S TRUCKING & EXCAVATING	00047256	GRAVEL	\$1,946.21
A-1 PEST CONTROL INC	00047257	PEST CONTROL	\$28,250.00
HAZMASTERS INC.	00047258	PROTECTIVE EQUIPMENT	\$176.28
PF COLLINS CUSTOMS BROKER LTD	00047259	DUTY AND TAXES	\$157.92
COLONIAL GARAGE & DIST. LTD.	00047260	AUTO PARTS	\$672.31
EASTERN VALVE & CONTROL SPEC.	00047261	REPAIR PARTS	\$172.54
PETER'S AUTO WORKS INC.	00047262	TOWING OF VEHICLES	\$282.50
CONSTRUCTION SIGNS LTD.	00047263	SIGNAGE	\$135.60
THE IDEA FACTORY	00047264	PROFESSIONAL SERVICES	\$28,374.79
CONTROLS & EQUIPMENT LTD.	00047265	REPAIRS & REPAIR PARTS	\$1,716.18
COUNTRY TRAILER SALES 1999 LTD	00047266	REPAIR PARTS	\$1,213.50
MASK SECURITY INC.	00047267	TRAFFIC CONTROL	\$37,272.10
CRANE SUPPLY LTD.	00047268	PLUMBING SUPPLIES	\$527.35
JAMES G CRAWFORD LTD.	00047269	PLUMBING SUPPLIES	\$767.91

CROSBIE INDUSTRIAL SERVICE LTD	00047270	CONTRACT PAYMENT	\$27,057.13
NEWFOUND CABS	00047271	TRANSPORTATION SERVICES	\$3,534.30
THOMAS GLASS INCORPORATED	00047272	GLASS INSTALLATION	\$214.70
HARTY'S INDUSTRIES	00047273	REPAIR PARTS	\$678.00
CUMMINS EASTERN CANADA LP	00047274	REPAIR PARTS	\$46.58
KENDALL ENGINEERING LIMITED	00047275	PROFESSIONAL SERVICES	\$12,456.89
CHESTER DAWE CANADA - TORBAY RD	00047276	BUILDING SUPPLIES	\$74.48
MCINNES COOPER	00047277	PROFESSIONAL SERVICES	\$393.24
CABOT READY MIX LIMITED	00047278	ASPHALT & ROAD GRAVEL	\$6,539.62
DICKS & COMPANY LIMITED	00047279	OFFICE SUPPLIES	\$16,738.03
WAJAX POWER SYSTEMS	00047280	REPAIR PARTS	\$9,553.76
MIC MAC FIRE & SAFETY SOURCE	00047281	SAFETY SUPPLIES	\$1,448.71
EAST COAST HYDRAULICS	00047282	REPAIR PARTS	\$117.52
PLATO CONSULTING INC.	00047283	CONSULTING SERVICES	\$17,628.00
RUSSEL METALS INC.	00047284	METALS	\$246.34
CANADIAN TIRE CORP.-ELIZABETH AVE.	00047285	MISCELLANEOUS SUPPLIES	\$662.36
CANADIAN TIRE CORP.-MERCHANT DR.	00047286	MISCELLANEOUS SUPPLIES	\$519.60
CANADIAN TIRE CORP.-KELSEY DR.	00047287	MISCELLANEOUS SUPPLIES	\$126.47
JAMES R EALES EQUIP RENTAL LTD	00047288	RENTAL OF EQUIPMENT	\$305.10
EAST COAST CONVERTERS LTD.	00047289	SANITARY SUPPLIES	\$1,389.90
EAST COAST MARINE & INDUSTRIAL	00047290	MARINE & INDUSTRIAL SUPPLIES	\$1,445.42
EASTERN AUDIO LTD.	00047291	AUDIO EQUIPMENT	\$3,653.29
EAST CHEM INC.	00047292	CHEMICALS	\$668.73
EASTERN MEDICAL SUPPLIES	00047293	MEDICAL SUPPLIES	\$212.44
EMM HARDCHROME & HYDRAULIC LTD	00047294	REPAIRS & REPAIR PARTS	\$2,905.01
THE TELEGRAM	00047295	ADVERTISING	\$4,422.40
EXECUTIVE COFFEE SERVICES LTD.	00047296	COFFEE SUPPLIES	\$389.85
DOMINION STORE 935	00047297	MISCELLANEOUS SUPPLIES	\$838.32
FASTSIGNS	00047298	SIGNAGE	\$443.81
BASIL FEARN 93 LTD.	00047299	REPAIR PARTS	\$458.72
NL EMPLOYERS' COUNCIL	00047300	COURSE FEES	\$220.35
THE PRODUCTION GROUP INC.	00047301	PROFESSIONAL SERVICES	\$12,246.38
EXECUTIVE TAXI LIMITED	00047302	TRANSPORTATION SERVICES	\$7,681.10
FORTTRAN TRAFFIC SYSTEMS LTD	00047303	TRAFFIC SUPPLIES	\$610.77
ERL ENTERPRISES	00047304	AUTO PARTS/REPAIRS	\$31,447.95
GOAT'S EYE MEDIA	00047305	ADVERTISING	\$452.00
RL FULTON EQUIPMENT LTD.	00047306	REPAIR PARTS	\$234.84

MILLENNIUM EXPRESS	00047307	COURIER SERVICES	\$135.60
DEVONSHIRE PET MEMORIAL SERVICES INC.	00047308	PROFESSIONAL SERVICES	\$1,875.80
GREENWOOD SERVICES INC.	00047309	OPEN SPACE MAINTENANCE	\$19,210.00
GLOBALSTAR CANADA SATELLITE CO	00047310	SATELLITE PHONES	\$1,407.00
STELLAR INDUSTRIAL SALES LTD.	00047311	INDUSTRIAL SUPPLIES	\$22.60
PROVINCIAL FENCE PRODUCTS	00047312	FENCING MATERIALS	\$1,717.60
ELSTER METERING	00047313	REPAIR PARTS	\$734.50
EASTERN PROPANE	00047314	PROPANE	\$191.30
PIZZA HUT	00047315	REFRESHMENTS	\$152.11
IN THE BOX MEDIA PROMOTIONS	00047316	PROMOTIONAL MATERIALS	\$284.76
CASE ATLANTIC	00047317	REPAIR PARTS	\$720.03
KEITH W. BUSSEY EXCAVATING LTD	00047318	RENTAL OF EQUIPMENT	\$5,042.06
HARRIS & ROOME SUPPLY LIMITED	00047319	ELECTRICAL SUPPLIES	\$4,162.40
HARVEY & COMPANY LIMITED	00047320	REPAIR PARTS	\$2,762.79
A HARVEY & CO. LTD.	00047321	ROAD SALT	\$76,600.38
NEWFOUND ROOFING LTD	00047322	ROOFING REPAIRS	\$27,459.00
BRENNTAG CANADA INC	00047323	CHLORINE	\$4,915.50
VICTOR STANLEY INC.	00047324	REPAIR PARTS	\$3,866.60
HOLDEN'S TRANSPORT LTD.	00047325	RENTAL OF EQUIPMENT	\$7,119.00
FLEET READY LTD.	00047326	REPAIR PARTS	\$4,266.74
ARIANNA CONSTRUCTION INC	00047327	SNOW CLEARING	\$4,519.62
DISTRIBUTION BRUNET INC.,	00047328	REPAIR PARTS	\$1,585.05
RESCUE 7 INC.,	00047329	FIRST AID TRAINING SUPPLIES	\$1,971.85
IMPRINT SPECIALTY PROMOTIONS LTD	00047330	PROMOTIONAL ITEMS	\$5,131.77
ISLAND HOSE & FITTINGS LTD	00047331	INDUSTRIAL SUPPLIES	\$50.18
CHRISTOPHER'S CAFE & CATERING	00047332	CATERING SERVICES	\$88.12
MPS	00047333	VEHICLE INSPECTION BOOKS	\$1,350.35
KAVANAGH & ASSOCIATES	00047334	ENGINEERING SERVICES	\$249.63
KEAN'S PUMP SHOP LTD.	00047335	REFUND - ELECTRICAL PERMIT	\$41.25
CUSTOM CARD CANADA	00047336	PRINTING SERVICES	\$319.68
SOS EMERGENCY RESPONSE TECHNOLOGIES	00047337	FIRST AID TRAINING SUPPLIES	\$1,488.21
DALLAS MERCER CONSULTING INC.,	00047338	CONFINED SPACE TRAINING	\$372.90
DATARITE.COM	00047339	INK CARTRIDGES	\$157.07
JT MARTIN & SONS LTD.	00047340	HARDWARE SUPPLIES	\$485.01
MARTIN'S FIRE SAFETY LTD.	00047341	SAFETY SUPPLIES	\$4,322.97
MCLOUGHLAN SUPPLIES LTD.	00047342	ELECTRICAL SUPPLIES	\$978.74
MIKAN INC.	00047343	LABORATORY SUPPLIES	\$216.45

MODERN PAVING LTD.	00047344	ASPHALT	\$13,429.05
WAJAX INDUSTRIAL COMPONENTS	00047345	REPAIR PARTS	\$745.30
NU-WAY EQUIPMENT RENTALS	00047346	RENTAL OF EQUIPMENT	\$5,490.67
NEWFOUND DISPOSAL SYSTEMS LTD.	00047347	DISPOSAL SERVICES	\$2,678.60
NEWFOUNDLAND DISTRIBUTORS LTD.	00047348	INDUSTRIAL SUPPLIES	\$1,162.31
TOROMONT CAT	00047349	AUTO PARTS	\$3,945.53
NORTH ATLANTIC PETROLEUM	00047350	PETROLEUM PRODUCTS	\$188,721.00
PBA INDUSTRIAL SUPPLIES LTD.	00047351	INDUSTRIAL SUPPLIES	\$72.89
GCR TIRE CENTRE	00047352	TIRES	\$8,916.19
THE HUB	00047353	PRINTING SERVICES	\$39.55
K & D PRATT LTD.	00047354	REPAIR PARTS AND CHEMICALS	\$7,236.52
PROFESSIONAL UNIFORMS & MATS INC.	00047355	PROTECTIVE CLOTHING	\$33.90
RIDEOUT TOOL & MACHINE INC.	00047356	TOOLS	\$214.64
NAPA ST. JOHN'S 371	00047357	AUTO PARTS	\$225.99
TRANSCONTINENTAL NFLD & LABRADOR DIV.	00047358	SNOW CLEARING BOOKLETS	\$6,334.78
ST. JOHN'S PORT AUTHORITY	00047359	RENTAL OF QUARRY SITE	\$5,118.00
ST. JOHN'S VETERINARY HOSPITAL	00047360	PROFESSIONAL SERVICES	\$137.22
SAUNDERS EQUIPMENT LIMITED	00047361	REPAIR PARTS	\$3,933.26
SUPERIOR OFFICE INTERIORS LTD.	00047362	OFFICE SUPPLIES	\$902.87
TRACTION DIV OF UAP	00047363	REPAIR PARTS	\$5,962.54
URBAN CONTRACTING JJ WALSH LTD	00047364	PROPERTY REPAIRS	\$2,316.50
WATERWORKS SUPPLIES DIV OF EMCO LTD	00047365	REPAIR PARTS	\$52,024.04
SIEMENS CANADA LIMITED	00047366	REPAIRS TO PUMP	\$610.20
WAL-MART 3092-KELSEY DRIVE	00047367	MISCELLANEOUS SUPPLIES	\$202.93
SAFER, ANDREW	00047368	PROFESSIONAL SERVICES	\$1,440.75
JILL DREADDY DANCECO	00047369	REAL PROGRAM	\$3,284.37
ALTUS GROUP LIMITED	00047370	TAX BLENDING CONSULTING FEES	\$31,923.84
NFLD & LABRADOR CONSTRUCTION SAFETY ASSOC.	00047371	COURSE FEES	\$197.75
EASTER SEALS OF NL	00047372	DONATION	\$500.00
THE CANADIAN INSTITUTE	00047373	COURSE FEES	\$1,683.70
TOM DAWE	00047374	PROFESSIONAL SERVICES	\$2,500.00
BELL MOBILITY INC. RADIO DIVISION	00047375	REPAIRS TO EQUIPMENT	\$163.79
HUNGRY HEART CAFE	00047376	CATERING SERVICES	\$112.09
STAPLES THE BUSINESS DEPOT - KELSEY DR	00047377	STATIONERY & OFFICE SUPPLIES	\$648.78
ATLANTIC CANADA PETROLEUM SHOW 2013	00047378	BOOTH SPACE FEES	\$983.10
HEATHER REARDIGAN	00047379	REFUND - RECREATION PROGRAM	\$92.50
WOODMAN, DR. MARGARET	00047380	PROFESSIONAL SERVICES	\$20.00

ST. JOHN'S AMBULANCE, NL COUNCIL	00047381	FIRST AID TRAINING SUPPLIES	\$1,813.56
HAZELWOOD ELEMENTARY	00047382	REFUND - RECREATION PROGRAM	\$258.00
UNIVERSITY OF VICTORIA	00047383	COURSE FEES	\$465.00
FOORD CONSTRUCTION LIMITED	00047384	REFUND - TENDER DEPOSIT	\$20,000.00
McCUE, ELAINE	00047385	REFUND - RECREATION PROGRAM	\$30.00
MAY, ROBERT	00047386	REFUND - SWIMMING LESSONS	\$114.00
CANADIAN UNIVERSITY QUEER SERVICES CONF.	00047387	CONFERENCE DONATION	\$750.00
JEFF BENNETT	00047388	VEHICLE REPAIRS	\$299.29
POWER, BRENDA	00047389	REFUND - SECURITY DEPOSIT	\$250.00
MURPHY, ROBERT	00047390	REFUND - SECURITY DEPOSIT	\$593.62
KNIGHTSBRIDGE HUMAN CAPITAL MANAGEMENT INC.	00047391	PROFESSIONAL SERVICES	\$1,796.70
ARNS, BONNIE	00047392	COURSE FEES	\$90.95
DINN, KAREN	00047393	VEHICLE BUSINESS INSURANCE	\$114.00
KENDELL, COLLEEN	00047394	COURSE FEES	\$75.00
OSBORNE, ROBERT	00047395	VEHICLE BUSINESS INSURANCE	\$33.00
KNEE, TERRY	00047396	VEHICLE BUSINESS INSURANCE	\$302.00
SMITH, DEBBIE	00047397	VEHICLE BUSINESS INSURANCE	\$298.00
SHEPPARD, TAMMY	00047398	COURSE FEES	\$596.25
WILLIAMSON, HELEN	00047399	MILEAGE	\$33.93
STRAIT, MARIE	00047400	MILEAGE - CROSSING GUARD PROGRAM	\$64.53
FOWLER, TINA	00047401	MILEAGE	\$69.81
KINCADE, DEANNE	00047402	MILEAGE	\$89.35
HILLIARD, ROSE	00047403	COURSE FEES	\$310.25
EVERSON, MELANIE	00047404	MILEAGE - CROSSING GUARD PROGRAM	\$62.38
HILLIER, HEATHER	00047405	AIR FARE & REGISTRATION FEES	\$1,505.41
CREWE, RYAN	00047406	VEHICLE BUSINESS INSURANCE	\$203.00
COSTCO WHOLESALE	00047407	MISCELLANEOUS SUPPLIES	\$778.30
KING'S PLUMBING & HEATING LTD.	00047408	PLUMBING SUPPLIES	\$632.80
DISCOUNT CAR & TRUCK RENTALS	00047409	VEHICLE RENTAL	\$1,915.35
CANADIAN LINEN & UNIFORM	00047410	MAT RENTALS	\$2,954.13
HEALTHY BALANCE	00047411	LUNCH & LEARN FEE	\$310.75
RECREONICS INC.	0000000543	REPAIR PARTS	\$223.82
POM INCORPORATED	0000000544	PROFESSIONAL SERVICES	\$3,463.25
WORLD ENERGY CITIES PARTNERSHIP	0000000545	2013 ANNUAL MEMBERSHIP DUES	\$7,916.00
XPSOLUTIONS	0000000546	ANNUAL LICENSING RENEWAL FEE	\$12,803.88
OFFICE OF WATER PROGRAMS	0000000547	COURSE FEES	\$136.55
PTV AMERICA	0000000548	ANNUAL SOFTWARE MAINTENANCE FEE	\$1,006.32

M.D. PRODUCTS	0000000549	REPAIR PARTS	\$586.48
IN USA, INC.	0000000550	AIR OZONE ANALYZER & ACCESSORIES	\$8,566.89
TRAVEL AND TOURISM RESEARCH ASSOCIATION	0000000551	MEMBERSHIP RENEWAL	\$341.38
AWWA - WQTC	0000000552	MEMBERSHIP RENEWAL	\$168.22
SURVEYMONKEY	0000000553	SUBSCRIPTION RENEWAL	\$197.90
NORTH AMERICAN SOCIETY - TRENCHLESS TECH	0000000554	MEMBERSHIP RENEWAL	\$197.90
SEAVIEWER CAMERAS, INC.	0000000555	CAMERA LENS	\$296.85
PROFESSIONAL ENGINEERS & GEOSCIENTISTS NL	00047412	REGISTRATION FEE	\$100.00
PROFESSIONAL ENGINEERS & GEOSCIENTISTS NI	00047413	REGISTRATION FEE	\$100.00
NEWFOUNDLAND POWER	00047414	ELECTRICAL SERVICES	\$413.82
BELL MOBILITY	00047415	CELLULAR PHONE USAGE	\$246.04
PUBLIC SERVICE CREDIT UNION	00047416	PAYROLL DEDUCTIONS	\$8,822.20

TOTAL: \$7,125,715.49

MEMORANDUM

Date: **January 15, 2013**

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

From: **Robert G. Bishop, C.A.
Director of Finance
and City Treasurer**

Re: **Quarterly Travel Report**

Attached, in accordance with the City's Freedom of Information By-Law, is the quarterly Travel Report for the fourth quarter of 2012.

**Robert G. Bishop, C.A.
Director of Finance
and City Treasurer**

RGB/fc
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

Quarterly Travel Report 2012
4th Quarter

Building and Property Management

Bev Skinner	2531-52111	
• Halifax, NS		
• Red Cross Conference on Disaster Management		
• October 3-5, 2012		Total: \$1,825.61
Judy Tobin	2921-52111	
• Port Blandford, NL		
• NLHHN Provincial Conference		
• October 23-25, 2012		Total: \$970.31
David Blackmore	2921-52111	
• Toronto, NL		
• Visit Artscape Facility & Meet with Representative		
• November 12-14, 2012		Total: \$861.77
David Day	2531-52111	
• Halifax, NS		
• Training – Managing the Bomb Threat Incident		
• November 22, 2012		Total: \$1,138.51

City Council

Gerry Colbert	1111-52111	
• Gander, NL		
• MNL Annual Convention		
• October 4-7, 2012		Total: \$1,054.38
Sandy Hickman	1111-52111	
• Gander, NL		
• MNL Annual Convention		
• October 4-6, 2012		Total: \$863.52
Sheilagh O'Leary	1111-52111	
• Gander, NL		
• MNL Annual Convention		
• October 4-6, 2012		Total: \$743.58

Dennis O'Keefe 1112-52111

- Ottawa, ON
- Big City Mayor's Caucus Meeting & Meeting with the Irish Ambassador to Canada
- November 14-16, 2012

Total: \$1,418.82

Corporate Services

Janine Halliday 1268-52111

- Kitchener, ON
- Municipal Service Delivery Council (MDSO) Meetings
- October 9-13, 2012

Total: \$2,845.07

(Note: Municipal Service Delivery Officials to reimburse City \$1,000 towards cost of this trip)

Elizabeth Clarke 1268-52111

- Toronto, ON
- Discussions with our insurer – Zurich Insurance
- October 30, 2012

Total: \$53.50

(Note: All costs excluding per diem were covered by Zurich Insurance)

Economic Development

Elizabeth Lawrence 6611-52111

- Iqaluit, Nunavut
- Economic Developers Association Conference
- Sept. 28 – Oct. 3, 2012

Total: \$4,018.35

Wendy Mugford 6611-52111

- Iqaluit, Nunavut
- EDAC Board Meeting and Conference
- Sept. 29 – Oct. 2, 2012

Total: \$4,065.24

(Note: EDAC to reimburse City \$500 towards travel cost.)

Engineering

Robin King 1311-52111

- Calgary, AB
- Canadian Parking Association Conference
- Sept. 29 – Oct. 4, 2012

Total: \$4,118.99

Chris Pitcher 1311-52111

- Calgary, AB
- Canadian Parking Association Conference
- Sept. 29 – Oct. 4, 2012 Total: \$2,665.68

Deanne Kincade 4225-52111

- New Orleans, LA
- Wastewater Conference (WEFTEC)
- Sept. 30 – Oct. 5, 2012 Total: \$3,612.38

Shawn Hays 4123-52111

- Charlottetown, PEI
- Atlantic Canada Water and Wastewater Association Conference
- October 12-17, 2012 Total: \$1,996.84

Blair Bradbury 1311-52111

- Fredericton, NB
- TAC Conference & Exhibition
- October 12-15, 2012 Total: \$2,155.11

Robin King 1311-52111

- Halifax, NS
- TAC Course – Accommodating Cycling Facilities
- October 18, 2012 Total: \$1,345.73

Dawn Corner 1311-52111

- Halifax, NS
- TAC Course – Accommodating Cycling Facilities
- October 18, 2012 Total: \$1,221.73

Deborah Smith 4123-52111

- Toronto, ON
- Water Quality Technology Conference
- November 3-9, 2012 Total: \$3,510.93

Scott Winsor ENG-2012-632

- Toronto, ON
- Meeting with City of Toronto & Site Visit
- November 7-8, 2012 Total: \$1,410.73

John Barry ENG-2012-632

- Toronto, ON
- Meetings Re: Structural Relining of Watermains & Convention Centre Kitchen Contractor
- November 7-12, 2012 Total: \$1,506.87

Mark White 1311-52111

- Vancouver, BC
- Canadian Technical Asphalt Association Conference
- November 17-22, 2012 Total: \$2,807.05

Scott Winsor 1311-52111

- Vancouver, BC
- Canadian Technical Asphalt Association Conference
- November 17-22, 2012 Total: \$2873.25

Finance

Susan Ralph 3592-52300

- Quebec City, Quebec
- CUTA Conference
- November 9-15, 2012 Total: \$3,933.49

(Cost also includes travel and associated costs for attendant)

Human Resources

Lynn O'Grady 1216-52111

- Toronto, ON
- Many Face of Addiction Conference
- October 15-18, 2012 Total: \$1,521.11

Tammy Sheppard 1218-52111

- Halifax, NS
- ADR Institute of Canada Conference
- October 24-26, 2012 Total: \$1,216.05

Barb Dawe 1214-52111

- Lake Buena Vista, Florida
- IFEBP Conference
- November 17-22, 2012 Total: \$3,192.84

Planning

Lindsay Lyghtle 6113-52111

- Halifax, NS
- IAP2 Conference (International Association for Public Participation)
- Sept. 30 – Oct. 2, 2012 Total: \$1,234.70

Public Works & Parks

Richard Parks 3011-52111

- Salina, Kansas
- Pre-delivery inspection of Asphalt Patcher Trucks
- October 7-9, 2012 Total: \$186.45

(Note: Air Fare, Accommodations & Meals paid for by Saunders Equipment)

Jason Phillips 3011-52111

- Charlottetown, PEI
- 2012 ACWWA Conference
- October 12-17, 2012 Total: \$2,138.36

Jim Moore 3011-52111

- Corner Brook, NL
- CPWA Fall Conference
- October 16-19, 2012 Total: \$836.58

Jane Williams 3011-52111

- Corner Brook, NL
- CPWA Fall Conference
- October 16-19, 2012 Total: \$662.99

Jason Phillips ENG-2012-632

- Toronto, ON
- Meetings – Re: Structural Relining of Watermains
- November 7-8, 2012 Total: \$1,410.73

Brendan O'Connell ENG-2012-632

- Toronto, ON
- Meeting with City of Toronto and Site Visit
- November 7-8, 2012 Total: \$1,410.73

Recreation

Jill Brewer 7301-52111

- Ottawa, ON
- Boys & Girls Clubs of Canada Meetings
- October 23-28, 2012 Total: \$214.00

(Note: All costs excluding Per Diem were covered by the Boys & Girls Clubs of Canada)

Jill Brewer 7301-52111

- New Orleans, LA
- Athletic Business Conference & Trade Show
- Nov. 28 – Dec. 2, 2012 Total: \$2,311.10

St. John's Regional Fire Department

Dallis Hamlyn 2503-52111

- Vancouver, BC
- FDM Conference
- October 13-18, 2012 Total: \$3,133.66

Randolph King 2503-52111

- Gander, NL
- St. John Ambulance Training Conference
- October 19-21, 2012 Total: \$581.99

Pat Power 2503-52111

- Gander, NL
- St. John Ambulance Training Conference
- October 19-21, 2012 Total: \$581.99

Brian Smith 2503-52111

- Gander, NL
- St. John Ambulance Training Conference
- October 18-21, 2012 Total: \$650.18

MEMORANDUM

Date: **January 17, 2013**

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

From: **Robert G. Bishop, C.A.
Director of Finance
and City Treasurer**

Re: **Snow Clearing Report**

Attached for the information of Council, is the Snow Clearing Report for the period January 1st. to January 18th., 2013.

The Report shows a negative variance of \$21,941.

**Robert G. Bishop, C.A.
Director of Finance
and City Treasurer**

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 18, 2013**

	<u>2013 BUDGET</u>	<u>Y-T-D BUDGET</u>	<u>Y-T-D ACTUAL</u>	<u>(OVER)UNDER BUDGET</u>
<u>PERSONAL SERVICES</u>				
SALARIES AND WAGES	3,857,632	410,803	363,396	47,406
LABOR OVERTIME	275,000	25,000	46,285	(21,285)
EMPLOYER CONTRIBUTIONS	919,750	97,410	90,449	6,962
TOTAL PERSONAL SERVICES	5,052,382	533,213	500,131	33,082
<u>CONTRACTUAL SERVICES</u>				
CONTRACTUAL SERVICES	155,304	-	-	-
WEATHER REPORTS	140,000	-	-	-
CABLE/SATELLITE SERVICE	2,496	-	-	-
ADVERTISING	13,370	500	432	68
CLAIMS	10,000	-	-	-
EMPLOYEE TRAINING	24,460	-	-	-
FLEET COSTS	4,495,320	8,500	8,217	283
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	6,102,562	9,000	8,649	351
<u>MATERIALS & SUPPLIES</u>				
FOOD AND REFRESHMENT	2,600	-	-	-
SAND*	10,000	806	763	43
SALT*	2,942,352	241,524	296,054	(54,530)
SNOW FENCING	4,800	50	35	15
LUBRICATING OILS	33,000	2,750	2,548	202
WELDING SUPPLIES	45,000	2,200	2,200	0
TIRE CHAINS	5,000	-	-	-
SAFETY EQUIPMENT	10,033	350	342	8
HAND TOOLS & SMALL EQUIP	20,000	1,700	2,550	(850)
CLEANING SUPPLIES	7,353	525	769	(244)
MISCELLANEOUS MATERIALS	1,920	160	179	(19)
GRANTS TO OTHER GROUPS	15,000	-	-	-
TOTAL MATERIALS & SUPPLIES	3,097,058	250,065	305,439	(55,374)
FLEET CAPITAL COSTS	1,160,592	-	-	-
TOTAL COSTS	15,412,594	792,278	814,219	(21,941)

*SALT & SAND ISSUES TO JANUARY 15, 2013

MEMORANDUM

Date: January 16, 2013

To: His Worship the Mayor and Members of Council

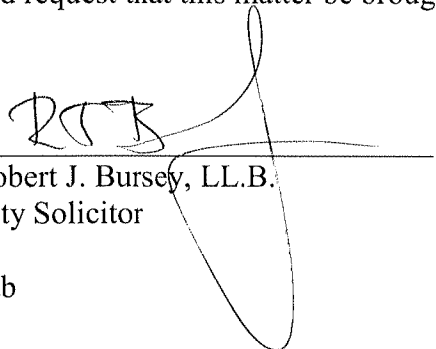
From: Robert Bursey, City Solicitor

Re: 1 Hawthorne Place

The rear corner of the house at 1 Hawthorne Place encroaches by 5 m² on a City water line easement. The encroachment is not near the water line itself.

The lawyer for the owner has requested that the City execute a Release of Easement for the encroached upon area.

I recommend that authority be given to the Mayor and City Clerk to execute the Release of Easement and request that this matter be brought before Council at the next Regular Meeting.



Robert J. Bursey, LL.B.
City Solicitor

kab

ST. JOHN'S

LEGAL DEPARTMENT

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