

**AGENDA  
REGULAR MEETING**

**MARCH 19<sup>th</sup>, 2013  
4:30 p.m.**

**ST. JOHN'S**

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# MEMORANDUM

March 15<sup>th</sup>, 2013

In accordance with Section 42 of the City of St. John's Act, the Regular Meeting of the St. John's Municipal Council will be held on **Tuesday, March 19<sup>th</sup>, 2013 at 4:30 p.m.**

Please note there will not be a special meeting.

By Order



Neil A. Martin  
City Clerk

# ST. JOHN'S

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

**AGENDA  
REGULAR MEETING  
MARCH 19<sup>th</sup>, 2013  
4:30 p.m.**

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

- 1. Call to Order**
- 2. Approval of the Agenda**
- 3. Adoption of the Minutes**
  - a. Minutes of March 11<sup>th</sup>, 2013
- 4. Business Arising from the Minutes**
  - A. Included in the Agenda**
    1. Memorandum dated March 14<sup>th</sup>, 2013 from the Acting Director of Planning  
Re: Application to Allow Building Height of 16 Storeys  
50 Tiffany Lane – Tiffany Village, Stage 2 (**Ward 4**)  
Applicant: KMK Properties Inc.
    2. Memorandum dated March 14, 2013 from the Acting Director of Planning  
Re: Proposed St. John’s Development Regulations Amendment Number 558, 2013  
“Recreation Use” in the Forestry (F) Zone  
Proposed Discretionary Use Application – Recreational Use of land Situated off Pastureland Road - (**Ward 5**) - Applicant: St. John’s /C Flyers Inc.
  - B. Other Matters**
  - C. Notices Published**
- 5. Public Hearings**
- 6. Committee Reports**
  - a. Planning & Housing Standing Committee Report dated March 12, 2013
  - b. Special Events Advisory Committee Recommendations
- 7. Resolutions**
- 8. Development Permits List**
- 9. Building Permits List**

**10. Requisitions, Payrolls and Accounts**

**11. Tenders**

- a. Tender - Vacuum/Sweeper Litter Collection Services
- b. Tender - Riverhead WWTF Digester #2 – Digester Cleaning
- c. Tender – Riverhead WWTF Digester #2 - Scaffolding

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

**13. Other Business**

- a. Memorandum dated March 15<sup>th</sup>, 2013 from the Deputy City Manager/Director of Corporate Services & City Clerk Re: Attendance by Councillor Breen at MNL Municipal Symposium, Gander, NL May 9-11, 2013
- b. Snow Clearing Report for the period January 1<sup>st</sup> to March 15, 2013
- c. **Correspondence from the Mayor's Office**
- d. **Items Added by Motion**

**14. Adjournment**

**March 11<sup>th</sup>, 2013**

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

Deputy Mayor Duff presided.

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

Regrets: His Worship the Mayor.

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

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

**SJMC2013-03-11/110R**

**It was decided on motion of Councillor Tilley; seconded by Councillor O'Leary That the Agenda be adopted as presented.**

**Adoption of Minutes**

**SJMC2013-03-11/111R**

**It was decided on motion of Councillor Galgay; seconded by Councillor Collins: That the minutes of March 4<sup>th</sup>, 2013 meeting be adopted as presented.**

**Business Arising**

**Application to allow Building Height of 16 Storeys  
50 Tiffany Lane – Tiffany Village, Stage 2 (Ward 4)  
Applicant: KMK Properties Inc.**

**Petition of Objection – 32 Signatures  
Twenty Four (24) Submissions – Objection/Approval/Concern**

Under business arising, Council considered a memorandum dated March 7, 2013 from the Acting Director of Planning concerning the above noted application, which is a revised plan for Stage 2 of Tiffany Village proposing the construction of two (2) rather than four (4) new buildings, each 16 storeys high, with a combined total of 240 residential condominium units and a mix of 1 bedroom and 2 bedroom units. Council also considered the land use assessment report (LUAR) under the terms of reference approved by Council.

Submissions of objection, approval and concern were reviewed by Council. Council was pleased with the revised proposal and in terms of traffic concerns, was satisfied that the Transportation Engineer noted no concerns with the volume of traffic to be generated under the revised concept plan for Stage 2 of Tiffany Village.

However, Council recognizes the ongoing traffic problems associated with Mary Queen of Peace School and it was suggested that the School Board be written and asked to pursue the possibility of installing right only turning restrictions at Mary Queen of Peace access with Torbay Road, in order to mitigate the existing traffic congestion.

**SJMC2013-03-11/112R**

**It was moved by Councillor Hanlon; seconded by Councillor Hann: That staff be directed to proceed with the proposed text amendments to the St. John's Municipal Plan and the St. John's Development Regulations to increase the maximum building height to 16 storeys at this location, which would be site-specific amendments to 50 Tiffany Lane only. Once the amendments are prepared they will be referred to a future Regular Meeting of Council for consideration of adoption.**

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

**Development Committee Report dated March 5<sup>th</sup>, 2013**

Council considered the following Development Committee Report dated March 5<sup>th</sup>, 2013:

- 1. Proposed Building Line Setback Reduction  
Adjacent Civic No. 381 Old Pennywell Road (Ward 4)  
Rural Residential Infill (RRI) Zone**

It is the recommendation of the Development Committee to approve a 3 meter Building Line for this property, with the requirement that the applicant must not build within 6 meters of the front property line.

- 2. 199 Kenmount Road  
New Group Sign – Fairfield Inn & Suites Marriott**

It is the recommendation of the Development committee that Council approve the sign height as proposed at 10.6 meters.



Robert F. Smart  
City Manager  
Chair – Development Committee

**SJMC2013-03-11/113R**

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

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

**Public Works & Environment Standing Committee Report dated February 27<sup>th</sup>, 2013**

Council considered the following Public Works & Environment Standing Committee Report dated February 27<sup>th</sup>, 2013:

**Attendees:** Councillor Wally Collins, Chairperson  
Councillor Frank Galgay  
Councillor Danny Breen  
Councillor Tom Hann

Councillor Sheilagh O’Leary  
Deputy Mayor Shannie Duff  
Councillor Bruce Tilley  
Paul Mackey, Deputy City Manager/Director of Public Works & Parks  
Walt Mills, Director of Engineering  
Bob Bishop, Director of Finance & City Treasurer  
Gord Tucker, Acting Director of Building & Property Management  
Phil Hiscock, Operations Assistant – Streets  
Jason Sinyard, Manager of Waste Management  
Brian Head, Manager of Parks & Humane Services  
Brendan O’Connell, Manager of Environmental Services  
Steve Colford, Operations & Systems Engineer  
Karen Chafe, Recording Secretary

Report:

1. **Automated Garbage Collection**

The Committee considered background information from the Deputy City Manager/Director of Public Works & Parks regarding the automation of residential garbage collection. A key advantage of automation is a significant reduction in workplace injuries of collection staff which is a growing concern for the City. For residents, the proposed wheeled carts provide an efficient, clean, litter-free, rodent-free method of storing and putting out garbage. The cost of implementation for phase 1 is \$1,240,000 and an additional \$3,665,000 for phase 2, the details of which are outlined in the attached memo.

The Committee raised a number of practical concerns:

- How will automated garbage collection work in the Downtown area or other densely populated areas, on hills, and where on-street parking is prevalent? Staff advised that such areas will be exempt from the program.
- Reference was made to problems with the size of the garbage receptacles which are oversized and may be onerous for some residents to handle, particularly during the winter months and maneuvering through deep snow.
- It was questioned how the program is being received in the City of Mount Pearl both from the City’s and the residents’ perspectives. It would be a good idea to meet with representatives of Mount Pearl to discuss their experiences.
- The costs to implement the program, i.e. who should pay for garbage receptacles: the City or the resident? In Mount Pearl, the City owns the cart but the resident is responsible for its care. Each cart is tagged with a number and can be easily tracked should it get lost.



The Committee recommends the following:

**That the Automated Garbage Collection proposal be considered within the Capital Works budget subject to a comprehensive implementation plan for phase 1 and that the issues discussed above be further investigated and clarified prior to final approvals being given.**

2. **Snow Dumping @ the Harbour**

The Committee considered a memo dated February 22, 2013 from the Deputy City Manager/Director of Public Works & Parks regarding the increased access restrictions at the Harbour disposal site. The City has a long-standing agreement with the Port Corporation; however, increased activity at the Port and new security regulations is restricting the City's access and therefore negatively impacting its ability to carry out snow removal operations.

**The Committee recommends that the St. John's Port Authority be invited to meet with Council to discuss the above-noted issue with a view to finding a mutually agreeable solution.**

3. **Bowring Park West Parking Lot – Collection Site Concerns**

The Committee considered a memo dated February 25, 2013 from the Deputy City Manager/Director of Public Works & Parks regarding concerns raised by an area resident about the use of Bowring Park West Parking Lot for various organic debris collection programs. Such programs have grown considerably since the site was first used for this purpose over 20 years ago. At the same time the scope of the collection programs and associated processing activities are also having a negative impact on area residents.

**The Committee on motion of Councillor Hann; seconded by Deputy Mayor Duff recommends that staff seek an alternate site for the collection and storage of organic debris. Once a suitable site is found, the collection of organic debris at the Bowring Park West Parking Lot will cease.**

4. **Investigation of Storm and Sanitary Sewer System – Dublin Road Area**

The Committee considered a memo dated February 22, 2013 from the Director of Engineering regarding the above noted matter.

**The Committee on motion of Councillor O'Leary; seconded by Deputy Mayor Duff recommends that the repairs to the storm sewer system in the Dublin Road area which are estimated to be approximately \$1,300,000.00, be placed on the City's Capital Works list for consideration of funding.**

5. **Service Evaluation Surveys**

The Committee considered as information the service evaluation survey for the period from October to December 2012.

**The Committee on motion of Councillor Hann; seconded by Councillor O’Leary recommends that all future service evaluation surveys be incorporated and centralized within the City’s 311 system. This will ensure consistency with other feedback mechanisms in place as well as accessibility to a larger sampling audience.**

6. **Snow Removal Notification Beacons**

The Committee considered a memo dated February 25, 2013 from the Deputy City Manager/Director of Public Works & Parks regarding staff’s review of the use of permanent warning beacons to advise residents of snow removal operations in the downtown area. Though a permanent pole-mounted beacon system would provide a simple and effective notification system to residents and motorists, it is apparent that these systems will be expensive to purchase and install due to the large number of locations involved.

**The Committee on motion of Councillor Hann; seconded by Councillor Hickman: recommends that the City not proceed with the suggested pilot project to install 40 notification beacon units which would cost \$160,000 in capital funding. The Committee agreed that the extensive public notification processes already in place are sufficient enough to inform the general public.**

7. **Thermoplastic Road Markings**

The Committee considered a memo dated February 25, 2013 from the Deputy City Manager/Director of Public Works & Parks regarding the proposed expanded use of thermoplastic road markings this summer to allow a more thorough evaluation of their performance including their durability and cost effectiveness.

**The Committee on motion of Deputy Mayor Shannie Duff; seconded by Councillor Hickman recommends that the City continue with the scheduled program to install additional thermoplastic road markings this summer and that staff provide Council with an update and recommendations on possibly expanding this method during the 2014 budgetary process.**

8. **Ticketing for Snow Clearing Offences**

The Committee considered a memo dated February 25, 2013 from the Deputy City Manager/Director of Public Works & Parks regarding the issuance of tickets for snow clearing offences under By-law 1098. Issuing tickets under the current process is onerous and time-consuming.

**The Committee recommends that the City concentrate its snow clearing ticketing efforts on commercial establishments which violate By-law 1098.**

**Councillor Wally Collins  
Chairperson**

**SJMC2013-03-11/114R**

**It was moved by Councillor Collins; seconded by Councillor Breen  
That the Committee's recommendations be approved.**

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

**2013 Grants to Artists and Art Organizations Jury**

Council considered the following report from the 2013 Grants to Artists and Arts Organizations Jury:

Date: February 28, 2013  
 To: His Worship the Mayor and Members of Council  
 From: 2013 Grants to Artists and Arts Organizations Jury  
 Re: 2013 Grants to Artists and Arts Organizations

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A meeting of the Grants to Artists and Arts Organizations Jury was held on Thursday, February 28, 2013, at 9:00 AM in the Department of Economic Development, Tourism & Culture boardroom, 348 Water Street. The purpose of the meeting was to review the one hundred twenty-six (126) applications received which totaled \$460,869 in requests. The maximum funding allocation is for \$178,000, an increase of \$19,000 from last year's amount. Last year, the City received one hundred and six (106) applications which totaled \$256,520 in requests. Of the 126 applications received this year, twenty-two (22) were rejected due to ineligibility, lack of artistic merit, or lack of sufficient background documentation.

The following members abstained from voting on the following applications due to conflicts of interest:

Arts Jury Member	Applicant	Relationship
Lynn Panting	Neighbourhood Dance Works	Board member
Lynn Panting	Dave Panting	Relative

The following is recommended for approval:

- That the attached grants totalling \$177,800.00 be approved.

Respectfully Submitted;

Susan LeDrew, Chair  
 Councillor Sheilagh O'Leary  
 John McDonald (Visual Arts Representative)  
 Agnes Walsh (Literary Arts Representative)

Deputy Mayor Shannie Duff  
 John Clarke (Music Representative)  
 Lynn Panting (Performing Arts Representative)

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ST. JOHN'S

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Grants to Artists and Art Organizations 2013					
ORG/ IND	NAME	AMT GRANTED (IND)	AMT GRANTED (ORG)	ORG Multiyear Funding (3 years)	PROJECT TITLE (IND only – ORGs receive operational support)
<b>PERFORMING</b>					
Org	March Hare		\$500.00	No	
Org	Document Theatre Collective		\$1,000.00	No	
Org	Artistic Fraud of Newfoundland Inc.		\$5,300.00	No	
Org	She Said Yes! Theatre Company		\$2,300.00	No	
Org	Wonderbolt Productions		\$3,300.00	No	
Org	White Rooster Theatre		\$3,800.00	No	
Org	GraveYard Shift Productions		\$2,300.00	No	
Org	St. John's Storytelling Festival		\$1,800.00	No	
Org	NewfoundlandArtistX (NAX)		\$3,300.00	No	
Org	Resource Centre for the Arts Theatre		\$7,800.00	Yes	
Org	c2c Theatre		\$4,000.00	No	
Org	Open Theatre Company		\$1,300.00	No	
Org	Poverty Cove Theatre Company		\$3,000.00	No	
Org	Best Kind Productions		\$2,300.00	No	
Ind	Luke Lawrence	\$750.00			Sketch Comedy Show
Ind	Natalia Hennelly	\$750.00			The Seagull
Ind	Victoria Wells-Smith	\$500.00			The John Murray Anderson Project
Ind	Jenn Brown	\$1,500.00			Short and Queer II
Ind	Megan Coles	\$1,500.00			The Resource Trilogy
Ind	Deidre Gillard-Rowlings	\$2,500.00			Stars in the Sky Morning Phases 1 & 2
Ind	Courtney Brown	\$750.00			One Woman's Othello
Ind	Jana Gillis	\$500.00			Pirate Play
	<b>SUBTOTAL</b>	<b>\$8,750.00</b>	<b>\$42,000.00</b>		
<b>DANCE</b>					
Org	Dance NL(Dance Assembly of NL)		\$1,800.00	No	
Org	Neighbourhood Dance Works		\$5,300.00	Yes	
Ind	Sarah Joy Stoker	\$1,000.00			Research & Development - Phase 2 Water Project
Ind	Louise Moyes	\$2,000.00			The Daly Family
	<b>SUBTOTAL</b>	<b>\$3,000.00</b>	<b>\$7,100.00</b>		
<b>FILM</b>					
Ind	Jacki St. Croix	\$750.00			Short Film - "In the Grotto"
Ind	Jamie Skidmore	\$1,000.00			"Knud" - Television Pilot
Ind	Ruth Lawrence	\$2,000.00			"By the Boards" - A Comedy Web Series
Ind	Jessica Butler & Jim MacDonald	\$1,500.00			"Heart and Hands" Pilot Episode
Ind	Mark Hoffe	\$3,000.00			"Sister Morphine"

Grants to Artists and Art Organizations 2013					
ORG/ IND	NAME	AMT GRANTED (IND)	AMT GRANTED (ORG)	ORG Multiyear Funding (3 years)	PROJECT TITLE (IND only -- ORGs receive operational support)
Ind	Andrew Winter & Ross Moore	\$2,000.00			"Can Con"
Ind	Adam Penney	\$1,000.00			"On the Outside"
Ind	G. Patrick Condon	\$2,000.00			"Infanticide!"
Ind	LaTonia Hartery	\$1,000.00			"One Woman's Paper"
Ind	Frank Barry	\$1,000.00			"The Golden Thread"
Ind	Rory Lambert	\$750.00			"Snow"
Ind	Sherry White	\$1,500.00			"Me2"
Ind	Anna Wheeler (Little Scout Films)	\$750.00			Face It"
Ind	Stephen Lush	\$2,000.00			"A Handyman's Guide to Multiple Sclerosis"
Ind	Paula Gale	\$1,000.00			"The Sky Inside"
Ind	Jacqueline Hynes	\$1,000.00			"The Passenger"
Ind	Elizabeth Pickard (aka Liz Solo)	\$1,000.00			"The Machine" Post Production and Release
	<b>SUBTOTAL</b>	<b>\$23,250.00</b>			
<b>MUSIC</b>					
Org	Opera on the Avalon		\$5,000.00	No	
Ind	Rocket Rocket Ship	\$1,500.00			Production of second album
Ind	Kay Fillier	\$500.00			"Kay Tracy CD"
Ind	Ora Ensemble	\$1,000.00			"Music in Similar Motion"
Ind	Baytown	\$1,000.00			"Baytown Record"
Ind	Atlantic Union	\$500.00			"Along the Lippy Shore"
Ind	Dave Panting	\$1,250.00			"The Streets of St. John's"
Ind	Chris Hamett	\$1,000.00			"Homs Attack: The Sequel!"
Ind	Chris Parsons (St. John's Ukulele Orchestra)	\$500.00			"The Front" Music Video
Ind	Kathryn Lear (BalcoonyTV St. John's)	\$1,000.00			BalcoonyTV St. John's
Ind	Bryan Power	\$1,500.00			Pilot to Bombardier's Sophomore Album
Ind	The Celtic Fiddlers	\$800.00			Summer 2013 Performances
Ind	Neil Conway	\$750.00			Neil Conway's 3rd Studio Album
Ind	Lee Tizzard and Tom Ronan	\$500.00			Modem Archetypes: Plausible Deniability
Ind	Colleen Power	\$1,000.00			Le Bonheur Domestique
Ind	Sherry Ryan	\$750.00			"I'll Come First This Christmas"
Ind	Black Bag Media Collective	\$1,500.00			Full-length release
Ind	Chris Andrews (Shanneygannock)	\$500.00			Shanneygannock Recording
Ind	Chris Picco	\$1,750.00			Long Distance Runners - "Ivory Towers"
Ind	Mary Barry	\$1,000.00			"Legendary"
	<b>SUBTOTAL</b>	<b>\$18,100.00</b>	<b>\$5,000</b>		
<b>LITERARY</b>					

Grants to Artists and Art Organizations 2013					
ORG/ IND	NAME	AMT GRANTED (IND)	AMT GRANTED (ORG)	ORG Multiyear Funding (3 years)	PROJECT TITLE (IND only – ORGs receive operational support)
Org	Writers' Alliance of NL		\$9,300.00	Yes	
Ind	Joshua Jamieson	\$750.00			Winters' Second Chance
Ind	Annamarie Beckel	\$1,500.00			Weaving Water, a novel
Ind	Paul Butler	\$750.00			The Governor's Duel
Ind	Caighlan Smith	\$1,000.00			Firefly
Ind	Joshua Goudie	\$750.00			If I Could Get It Back Again
Ind	Sharon Smith	\$1,500.00			Reaching Finisterre
Ind	Elizabeth de Mariaffi	\$1,000.00			Speak of the Devil
Ind	Sara Tilley	\$2,000.00			Tilley Stories
Ind	Paul Rowe	\$2,000.00			The Last Half of the Year
Ind	Shoshanna Wingate	\$1,250.00			Palette
Ind	Gerard Collins	\$1,250.00			Dream Dogs
Ind	Kenneth J. Harvey	\$2,000.00			Shipwrecker
Ind	Melanie Oates	\$1,250.00			Something Else All Together
Ind	Tamara Reynish	\$750.00			Writing 266 Days, a novel by Tamara Reynish
Ind	Maura Hanrahan	\$1,000.00			Unchained Man: Captain Robert Abraham Bartlett of Brigus
	<b>SUBTOTAL</b>	<b>\$18,750.00</b>	<b>\$9,300.00</b>		
<b>VISUAL</b>					
Org	Eastern Edge Art Gallery Inc.		\$7,800.00	Yes	
Org	Gallery of the Craft Council of NL		\$4,000.00	No	
Org	St. Michael's Printshop		\$7,800.00	Yes	
Org	Visual Artists Newfoundland & Labrador		\$3,300.00	Yes	
Ind	Jason Penney	\$750.00			christmas and B&S the game show
Ind	Anita Singh	\$1,000.00			Natural objects found in Newfoundland
Ind	Dominique Hurley	\$500.00			Into the Magic Garden
Ind	Jose Gonzalez	\$1,000.00			Visitas
Ind	Shane Dwyer	\$500.00			Codes
Ind	Veselina Tomova	\$1,200.00			Short Stories
Ind	Vessela Brakalova	\$1,000.00			Weather Imprints
Ind	Kyle Bustin	\$1,000.00			The Coloured Box Project 2013
Ind	Michael Young	\$750.00			Graphic Novel
Ind	Jennifer Morgan	\$750.00			Pretty as a Postcard
Ind	Audrey Hurd	\$1,000.00			Whittled and Heavy
Ind	Kailey Bryan	\$750.00			Horde
Ind	Ronan Kennedy	\$1,000.00			I Witness: A Neighborhood Account
Ind	Amanda Power	\$750.00			Habitual

Grants to Artists and Art Organizations 2013					
ORG/ IND	NAME	AMT GRANTED (IND)	AMT GRANTED (ORG)	ORG Multiyear Funding (3 years)	PROJECT TITLE  (IND only – ORGs receive operational support)
Ind	Mike Gough	\$1,000.00			The Unmade Bed Project
Ind	Philippa Jones	\$1,500.00			Print and Light Exhibition in Sept. 2013 at Leyton Gallery
Ind	Rhonda Pelley	\$1,000.00			Grief is a Motel Room (Working Title)
Ind	Ray Roddick	\$750.00			Sypher (1+1=3)
Ind	Kym Greeley	\$1,250.00			Interiors and Exteriors
Ind	Katie Vautour	\$500.00			High Water Mark
	<b>SUBTOTAL</b>	<b>\$17,950.00</b>	<b>\$22,900.00</b>		
OTHER					
Ind	Chris Brookes	\$1,700.00			Inside Outside Battery
	<b>Total for Individuals</b>	<b>\$91,500.00</b>			
	<b>Total for Organizations</b>		<b>\$86,300.00</b>		
	<b>Grand Total</b>				<b>\$177,800.00</b>
	Remaining in budget				<b>\$200.00</b>

**SJMC2013-03-11/115R**

It was moved by Councillor O’Leary; seconded by Councillor Galgay: That that the recommendations of the Grants to Artists and Arts Organizations Jury be approved:

The motion being put was unanimously carried.

**Building Permits List**

**SJMC2013-03-11/116R**

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

**Building Permits List  
Council’s March 11, 2013 Regular Meeting**

Permits Issued: 2013/02/28 To 2013/03/06

Class: Commercial



261 Kenmount Rd	Co	Car Sales Lot
Aberdeen Ave @ Torbay Road	Sn	Office
40 Aberdeen Ave	Ms	Retail Store
46 Aberdeen Ave	Ms	Restaurant
98 Aberdeen Ave	Ms	Service Shop
95c Aberdeen Ave	Ms	Retail Store
77 Blackmarsh Rd	Ms	Retail Store
Carpasian Rd	Ms	Club
94 Elizabeth Ave	Ms	Retail Store
391-395 Empire Ave	Ms	Communications Use
2 Fogwill Pl	Ms	Restaurant
336 Freshwater Rd	Ms	Service Shop
336 Freshwater Rd	Ms	Office
342 Freshwater Rd	Ms	Clinic
15 Goldstone St	Ms	Service Shop
169 Hamlyn Rd	Ms	Service Shop
12-20 Highland Dr	Ms	Retail Store
55c Kelsey Dr	Ms	Service Shop
55 Kelsey Dr	Ms	Restaurant
65 Kelsey Dr	Ms	Retail Store
102 Kenmount Dr	Ms	Hotel
102 Kenmount Dr	Ms	Office
150 Kenmount Rd	Ms	Car Sales Lot
161 Kenmount Rd	Ms	Retail Store
193 Kenmount Rd	Ms	Restaurant
195 Kenmount Rd	Ms	Service Shop
261 Kenmount Rd	Sn	Car Sales Lot
351-361 Kenmount Rd	Ms	Office
147 Lemarchant Rd	Ms	Service Shop
484-490 Main Rd	Ms	Restaurant
53-59 Main Rd Rona	Ms	Retail Store
355-367 Main Rd	Ms	Office
239 Major's Path	Ms	Office
1 Marconi Pl	Ms	Retail Store
110 Mundy Pond Rd	Ms	Church
34 New Cove Rd	Ms	Place Of Amusement
87 Old Pennywell Rd	Ms	Convenience Store
22 O'leary Ave	Ms	Restaurant
36 Pearson St	Ms	Service Shop
36 Pearson St	Ms	Office
36 Pearson St	Ms	Retail Store
154 Pennywell Rd	Ms	Service Station
344 Pennywell Rd	Ms	Clinic
34 Pippy Pl	Ms	Office
279 Portugal Cove Rd	Ms	Retail Store
38-40 Ropewalk Lane	Ms	Office
St. Clare Ave	Ms	Place Of Assembly
22 Stavanger Dr	Ms	Retail Store
34 Stavanger Dr	Ms	Retail Store
34 Stavanger Dr	Ms	Retail Store
386 Stavanger Dr	Ms	Bank
3 Stavanger Dr	Ms	Retail Store
95e Stavanger Dr	Ms	Service Shop
86 Thorburn Rd	Ms	Retail Store
644 Topsail Rd	Ms	Day Care Centre
393 Topsail Rd	Ms	Other
655 Topsail Rd	Ms	Retail Store
681 Topsail Rd	Ms	Place Of Amusement
681 Topsail Rd	Ms	Retail Store
26-34 Torbay Rd	Ms	Tavern
10 Elizabeth Ave	Ms	Office
120 Torbay Rd	Ms	Office
120 Torbay Rd	Ms	Office
320 Torbay Rd	Ms	Retail Store

340 Torbay Rd	Ms	Service Station
350 Torbay Rd	Ms	Service Shop
464 Torbay Rd	Ms	Retail Store
141 Torbay Rd	Ms	Service Shop
141 Torbay Rd	Ms	Service Shop
141 Torbay Rd	Ms	Retail Store
411 Torbay Rd	Ms	Eating Establishment
411 Torbay Rd	Ms	Eating Establishment
30 White Rose Dr	Sn	Retail Store
430 Topsail Rd, Cleo	Rn	Retail Store
1 Paton St, Suite 15	Rn	Clinic
319 Water St	Rn	Hotel
100 Signal Hill Rd	Rn	Hotel
377 Empire Ave	Sw	Warehouse

This Week \$ 454,081.00

**Class: Industrial**

This Week \$ .00

**Class: Government/Institutional**

84 Prescott St	Cr	Mixed Use
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This Week \$ 5,000.00

**Class: Residential**

40b Barrows Rd - Upper Lot	Nc	Single Detached Dwelling
2 Capulet St, Lot 206	Nc	Single Detached Dwelling
25 Cappahayden St - Lot 2	Nc	Single Detached & Sub.Apt
30 Kenai Cres	Nc	Single Detached Dwelling
182 Ladysmith Dr, Lot 488	Nc	Single Detached & Sub.Apt
79 Ladysmith Dr - Lot 171	Nc	Single Detached Dwelling
195 Ladysmith Dr , Lot 609	Nc	Single Detached & Sub.Apt
687 Thorburn Rd	Nc	Accessory Building
584 Topsail Rd	Nc	Accessory Building
180 Ruby Line	Co	Single Detached Dwelling
2 Hamlet St	Cr	Home Occupation
7 Prospect St	Cr	Townhousing
46 Cypress St	Rn	Single Detached Dwelling
35 Cookstown Rd	Rn	Semi-Detached Dwelling
27 Fox Ave	Rn	Single Detached Dwelling
34-36 Lake View Dr	Rn	Single Detached Dwelling
8 Lewisporte Pl	Rn	Single Detached & Sub.Apt
14 Mccrae St	Rn	Single Detached Dwelling
72 Spencer St	Rn	Single Detached Dwelling
295 Empire Ave	Sw	Single Detached Dwelling
142 Military Rd	Sw	Office
150 Clinch Cres	Sn	Lodging House

This Week \$ 1,541,946.00

**Class: Demolition**

186 Water St	Dm	Tavern
--------------	----	--------

This Week \$ 3,000.00

This Week's Total: \$ 2,004,027.00

Repair Permits Issued: 2013/02/28 To 2013/03/06 \$ 219,900.00

Legend

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

Year To Date Comparisons			
March 11, 2013			
Type	2012	2013	% Variance (+/-)
Commercial	\$19,200,500.00	\$31,300,800.00	63
Industrial	\$1,300,100.00	\$25,000.00	-98
Government/Institutional	\$8,000,000.00	\$5,300,000.00	-34
Residential	\$19,900,000.00	\$15,800,800.00	-21
Repairs	\$400,500.00	\$400,600.00	0
Housing Units (1 & 2 Family Dwellings)	53	46	
<b>Total</b>	<b>\$48,801,100.00</b>	<b>\$52,827,200.00</b>	<b>8</b>

Respectfully Submitted,

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

**Payrolls and Accounts**

**SJMC2013-03-11/117R**

**It was moved by Councillor Tilley; seconded by Councillor Hann: That the following Payrolls and Accounts for the week ending March 7<sup>th</sup>, 2013 be approved:**

**Weekly Payment Vouchers  
For The  
Week Ending March 7, 2013**

**Payroll**

<b>Public Works</b>	<b>\$ 500,016.84</b>
<b>Bi-Weekly Casual</b>	<b>\$ 22,687.34</b>
<b>Accounts Payable</b>	<b>\$5,413,350.66</b>
<b>Total:</b>	<b>\$5,936,054.84</b>

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

**Tenders**

- a. Tender - Fuel Pumps Supply, Install and Commission
- b. Tender – Two New Pickup Trucks
- c. Tender – Work Boots
- d. Tender – King George V Field Lighting Replacement

**SJMC2013-03-11/118R**

**It was moved by Councillor Colbert; seconded by Councillor Tilley: That the recommendations of the Deputy City Manager/Director of Corporate Services and City Clerk, and the Acting Director of Building & Property Management, be approved and the tenders awarded as follows:**

- a. **Petro Plus @ \$42,490.00 plus taxes**
- b. **Hickman Motors Chrysler @ \$24,716.00 and \$25,579.00, plus taxes**
- c. **Brenkir Industrial Supply @ \$57,132.00 plus HST**
- d. **CMH Construction Ltd. @ \$663,329.00 which includes HST**

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

**Condominium Corporations – Proposed Policy – Private Streets**

Council considered a memorandum dated March 6, 2013 from the City Manager regarding the above noted.

**SJMC2013-03-11/119R**

**It was moved by Councillor Breen; seconded by Councillor Hanlon: That the following policy be adopted:**

**Council will consider a request from a condominium corporation to provide standard municipal garbage/recyclable collection and street maintenance/snow clearing services on or at substandard private streets owned by the condominium corporation only where all of the following conditions are met:**

- 1. Council originally approved the design of the substandard private streets and/or permitted the construction of the same;**
- 2. Substandard private streets must contain only separate single family residences with on-site off street parking available for each individual single family residence (substandard private streets or areas on which any other type of residential or other development or parking arrangement may exist will not be considered); and**
- 3. A condominium corporation is prepared to transfer clear unencumbered title and ownership of substandard private streets (including any additional lands for street reservations as may be required by the City) and such underground or other existing private service infrastructure as may be required by the City at no cost, it being understood that all private property and infrastructure, on transfer, will become public property to which the rights of the condominium corporation and its membership will not exceed those of the general public.**

**In the event that a condominium corporation meets the conditions set forth herein and Council agrees to accept ownership of the property and infrastructure as contemplated in paragraph 3 and agrees to provide the standard municipal services as referenced herein, the said standard municipal services shall not be provided prior to the transfer of the said property and infrastructure being completed.**

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

**5 Torbay Road**

Council considered a memorandum dated March 4, 2013 from the City Solicitor regarding the above noted.

**SJMC2013-03-11/120R**

**It was moved by Councillor Breen; seconded by Councillor Hanlon: That the owner of property at 5 Torbay Road be compensated in the amount of \$2,400.00 for the loss of a tree during water and sewer line replacement along Tunis Court.**

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

**Snow Clearing Report for the period January 1, 2013 to March 8, 2013**

Council considered as information the snow clearing report for the period January 1, 2013 to March 8, 2013 showing a negative variance of \$190,444.00.

**Councillor Hanlon**

Councillor Hanlon asked that the Snow Clearing Regulations requiring commercial businesses in the downtown to remove snow in front of their business, be amended to include all commercial businesses throughout the City, and that the draft amendment be considered by the Public Works & Environment Committee.

**Adjournment**

There being no further business, the meeting adjourned at 6:15 p.m.

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**MAYOR**

---

**CITY CLERK**

# MEMORANDUM

Date: March 14, 2013

To: His Worship the Mayor and Members of Council

Re: **Department of Planning File Number B-17-T.2 (12-00366)**  
**Application to Allow Building Height of 16 Storeys**  
**50 Tiffany Lane – Tiffany Village, Stage 2 (Ward 4)**  
**Applicant: KMK Properties Inc.**  
**Council Directive CD# R2013-03-11/5**

---

At its regular meeting on Monday, March 11, 2013, Council directed staff to prepare amendments to the St. John's Municipal Plan and Development Regulations to allowing the maximum building height at the application property, 50 Tiffany Lane, to be increased from 10 storeys to 16 storeys. The application was advertised publicly.

In the Institutional (INST) Zone, building height is limited to 3 storeys, and, subject to a land-use assessment report, the height may be increased to 10 storeys. The effect of the amendments would be to allow a height up to 16 storeys at this location only. The amendments pertain to the application from KMK Properties Inc. to develop two new residential buildings, each 16 storeys tall.

## Recommendation

It is recommended that Council adopt-in-principle the attached resolutions for St. John's Municipal Plan Amendment Number 112, 2013, and St. John's Development Regulations Amendment Number 562, 2013.

If Council adopts-in-principle the amendments, they will be referred to the Department of Municipal Affairs for provincial release. Once that is received, they will be brought to a future regular meeting of Council for formal adoption and the appointment of a commissioner to conduct a public hearing as required by the Urban and Rural Planning Act.

Respectfully submitted,

---

Ken O'Brien, MCIP  
Acting Director of Planning

KOB/dlm

Attachments

I:\KOBrien\2013\Mayor - 50 Tiffany Lane - March 14, 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 562, 2013**

**WHEREAS** the City of St. John's wishes to allow the construction of a two Senior Citizens Condominium Apartment Buildings having a height of 16 storeys on property located at 50 Tiffany Lane ("Tiffany Village").

**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.

**Amend Section 10.32.3(e) [INSTITUTIONAL ZONE – Zone Requirements – Building Height (maximum)] by deleting the existing and replacing it with the following:**

**“3 storeys (Subject to a Land Use Assessment Report, may be increased to 10 storeys; and for property located at 50 Tiffany Lane (“Tiffany Village”), may be increased to 16 storeys.”**

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

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

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

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

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

\_\_\_\_\_  
MCIP

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



**RESOLUTION  
ST. JOHN'S MUNICIPAL PLAN  
AMENDMENT NUMBER 112, 2013**

**WHEREAS** the City of St. John's wishes to allow the construction of a two Senior Citizens Condominium Apartment Buildings having a height of 16 storeys on property located at 50 Tiffany Lane ("Tiffany Village").

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

**Amend Part III, Section 5.3.1. [LAND USE DISTRICT POLICIES INSTITUTIONAL DISTRICT – Building Height] by deleting the existing and replacing it with the following:**

**“Building heights in this District are limited to three storeys. Subject to a Land Use Assessment Report, zones may be permitted allowing building heights up to 10 storeys or a maximum Floor Area Ratio of 2.0; however, for property located at 50 Tiffany Lane (“Tiffany Village”), building height may be increased to 16 storeys.”**

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

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

\_\_\_\_\_  
MCIP

# MEMORANDUM

Date: March 14, 2013

To: His Worship the Mayor and Members of Council

Re: **Council Directive R2013-02-04/16**

- 1. Proposed St. John's Development Regulations Amendment Number 558, 2013  
"Recreational Use" in the Forestry (F) Zone; and**
  - 2. Proposed Discretionary Use Application  
Application: Recreational Use of Land Situated off Pastureland Road  
Applicant: St. John's R/C Flyers Inc.  
Department of Planning File: B.17-P.2 (12-00305)**
- 

At its Regular Meeting on February 4, 2013, Council agreed to accept the recommendation coming out of the January 29, 2013 meeting of the Planning and Housing Standing Committee that a text amendment be made to the St. John's Development Regulations by introducing "Recreational Use" as a Discretionary Use in the Rural Zone. This is prompted by a referral from the Crown Lands Office and an application from the St. John's RC Flyers Inc. for approval to use Crown land situated off Pastureland Road as a field for flying radio controlled aircraft.

Council further agreed that the text amendment and the Discretionary Use Application be simultaneously advertised for public review and comment; and, that upon completion of this process, the amendment and application be referred to a future Regular Meeting of Council for consideration of adoption and approval.

In accordance with the Council Directive of February 4, 2013, the proposed text amendment and Discretionary Use Application have been advertised for public review and comment in The Telegram newspaper on Saturday, March 2, 2013 and a notice posted on the City website. No written public submissions were received by the City Clerk's Department in response to the City's advertising of the proposed text amendment and Discretionary Use Application prior to the stated deadline.

## **Recommendation**

It is recommended that Council:

1. Adopt the attached resolution for the St. John's Development Regulations Amendment Number 558, 2013 which has the effect of introducing "Recreational Use" as a Discretionary Use in the Rural Zone. Following this and in accordance with the requirements of the Urban and Rural Planning Act, the amendment will then be referred to the Department of Municipal Affairs with a request for Provincial registration of the amendment.

# 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

2. Approve the application by the St. John's R/C Flyers Inc. for use of the land off Pastureland Road as a field for flying radio controlled aircraft (Recreational Use – Rural Zone), subject to registration of the amendment by the Department of Municipal Affairs and such conditions by staff as may be deemed reasonable and appropriate.

---

Ken O'Brien, MCIP  
Acting Director of Planning

PB/dlm

Attachment

**RESOLUTION  
ST. JOHN'S DEVELOPMENT REGULATIONS  
AMENDMENT NUMBER 558, 2013**

**WHEREAS** the St. John's Municipal Council wishes to allow for the possibility of the Discretionary Use of land in the Forestry (F) Zone for "Recreational Use";

**BE IT THEREFORE RESOLVED** that the St. John's Municipal Council 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:

**Amend Section 10.35.2. [FORESTRY (F) ZONE – Discretionary Uses]** by adding the following:

“(h) Recreational Use”

**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 **19<sup>TH</sup>** day of **MARCH, 2013**.

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

\_\_\_\_\_  
**Director of Corporate Services/  
City Clerk**

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

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

\_\_\_\_\_  
MCIP

# REPORT/RECOMMENDATIONS

## Planning & Housing Standing Committee

### March 12, 2013

In Attendance: Councillor Tom Hann, Chairperson  
 Deputy Mayor Shannie Duff  
 Councillor Frank Galgay  
 Councillor Bruce Tilley  
 Councillor Wally Collins  
 Councillor Danny Breen  
 Councillor Sandy Hickman  
 Councillor Sheilagh O’Leary  
 Bob Smart, City Manager  
 Paul Mackey, Deputy City Manager/Director of Public Works & Parks  
 Walt Mills, Director of Engineering  
 Ken O’Brien, Acting Director of Planning  
 Lynnann Winsor, Manager of Development, Engineering Services  
 Joe Sampson, Manager of Development, Planning  
 Lindsay Lyghtle-Brushett, Planner  
 Jennifer Mills, Communications Officer  
 Karen Chafe, Recording Secretary

#### **1. Representatives of KMK Capital Inc. for 10718 Nfld. Inc re: Proposed Rezonings in Southlands Boulevard Extension, Glencrest (Ward 5)**

---

The Committee met with Mr. Kevin King and Mr. Justin Lada, representing KMK Capital Inc. with respect to the application to rezone parcels of land for the Southlands Boulevard Extension, Glencrest. The preliminary concept plan for Glencrest (January 2013) proposes the following land uses to be served by a network of arterial, collector and local roads running from Ruth Avenue Extension, the future extension of Southlands Boulevard, and the Trans-Canada Highway (Route 1):

• Residential	547.34 ha	(1352.5 acres)	62%
• Commercial	86.30 ha	(213.24 acres)	10%
• Industrial	149.58 ha	(369.62 acres)	17%
• <u>Open Space</u>	<u>98.70 ha</u>	<u>(243.9 acres)</u>	<u>11 %</u>
• <b>Total</b>	<b>881.92 ha</b>	<b>(2,179.26 acres)</b>	<b>100%</b>

The areas of land being proposed for initial rezonings are as follows and maps outlining these areas are attached:

- 35.34 hectares (87.32 acres) for the IG Zone
- 39.29 hectares (97.09 acres) for the CR Zone
- 8.43 hectares (20.84 acres) for the A2 Zone
- 12.54 hectares (30.99 acres) for the R1 Zone

**The Committee on motion of Councillor Hickman; seconded by Deputy Mayor Duff recommends that the proposed rezonings as outlined above be approved. It should be noted that development approval can only be considered after additional detailed information has been submitted and reviewed by staff.**

**As the rezonings do not require a Regional Plan amendment or a Municipal Plan amendment, the Committee recommends that public notification be carried out. There are no residents yet in the immediate area, so a public meeting is not required. It is also recommended that an information session be held with the City of Mount Pearl which borders the subject property to keep them apprised of the development plans and overall concept for the area.**

## **2. Cuckhold's Cove Road/Ballast Road, Quidi Vidi Village: Proposal to Rezone Property from Open Space (O) to Residential Low Density (R1) (Ward 2)**

---

The Committee met with Mr. Gerald Power to discuss his application to rezone some vacant backland from Open Space (O) Zone to the Residential Low Density (R1) Zone to allow development of a 2 lot subdivision on part of the land; each lot would be 15 metres wide with a depth of 75 metres. The land would be accessed by a 160 metre-long private road that would be constructed off Cuckhold's Cove Road, crossing over lands owned by another party. A preliminary development plan has been submitted by the applicant.

**The Committee on motion of Councillor O'Leary; seconded by Councillor Breen recommends that the matter be deferred to the next meeting of the Planning & Housing Standing Committee pending an opportunity for members of Council to review the background history and documentation related to the application.**

## **3. Application to Rezone Property to Allow Residential Development of Land Located Adjacent to Jackson Place - Applicant: Powder House Hill Investments Ltd. (Ward 1)**

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The Committee considered a memo dated February 27, 2013 from the Acting Director of Planning regarding the above-noted matter. The application was discussed by the Planning and Housing Committee on January 29, 2013 and referred to the City's Environmental Advisory Committee, since part of the subject property includes the Synod wetland, designated as environmentally significant by the City.

**The Committee, at the request of the applicant Powder House Hill Investments Ltd., recommends deferral of the application pending the applicant's opportunity to review the Environmental Advisory Committee's report.**

## **4. Proposed Rezoning from CDA-Kenmount to IG Zone for Industrial Use, Kenmount Road, Applicant: Berjon Holdings, (Ward 4)**

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The Committee considered a memo dated March 4, 2013 from the Acting Director of Planning regarding the rezoning of a parcel of land on the north side of Kenmount Road to allow for the construction of an industrial commercial subdivision.

**The Committee on motion of Councillor Tilley; seconded by Deputy Mayor Duff recommends that “Phase 1” of the industrial commercial subdivision development be advertised for public review and comment. If there are no objections by neighbouring residents, then the rezoning could be considered for approval by Council. A Municipal Plan amendment is not required.**

**5. Proposed Rezoning from CDA-Kenmount to RK Zone for Residential Use, Kenmount Road (Ward 4)**

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The Committee considered a memo dated March 7, 2013 from the Acting Director of Planning regarding an application from Kavanagh & Associates Ltd. on behalf of Complete Paving Limited to rezone a portion of the Kenmount Terrace Residential Subdivision that is located above the 190 metre contour. The proposed rezoning for approximately twenty-four (24) residential building lots for single-detached houses on the west side of Tigress Street is consistent with the Municipal Plan, and would reflect the same zoning as adjacent parcels of land and can be serviced by available municipal water and sewage systems.

**The Committee on motion of Councillor Tilley; seconded by Councillor Breen recommends that the rezoning application be approved. Rezoning would not require an amendment to the Municipal Plan. Given that this area is just being developed and that the proposed number of lots is small, public advertisement of the application would be sufficient.**

**6. Presentation by Neil Dawe of Tract Consulting re: “Managing our Watersheds”**

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Mr. Neil Dawe of Tract Consulting, at the request of Councillor O’Leary, conducted a presentation to the Committee entitled “Managing our Watersheds”. A copy of the presentation is on file with the City Clerk’s Department. He outlined the factors that threaten watersheds as well as the opportunities they present and how a comprehensive management plan can address both. He outlined a number of general recommendations in this regard:

- Provision of Incentives for watershed sustainability: ecological and economic.
- Establishment of Watershed Management Guidelines.
- Coordination of area-wide workshops.
- Development of or Enhancement of Present Watershed Management Policies, Plans and Regulatory Framework.

Councillor Tom Hann  
Chairperson

# MEMORANDUM

Date: March 8, 2013

To: Chair and Members  
Planning and Housing Standing Committee

Re: **Planning Files B-17-S.6 (13-00011)      B-17-S.6 (13-00012)**  
**B-17-S.6 (13-00013)      B-17-S.6 (13-00014)**  
**Southlands Boulevard Extension, Glencrest (Ward 5)**

**Proposed Rezoning to:**

- Industrial General (IG) Zone**
- Commercial Regional (CR) Zone**
- Apartment Medium Density (A2) Zone**
- Residential Low Density (R1) Zone**

**Applicant: KMK Capital Inc. for 10718 Nfld Inc.**

---

KMK Capital Inc. has applied to have four (4) blocks of undeveloped land west of Southlands rezoned to accommodate future development. The overall area has been named Glencrest by its owner and covers approximately 882 hectares (2,179 acres).

This memo addresses the four proposed rezonings. The Glencrest area was redesignated and rezoned by Council in 2011 to facilitate future urban development on municipal water and sewage services above 190 metres elevation (the previous limit for piped services). The applicant has engaged planning and engineering consultants to prepare a concept plan for the entire area. These four rezonings are the first steps toward development.

The rezonings warrant consideration of approval. Given that Glencrest is intended to be an integrated development with an overall concept plan, it is recommended that these four applications be referred to one public meeting. Further information will be provided by the developer leading up to a public meeting.

## BACKGROUND

A preliminary concept plan for Glencrest (January 2013) proposes the following land uses to be served by a network of arterial, collector and local roads running from Ruth Avenue Extension, the future extension of Southlands Boulevard, and the Trans-Canada Highway (Route 1).

Residential	547.34 ha	(1352.5 acres)	62%
Commercial	86.30 ha	(213.24 acres)	10%
Industrial	149.58 ha	(369.62 acres)	17%
Open Space	98.70 ha	(243.9 acres)	11%
<b>Total</b>	<b>881.92 ha</b>	<b>(2,179.26 acres)</b>	<b>100%</b>

# 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



The areas of land being proposed for initial rezonings are as follows:

- 35.34 hectares (87.32 acres) for the IG Zone
- 39.29 hectares (97.09 acres) for the CR Zone
- 8.43 hectares (20.84 acres) for the A2 Zone
- 12.54 hectares (30.99 acres) for the R1 Zone

The attached maps show the locations of the four properties in relation to the Southlands development, Pitts Memorial Drive, Ruth Avenue and its interchange over Pitts Memorial, and the TCH. The residential and commercial properties would be accessed via a new collector road connecting to a future extension of Southlands Boulevard. The industrial land would be accessed from the TCH.

These lands are above 190 metres elevation, the traditional limit for municipal water and sewage services in St. John’s. Design work is underway to extend services to the Glencrest area.

The general vicinity of Glencrest’s northern end includes the nearby phases of Southlands, two new cemeteries, and two water towers which are part of the St. John’s regional water system. In and around Glencrest’s southern end are the former Duffett’s farm on Duffett’s Road, a paintball recreation business, an air navigation tower and associated buffer, Cochrane Pond, the Cochrane Pond Park, and the Country Ribbon chicken-processing facility.

**PLANNING CONSIDERATIONS**

	<b>Existing</b>	<b>Proposed</b>
St. John’s Municipal Plan	Urban Development-Southlands/Kenmount District	Same
St. John’s Development Regulations	Comprehensive Development Area-Southlands (CDA-Southlands) Zone	IG, CR, A2, and R1 Zones

The Glencrest area was redesignated and rezoned in 2011 as part of a planning process for future development above 190 metres elevation.

The Urban Development-Southlands/Kenmount District identifies lands above the 190-metre contour which have the potential to be developed on municipal water and sewer services. No development shall be permitted until the City’s Engineering Department determines that the areas are available for serviced development. The same restriction applies in the CDA-Southlands Zone.

At the rezoning stage, the City normally requires a preliminary street layout, lot layouts, types of housing, number of lots, public open space, and any required buffers for rivers, water bodies, and incompatible land uses such as major roads. This will be provided by the applicant in preparation for staff and public review.

## **1. Residential Development Policy**

The Municipal Plan encourages compact urban form by fostering development with higher densities and a mix of building types and land uses. Part of the City's commitment to provide good quality neighbourhoods involves:

- Appropriate mitigation where major non-residential development is in or adjoining a residential area.
- Providing opportunities for retail and other commercial services for residential areas.
- Laying out sidewalks and trails within a neighbourhood and to connect neighbourhoods.
- Ensuring that enough land is reserved as public open space, in accordance with the Municipal Plan and the City's Recreation and Parks Master Plan. The Municipal Plan's policy is a minimum of 2.5 hectares of open space per 1,000 population.

The St. John's Development Regulations require the applicant to convey land suitable for public recreation, up to 10% of the total land area, as a condition of approval of a subdivision.

## **2. Engineering Considerations**

The four subject properties for rezoning do not have public roads or municipal water and sewer services, but these are being planned. Prior to final approval, the City will need detailed drawings for the provision of water and sewer servicing and stormwater detention.

Design work for servicing is ongoing. Council's approach is that the water and sewage services and trunk systems shall be provided at the developer's cost.

Like the Southlands nearby, Glencrest has a number of stream systems and wetlands. These are being delineated and will be reserved for protection.

The City's Engineering Department will review the stream and wetland areas and their buffers, and whether the streams are salmonid-bearing. Before final approval for Stage 1 work, Engineering will require detailed drawings for water and sewer servicing and stormwater detention in accordance with City policies.

## **3. Buffers**

Buffers shape urban development, protect natural areas, and separate incompatible land uses. Where needed, buffers shall be incorporated in the development of lands by requiring one or more of the following:

1. additional lot depth as part of subdivision design;
2. landscaped open areas; and/or
3. screens for privacy or noise control.

As some of the residential properties adjoin a major highway and potential future commercial development, buffers may be required. As well, the air navigation tower in the southwest part of Glencrest will remain reserved from development.

## **CONCLUSION**

These applications for rezoning for residential, commercial, and industrial development come at a time of continued demand for land. The rezonings warrant consideration of approval. Development approval would only be considered later, after additional detailed information has been submitted and reviewed.

The rezonings would not require a Regional Plan amendment or a Municipal Plan amendment. Staff recommend that the applications be referred to a public meeting chaired by a member of Council.

Staff will continue discussions with the applicant on the general concept plan for Glencrest so as to maximize the use of this large area of land in a manner consistent with the St. John's Municipal Plan.

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

---

Ken O'Brien, MCIP  
Acting Director of Planning

KOB/dlm

Attachments







CONCEPTION BAY SOUTH BYPASS

PITTS MEMORIAL DR

TRANS CANADA HWY

CDA-SOUTHLANDS

NW



OR

OR

OR

OR

OR

OR

OR

R

R

7th





BURIED FIBRE OPTICS LINE  
(EASEMENT TO BE CONFIRMED)

TELEPHONE LINE EASEMENT

THIRD CANAL PROPERTY

INDUSTRIAL  
STAGE 1  
20.23 - 187.33 m<sup>2</sup>

PROPOSED STREET

EX RIGHT IN/RIGHT OUT

PROPOSED  
RIGHT IN/RIGHT OUT

NAV CANADA  
SIGNAL TOWER



**GLENCREST**  
CONCEPT PLAN  
STAGE 1 - INDUSTRIAL

Date: 08 JANUARY 2013  
Scale: 1 : 7500

JAN 11 2013

10003-F104





PITTS MEMORIAL DR

OR

OR

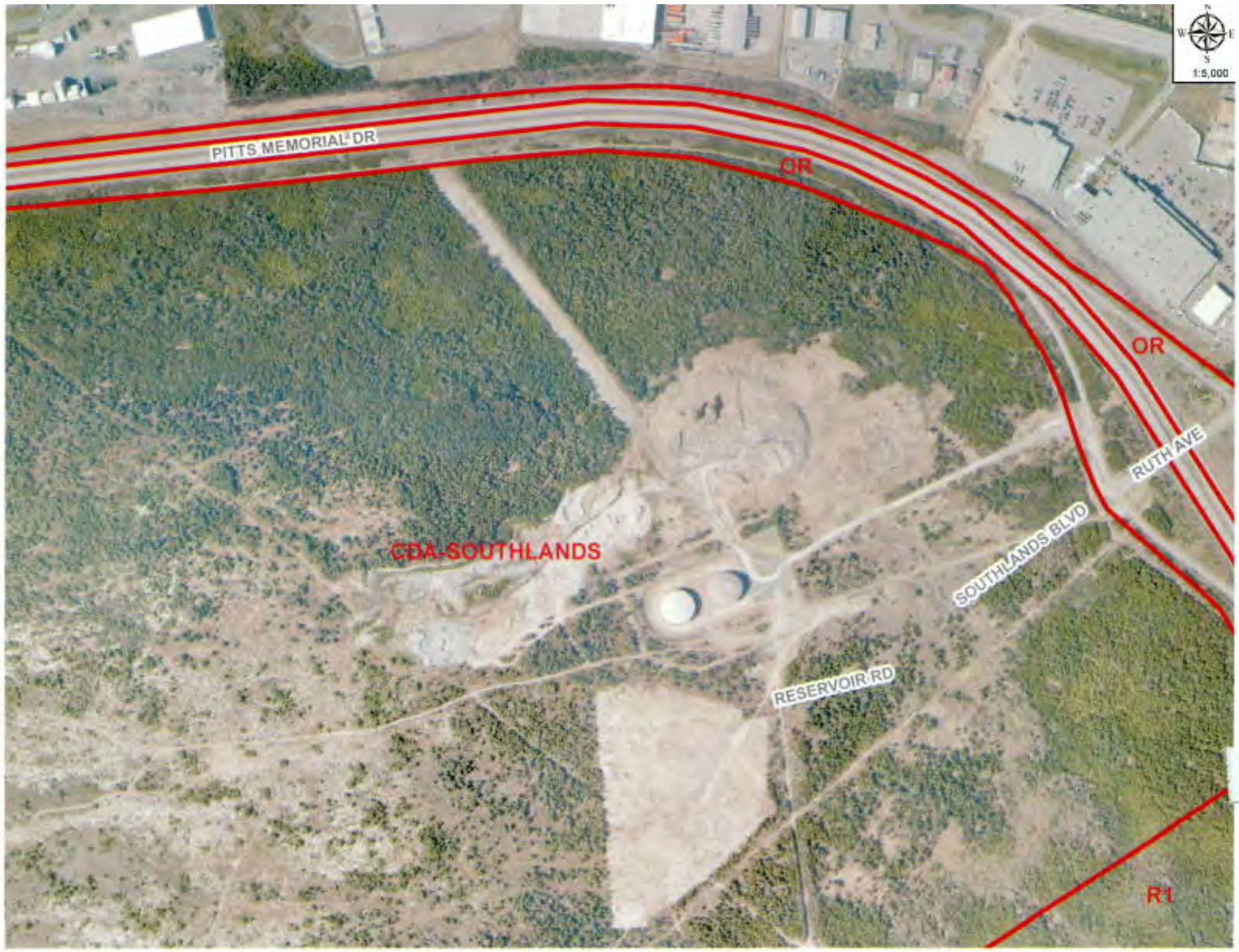
RUTH AVE

CDA-SOUTHLANDS

SOUTHLANDS BLVD

RESERVOIR RD

R1











RUTH AVE

SOUTHLANDS BLVD

RESERVOIR RD

PITTS MEMORIAL DR

SUBJECT PROPERTY

CDA-SOUTHLANDS

OR

OR

R1

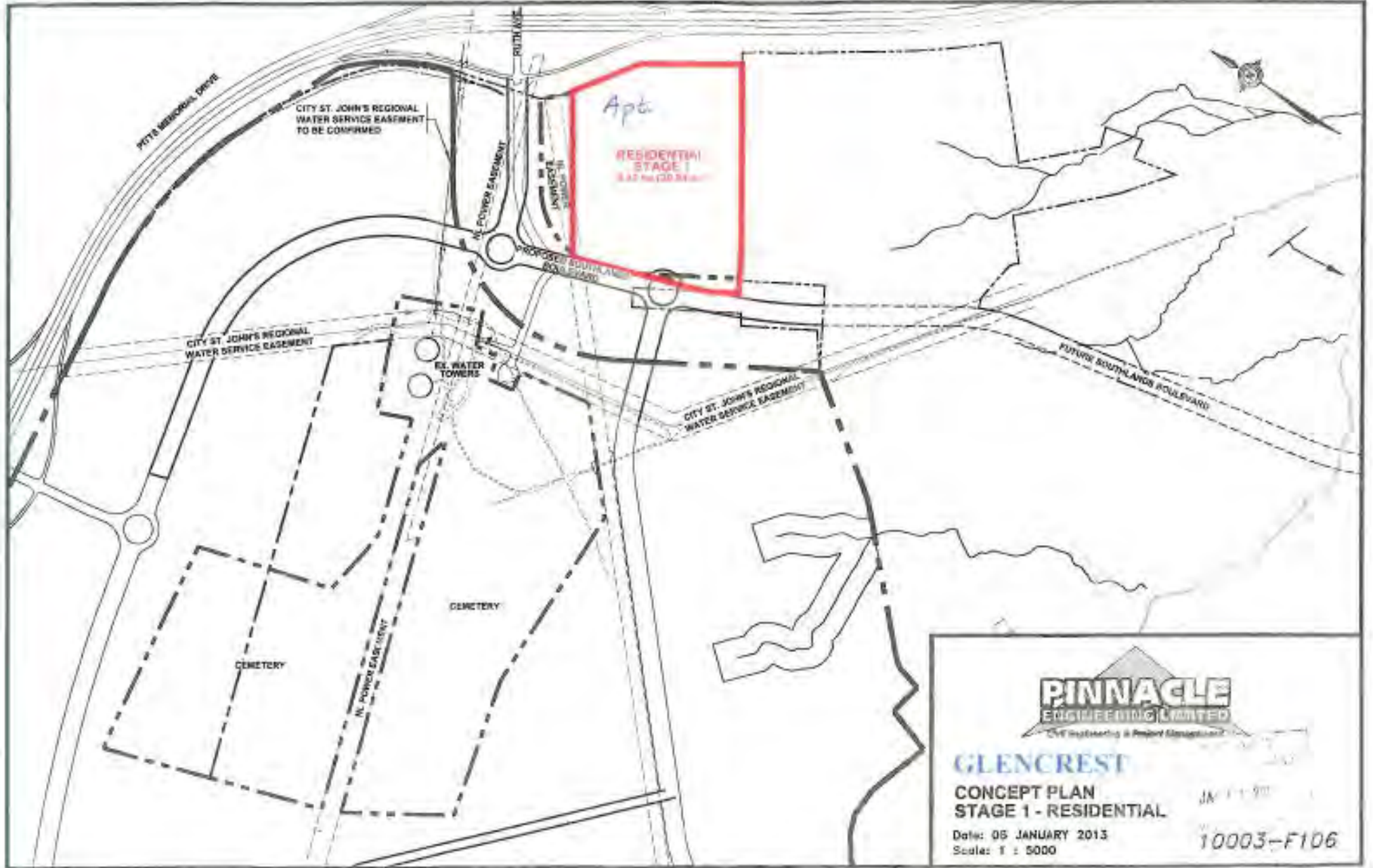
R1

INST

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**GLENCREST**  
**CONCEPT PLAN**  
**STAGE 1 - RESIDENTIAL**

Date: 05 JANUARY 2013  
 Scale: 1 : 5000

JN 11 2013  
 10003-F106





**SUBJECT PROPERTY**

**CDA-SOUTHLANDS**

RUTH AVE

SOUTHLANDS BLVD

RESERVOIR RD

PITTS MEMORIAL DR

OR

OR

R1

R1

INST

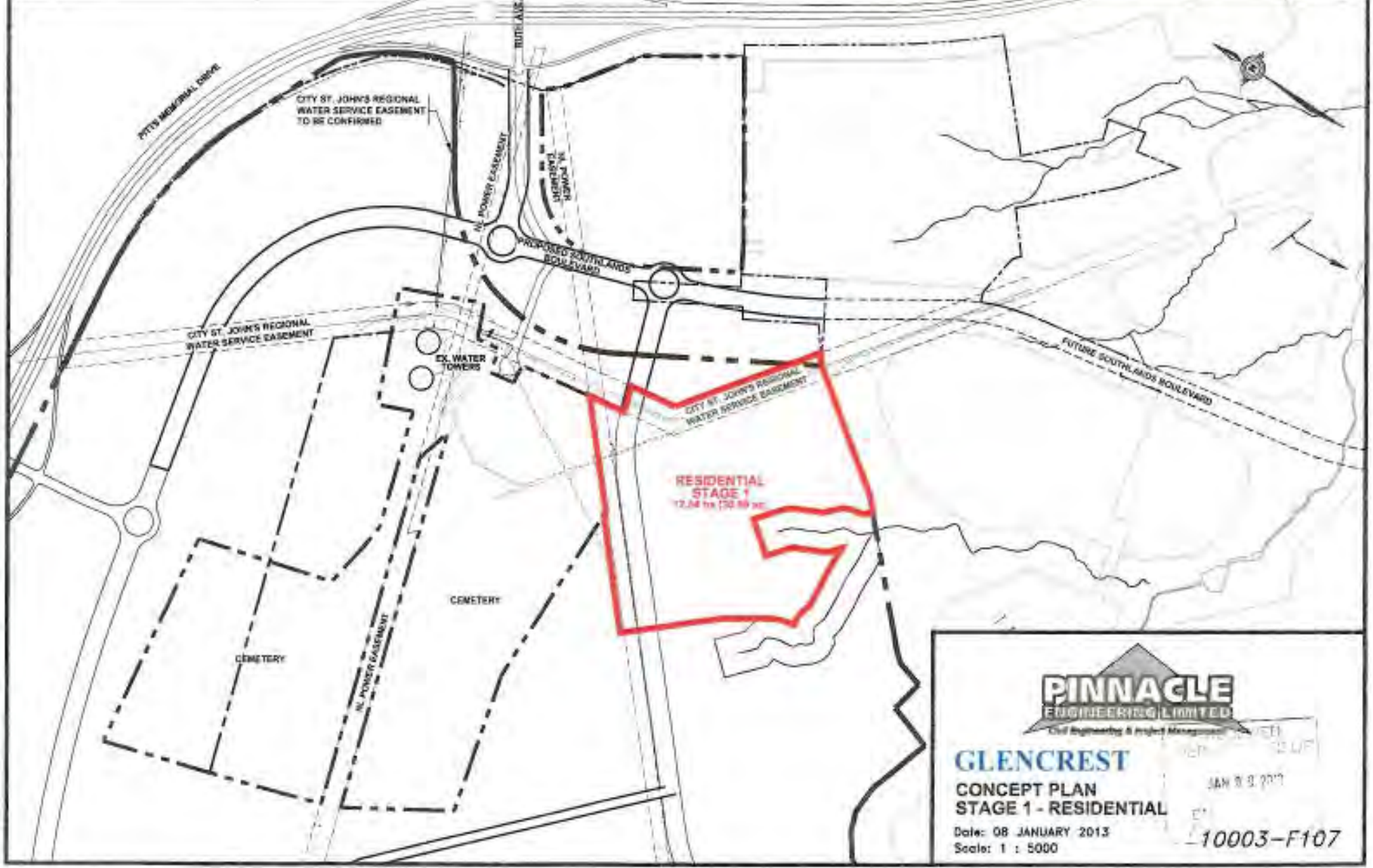
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**GLENCREST**  
**CONCEPT PLAN**  
**STAGE 1 - RESIDENTIAL**

Date: 08 JANUARY 2013  
 Scale: 1 : 5000

10003-F107  
 JAN 08 2013  
 10003-F107

# MEMORANDUM

Date: March 4, 2013

To: Chair and Members  
Planning and Housing Committee

Re: **Department of Planning File B-17-K.2**  
**Proposed Rezoning from CDA-Kenmount to IG Zone for Industrial Use**  
**Kenmount Road (Ward 4)**  
**Applicant: Berjon Holdings**

---

The property owner has applied to rezone a parcel of land on the north side of Kenmount Road to allow for the construction of an industrial commercial subdivision. A second phase of this proposed industrial commercial subdivision to the northwest of the subject lands will be not be considered at this time and will remain as a separate Rezoning application. Municipal water and sewer services are not available along Kenmount Road. The rezoning application is recommended for approval.

## BACKGROUND

	<b>St. John's Municipal Plan</b>	<b>St. John's Development Regulations</b>
<b>Existing</b>	Urban Development – Southlands/ Kenmount District	Comprehensive Development Area – Kenmount Road (CDA - Kenmount) Zone
<b>Proposed</b>	Same	Industrial General (IG) Zone

The property is undeveloped and hilly with significant grades climbing to a peak at the northwest corner of the proposed site plan. The Metro Self Storage facility is located immediately to the west of the subject property. The Town of Paradise and the Elizabeth Park neighbourhood is further west, including a new school. To the north of the subject property borders the Watershed (W) Zone which will be a limit for development.

## PLANNING CONSIDERATIONS

The applicant has requested a zoning change to accommodate an Industrial Commercial Subdivision. No proposed zone was specified. The closest zone able to accommodate the proposal would be the Industrial General (IG) Zone.

1. The Municipal Plan designation for this property is Urban Development – Southlands/  
Kenmount (UD – SL/K) District, which have *“the potential to be developed in the future for a range of land uses utilizing municipal water and sewer services”*.

# 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

2. There are no municipal water and sewer services available at this time for this proposed development, so initial development would use on-site services.
3. The current zoning for this property is the CDA - Kenmount Zone. The Industrial General (IG) Zone would accommodate the proposed development in that the proposal:
  - i. would not conflict with the policies in the Municipal Plan
  - ii. could meet the zone requirements of the (IG) Zone; and
  - iii. the development of these lands is likely to be consistent with the eventual concept plan developed for the area.

## **SUMMARY / RECOMMENDATION**

This industrial commercial subdivision development on Kenmount Road would help to accommodate the increasing demands for industrial lands within the City's boundaries. It is recommended that this "Phase 1" of the industrial commercial subdivision development be advertised for public review and comment. If there are no objections by neighbouring residents, then the rezoning could be considered for approval by Council. A Municipal Plan amendment is not required.

At such time that the applicant decides to proceed with "Phase 2" of the industrial commercial development, given its proximity to the new Elizabeth Park School and the surrounding Elizabeth Park neighbourhood in Paradise, it is recommended that the application be referred to a public meeting to be chaired by a member of Council. City staff would work with Town staff to publicize the meeting.

This is provided for the Committee's consideration.

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Ken O'Brien, MCIP  
Acting Director of Planning

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Mark Hefferton  
Planner

MH/dlm





SUBJECT PROPERTY

GDA-KENMOUNT

KENMOUNT RD

W

P

CI





SUBJECT PROPERTY

CDA-KENMOUNT

KENMOUNT RD







# MEMORANDUM

Date: March 7, 2013

To: Chair and Members  
Planning and Housing Committee

Re: **Department of Planning File S-25-K.5  
Proposed Rezoning from CDA-Kenmount to RK Zone for Residential Use  
Kenmount Road (Ward 4)**

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Kavanagh & Associates Ltd. on behalf of Complete Paving Limited have submitted an application to rezone a portion of the Kenmount Terrace Residential Subdivision that is located above the 190 metre contour.

The property owner wishes to develop of approximately fifty-five (55) residential building lots for single-detached houses on Tigress Street. The lots below the 190 metre elevation (the service limit for municipal water and sewer) are zoned as Residential Kenmount (RK) Zone and are Permitted Uses. Twenty-four (24) of these new lots are located above the 190 metre elevation. These twenty-four new lots are zoned as Comprehensive Development Area-Kenmount (CDA-K) Zone and are currently not permitted for serviced urban development. In addition, there is a second area at the terminus of Huntsman Place that is requesting a rezoning to accommodate additional residential development.

City staff has confirmed that there is adequate water pressure to accommodate the lots above the 190 metre contour. In light of the availability of municipal water and sewer services, this rezoning application is recommended for approval.

## BACKGROUND

	<b>St. John's Municipal Plan</b>	<b>St. John's Development Regulations</b>
<b>Existing</b>	Urban Development – Southlands/ Kenmount (UD – SL/K) District	Comprehensive Development Area – Kenmount Road (CDA - Kenmount) Zone
<b>Proposed</b>	Same	Residential Kenmount (RK) Zone

The property is undeveloped and hilly with significant grades climbing to the west. The style of homes will be the same as what is currently built along Tigress Street and Ladysmith Drive.

## PLANNING CONSIDERATIONS

The applicant has requested a zoning change to accommodate residential building lots for single-detached dwellings.

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1. The Municipal Plan designation for this property is Urban Development – Southlands/ Kenmount (UD – SL/K) District, for lands which have “*the potential to be developed in the future for a range of land uses utilizing municipal water and sewer services*”.
2. The Department of Engineering has confirmed that the area can be serviced by adequate water pressure with the existing infrastructure.
3. The current Zoning for the two properties is the CDA - Kenmount Zone. The requested Residential Kenmount (RK) Zone would be suitable for both properties to correspond with the adjacent lands below the 190 metre contour. Note that this proposed zoning change:
  - i. would not conflict with the policies in the Municipal Plan; and
  - ii. is likely to be consistent with the eventual concept plan that will guide the future development of lands in this area.

### **SUMMARY/ RECOMMENDATION**

The proposed rezoning approximately for twenty four (24) residential building lots for single-detached houses on the west side of Tigress Street is consistent with the Municipal Plan, would reflect the same zoning as adjacent parcels of land, can be serviced by available municipal water and sewage systems.

It is recommended that this rezoning application be considered for approved. Rezoning would not require an amendment to the Municipal Plan. Given that this area is just being developed and that the proposed number of lots is small, public advertisement of the application would be sufficient.

This is provided for the Committee’s consideration.

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Ken O’Brien, MCIP  
Acting Director

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Mark Hefferton  
Planner

MH/dlm





HUNTSMAN PL

CURLEW PL

TIGRESS ST

LADYSMITH DR

SUBJECT AREAS

COA KENNISUNT

RK

RK

RK

R



KENMOUNT TERRACE PROPERTY BOUNDARY

DEVELOPMENT ABOVE 180m

PROPERTY IS TO BE DIVIDED BY ROADS



# MEMORANDUM

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Date: March 13, 2013

To: His Worship the Mayor and Members of Council

From: Robin King, P. Eng.  
Chairperson, Special Events Advisory Committee

Re: Special Events Advisory Recommendation

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The following recommendations of the Committee are forwarded to Council for approval in principle subject to any conditions that may be required by the Special Events Advisory Committee:

- 1) **Event:** Nautilus Mundy Pond Road Race  
**Location:** Mundy Pond  
**Date:** April 21, 2013  
**Time:** 7:30 a.m. to 10:45 a.m.
- 2) **Event:** Athletic North East Running Club  
**Location:** Stavanger Drive and Aberdeen Avenue  
**Date:** April 14, 2013  
**Time:** 8:a.m. to 8:45 a.m.
- 3) **Event:** Athletics North East Road Race  
**Location:** The Boulevard  
**Date:** May 26, 2013  
**Time:** 8 a.m. to 8:45 a.m.

**Council should be aware this is a new race event.**

**Special Events Advisory Recommendation:**

It is the recommendation of the Committee that Council approve the above noted events, subject to the conditions set out by the Special Events Advisory Committee.

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Robin King, P. Eng.  
Chairperson – Special Events Advisory Committee

**ST. JOHN'S**

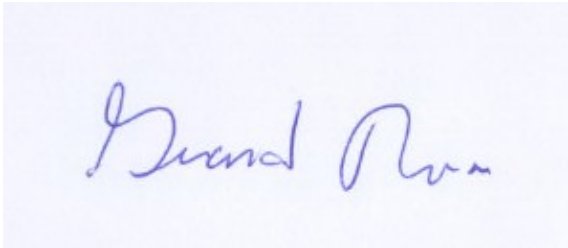
**DEVELOPMENT PERMITS LIST  
DEPARTMENT OF PLANNING  
FOR THE PERIOD OF March 8, 2013 TO March 14, 2013**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES	City of St. John's Non-Profit Housing	Six (6) Unit Dwelling-Site Plan	Churchill Avenue and Andrews Street	1	Approved	13-03-12
RES	Equity Capital Corporation	Four (4) Building Lots	Petty Harbour Road	5	Approved	13-03-08
RES		Two (2) Building Lots	New Pennywell Road(near end of street)	4	Rejected- Contrary to Section 8.1.2 (Proposed lots do not front a Public Street. Lots cannot be connected to municipal services)	13-03-13

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

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



**Gerard Doran  
Development Officer  
Department of Planning**





# Building Permits List

## Council's March 19, 2013 Regular Meeting

Permits Issued: 2013/03/07 To 2013/03/13

### Class: Commercial

40 Aberdeen Ave	Ms	Retail Store
40 Aberdeen Ave	Ms	Retail Store
1 Anderson Ave	Ms	Clinic
37 Anderson Ave	Ms	Eating Establishment
260 Blackmarsh Rd	Ms	Retail Store
27 Blackmarsh Rd	Sn	Eating Establishment
137 Blackmarsh Rd	Ms	Convenience Store
203 Blackmarsh Rd	Ms	Retail Store
271 Blackmarsh Rd	Ms	Service Shop
271 Blackmarsh Rd	Ms	Office
711 Blackmarsh Rd	Ms	Retail Store
336 Freshwater Rd	Ms	Communications Use
336 Freshwater Rd	Ms	Office
12 Gleneyre St	Ms	Service Shop
179 Hamlyn Rd	Ms	Club
12-20 Highland Dr	Ms	Clinic
189 Higgins Line	Ms	Office
41 Kelsey Dr	Ms	Retail Store
55b Kelsey Dr	Ms	Communications Use
55 Kelsey Dr	Ms	Office
55 Kelsey Dr	Ms	Office
63 Kelsey Dr	Sn	Eating Establishment
75 Kelsey Dr	Ms	Eating Establishment
33 Kenmount Rd	Ms	Office
35 Kenmount Rd	Ms	Eating Establishment
85-95 Kenmount Rd	Ms	Car Sales Lot
177 Kenmount Rd	Ms	Car Sales Lot
193 Kenmount Rd	Ms	Retail Store
323 Kenmount Rd	Ms	Retail Store
468 Logy Bay Rd	Ms	Commercial Garage
204-206 Main Rd	Ms	Clinic
358 Main Rd	Ms	Service Station
345-349 Main Rd	Ms	Eating Establishment
135 Mayor Ave	Ms	Retail Store
445 Newfoundland Dr	Ms	Restaurant
445 Newfoundland Dr	Ms	Restaurant
78 O'leary Ave	Ms	Retail Store
37 O'leary Ave	Ms	Retail Store
37 O'leary Ave	Ms	Office
180 Portugal Cove Rd	Ms	Retail Store
465 East White Hills Rd	Sn	Warehouse
38 Ropewalk Lane	Ms	Service Shop
117 Ropewalk Lane	Ms	Retail Store
140 Stavanger Dr	Ms	Retail Store
386 Stavanger Dr	Ms	Commercial School
15 Stavanger Dr	Ms	Retail Store
25 Stavanger Dr	Ms	Retail Store
15-27 Stavanger Dr	Ms	Retail Store
92 Thorburn Rd	Ms	Eating Establishment
500 Topsail Rd	Ms	Eating Establishment
644 Topsail Rd	Ms	Club
644 Topsail Rd	Ms	Commercial School
686 Topsail Rd	Ms	Restaurant
655 Topsail Rd	Ms	Restaurant
248 Torbay Rd	Ms	Eating Establishment
286 Torbay Rd	Ms	Restaurant
286 Torbay Rd	Ms	Retail Store

320 Torbay Rd	Ms	Tavern
320 Torbay Rd	Ms	Restaurant
320 Torbay Rd	Ms	Eating Establishment
436 Torbay Rd	Ms	Nursery School
464 Torbay Rd	Ms	Retail Store
585 Torbay Rd	Ms	Eating Establishment
585 Torbay Rd	Ms	Retail Store
2 Water St	Sn	Industrial Use
2 Sequoia Dr, Lot 295	Nc	Accessory Building
215 Water St -Victim Services	Rn	Office
100 New Gower St-7th Floor	Rn	Office
350 Torbay Rd, Supplement King	Cr	Retail Store
350 Torbay Rd	Rn	Retail Store
50 White Rose Dr, Bldg B (B1 )	Rn	Retail Store
100 New Gower St, Suite 1100	Rn	Office

This Week \$ 1,153,000.00

**Class: Industrial**

This Week \$ .00

**Class: Government/Institutional**

80 East White Hills Rd	Rn	Admin Bldg/Gov/Non-Profit
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This Week \$ 1,465,050.00

**Class: Residential**

5 Ariel Pl, Lot 200	Nc	Single Detached Dwelling
40 Barrows Rd - Lower Lot	Nc	Single Detached Dwelling
53 Battery Rd	Nc	Single Detached Dwelling
Blackmarsh Rd , Lot 49, Unit 1	Nc	Condominium
Blackmarsh Rd, Lot 50, Unit 1	Nc	Condominium
Blackmarsh Rd, Lot 49, Unit 2	Nc	Condominium
Blackmarsh Rd, Lot 49, Unit 3	Nc	Condominium
Blackmarsh Rd, Lot 49, Unit 4	Nc	Condominium
Blackmarsh Rd, Lot 50, Unit 2	Nc	Condominium
Blackmarsh Rd, Lot 50, Unit 3	Nc	Condominium
Blackmarsh Rd, Lot 50, Unit 4	Nc	Condominium
13 Brookfield Rd	Nc	Accessory Building
2 Galashiels Pl, Lot 111	Nc	Single Detached & Sub.Apt
54 Glenlonan St. Lot 5	Nc	Single Detached Dwelling
54 Kenai Cres, Lot 202	Nc	Single Detached Dwelling
54 Kenai Cres	Nc	Accessory Building
294 Frecker Dr	Co	Office
4 Roddickton Pl	Co	Home Occupation
78 Highland Dr	Cr	Subsidiary Apartment
24 Foran St	Ex	Single Detached Dwelling
8 Larch Pl	Ex	Single Detached Dwelling
10 Brother Mcsheffrey Lane	Rn	Place Of Assembly
235 Canada Dr	Rn	Single Detached Dwelling
33 Cypress St, Lot 136	Rn	Single Detached & Sub.Apt
37 Freshwater Rd	Rn	Single Detached & Sub.Apt
119-121 Long's Hill	Rn	Semi-Detached Dwelling
35 Pine Bud Ave	Rn	Single Detached Dwelling
260 Portugal Cove Rd	Rn	Single Detached & Sub.Apt
12 Gleneyre St	Ms	Retail Store
497 Kenmount Rd	Ms	Car Sales Lot

This Week \$ 2,657,745.00

**Class: Demolition**

1 Rankin St  
673 Topsail Rd

Dm Single Detached Dwelling  
Dm Retail Store

This Week \$ 40,000.00

This Week's Total: \$ 5,315,795.00

Repair Permits Issued: 2013/03/07 To 2013/03/13 \$ 72,300.00

Class: Rejected

187 Empire Avenue

Subsidiary Apartments Can Only Be Constructed Within A Single Detached Dwelling

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			
March 19, 2013			
Type	2012	2013	% Variance (+/-)
Commercial	\$19,400,900.00	\$32,600,100.00	68
Industrial	\$1,300,100.00	\$25,000.00	-98
Government/Institutional	\$8,600,900.00	\$6,800,100.00	-21
Residential	\$21,600,000.00	\$18,400,600.00	-15
Repairs	\$400,800.00	\$500,900.00	25
Housing Units (1 & 2 Family Dwellings)	59	51	
<b>Total</b>	<b>\$51,302,700.00</b>	<b>\$58,326,700.00</b>	14

Respectfully Submitted,

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

# MEMORANDUM

## **Weekly Payment Vouchers For The Week Ending March 14, 2013**

### **Payroll**

<b>Public Works</b>	<b>\$ 445,096.54</b>
<b>Bi-Weekly Administration</b>	<b>\$ 699,674.86</b>
<b>Bi-Weekly Management</b>	<b>\$ 832,566.13</b>
<b>Bi-Weekly Fire Department</b>	<b>\$ 561,275.31</b>
<b>Accounts Payable</b>	<b>\$1,480,478.35</b>

**Total: \$ 4,019,091.19**

# **ST. JOHN'S**

DEPARTMENT OF FINANCE

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

NAME	CHEQUE #	DESCRIPTION	AMOUNT
NEWFOUNDLAND POWER	00049912	ELECTRICAL SERVICES	\$443.69
BELL MOBILITY	00049913	CELLULAR PHONE USAGE	\$184.27
BELL MOBILITY	00049914	CELLULAR PHONE USAGE	\$18,577.16
BELL ALIANT	00049915	TELEPHONE SERVICES	\$38,171.80
ANIXTER CANADA INC.	00049916	REPAIR PARTS	\$1,423.80
ROGERS CABLE	00049917	INTERNET SERVICES	\$184.92
MUNICIPALITIES NEWFOUNDLAND AND LABRADOR	00049918	DONATION FOR MEET AND GREET	\$500.00
CITY OF ST. JOHN'S	00049919	REPLENISH PETTY CASH	\$163.65
PUBLIC SERVICE CREDIT UNION	00049920	PAYROLL DEDUCTIONS	\$7,261.06
NEWFOUNDLAND EXCHEQUER ACCOUNT	00049921	PAYROLL TAX FEBRUARY 2013	\$82,105.61
SEMENIUC, MARIANNA	00049922	REFUND SECURITY DEPOSIT	\$110.41
HALLIDAY, JANINE	00049923	TRAVEL REIMBURSEMENT	\$940.96
SMALL, MAXINE	00049924	REGISTRATION FEE	\$1,244.25
YOUNG, CORALIE	00049925	REIMBURSEMENT FOR INTERNET CHARGE	\$374.93
NEIL HARDY	00049926	REFUND COURT OF APPEALS	\$60.00
MARGARET ISABEL ROSE	00049927	REFUND COURT OF APPEALS	\$60.00
GERARD BERESFORD & ANN VIVIAN-BERESFORD	00049928	REFUND COURT OF APPEALS	\$60.00
GORDON PIKE	00049929	REFUND COURT OF APPEALS	\$120.00
FRANCIS & KAREN STEVENS	00049930	REFUND COURT OF APPEALS	\$60.00
PAUL & SHEILA IVIMEY	00049931	REFUND COURT OF APPEALS	\$60.00
BERNARD HEALY	00049932	REFUND COURT OF APPEALS	\$60.00
RODDERICK AITKEN	00049933	REFUND COURT OF APPEALS	\$60.00
ROBERT KNIGHT AND ANITA KAVANAGH	00049934	REFUND COURT OF APPEALS	\$120.00
KERRY MALONE	00049935	REFUND COURT OF APPEALS	\$60.00
DARRELL & GAYLE JOHNSON	00049936	REFUND COURT OF APPEALS	\$60.00
AUGUSTUS COSSITT & DEBORAH COOK	00049937	REFUND COURT OF APPEALS	\$60.00
LOUIS & TAMMEY MORRIS	00049938	REFUND COURT OF APPEALS	\$60.00
RANDOLPH CHRISTOPHER CAREW	00049939	REFUND COURT OF APPEALS	\$60.00
JOHN RIDEOUT	00049940	REFUND COURT OF APPEALS	\$60.00
EDWINA HUTTON	00049941	REFUND COURT OF APPEALS	\$60.00
BRIGITTE GODDEN	00049942	REFUND COURT OF APPEALS	\$60.00
ANN MARIE JORDON	00049943	REFUND COURT OF APPEALS	\$60.00
DAVID MONAHAN AND DAWN HOWELL	00049944	REFUND COURT OF APPEALS	\$60.00
KELLY BRUTON & KARL MOORES	00049945	REFUND COURT OF APPEALS	\$60.00
JOANN DOYLE	00049946	REFUND COURT OF APPEALS	\$60.00
EDWARD MILLS	00049947	REFUND COURT OF APPEALS	\$60.00
EASTERN CAPITAL CORPORATION	00049948	REFUND COURT OF APPEALS	\$60.00
CHRISTOPHER KEARLEY	00049949	REFUND COURT OF APPEALS	\$60.00
ESTATE OF PETER R RYAN	00049950	REFUND COURT OF APPEALS	\$60.00
CHRISTOPHER HUGHES & SHARON NEWMAN	00049951	REFUND COURT OF APPEALS	\$60.00
HARVEY HEATH	00049952	REFUND COURT OF APPEALS	\$60.00
ANDREA ROSE	00049953	REFUND COURT OF APPEALS	\$60.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
KELLOWAY CONSTRUCTION LIMITED	00049954	CLEANING SERVICES	\$1,049.65
NEWFOUNDLAND POWER	00049955	ELECTRICAL SERVICES	\$50,445.12
PARTS FOR TRUCKS INC.	00049956	REPAIR PARTS	\$2,630.11
ST. JOHN'S TRANSPORTATION COMMISSION	00049957	CHARTER SERVICES	\$3,195.00
RECEIVER GENERAL FOR CANADA	00049958	PAYROLL DEDUCTIONS	\$161,155.22
RECEIVER GENERAL FOR CANADA	00049959	PAYROLL DEDUCTIONS	\$4,026.82
TRAVEL MEDIA ASSOCIATION OF CANADA	00049960	MEMBERSHIP FEES	\$282.50
SOUNDS ARTS INITIATIVE, INC.	00049961	REFUND HOLDBACK	\$250.00
RALPH, JEFFREY	00049962	TRAVEL ADVANCE	\$1,535.48
DUKE, PAUL	00049963	TRAVEL ADVANCE	\$441.00
SINYARD, JASON	00049964	TRAVEL ADVANCE	\$3,087.00
DESTINATION ST. JOHN'S	00049965	ADVERTISING	\$1,073.50
VOKEY'S JANITORIAL SERVICE	00049966	JANITORIAL SERVICES	\$1,057.54
THE TELEGRAM	00049967	ADVERTISING	\$160.36
SCHYLLING ASSOCIATES INC.	00049968	PROMOTIONAL ITEMS	\$688.16
GUNTHER MELE LIMITED	00049969	PROMOTIONAL ITEMS	\$443.42
JOHNSON INVESTMENTS INC.	00049970	PROFESSIONAL SERVICES	\$254.25
NEWFOUND DISPOSAL SYSTEMS LTD.	00049971	DISPOSAL SERVICES	\$163.91
BELL MOBILITY	00049972	CELLULAR PHONE USAGE	\$259.60
BELL ALIANT	00049973	TELEPHONE SERVICES	\$781.59
WELSH, SHERRY	00049974	REIMBURSEMENT FOR PETTY CASH FUND	\$451.43
RANDOM HOUSE OF CANADA LIMITED	00049975	PROMOTIONAL ITEMS	\$13.84
JAMES, FABIAN	00049976	PROFESSIONAL SERVICES	\$1,695.00
NEWFOUNDLAND EXCHEQUER ACCOUNT	00049977	REGISTRATION OF EASEMENT	\$146.00
MCDONALD & HOUNSELL LAW OFFICE	00049978	LAND PURCHASE	\$12,976.45
SMALL, MAXINE	00049979	REIMBURSEMENT REGISTRATION	\$111.87
KAY FILLIER	00049980	REIMBURSEMENT REGISTRATION	\$111.87
ACKLANDS-GRAINGER	00049981	INDUSTRIAL SUPPLIES	\$1,518.96
ACTION TRUCK CAP & ACCESSORIES	00049982	REPAIR PARTS	\$6,977.75
MERCURY CUSTOM INTERIORS LTD	00049983	PROFESSIONAL SERVICES	\$339.00
AIR COOLED ENGINE SERVICE LTD.	00049984	REPAIR PARTS	\$1,144.70
APEX CONST. SPECIALITIES INC.	00049985	CONSTRUCTION MATERIALS	\$340.70
ATLANTIC OFFSHORE MEDICAL SERV	00049986	MEDICAL SERVICES	\$1,271.25
ATLANTIC PURIFICATION SYSTEM LTD	00049987	WATER PURIFICATION SUPPLIES	\$6,129.57
BABB LOCK & SAFE CO. LTD	00049988	PROFESSIONAL SERVICES	\$708.28
MIGHTY WHITES LAUNDROMAT	00049989	LAUNDRY SERVICES	\$95.37
COSTCO WHOLESALE	00049990	MISCELLANEOUS SUPPLIES	\$660.30
ROBERT BAIRD EQUIPMENT LTD.	00049991	RENTAL OF EQUIPMENT	\$2,173.94
BAKER FLOORING CONTRACTS LTD.	00049992	SUPPLY/INSTALL FLOORING	\$35.16
NEWFOUNDLAND EXCHEQUER ACCOUNT	00049993	ANNUAL OPERATING FEES	\$1,073.50
HERCULES SLR INC.	00049994	REPAIR PARTS	\$230.79
DOMINION STORES 924	00049995	MISCELLANEOUS SUPPLIES	\$170.17

NAME	CHEQUE #	DESCRIPTION	AMOUNT
STAPLES THE BUSINESS DEPOT - OLD PLACENTIA RD	00049996	STATIONERY & OFFICE SUPPLIES	\$230.98
SMS EQUIPMENT	00049997	REPAIR PARTS	\$321.19
THE HUB TROPHIES & MEDICAL SUPPLIES	00049998	NAME PLATES	\$162.72
STANLEY CANADA CORPORATION	00049999	REPAIR PARTS	\$355.50
BEST DISPENSERS LTD.	00050000	SANITARY SUPPLIES	\$1,410.24
WASTE MANAGEMENT	00050001	COLLECTION SERVICES	\$343.41
ROCKWATER PROFESSIONAL PRODUCT	00050002	CHEMICALS	\$7,602.64
NEWCAP BROADCASTING LTD.	00050003	PUBLIC ANNOUNCEMENTS	\$596.64
S & L ENTERPRISE	00050004	RENTAL OF EQUIPMENT	\$31,381.71
BLAZER CONCRETE SAWING & DRILL	00050005	PROFESSIONAL SERVICES	\$1,265.60
FORBES STREET HOLDINGS LTD	00050006	REFURBISH VACANT UNIT	\$4,020.54
GRAPHIC ARTS & SIGN SHOP LIMITED	00050007	SIGNAGE	\$56.50
BARNES/BOWMAN DISTRIBUTION	00050008	REPAIR PARTS	\$335.17
ROCK CONSTRUCTION CO LTD	00050009	REFUND MAINTENANCE SECURITY DEPOS	\$2,000.00
BRENKIR INDUSTRIAL SUPPLIES	00050010	PROTECTIVE CLOTHING	\$6,237.64
BROWNE'S AUTO SUPPLIES LTD.	00050011	AUTOMOTIVE REPAIR PARTS	\$389.38
CARQUEST CANADA LTD.	00050012	AUTO PARTS	\$29.13
SOBEY'S #604	00050013	GROCERY ITEMS	\$192.60
GRAND AND TOY	00050014	OFFICE SUPPLIES	\$56.84
COMPUTERSHARE INVESTOR SERVICE ACCOUNTS RECEIVABLE	00050015	AGENCY SERVICE FEES	\$1,678.05
WESTERN HYDRAULIC 2000 LTD	00050016	REPAIR PARTS	\$14,147.90
OUTFITTERS	00050017	PROTECTIVE CLOTHING	\$150.00
STAPLES THE BUSINESS DEPOT - STAVANGER DR	00050018	STATIONERY & OFFICE SUPPLIES	\$1,344.11
TRIWARE TECHNOLOGIES INC.	00050019	COMPUTER EQUIPMENT	\$474.60
AEARO CANADA LIMITED	00050020	PRESCRIPTION SAFETY GLASSES	\$944.02
CAMPBELL'S SHIP SUPPLIES	00050021	PROTECTIVE CLOTHING	\$254.25
AIR LIQUIDE CANADA INC.	00050022	CHEMICALS AND WELDING PRODUCTS	\$404.90
WAL-MART 3196-ABERDEEN AVE.	00050023	MISCELLANEOUS SUPPLIES	\$178.97
COASTAL DOOR & FRAME LTD	00050024	DOORS/FRAMES	\$548.05
NORTRAX CANADA INC.,	00050025	REPAIR PARTS	\$3,221.25
ROLEY CONSTRUCTION LTD.	00050026	RENTAL OF EQUIPMENT	\$4,943.75
MAC TOOLS	00050027	TOOLS	\$431.17
ELECTRO MECHANICAL SERVICES	00050028	REPAIR PARTS	\$2,762.85
WAL-MART 3093-MERCHANT DRIVE	00050029	MISCELLANEOUS SUPPLIES	\$216.51
STEELE COMMUNICATIONS	00050030	ADVERTISING	\$1,186.50
COLONIAL GARAGE & DIST. LTD.	00050031	AUTO PARTS	\$460.82
PURCHASING MANAGEMENT ASSOC. OF CANADA	00050032	MEMBERSHIP FEES	\$389.85
PETER'S AUTO WORKS INC.	00050033	TOWING OF VEHICLES	\$1,130.00
CONSTRUCTION SIGNS LTD.	00050034	SIGNAGE	\$4,483.61
CONTROLS & EQUIPMENT LTD.	00050035	REPAIR PARTS	\$264.42
MARY BROWN'S MILA FOODS INC.	00050036	LUNCHEON	\$150.65
MAXXAM ANALYTICS INC.,	00050037	WATER PURIFICATION SUPPLIES	\$688.18

NAME	CHEQUE #	DESCRIPTION	AMOUNT
CRANE SUPPLY LTD.	00050038	PLUMBING SUPPLIES	\$2,503.39
JAMES G CRAWFORD LTD.	00050039	PLUMBING SUPPLIES	\$155.26
CREATIVE CLOSET & DOORS LTD.	00050040	CLOSETS/DOORS	\$113.00
CROSBIE INDUSTRIAL SERVICE LTD	00050041	CONTRACT PAYMENT	\$4,454.46
FIX-QUIP	00050042	REPAIR PARTS	\$40.88
THOMAS GLASS INCORPORATED	00050043	GLASS INSTALLATION	\$135.60
FASTENAL CANADA	00050044	REPAIR PARTS	\$675.39
LONG & MCQUADE	00050045	REAL PROGRAM	\$682.50
BARNES DISTRIBUTION	00050046	REPAIR PARTS	\$158.37
HANLON'S TAEKWONDO	00050047	REAL PROGRAM	\$1,140.00
DICKS & COMPANY LIMITED	00050048	OFFICE SUPPLIES	\$2,859.10
H. KHALILI PH.D. & ASSOCIATES	00050049	PROFESSIONAL SERVICES	\$300.00
WAJAX POWER SYSTEMS	00050050	REPAIR PARTS	\$927.35
DOMINION RECYCLING LTD.	00050051	PIPE	\$383.07
THYSSENKRUPP ELEVATOR	00050052	ELEVATOR MAINTENANCE	\$84.75
G & M PROJECT MANAGEMENT	00050053	COMPUTER SUPPLIES	\$4,021.39
CANADIAN TIRE CORP.-ELIZABETH AVE.	00050054	MISCELLANEOUS SUPPLIES	\$358.86
CANADIAN TIRE CORP.-MERCHANT DR.	00050055	MISCELLANEOUS SUPPLIES	\$522.10
CANADIAN TIRE CORP.-KELSEY DR.	00050056	MISCELLANEOUS SUPPLIES	\$267.68
EAST COAST CONVERTERS LTD.	00050057	SANITARY SUPPLIES	\$1,688.22
EAST COAST MARINE & INDUSTRIAL	00050058	MARINE & INDUSTRIAL SUPPLIES	\$1,369.62
EASTERN INDUSTRIES & HYDRAULICS LTD.	00050059	PROFESSIONAL SERVICES	\$1,728.90
EASTERN MEDICAL SUPPLIES	00050060	MEDICAL SUPPLIES	\$169.50
ELECTRIC MOTOR & PUMP DIV.	00050061	REPAIR PARTS	\$1,129.16
ELECTRONIC CENTER LIMITED	00050062	ELECTRONIC SUPPLIES	\$33.90
ENVIROMED ANALYTICAL INC.	00050063	MAINTENANCE CONTRACT	\$5,805.94
EXECUTIVE COFFEE SERVICES LTD.	00050064	COFFEE SUPPLIES	\$231.29
FACTORY FOOTWEAR OUTLET LTD.	00050065	PROTECTIVE FOOTWEAR	\$101.64
DOMINION STORE 935	00050066	MISCELLANEOUS SUPPLIES	\$97.23
EATON INDUSTRIES (CANADA) COMPANY	00050067	PROFESSIONAL SERVICES	\$1,327.75
CHBA- EASTERN NEWFOUNDLAND	00050068	HOME SHOW BOOTH RENTAL 2013	\$1,073.50
ABSTRACT & AUXILIARY SERVICES	00050069	TITLE SEARCH	\$231.00
CRUISE ASSOCIATION OF NEWFOUNDLAND & LABRADOR	00050070	2013 MARKETING PARTNERSHIP	\$5,000.00
TENCO INC.	00050071	REPAIR PARTS	\$669.53
ATLANTIC OILFIELD & INDUSTRIAL SUPPLY	00050072	INDUSTRIAL SUPPLIES	\$428.49
ISLAND OFFICE FURNITURE	00050073	OFFICE FURNITURE	\$4,407.00
DELL CANADA INC.	00050074	COMPUTER SUPPLIES	\$293.80
EASTERN PROPANE	00050075	PROPANE	\$178.54
HARVEY & COMPANY LIMITED	00050076	REPAIR PARTS	\$3,314.16
A HARVEY & CO. LTD.	00050077	ROAD SALT	\$103,233.11
INTERSTATE ALL BATTERY CENTER	00050078	BATTERIES	\$447.36
GUILLEVIN INTERNATIONAL CO.	00050079	ELECTRICAL SUPPLIES	\$374.32



NAME	CHEQUE #	DESCRIPTION	AMOUNT
HYDRO QUAL	00050080	PROFESSIONAL SERVICES	\$569.24
CANADIAN LINEN & UNIFORM	00050081	MAT RENTALS	\$122.40
BRENNTAG CANADA INC	00050082	CHLORINE	\$3,446.50
PRACTICAR CAR & TRUCK RENTALS	00050083	VEHICLE RENTAL	\$20.83
GRAYMONT (NB) INC.,	00050084	HYDRATED LIME	\$36,846.93
HICKMAN MOTORS LIMITED	00050085	AUTO PARTS	\$2,135.54
HISCOCK RENTALS & SALES INC.	00050086	HARDWARE SUPPLIES	\$78.42
FLEET READY LTD.	00050087	REPAIR PARTS	\$3,380.69
HONDA ONE	00050088	REPAIR PARTS	\$6,511.06
CUTTING EDGE EQUIPMENT RENTALS INC.,	00050089	RENTAL OF EQUIPMENT	\$4,391.76
C & W OFFSHORE LTD.	00050090	PROFESSIONAL SERVICES	\$169.50
IMPRINT SPECIALTY PROMOTIONS LTD	00050091	PROMOTIONAL ITEMS	\$760.31
PINNACLE ENGINEERING LTD.	00050092	PROFESSIONAL SERVICES	\$10,228.87
PUGLISEVICH CREWS & SERVICES LTD.	00050093	CONFINED SPACE TRAINING	\$372.90
CDMV	00050094	VETERINARY SUPPLIES	\$509.05
IDEXX LABORATORIES	00050095	VETERINARY SUPPLIES	\$146.92
CHRISTOPHER'S CAFE & CATERING	00050096	CATERING SERVICES	\$196.58
YMCA OF NORTHEAST AVALON	00050097	MEMBERSHIP FEES	\$1,787.10
BOSCH REXROTH CANADA CORP.	00050098	REPAIR PARTS	\$719.81
KEEP COOL REFRIGERATION & AIR CONDITIONING LTD.	00050099	PROFESSIONAL SERVICES	\$151.99
MARITECH INDUSTRIAL	00050100	PROFESSIONAL SERVICES	\$4,433.67
SIGN FACTORY	00050101	SIGNAGE	\$328.06
B & R EQUIPMENT SALES	00050102	REPAIR PARTS	\$252.84
MARK'S WORK WEARHOUSE	00050103	PROTECTIVE CLOTHING	\$516.64
MARTIN'S FIRE SAFETY LTD.	00050104	SAFETY SUPPLIES	\$191.31
MCCLOUGHLAN SUPPLIES LTD.	00050105	ELECTRICAL SUPPLIES	\$657.29
MIKAN INC.	00050106	LABORATORY SUPPLIES	\$744.68
WAJAX INDUSTRIAL COMPONENTS	00050107	REPAIR PARTS	\$290.51
NATIONAL CHEMSEARCH INC.	00050108	CHEMICALS	\$745.74
NU-WAY EQUIPMENT RENTALS	00050109	RENTAL OF EQUIPMENT	\$4,034.10
NEWFOUNDLAND DISTRIBUTORS LTD.	00050110	INDUSTRIAL SUPPLIES	\$218.61
NEWFOUNDLAND DESIGN ASSOCIATES	00050111	PROFESSIONAL SERVICES	\$4,265.75
BELL ALIANT	00050112	TELEPHONE SERVICES	\$6,231.15
TOROMONT CAT	00050113	AUTO PARTS	\$325.39
NORTH ATLANTIC PETROLEUM	00050114	PETROLEUM PRODUCTS	\$193,714.31
R NICHOLLS DISTRIBUTORS INC.	00050115	PROTECTIVE CLOTHING	\$334.76
PENNECON ENERGY HYDRAULIC SYSTEMS	00050116	REPAIR PARTS	\$4,234.39
GCR TIRE CENTRE	00050117	TIRES	\$18,737.89
PERIDOT SALES LTD.	00050118	REPAIR PARTS	\$1,291.04
K & D PRATT LTD.	00050119	REPAIR PARTS AND CHEMICALS	\$706.25
PROFESSIONAL UNIFORMS & MATS INC.	00050120	PROTECTIVE CLOTHING	\$693.25
PROVINCIAL WOODPRODUCTS LTD.	00050121	BUILDING MATERIALS	\$106.22

NAME	CHEQUE #	DESCRIPTION	AMOUNT
PUROLATOR COURIER	00050122	COURIER SERVICES	\$45.03
REPROGRAPHICS LTD.	00050123	TONER CARTRIDGES	\$15.62
NAPA ST. JOHN'S 371	00050124	AUTO PARTS	\$101.69
ROYAL FREIGHTLINER LTD	00050125	CANCELLED	\$0.00
ST. JOHN'S TRANSPORTATION COMMISSION	00050126	CHARTER SERVICES	\$94,110.22
BIG ERICS INC	00050127	SANITARY SUPPLIES	\$1,065.87
SAUNDERS EQUIPMENT LIMITED	00050128	REPAIR PARTS	\$2,964.98
SCALE SHOP 1985 LTD.	00050129	SCALES	\$553.70
SMITH STOCKLEY LTD.	00050130	PLUMBING SUPPLIES	\$106.38
CHANDLER	00050131	PROTECTIVE CLOTHING	\$198.03
SUPERIOR OFFICE INTERIORS LTD.	00050132	OFFICE SUPPLIES	\$1,191.02
SUPERIOR PROPANE INC.	00050133	PROPANE	\$772.07
TEMPLETON TRADING INC.	00050134	PAINT SUPPLIES	\$269.92
TRACTION DIV OF UAP	00050135	REPAIR PARTS	\$3,907.02
TUCKER ELECTRONICS LTD.	00050136	ELECTRONICS	\$63.00
TULKS GLASS & KEY SHOP LTD.	00050137	PROFESSIONAL SERVICES	\$423.47
URBAN CONTRACTING JJ WALSH LTD	00050138	PROPERTY REPAIRS	\$67.80
WATSON PETROLEUM SERVICES LTD.	00050139	PROFESSIONAL SERVICES	\$282.50
CANSEL WADE	00050140	REPAIR PARTS	\$61.02
WATERWORKS SUPPLIES DIV OF EMCO LTD	00050141	REPAIR PARTS	\$5,475.82
WAL-MART 3092-KELSEY DRIVE	00050142	MISCELLANEOUS SUPPLIES	\$144.15
DR. WADE MERCER	00050143	MEDICAL EXAMINATION	\$20.00
IMAGE 4 PRINTING & DESIGN INC	00050144	POSTERS	\$76.27
SAFER, ANDREW	00050145	PROFESSIONAL SERVICES	\$3,729.00
DR. WAYNE BUTTON	00050146	MEDICAL EXAMINATION	\$20.00
DR. F.F. JARDINE	00050147	MEDICAL EXAMINATION	\$20.00
DR. T.G. HOGAN	00050148	MEDICAL EXAMINATION	\$20.00
WHITTEN, CECIL	00050149	REIMBURSEMENT FOR TRANSPORATION	\$44.50
SENIORS RESOURCE CENTRE	00050150	HOMESHARE PILOT PROJECT	\$30,000.00
IPMA-CANADA, NEWFOUNDLAND CHAPTER	00050151	MEMBERSHIP RENEWAL	\$209.05
MECHANICAL COMPONENTS LTD.	00050152	REPAIR PARTS	\$293.80
SPARTAN FITNESS	00050153	FITNESS EQUIPMENT	\$5,326.82
MAX ARTS ATHLETICS WELLNESS	00050154	REAL PROGRAM	\$1,362.46
THE LITTLE GYM OF ST. JOHN'S	00050155	REAL PROGRAM	\$4,400.36
INSTITUTE OF MUNICIPAL ASSESSORS	00050156	MEMBERSHIP RENEWAL	\$596.64
DR. RANDY HART	00050157	MEDICAL EXAMINATION	\$20.00
ROGERS BUSSEY "IN TRUST"	00050158	DAMAGE CLAIM	\$15,000.00
DR. MARK PORTER	00050159	MEDICAL EXAMINATION	\$20.00
BELL MOBILITY INC. RADIO DIVISION	00050160	MONTHLY MAINTENANCE CHARGES	\$39.55
HUNGRY HEART CAFE	00050161	SANDWICH TRAYS	\$27.44
ATLANTIC CANADA PETROLEUM SHOW 2013	00050162	BOOTH RENTAL	\$2,293.90
LEGENDS SWIMMING	00050163	REAL PROGRAM	\$282.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
NORTH ATLANTIC ISLAND PASS	00050164	DIESEL	\$2,013.37
ASSOCIATION COMMUNAUTAIRE FRANCOPHONE DE SAINT-J	00050165	RELEASE OF HOLDBACK	\$190.00
BOLLYWOOD JIG	00050166	REAL PROGRAM	\$700.00
COMPASS HEALTH CENTER LTD.	00050167	PROFESSIONAL SERVICES	\$930.00
DR. PAULA WALSH	00050168	MEDICAL EXAMINATION	\$20.00
BOX FIT	00050169	REAL PROGRAM	\$1,422.44
DR. DAN MALONE	00050170	MEDICAL EXAMINATION	\$20.00
DR. G. SUTTON	00050171	MEDICAL EXAMINATION	\$20.00
DEAN & LAVINA MADDEN & COLLISION EXPERTS	00050172	DAMAGE CLAIM	\$2,064.36
LIVYERS ANTIQUES	00050173	APPRAISAL FEE	\$169.50
A. HARVEY & CO. LTD & PROVINCIAL FENCE PRODUCTS LTD.	00050174	DAMAGE CLAIM	\$3,975.00
CHARLENE PICCO	00050175	PROFESSIONAL SERVICES	\$241.80
BAY BULLS REGIONAL LIFESTYLE CENTRE	00050176	REAL PROGRAM	\$296.20
JENNIFER MURPHY	00050177	REFUND PROGRAM COURSE	\$45.00
MARY QUEEN OF THE WORLD PARISH	00050178	RENTAL OF PARISH HALL	\$75.00
DORIS TUCKER	00050179	REFUND OVERPAYMENT OF TAXES	\$81.37
WATER RESOURCES MANAGEMENT DIVISION	00050180	REGISTRATION FEE	\$100.00
HAYWARD, ELIZABETH	00050181	MILEAGE	\$29.83
MACKENZIE, NEIL	00050182	MILEAGE	\$59.26
WALSH, MARY	00050183	REIMBURSEMENT FOR SUPPLIES	\$126.03
HUNT, EDMUND	00050184	MILEAGE - CROSSING GUARD PROGRAM	\$69.27
WINSOR, LYNNANN	00050185	VEHICLE BUSINESS INSURANCE	\$118.00
COLE, JENNIFER	00050186	MILEAGE - CROSSING GUARD PROGRAM	\$184.61
COLE, SHERRY	00050187	RN LICENSE	\$480.00
HARRIS, BRYANT	00050188	VEHICLE BUSINESS INSURANCE	\$59.66
DUGGAN, DEREK	00050189	MILEAGE	\$18.63
PENNEY, LISA	00050190	MILEAGE - CROSSING GUARD PROGRAM	\$139.00
LETTO, LORI	00050191	MILEAGE	\$5.75
STRAIT, MARIE	00050192	MILEAGE - CROSSING GUARD PROGRAM	\$83.00
BARFITT, ANGELA	00050193	MILEAGE	\$22.45
MAHER, TRAVIS	00050194	MILEAGE	\$82.55
MCGRATH, CINDY	00050195	MILEAGE	\$18.66
FOWLER, TINA	00050196	MILEAGE	\$61.34
JANES, SEAN	00050197	VEHICLE BUSINESS INSURANCE	\$20.00
MCGRATH, JENNIFER	00050198	MILEAGE	\$64.57
COURAGE, SCOTT	00050199	MILEAGE	\$26.04
BENNETT, GLENN	00050200	MILEAGE - CROSSING GUARD PROGRAM	\$139.00
KINSELLA, PAULA	00050201	MILEAGE - CROSSING GUARD PROGRAM	\$139.00
PAUL O'NEIL	00050202	VEHICLE BUSINESS INSURANCE	\$243.00
HARRIS & ROOME SUPPLY LIMITED	00050203	ELECTRICAL SUPPLIES	\$798.08
MORVIS HOLDING (2011) LTD.	00050204	COURT OF APPEAL REFUND	\$200.00
HARVEY CODNER BROKERAGE LTD.	00050205	COURT OF APPEAL REFUND	\$200.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
BARRY GERARD HILL	00050206	COURT OF APPEAL REFUND	\$60.00
SCOTT MURPHY AND KAREN MOORE	00050207	COURT OF APPEAL REFUND	\$60.00
MARTEK MORGAN FINCH	00050208	COURT OF APPEAL REFUND	\$60.00
JOHN NEWELL AND JANET ANDERSON	00050209	COURT OF APPEAL REFUND	\$60.00
GERARD RONAYNE	00050210	COURT OF APPEAL REFUND	\$60.00
PRITAM AND SUKHDEV CHEEMA	00050211	COURT OF APPEAL REFUND	\$60.00
BYRON AND ALISON SNOW	00050212	COURT OF APPEAL REFUND	\$60.00
F. GARY AND DONNA EVANS	00050213	COURT OF APPEAL REFUND	\$60.00
DEBBIE AND DOUG MILLER	00050214	COURT OF APPEAL REFUND	\$60.00
MURPHY, MAURICE	00050215	COURT OF APPEAL REFUND	\$60.00
ROBERT AND JACQUELINE HAYES	00050216	COURT OF APPEAL REFUND	\$120.00
JW ALLAN CO. LTD.	00050217	COURT OF APPEAL REFUND	\$420.00
DANIEL FUREY	00050218	COURT OF APPEAL REFUND	\$60.00
WAYNE AND MARY LAITE	00050219	COURT OF APPEAL REFUND	\$60.00
DANIELLE RYAN	00050220	COURT OF APPEAL REFUND	\$60.00
HAROLD AND JACQUELINE SMITH	00050221	COURT OF APPEAL REFUND	\$60.00
LESLIE NOEL	00050222	COURT OF APPEAL REFUND	\$60.00
MARGARET WOODMAN	00050223	COURT OF APPEAL REFUND	\$60.00
MARGARET GILLIES	00050224	COURT OF APPEAL REFUND	\$60.00
PAUL JOSEPH DOUCET	00050225	COURT OF APPEAL REFUND	\$60.00
CHRISTOPHER AND ROSE PENNEY	00050226	COURT OF APPEAL REFUND	\$60.00
OLIVER CAPITAL INC	00050227	COURT OF APPEAL REFUND	\$60.00
FAIRVIEW INVESTMENTS LTD	00050228	COURT OF APPEAL REFUND	\$400.00
MATTIEU MAILLET	00050229	COURT OF APPEAL REFUND	\$200.00
GARY FARRELL AND CATHERINE NEARY	00050230	COURT OF APPEAL REFUND	\$60.00
GERALDINE VIRTUE HISCOCK	00050231	COURT OF APPEAL REFUND	\$60.00
BARBARA HOPPE	00050232	COURT OF APPEAL REFUND	\$60.00
LEO HARVEY	00050233	COURT OF APPEAL REFUND	\$60.00
RICHARD RIVKIN AND MARGARET ANDERSON	00050234	COURT OF APPEAL REFUND	\$60.00
PHILIP AND ANN DANIEL	00050235	COURT OF APPEAL REFUND	\$60.00
SANDRA MORRIS	00050236	COURT OF APPEAL REFUND	\$60.00
DONNA SPURRELL AND ALBERT HOWSE	00050237	COURT OF APPEAL REFUND	\$60.00
WILLIAM FOWLER AND MARGUERITE MCCARTHY	00050238	COURT OF APPEAL REFUND	\$60.00
JUDY CHISHOLM	00050239	COURT OF APPEAL REFUND	\$60.00
MARGARET GILLIES AND NOEL BROWNE	00050240	COURT OF APPEAL REFUND	\$60.00
SANDRA CASE	00050241	COURT OF APPEAL REFUND	\$60.00
BRYAN DUNNE AND KATHLEEN BRODERS	00050242	COURT OF APPEAL REFUND	\$60.00
NEWFOUNDLAND POWER	00050243	ELECTRICAL SERVICES	\$82,452.20
THE GATHERING PLACE	00050244	2013 GRANT	\$150,000.00
DUFF, SHANNIE	00050245	TRAVEL REIMBURSEMENT	\$2,424.30
NFLD CAMERA	00050246	15 CAMERAS	\$3,220.33
STARGARDEN GROUP	00050247	PROFESSIONAL SERVICES	\$24,295.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
HOLDEN'S TRANSPORT LTD.	00050248	RENTAL OF EQUIPMENT	\$542.40
AMERICAN WATER WORKS ASSOC.	0000000581	MEMBERSHIP RENEWAL	\$175.53
POM INCORPORATED	0000000582	REPAIR PARTS	\$2,949.18
INTERNATIONAL MUNICIPAL SIGNAL ASSOCIATION	0000000583	MEMBERSHIP RENEWAL	\$82.60
ROYAL FREIGHTLINER LTD	00050249	REPAIR PARTS	\$32.10
ROYAL FREIGHTLINER LTD	00050250	REPAIR PARTS	\$5,400.32
NEWFOUNDLAND EXCHEQUER ACCOUNT	00050251	REGISTRATION OF EASEMENT	\$200.00
GORDON BARNES	00050252	PROFESSIONAL SERVICES	\$2,400.00
IRVING OIL MARKETING GP	00050253	GASOLINE & DIESEL PURCHASES	\$9,000.22
PUBLIC SERVICE CREDIT UNION	00050254	PAYROLL DEDUCTIONS	\$8,921.03
NORTH ATLANTIC ISLAND PASS	00050255	GASOLINE & DIESEL PURCHASES	\$2,791.09
ABBOTT, DWAYNE	00050256	REIMBURSEMENT FOR REFRESHMENTS	\$96.34
<b>TOTAL:</b>			<b><u>\$1,480,478.35</u></b>



# MEMORANDUM

Date: March 13, 2013  
Mr. Neil Martin , Ms. Margaret Bennett, Ms. Phyllis Bartlett

From: John Hamilton – Senior Buyer

Re: Council Approval Tender 2013011 Vacuum/Sweeper Litter Collection Services

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The result of Tender Vacuum/Sweeper Litter Collection Services:

Bids were received from:

<b>Kelloway Construction Ltd.</b>	<b>\$29.40 per hour each unit</b>
Scott Winsor Enterprises Inc.	\$44.75 per hour each unit
Templeton Trading Inc.	\$59.50 per hour each unit

It is recommended to award this tender to the lowest bidder meeting specifications, **Kelloway Construction Ltd. \$29.40 per hour each unit**. Taxes are extra to quoted as per the Public Tendering Act.

John Hamilton  
Senior Buyer

# ST. JOHN'S

DEPARTMENT OF FINANCE

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

# MEMORANDUM

Date: February 27, 2013  
To: His Worship the Mayor and Members of Council  
From: Walt Mills, P. Eng  
Director of Engineering  
Re: **Tender – Riverhead WWTF Digester No. 2 – Digester Cleaning**

The following tenders have been received for the project “**Riverhead WWTF Digester No. 2 – Digester Cleaning**”:

1.	Mount Pearl Painting Ltd.	\$188,032.00
2.	Afonso Group Ltd.	\$ 43,120.42
3.	Crosbie Industrial Services Ltd.	\$ 16,554.50

## RECOMMENDATION

It is recommended that the tender be awarded to the lowest bidder Crosbie Industrial Services Ltd. in the amount of Sixteen Thousand, Five Hundred, and Fifty-Four Dollars and Fifty Cents.



Walt Mills, P. Eng.,  
Director of Engineering

/amh

# ST. JOHN'S

# MEMORANDUM

Date: March 14, 2013

To: His Worship the Mayor and Members of Council

From: Walt Mills, P. Eng  
Director of Engineering

**Re: Tender – Riverhead WWTF Digester No. 2 – Scaffolding**

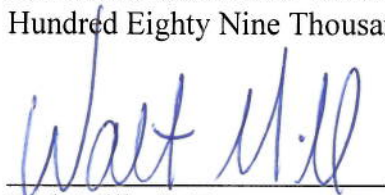
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The following tenders have been received for the project “**Riverhead WWTF Digester No. 2 – Scaffolding**”:

1.	Safeway	\$389,910.23
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## RECOMMENDATION

It is recommended that the tender be awarded to the lowest bidder Safeway in the amount of Three Hundred Eighty Nine Thousand, Nine Hundred, and Ten Dollars and Twenty Three Cents.



Walt Mills, P. Eng.,  
Director of Engineering

/amh

# ST. JOHN'S

DEPARTMENT OF ENGINEERING

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

# MEMORANDUM

Date: March 15<sup>th</sup>, 2013

To: His Worship the Mayor and Members of Council

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

Re: **Attendance by Councillor Breen  
MNL Municipal Symposium  
Gander, NL May 9-11, 2013**

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Council approval is requested for Councillor Breen to attend the above noted event.



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

**ST. JOHN'S**

# MEMORANDUM

Date: **March 14, 2013**

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

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

Re: **Snow Clearing Report**

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Attached for the information of Council, is the Snow Clearing Report for the period January 1 to March 15, 2013.

The Report shows a negative variance of \$2.690.

*Robert G. Bishop*

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

Attach.

# ST. JOHN'S

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



**CITY OF ST. JOHN'S  
SNOW CLEARING REPORT  
WEEK ENDING MARCH 15, 2013**

	<u>2013 BUDGET</u>	<u>Y-T-D BUDGET</u>	<u>Y-T-D ACTUAL</u>	<u>(OVER)UNDER BUDGET</u>
<b><u>PERSONAL SERVICES</u></b>				
SALARIES AND WAGES	3,857,632	2,051,582	2,049,722	1,860
LABOR OVERTIME	275,000	120,000	172,337	(52,337)
EMPLOYER CONTRIBUTIONS	919,750	485,867	499,967	(14,100)
<b>TOTAL PERSONAL SERVICES</b>	<b>5,052,382</b>	<b>2,657,449</b>	<b>2,722,026</b>	<b>(64,577)</b>
<b><u>CONTRACTUAL SERVICES</u></b>				
CONTRACTUAL SERVICES	155,304	11,700	11,663	37
TELEPHONE	-	-	142	(142)
WEATHER REPORTS	140,000	170	168	2
CABLE/SATELLITE SERVICE	2,496	441	441	0
ADVERTISING	13,370	5,570	8,299	(2,729)
CLAIMS	10,000	-	-	-
EMPLOYEE TRAINING	24,460	-	-	-
FLEET COSTS	4,495,320	50,100	50,044	56
RENTAL OF TRUCKS	15,000	-	-	-
LEASE OF HEAVY EQUIPMENT	1,168,876	500,000	495,303	4,697
RENTAL OF OTHER EQUIPMENT	5,000	-	-	-
RENTAL OF OTHER VEHICLES	12,736	2,500	2,500	-
SNOW CLEARING & ICE CONTROL	60,000	800	777	23
<b>TOTAL CONTRACTUAL SERVICES</b>	<b>6,102,562</b>	<b>571,281</b>	<b>569,336</b>	<b>1,945</b>
<b><u>MATERIALS &amp; SUPPLIES</u></b>				
FOOD AND REFRESHMENT	2,600	-	-	-
SAND*	10,000	3,762	390	3,372
SALT*	2,942,352	1,738,710	1,661,956	76,754
SNOW FENCING	4,800	-	208	(208)
LUBRICATING OILS	33,000	13,750	15,220	(1,470)
WELDING SUPPLIES	45,000	12,300	12,263	37
TIRE CHAINS	5,000	-	-	-
SAFETY EQUIPMENT	10,033	4,180	4,743	(563)
HAND TOOLS & SMALL EQUIP	20,000	8,333	24,986	(16,653)
CLEANING SUPPLIES	7,353	2,625	3,857	(1,232)
STATIONERY & OFFICE SUPP	-	-	97	(97)
MISCELLANEOUS MATERIALS	1,920	560	557	3
GRANTS TO OTHER GROUPS	15,000	-	-	-
<b>TOTAL MATERIALS &amp; SUPPLIES</b>	<b>3,097,058</b>	<b>1,784,219</b>	<b>1,724,277</b>	<b>59,942</b>
FLEET CAPITAL COSTS	1,160,592	-	-	-
<b>TOTAL COSTS</b>	<b>15,412,594</b>	<b>5,012,949</b>	<b>5,015,639</b>	<b>(2,690)</b>

\*SALT & SAND ISSUES TO MARCH 8, 2013