

**AGENDA
REGULAR MEETING**

**MARCH 24th, 2014
4:30 p.m.**

ST. JOHN'S

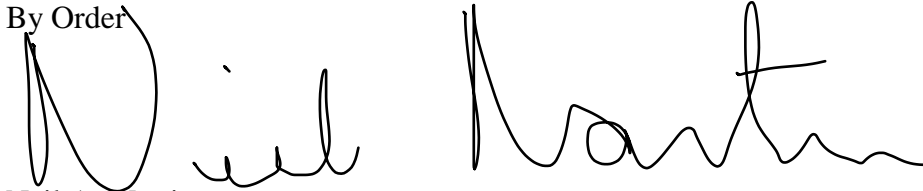
MEMORANDUM

March 21, 2014

In accordance with Section 42 of the City of St. John's Act, the Regular Meeting of the St. John's Municipal Council will be held on Monday, **March 24, 2014 at 4:30 p.m.**

This meeting will be preceded by a Special Meeting to be held on the same day in Conference Room A at **3:00 p.m.**

By Order

A handwritten signature in black ink, appearing to read "Neil Martin". The signature is written in a cursive style with a large initial "N" and a long horizontal stroke at the end.

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 24th, 2014
4:30 p.m.**

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

- 1. Call to Order**
- 2. Approval of the Agenda**
- 3. Adoption of the Minutes (March 18th, 2013)**
- 4. Business Arising from the Minutes**
 - A. Included in the Agenda**
 1. Notice of Motion – Councillor Collins
 2. Memorandum dated March 19, 2014 from the Deputy City Manager, Corporate Services & City Clerk Re: Internet Voting
 - B. Other Matters**
- 5. Notices Published**
- 6. Public Hearings**
- 7. Committee Reports**
 - a. Development Committee Report dated March 18, 2014
 - b. Planning & Development Standing Committee Report dated March 18, 2014
- 8. Resolutions**
- 11. Development Permits List**
- 12. Building Permits List**
- 13. Requisitions, Payrolls and Accounts**
- 14. Tenders**
 - a. RFP – Insurance Brokerage and Risk Management Services
- 15. Notices of Motion, Written Questions and Petitions**
- 16. Other Business**
 - a. Snow Clearing Report
1. **Correspondence from the Mayor's Office**
 2. **Items Added by Motion**
- 17. Adjournment**

March 18th, 2014

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

His Worship the Mayor presided.

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

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

Call to Order and Adoption of the Agenda

SJMC2014-03-18/118R

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

Adoption of Minutes

SJMC2014-03-18/119R

It was decided on motion of Councillor Tilley; seconded by Councillor Lane: That the minutes of March 10th, 2014 be adopted as presented.

Committee Reports

Development Committee Report dated March 11, 2014

Council considered the following Development Committee Report dated March 11, 2014

- 1. Department of Planning, Development and Engineering File No. DEV1400047
Proposed Hobby Farm with Accessory Dwelling
Land Adjacent to Civic No. 725 Thorburn Road
Broad Cove River Watershed
Applicant: 11308 Newfoundland Ltd.**
-

The Committee recommends that Council reject the proposed development of the hobby farm, barn, and dwelling pursuant to Section 104 of the City of St. John's Act.

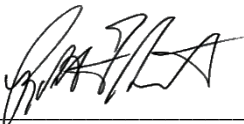
**2. Department of Planning, Development and Engineering File No.13-00003
Proposed Bed and Breakfast (B&B)
Applicant: 10804 NL Limited
Civic No. 36 Cabot Avenue (Ward 2)
Residential Battery Zone (RB) Zone**

The application has been reviewed by staff using the Battery Development Guideline Study and does not conflict with the Footprint and Height Control Overlay of the Study. It will not have any significant interference with the private views from other properties and the design of the proposed B&B is in keeping with the character of other dwellings in the area. Final approval of the application is subject to the following conditions:

- i. Approval of the building elevations by the City's Heritage Officer; and,
- ii. Compliance with all requirements of the City's Department of Planning, Development and Engineering

**3. Department of Planning, Development & Engineering File No. DEV1400013
Proposed Demolition and Rebuild of Dwelling
9 Virden Place
Town of Paradise
Broad Cove River Watershed (W) Zone**

Council approve the demolition and application to erect the new dwelling proposed pursuant to Section 104 (4) (d) of the City of St. John's Act, subject to the proponent satisfying Service NL conditions for septic disposal field and that the new dwelling not have an oil fire heating system.



Robert F. Smart, City Manager
Chair – Development Committee

SJMC2014-03-18/120R

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

Regarding Item #2, Proposed Bed and Breakfast (B & B), 36 Cabot Avenue, Councillor Galgay indicated concerns with respect to parking and the fact that the developer did not proceed with holding a public hearing. It was pointed out that a B & B is a Permitted Use in the Residential Battery (RB) Zone and the parking requirements are one parking space for every two bedrooms. The proposed parking for the B & B has been reviewed by the Development Engineer/Traffic and meets the requirements as per section 9.2.1(1) Parking Area Requirements. It was also pointed out that any associated uses would have to be processed under separate application.

Following discussion, the motion being put was carried with Councillor Galgay dissenting on Item #2.

Finance and Administration Standing Committee Report dated March 12, 2014

Council considered the following Finance and Administration Standing Committee Report dated March 12, 2014:

IN ATTENDANCE:

Councillor Danny Breen, Chairperson
Deputy Mayor Ron Ellsworth
Councillor Bruce Tilley
Councillor Art Puddister
Councillor Tom Hann
Councillor Dave Lane
Councillor Sandy Hickman
Councillor Jonathan Galgay
Councillor Bernard Davis
Mr. Robert Smart, City Manager
Mr. Neil Martin, Deputy City Manager
Mr. Robert Bishop, Deputy City Manager, Financial Management
Mr. Dave Blackmore, Deputy City Manager, Planning/Development/Engineering
Mr. Sean Janes, City Internal Auditor
Ms. Maureen Harvey, Senior Legislative Assistant

1. **Funding Request from Iris Kirby House re: *Up and Out Project***

The Committee met with representatives from Iris Kirby House: Gail Tobin and Kelly Fewer regarding the above noted. The request was supplemented by a power point presentation which gave some background, an overview, statistics, and services of Iris Kirby House and O'Shaughnessy House (located in Carbonear).

It was noted that while funding has been obtained through several Provincial sources for this project, approximately \$700,000 in capital is required to complete the project. The delegation expressed appreciation for any funding the City can provide. Following departure of the delegation, the following recommendation was put forth:

Recommendation

Moved by Councillor Tilley; seconded by Councillor Puddister that approval be given for a capital contribution in the amount of \$100,000 for the "Up and Out Project" being carried out by Iris Kirby House.

Recognizing that funding is coming from the City's Capital Budget, it was agreed staff provide the Committee with an update of funding available and projects approved/committed.

2. **Taxation of Partially Complete Properties**

The Committee considered a memorandum dated March 10, 2014 from the Deputy City Manager of Financial Management reminding the Committee that on November 25, 2013, Council agreed that the City assess and tax partially constructed properties in accordance with the relevant legislation, with taxation to be effective for the 2015 billing year.

While significant progress has been made in developing the inspection, assessment and taxation regime, continued progress requires an expenditure of funds for the development of the program modifications necessary to collect the information needed to trigger assessments and to help quantify these assessments.

Secondly, staff recommends that the excavation backfill approval be the appropriate trigger to charge water tax. Currently water tax is triggered in the same manner as property tax. i.e. issue of an occupancy permit.

The Committee reviewed a letter from the Canadian Home Builders Association dated February 13, 2014, once again objecting to the introduction of this tax.

Debate ensued and the following recommendation was put forward.

Recommendation:

Moved by Councillor Tilley; seconded by Councillor Hann with Councillor Hickman dissenting: to continue with measures to develop and implement the tax on partially constructed properties effective, January 1, 2015 and

further that Council accept the recommendation of staff that the excavation backfill permit replace the occupancy permit as the trigger for the implementation of the water tax charge

3. Annual Grants

The Committee considered a memo from the Deputy City Manager of Financial Management dated March 7, 2014 advising that while the staff committee that reviews the applications for community grants has not yet met for the 2014 grants, there are a number of sustaining grants that are provided on an annual basis. In the interest of time, the approval of the following grant amounts is recommended.

Grand Concourse Authority (annual membership)	\$36,000
East Coast Trail Assoc. (interim – further funding under review)	\$25,000
LSPU Hall (operating grant)	\$50,000
Quidi Vidi Rennies River Foundation	\$25,000
St. John’s Clean & Beautiful	\$63,750
Johnson Geo Centre	\$60,000
Aquarena	\$100,000
Canadian Red Cross (capital grant – 4 th of 5 payments)	\$20,000

Recommendation:

The Committee recommends approval of the following grants:

Grand Concourse Authority (annual membership)	\$36,000
East Coast Trail Assoc. (interim – further funding under review)	\$25,000
LSPU Hall (operating grant)	\$50,000
Quidi Vidi Rennies River Foundation	\$25,000
Johnson Geo Centre	\$60,000
Canadian Red Cross (capital grant – 4th of 5 payments)	\$20,000

Recommendation:

The Committee with the abstention of Councillor Hickman recommends approval of a grant to St. John’s Clean and Beautiful in the amount of \$63,750

Recommendation:

The Committee with the dissention of Councillors Puddister, Davis, Hann and Galgay recommends approval of a grant to the Aquarena in the amount of \$100,000

4. City Credit Rating.

The Committee considered a memo dated March 10, 2014 from the Deputy City Manager of Financial Management regarding the above noted. Moody’s Investors Service has recently completed its 2014 update of the City’s credit rating which is confirmed as Aa2, stable as in past years. The credit opinion is available from the Office of the City Clerk.

It was noted that the City is also rated by Standard and Poors and their credit opinion will be provided to the Committee upon completion. A press release is being prepared on this matter.

5. **Request from Kathlene Parewick for sponsorship of “Beauty and the Beast”**

The Committee reviewed a request for sponsorship for an upcoming musical production of “Beauty and the Beast” at Holy Heart Theatre.

Recommendation

The Committee recommends rejection of this sponsorship request as it is outside the scope of Council policy.

6. **Request from Newfoundland Historical Society**

As part of the commemoration of the one-hundredth anniversary of the start of the First World War, the Newfoundland Historical Society is requesting the City host a reception at the Legion in Pleasantville on October 2, 2014.

Recognizing the City will also be participating in commemoration of this event, it was agreed the Newfoundland Historical Society be advised that its request will be considered once the City has finalized its own itinerary.

7. **Request from Prince of Wales Collegiate – YMCA Youth Exchange.**

A memorandum was considered from The Director of Recreation outlining a request from Prince of Wales Collegiate/Rockland Rugby YMCA Youth Exchange, for the City to host a luncheon as part of this Exchange Program for the group visiting from Rockland, Ontario, between May 6-11, 2014.

Recommendation

The Committee recommends approval to host a luncheon for approximately 53 members of the PWC Girls School/Rugby Exchange. Art/Dave.

8. **Letter dated February 26, 2014 from Lady Cove Women’s Choir**

The Committee considered a letter requesting sponsorship/donation to the Lady Cove Women’s Choir.

Recommendation

The Committee recommends rejection of a sponsorship request from the Lady Cove Women’s Choir on the basis that it is outside the scope of Council policy. Councillors are encouraged to consider a personal donation.

9. **Letter from Car Share NL requesting funding**

The Committee considered a letter from Car Share NL requesting funding to assist MUN students in developing a business plan for a social enterprise seeking to establish an innovating transportation solution in the City.

Car sharing is a neighbourhood-based transportation service that allows people to use a car when they need one, while spreading out the cost of ownership and maintenance. It is an environmentally friendly way to get around with people using fewer vehicles.

Recommendation

The Committee recommends rejection of funding for this project however, in the interest of reducing traffic congestion, improving parking availability, and providing an indirect financial saving option for the general public, Council commits to working with CarShareNL in exploring the initiative.

Councillor Danny Breen
Chairperson

SJMC2014-03-18/121R

It was moved by Councillor Lane ; seconded by Councillor Tilley: That the Committee's recommendations with the exception of Item #3, Aquarena and St. John's Clean and Beautiful Grants (to be dealt with under separate motions) be approved.

The motion being put was unanimously carried.

SJMC2014-03-18/122R

It was moved by Councillor Tilley; seconded by Councillor Puddister That the committee's recommendation to grant St. John's Clean and Beautiful a grant in the amount of \$63,750.00 be approved.

The motion being put was carried with Councillor Hickman abstaining due to a conflict of interest.

SJMC2014-03-18/123R

It was moved by Councillor Davis; seconded by Councillor Puddister: That the Committee's recommendation to provide a grant to the Aquarena in the amount of \$100,000 be deferred.

The motion to defer was carried with Councilor Galgay dissenting.

Audit and Accountability Committee Report dated March 4, 2014

Council considered the following Audit and Accountability Committee Report dated March 4, 2014:

Present: Deputy Mayor Ron Ellsworth, Chairperson
Councillor Tom Hann
Councillor Bruce Tilley
Ms. Renee Dyer, Citizen Representative
Mr. Boyd Chislett, Citizen Representative
Mr. Neil Martin, Deputy City Manager, Corporate Services – City Clerk
Mr. Robert Bishop, Deputy City Manager, Financial Management
Mr. Sean Janes, Senior City Internal Auditor
Mr. David Royle, Internal Auditor
Mr. Rick Squires, Manager of Materials
Ms. Maureen Harvey, Senior Legislative Assistant

A special welcome given to the new incoming Citizen’s Representatives – Renee Dyer and Boyd Chislett.

1. Internal Audit Report – Receiving, Stores and Issuing

The Committee reviewed the above noted report the preparation of which was carried out in accordance with the City’s approved audit plan. The objective of the review was to assess whether the areas of risk management, governance processes and control processes are being carried out appropriately.

Internal Auditor David Royle presented the document, a copy of which is available at the Office of the City Clerk.

Recommendation

The Committee recommends acceptance of the Internal Audit Report “Program Review: Receiving, Stores and Issuing” Assignment No. 13-2 with agreement that the recommendations contained therein be implemented.

2. Follow-up Summary Report Parking Services – Assignment #13-01

The Committee reviewed the above noted report which summarizes the results of the follow-up audit of Parking Services. The report can be viewed at the Office of the City Clerk.

Recommendation

The Committee recommends acceptance of the Follow-up Summary Report on Parking Services – Assignment # 13-01.

3. Council Directive - Review of Municipal Elections Process

At the Regular Meeting of Council on January 27, 2014, Councillor Davis asked for a review of the municipal elections process and that that review focus on establishing new ways to maintain an accurate voters' list; establishing partnerships with Elections Canada and Elections NL and internet voting.

The Deputy City Manager, Corporate Services, tabled a report and recommendation dated February 4, 2014 which is attached.

Recommendation

The Committee recommends that the City continue with its use of the permanent registry of voters (voters' list) as per its contractual agreement with Elections NL and continue to update the list in accordance with its Voters List Policy; and the Provincial Government be approached prior to the 2017 municipal election and an amendment sought to *the Municipal Elections Act* to permit internet voting.

4. Election Finance By-Law – Parameter Review

The Committee reviewed a memorandum dated February 3, 2014 responding to Councillor Davis request that a review of the current campaign financing by-law be undertaken.

The memorandum addresses the issue, background and discussion of this matter. It is noted that the current by-law has not been reviewed or amended since its original approval of Council on October 15, 2007.

Recommendation

That the Audit and Accountability Standing Committee review and approve the General Review Parameters (as attached) and forward to Council with a recommendation that the review of the Election Finance By-law be conducted by either Council sitting as Committee of the Whole or by a select group of Councillors appointed by Council as an Election Finance By-Law Review Committee.

5. Conflict of Interest Legislation

At the regular meeting of Council on February 3, 2014, Councillor Hann asked for a review of the City's Conflict of Interest legislation.

Recommendation

The Committee recommends that the Deputy City Manager of Corporate Services and City Clerk consult the City Solicitor about engaging an independent legal advisor, possibly a retired judge, to review the City's Conflict of Interest legislation.

Other Business

Deputy Mayor Ron Ellsworth
Chair

SJMC2014-03-18/124R

It was moved by Deputy Mayor Ellsworth; seconded by Councillor Tilley: That the Committee's recommendations with the exception of Item #3 – Review of Municipal Elections Process (to be dealt with under separate motion) be approved.

SJMC2014-03-18/125R

Regarding Item #5, Conflict of Interest Legislation, it was moved by Councillor Galgay; seconded by Councillor Davis: That staff contact the Chief Provincial Court Justice to see if there is a willingness to work with the City about engaging a retired judge.

The motion being put there voted for it the Mover. The motion failed.

The main motion being put was carried.

SJMC2014-03-18/126R

Regarding Item #3, Review of Municipal Elections Process, it was moved by Deputy Mayor Ellsworth; seconded by Councillor Lane: That the Committee's recommendation be approved.

Following discussion, the motion being put was carried with Councillors Collins and Puddister dissenting on the Committee's recommendation to seek an amendment to the Municipal Elections Act to permit internet voting.

Resolutions

Resolution - Canada Post –Five Point Action Plan

SJMC2014-03-18/127R

It was moved by Councillor Galgay; seconded by Councillor Davis: That the following BCMC Resolution be adopted, as amended, calling for Canada Post to reverse their decision to halt service:

WHEREAS, Canada Post, this past December, announced significant changes to mail delivery in Canada as part of its *Five Point Action Plan (FPAP)*; and

WHEREAS, under this plan it is proposed that there be a new tiered pricing model for letter mail that will significantly increase the costs of municipal mail-outs; and

WHEREAS, Canada Post is also proposing the introduction of community mailboxes (CMBs) and the elimination of non-commercial door-to-door mail delivery; and

WHEREAS, the CMBs could entail the downloading of responsibilities, costs, and liabilities to local governments, including increased requirements for managing municipal land and rights-of-way, infrastructure such as paving and lighting, and policing related to vandalism, graffiti and mail theft; and

WHEREAS, the loss of door-to-door delivery could also undermine local strategies and processes aimed at fostering and supporting age/disability-friendly communities; and

WHEREAS, municipalities were not consulted on the proposed changes of the FPAP;

THEREFORE BE IT RESOLVED that the Big City Mayors' Caucus call on Canada Post to halt the elimination of door-to-door delivery.

BE IT FURTHER RESOLVED that Canada Post commit that the proposed changes in the Five Point Action Plan do not download the costs and maintenance of the community mailboxes onto municipalities without proper consultation and compensation.

Dennis O'Keefe, Mayor
City of St. John's

The motion being put was unanimously carried.

Development Permits List

Council considered as information the following weekly development permits list for the period February 27, 2014 to March 5, 2014:

**DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING
FOR THE PERIOD OF March 6, 2014 TO March 12, 2014**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
AG		Storage Shed for grain	187 Brookfield Road	5	Approved	2014-03-06
RES		Proposed Building Lot	85 Blackhead Cres	5	Rejected	2014-03-12
RES	Fougere Menchenton Architecture	Demolition. Rebuild single-detached with subsidiary apartment	625 Southside Road	5	Approved	2014-03-12
COM	Carl Yetman Architect Inc	Site Redevelopment	5 Hallett Crescent	4	Approved	2014-03-12
INST	AMEC Americas Ltd	Medical Oxygen Tank Installation	HSC - 300 Prince Philip Drive	4	Approved	2014-03-12

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

INST - Institutional
 IND - Industrial

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

**Gerard Doran
Development Officer
Department of Planning**

Building Permits List – March 18, 2014

SJMC2014-03-18/128R

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

**Building Permits List
Council's March 18, 2014 Regular Meeting**

Permits Issued: 2014/03/06 To 2014/03/12

CLASS: COMMERCIAL

25-39 Hallett Cres	Co	Office
576 Water St, Used Item's Sale	Co	Retail Store
77 Kenmount Rd	Rn	Retail Store
40 Aberdeen Ave	Ms	Office
40 Aberdeen Ave	Ms	Service Shop
40 Aberdeen Ave	Ms	Clinic
46 Aberdeen Ave	Ms	Restaurant
149 Airport Rd	Ms	Car Sales Lot
77 Blackmarsh Rd	Ms	Retail Store
245 Blackmarsh Rd	Ms	Convenience Store
Carpasian Rd	Ms	Place Of Assembly
395 East White Hills Rd	Ms	Commercial Garage
94 Elizabeth Ave	Ms	Retail Store
2 Fogwill Pl	Ms	Restaurant
336 Freshwater Rd	Ms	Service Shop
15 Goldstone St	Ms	Service Shop
169 Hamlyn Rd	Ms	Service Shop
16 Highland Dr	Ms	Convenience Store
102 Kenmount Dr	Ms	Office
102 Kenmount Dr	Ms	Hotel
150 Kenmount Rd	Ms	Car Sales Lot
161 Kenmount Rd	Ms	Retail Store
193 Kenmount Rd	Ms	Place Of Amusement
195 Kenmount Rd	Ms	Service Shop
75 Kiwanis St, St. Michael's	Sn	Church
147 Lemarchant Rd	Ms	Service Shop
484-490 Main Rd	Ms	Restaurant
53-59 Main Rd	Ms	Retail Store
299 Main Rd	Ms	Service Shop
395 Main Rd	Ms	Office
239 Major's Path	Ms	Office
36 Pearson St	Ms	Retail Store
20 Peet St	Sn	Car Sales Lot
154 Pennywell Rd	Ms	Service Station
34 Pippy Pl	Ms	Office
260 Portugal Cove Rd	Ms	Retail Store
279 Portugal Cove Rd	Ms	Retail Store
150 Clinch Cres	Ms	Lodging House
86 Thorburn Rd	Ms	Office
86 Thorburn Rd	Ms	Service Station
390 Topsail Rd	Ms	Retail Store
644 Topsail Rd	Ms	Service Shop
644 Topsail Rd	Ms	Day Care Centre
656 Topsail Rd	Ms	Tavern
393 Topsail Rd	Ms	Day Care Centre
681 Topsail Rd	Ms	Retail Store
681 Topsail Rd	Ms	Place Of Amusement
26-34 Torbay Rd	Ms	Tavern

10 Elizabeth Ave	Ms	Office		
280 Torbay Rd	Ms	Eating Establishment		
278 Torbay Rd	Ms	Service Shop		
710 Torbay Rd	Ms	Retail Store		
365-367 Water St Boston Pizza	Rn	Restaurant		
The Village-430 Topsail Rd	Rn	Club		
82 O'leary Ave	Rn	Office		
82 O'leary Ave - Nl Pita	Co	Bakery		
180 Portugal Cove Rd, Halliday	Rn	Hotel		
215 Water St, 5th Floor	Rn	Office		
40 King's Rd	Rn	Communications Use		
40 Hebron Way	Sw	Retail Store		
			This Week	\$1,545,938.00

Class: Government/Institutional

This Week \$0.00

Class: Residential

12 Cherrybark Cres, Lot 213	Nc	Single Detached & Sub.Apt		
9 Duke St, Lot 238	Nc	Single Detached & Sub.Apt		
23 Sprucedale Dr	Co	Office		
117 Merrymeeting Rd	Cr	Single Detached Dwelling		
9 Aldergrove Pl	Rn	Single Detached Dwelling		
421 Back Line	Rn	Single Detached Dwelling		
32 Beaumont St	Rn	Single Detached Dwelling		
5 Cabot St	Rn	Townhousing		
37 Cape Pine St	Rn	Single Detached Dwelling		
22 Cook St	Rn	Single Detached Dwelling		
39 Dillon Cres	Rn	Single Detached Dwelling		
5 Dunkerry Cres	Rn	Single Detached & Sub.Apt		
6 East Dr	Rn	Single Detached Dwelling		
16 Neptune Rd	Rn	Single Detached & Sub.Apt		
18 Prince Of Wales St	Rn	Semi-Detached Dwelling		
16 Signal Hill Rd	Rn	Semi-Detached Dwelling		
13 Tralee St	Rn	Single Detached & Sub.Apt		
			This Week	\$781,495.00

Class: Demolition

This Week \$0.00

This Week's Total: \$2,327,433.00

Repair Permits Issued: 2014/03/06 To 2014/03/12 \$27,800.00

Legend

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

YEAR TO DATE COMPARI SONS			
March 18, 2014			
TYPE	2013	2014	% VARI ANCE (+/ -)
Commer ci al	\$31, 965, 000. 00	\$12, 869, 000. 00	- 60
I ndustr i al	\$25, 000. 00	\$0. 00	- 100
Gov ernment / I nst i t ut i onal	\$6, 770, 000. 00	\$42, 440, 000. 00	53
Res i dent i al	\$18, 397, 000. 00	\$20, 415, 000. 00	11
Repai rs	\$470, 000. 00	\$357, 000. 00	- 24
Hous i ng Un i t s (1 & 2 Fam i ly Dwel l i ngs)	51	21	
TOTAL	\$57, 627, 000. 00	\$76, 081, 000. 00	32

Respectfully Submitted,

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

Payrolls and Accounts

SJMC2014-03-18/129R

**It was decided on motion of Councillor Galgay; seconded by Councillor Tilley:
That the following Payrolls and Accounts for the week ending March 12, 2014
be approved:**

**Weekly Payment Vouchers
For The
Week Ending March 12, 2014**

Payroll

Public Works	\$ 491,419.72
Bi-Weekly Administration	\$ 745,118.53
Bi-Weekly Management	\$ 723,918.30

Bi-Weekly Fire Department	\$ 626,723.45
Accounts Payable	\$4,967,233.72
Total:	\$7,554,413.72

Tenders

- a. Tender – Open Order for Rental of Cars and Trucks
- b. Tender –Light Equipment/General Mechanical Repair

SJMC2014-03-18/130R

It was decided on motion of Councillor Galgay; seconded by Councillor Tilley: That the recommendations of the Deputy City Manager, Corporate Services & City Clerk be approved and the tenders awarded as follows:

- a. **Thrifty Car Rental; Centsible Practicar & Truck Rentals; Discount Car & Truck Rentals and Enterprise Rent-A-Car (as per Memo of March 25, 2014)**
- b. **(First Offer Freshwater Auto Centre @ \$57.95 hourly rate; and second offer Emergency Repair Ltd. @ \$61.65 hourly rate (for one year period) - Taxes are extra to quoted price as per the Public Tendering Act.**

Notice of Motion

Councillor Collins gave the following Notice of Motion:

TAKE NOTICE that I will at the next Regular Meeting of Council move a motion to rescind the previous decision of Council dated August 5, 2013 rejecting the application to rezone property on Maddox Cove Road to Residential Rural Infill.

Urban Municipalities Caucus (UMC) of Municipal Newfoundland and Labrador

Council considered a memorandum dated March 13, 2014 from Councillor Breen regarding the above noted.

SJMC2014-03-18/131R

**It was moved by Councillor Hickman; seconded by Councillor Hann:
That the following Resolution be adopted:**

RESOLUTION

Participation in the Urban Municipalities Economic Development Accord

WHEREAS the City of St. John's believes collaboration between the urban centres of Newfoundland and Labrador will lead to more productive and successful economic development efforts; and,

WHEREAS the City of St. John's recognizes its regional leadership role and acknowledges the strength it brings to and draws from its surrounding region; and,

WHEREAS the City of St. John's believes building on the current MNL Urban Municipalities Caucus network is the best route to further collaboration on sharing best practices and research on economic development;

BE IT THEREFORE RESOLVED that City of St. John's wishes to benefit from these activities and authorizes participation in the Urban Accord for Economic Development; and,

BE IT FURTHER RESOLVED that City of St. John's authorizes the Mayor or designate to sign the Accord on behalf of the Council, representing our commitment to the initiative.

The motion being put was unanimously carried.

6 Thorburn Road

Council considered a memorandum dated March 12, 2014 from the City Solicitor regarding the above noted.

SJMC2014-03-18/132R

**It was moved by Councillor Puddister; seconded by Councillor Tilley: That
City land encroaching on 6 Thorburn Road be sold to the owner at \$5.00 per
square foot (approximately \$400.00) plus the usual HST and administration fee.**

The motion being put was unanimously carried.

Snow Clearing Report

Council considered as information the snow clearing report for the period January 1 to March 14, 2014, showing a negative variance of \$763,261.00.

Correspondence from the Mayor's Office

Letter dated February 25, 2014 from Mr. David Andrews, President and CEO American Hockey League thanking the City for hosting the 2014 AHL All-Star Classic

Council acknowledged the above noted letter.

Media Release

Members of Council noted that the City of St. John's is conducting a series of integral public information sessions from March 27 to April 3, 2014 as part of developing a Parks and Open Space Master Plan. Five interactive Ward sessions will be held through the City to engage residents in the discussion about how green spaces and parks contribute to the neighbourhoods in which they live.

Councillor Puddister

Councillor Puddister asked residents of Ward 1 to feel free to contact him in the absence of Councillor Breen who provided notice to Council that he has accepted the nomination of the PC Party of NL for the upcoming by-election in Virginia Waters, effective immediately.

His Worship the Mayor also encouraged residents of Ward 1 to contact any member of Council with issues that require attention within the next three weeks, in the absence of Councillor Breen.

Deputy Mayor Ellsworth

Deputy Mayor Ellsworth provided Council with an update on a meeting of the Mayors Advisory Committee on Youth held on February 26.

Adjournment

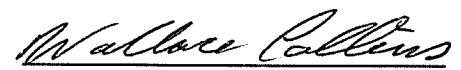
There being no further business the meeting adjourned at 6:35 p.m.

MAYOR

CITY CLERK

NOTICE OF MOTION

TAKE NOTICE: that I will at the next Regular Meeting of Council move a motion to rescind the previous decision of Council dated August 5, 2013 rejecting the application to rezone property on Maddox Cove Road to Residential Rural Infill.

A handwritten signature in cursive script that reads "Wallace Collins".

Councillor Wally Collins

March 18, 2014

MEMORANDUM

Date: August 1, 2013

To: His Worship the Mayor and Members of Council

Re: **St. John's Municipal Plan Amendment Number 95, 2013 and
St. John's Development Regulations Amendment Number 512, 2013
Application to Rezone Property to the Rural Residential Infill (RRI) Zone
Maddox Cove Road (Ward 5)**

At the Regular Meeting of Council held on April 23, 2013, Council adopted the resolutions for St. John's Municipal Plan Amendment Number 95, 2013 and St. John's Development Regulations Amendment Number 512, 2013. The amendments are in reference to an application submitted to the City to rezone land from the Open Space Reserve Zone to the Rural Residential Infill Zone for future residential building lots, with private on-site well and septic systems. An amendment to the Municipal Plan was required.

In order to undertake the proposed amendments to the City's Municipal Plan and Development Regulations, it was identified that an amendment to the St. John's Urban Region Regional Plan was also required.

Council appointed Ms. Marie Ryan as the commissioner to conduct a joint public hearing to consider both the proposed amendments to the Regional Plan and the proposed amendments to the St. John's Municipal Plan and Development Regulations. The public hearing was held at St. John's City Hall on May 21, 2013.

Commissioner Ryan has now submitted her report on the amendments. The Commissioner recommends rejection of the amendments. A copy of the Commissioner's report is attached for Council's information and consideration.

Recommendation

Upon reviewing the commissioner's report, Council should now determine if it wishes to accept the commissioner's recommendation or if they wish to proceed with the proposed amendments for Maddox Cove Road. If Council agrees to move ahead with the amendments, the resolutions would need to be sent to a future Regular Meeting of Council for approval and then sent to the Department of Municipal Affairs for registration.

Final registration of the City of St. John's amendments is dependent on the Minister's decision to approve St. John's Urban Region Regional Plan Amendment Number 1, 2012. A copy of the Commissioner's report has also been sent to the Minister for consideration.

This matter is referred to Council for consideration and direction.

Ken O'Brien, MCIP
Chief Municipal Planner

LLB/dlm

I:\KOBrien\2013\Mayor - Maddox Cove Road - Registration - August, 2013.doc

Attachments

ST. JOHN'S

DEPARTMENT OF PLANNING

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

MEMORANDUM

Date: March 19, 2014

To: His Worship the Mayor

From: Neil A. Martin
Deputy City Manager,
Corporate Services
and City Clerk

Re: **Internet Voting**

As per your request, the following is the chronology of events that have been undertaken by staff with respect to the introduction of internet voting as an option during municipal elections:

- 2006 – Elections Coordinator for 2005 election went to Ontario, as a guest of Dominion Voting Systems, to observe the election practices of several municipalities, most particularly, Peterborough and Markham (both of whom were using internet voting for the first time)
- 2006 – provided update/report to City Clerk in consideration of internet voting
- 2010/2011 – Senior Legal Counsel had numerous discussions with the Manager of Legislative Services in the Department of Municipal Affairs at the Province on changing the legislation to allow internet.
- 2012 – Senior Legal Counsel referred Manager of Legislative Services to the Office of the City Clerk for further discussion.
- 2012/13 – Office of the City Clerk reviewed numerous reports/articles on the benefits of using and major issues surrounding internet voting.
- June 18, 2013 – Mayor wrote Minister of Municipal Affairs requesting an amendment to The Municipal Elections Act permitting internet voting.
- July 27, 2013 – Mayor receiving a letter from Minister of Municipal Affairs advising that their department intended to review The Municipal Elections Act and would include a review of the requested amendment at that time.
- 2013 – Office of the City Clerk continued to have numerous discussions with the Manger of Legislative Services at the Department of Municipal Affairs with respect to the progress being made to permit the requested amendment.

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

- February 19, 2013 – Office of the City Clerk was advised of the amendments to the Municipal Elections Act via a telephone conversation – internet voting was not one of the recommended amendments.
- March 4, 2014 - The Audit and Accountability Standing Committee reviewed the report prepared by the City Clerk on the municipal election process and accepted the recommendation that Council continue to pursue an amendment to The Municipal Elections Act to permit internet voting for the 2017 municipal election.
- March 18, 2014 – Council accepted the recommendation of the Audit and Accountability Standing Committee to seek the appropriate amendment to The Municipal Elections act to permit internet voting.



Neil A. Martin
Deputy City Manager,
Corporate Services
and City Clerk

REPORT / RECOMMENDATIONS TO COUNCIL

Development Committee

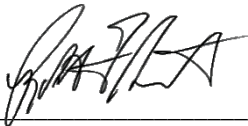
Tuesday, March 18, 2014

The following matter was considered by the Development Committee at its meeting held on March 18, 2014. A staff report is attached for Council's information.

- 1. Proposed Crown Land Grant for Extension to Private Property**
Department of Environment & Conservation File 1036422
Crown Land Grant Referral for 0.25 Hectares
32 Petty Harbour Road (Ward 5)
Rural Residential Infill (RRI) Zone
-

Recommendation:

Council reject the subject Crown Land Grant referral application.



Robert F. Smart, City Manager
Chair – Development Committee

RFS/mh

attachment

ST. JOHN'S

MEMORANDUM

Date: March 20, 2014

To: His Worship the Mayor and Members of Council

From: Robert Smart, City Manager / Chair, Development Committee

Re: **Department of Planning, Development & Engineering File No. CRW1300009**
Proposed Crown Land Grant for Extension to Private Property
Department of Environment & Conservation File 1036422
Crown Land Grant Referral for 0.25 Hectares
32 Petty Harbour Road (Ward 5)
Rural Residential Infill (RRI) Zone

An application for Crown Land has been referred to the Development Division to extend private property by acquiring a portion of the old branch railway line to consolidate with the same private property for wider access from Petty Harbour Road.

The Development Committee has reviewed the Crown Land Grant referral and is of the opinion that the proposed development should not be permitted. The existing private parcel has unencumbered access from a Public Road and if the Crown Land Grant were to be approved, an adjacent property would be land locked and lose its access via the old branch railway line.

Recommendation:

Council reject the subject Crown Land Grant referral application.

Robert Smart
Chair – Development Committee

GD/sba

ST. JOHN'S

Report/Recommendations

Planning & Development Standing Committee

Tuesday, March 18, 2014

In Attendance: Councillor Tom Hann, Chairperson
Deputy Mayor Ron Ellsworth
Councillor Bruce Tilley
Councillor Wally Collins
Councillor Art Puddister
Councillor Sandy Hickman
Councillor Bernard Davis
Robert Smart, City Manager
Dave Blackmore, Deputy City Manager of Planning, Development & Engineering
Jason Sinyard, Director, Planning and Development
Ken O'Brien, Chief Municipal Planner
Karen Chafe, Recording Secretary

Also present from VOXM Radio was Lacy Barnes

1. **729 Fowler's Road, Ward 5**
Application to Rezone Land to Institutional (INST) Zone for Proposed Addictions Treatment and Residential Recovery Facility
Applicant: Teen Challenge Canada
-

The Committee met with a delegation representing Teen Challenge Canada: Glen Barnes, Ivan Hynes, Don Fortaniere and Dan Murray. The purpose of the meeting was to discuss the above-noted application. Though the Committee was generally receptive to the application, the issue of upgrading the road to municipal standards was of major concern given the safety and liability concerns that would be imposed upon the City should emergency vehicles be obstructed from entering the site.

The Committee on motion of Councillor Puddister; seconded by Councillor Davis, with Deputy Mayor Ellsworth and Councillor Collins dissenting: recommends that the matter be deferred so that the City can investigate the possibility of the proponent's providing cost-shared funding to upgrade the road to municipal standards and as well, to ascertain what the proponent is willing to commit toward road maintenance in the long-term.

ST. JOHN'S

2. 34 Logy Bay Road, Ward 1

Application to Rezone Land to Apartment High Density (A3) Zone

Philip Pratt Architect for 5167 Newfoundland and Labrador Limited

The Committee considered a memorandum dated March 11, 2014 from the Chief Municipal Planner regarding the above-noted matter. The application is to rezone approximately 8,550 square metres (2.1 acres) of undeveloped land on the northeast corner of Logy Bay Road and Selfridge Road from the Apartment Medium Density (A2) Zone to the Apartment High Density (A3) Zone. The requested rezoning is to allow development of two 10-storey apartment buildings containing 141 apartment dwelling units. Each building will also have a small commercial component; the Gross Floor Area of the commercial space will be about 557 square metres (6000 ft²).

The Committee on motion of Councillor Hickman; seconded by Councillor Tilley, with Deputy Mayor Ellsworth, Councillors Puddister and Davis dissenting: recommends that Council approve the attached draft Terms of Reference for the proposed rezoning and development of the subject property. Following receipt of a satisfactory Land Use Assessment Report (which must include impacts from the proposed development's close proximity to the Bally Hally Golf Course), that the application be advertised in accordance with the requirements of Section 5.5 of the Development Regulations. A public meeting chaired by a member of Council is also recommended. At a later time, a public hearing chaired by an independent commissioner will be required.

3. 30-64 Crosbie Road, Ward 4

Proposed Rezoning from Apartment Low Density (A1) Zone to the Apartment Medium Density (A2) Zone

Applicant: AE Consultants

The Committee considered a memorandum dated March 13, 2014 from the Chief Municipal Planner regarding the above noted matter. The purpose of the application is to rezone the subject property from the Apartment Low Density (A1) Zone to the Apartment Medium Density (A2) Zone to permit an additional apartment building of four (4) storeys in height.

The Committee on motion of Councillor Hickman; seconded by Councillor Collins: recommends that the attached Terms of Reference for a Land Use Assessment Report (LUAR) be approved. Once the report is prepared by the applicant and accepted by the City, staff recommends that it be referred to a public meeting chaired by a member of Council. Due to the fact that there are over a dozen houses that border the subject property, it would be appropriate to have this public discussion. No Municipal Plan amendment would be required.

**4. 1460 Blackhead Road “Parcel B” (Ward 5)
Proposed Rezoning from Rural (R) Zone to the Rural Residential (RR) Zone**

The Committee considered a memorandum dated March 13, 2014 from the Chief Municipal Planner regarding the above-noted matter. The property owner has submitted an application to rezone the property situated on 1460 Blackhead Road near the intersection with Blackhead Village Road. The purpose is to rezone the subject property from the Rural (R) Zone to the Rural Residential (RR) Zone to allow for future residential development on unserviced 4000 square metre (1 acre) lots.

The Committee on motion of Councillor Puddister; seconded by Deputy Mayor Ellsworth with Councillor Collins dissenting: recommends that this application be rejected given that it goes against the Municipal Plan’s policies to curb sprawl and new unserviced residential development along Blackhead Road. Extending the rural Residential (RR) designation into the Rural (R) designation to allow more residential development would increase sprawl and be detrimental to the visual character of the designated Scenic Road under the Regional Plan.

**5. 11 Petty Harbour Road (Ward 5)
Proposed Driveway in the Floodplain of a River**

The Committee considered a memorandum dated March 12, 2014 from the Chief Municipal Planner regarding the above noted. The owner of property situated at 11 Petty Harbour Road has applied for a text amendment to the St. John’s Development Regulations respecting development in the floodplain of a designated waterway (Section 11.2/Overlay Districts – Bodies of Water and Development). The requested amendment, if approved, would allow the development of a private driveway within a floodplain.

The Committee on motion of Councillor Puddister; seconded by Councillor Davis with Councillor Collins dissenting: recommends that the application be rejected on the basis that the amendment sought by the applicant is contrary to the Municipal Plan and good planning practice. In addition, it is also possible that the proposed amendment would be contrary to the Regional Plan and Provincial policies.

**6. 146-148 Ladysmith Drive (Ward 5)
Proposed Rezoning to Apartment Medium Density (A2)
11368 NL Ltd.**

The Committee considered a memorandum dated March 14, 2014 from the Chief Municipal Planner regarding the above-noted. The City has received an application from 11368 NL Ltd. to have property at 146-148 Ladysmith Drive rezoned from the Institution (INST) Zone to the Apartment Medium Density (A2) Zone. The purpose of the rezoning is to accommodate the subdivision of land

for development of 28 row house lots along Ladysmith Drive and development of a large lot to the rear of the row house lots on which would be located three apartment buildings containing a total of 181 apartment units. The applicant has provided preliminary subdivision and development concept plans/survey drawings.

The Committee on motion of Councillor Tilley; seconded by Councillor Davis: recommends Council's approval of the attached draft Terms of Reference and subsequent receipt of a satisfactory Land Use Assessment Report. Further, that the application be advertised in accordance with the requirements of Section 5.5 of the Development Regulations and a public meeting chaired by a member of Council be held. At a later stage, a public hearing chaired by an independent commissioner will be required.

Councillor Tom Hann
Chairperson

MEMORANDUM

Date: March 13, 2014

To: Chair and Members
Planning & Development Committee

Re: **PDE File Number: B.17-F.10 (13-00178)**
729 Fowler's Road, Ward 5
Application to Rezone Land to Institutional (INST) Zone and
Proposed Addictions Treatment and Residential Recovery Facility
Applicant: Teen Challenge Canada

Teen Challenge Canada has applied to have property situated at 729 Fowler's Road rezoned to the Institutional (INST) Zone. The rezoning is to accommodate conversion of the former Circle Square Ranch children's summer camp to a year-round addictions recovery residential treatment facility for 25 young men aged 18 and over. The applicant has not supplied a preliminary site plan and building plans for review.

On the basis of information submitted by the applicant and in consideration of the characteristics of the subject property, it has been determined that the rezoning application and proposed year round residential treatment facility lacks merit and does not warrant consideration for approval. Staff recommend that this rezoning application be rejected.

Should the condition of Fowler's Road be upgraded to an acceptable standard and program of regular winter maintenance be instituted, this proposal could be revisited and the applicant invited to submit a new application for text amendments to the Municipal Plan and the Development Regulations as discussed in the body of this report.

BACKGROUND

The property is within three land use districts and three land use zones: slightly more than half is Rural, slightly less than half is Forestry, and a small sliver is Agriculture. It has an area of approximately 53 hectares (130 acres) and significant frontage along a narrow, gravel-surfaced section of Fowler's Road. The proposed development site is also almost two kilometres from the end of the asphalted surface of Fowler's Road near the CBS By-Pass Road/Fowler's Road overpass. On the subject property are several buildings of varying size and condition which have served different functions for the summer camp; it appears that all buildings are located in the Rural District/Zone. The bulk of the property is in a natural, undisturbed state.

ST. JOHN'S

For the purpose of the Development Regulations, the longstanding summer camp would fall within the definition of a Private Park, which is defined as:

PRIVATE PARK means an area owned or operated by any person other than the City of St. John's, the Province of Newfoundland and Labrador, the Government of Canada, or an administrative/statutory agency, board, commission, or wholly-owned corporation of either of the three levels of government; which is maintained substantially in its natural state and/or landscaped, for the use and enjoyment of the public; and includes playgrounds, playing fields, campgrounds and picnic areas; but does not include a Place of Assembly or a Park.

A Private Park is a Discretionary Use in the Rural Zone. The existence of the Circle Square Ranch summer camp predated this area coming into the jurisdiction of the City of St. John's.

Beyond the subject property on Fowler's Road are several seasonal residences. These have frontage on Paddy's Pond and are located in the Forestry Zone and the Agriculture Zone. The existence of these seasonal residences (Non-Conforming Uses) predated the inclusion of this area in the City's boundaries in 1990.

DISCUSSION

Planning Considerations

	St. John's Municipal Plan	St. John's Development Regulations
Current	Rural, Forestry and Agriculture District	Rural, Forestry and Agriculture Zone
Proposed	Institutional District	Institutional Zone

1. The Rural District does not permit the Institutional Zone or zones which would allow an institutional-type use as is proposed by the applicant. The Rural District requires that rural development (development not dependent on the provision of municipal water and sewer services) must have access to a rural road of not less than two paved lanes with drainage ditches on each side. The subject property, which has until now been occupied by a seasonal private park does not have frontage on such a road. There is also no indication that the applicant intends to upgrade Fowler's Road to the minimum standard required by the City.
2. The Institutional designation is applied to lands used for the administration and delivery of public services, primarily by government, public, social, religious, recreational or educational institutions. The Institutional Zone, used for land in the Institutional District, allows uses that are dependent on access to municipal water and sewer services and roads built to municipal standards. The requested rezoning would require an amendment to the

Municipal Plan which would be inconsistent with the Municipal Plan - this is due to the locational characteristics of the subject property. On this basis, application of the Institutional designation and rezoning to Institutional would not be justified.

3. An alternative approach to rezoning and redesignation would be text amendments to the Municipal Plan and the Development Regulations. However, other concerns with this particular site would still pose significant problems.

- Amend the Rural District provisions for Conditional Zones by the addition of:

“zoning for Personal Care Home provided it can be shown that the location of the Personal Care Home is essential to the operation of the Personal Care Home; provided the development site has access to a rural road of not less than two paved lanes with drainage ditches on each side; and provided the proposed development meets with the approval of the St. John’s Regional Fire Department (SJFRD).”

- Introduce a suitably modified definition of Personal Care Home into the Development Regulations. A suggested definition is:

“PERSONAL CARE HOME means a Building or part of a Building designed for the accommodation and care of elderly persons and/or persons with special needs which is operating under a license issued by the Government of Newfoundland and Labrador in accordance with the *Personal Care Home Regulations* and the *Health and Community Services Act*.”

- Introduce a Personal Care Home as a Discretionary Use in the Rural Zone, conditional upon:

“it being be shown that the location of the Personal Care Home is essential to the operation of the Personal Care Home; the development site has access to a rural road of not less than two paved lanes with drainage ditches on each side; and the proposed development meets with the approval of the St. John’s Regional Fire Department (SJFRD).”

Technical/Engineering Considerations

1. Currently, there is access to the site via Fowler’s Road, a narrow and poorly kept gravel roadway. There are no ditches or other drainage present for the road and snow clearing equipment does not maintain the roadway in the winter months. This does pose a significant issue for the proposed development. The applicant has not provided information on how the roadway will be upgraded (approximate cost in \$2012 was \$600,000) and maintained during year-round operations of the proposed facility. The applicant has indicated only that it is “prepared to contribute to offset some of the costs to upgrade Fowler's Road.”

2. There are currently no municipal services in the area. On-site servicing would be required, and more information has not been provided by the applicant detailing how the proposed facilities will be serviced.
3. It cannot be determined if stormwater detention will be required for this development, as detailed plans of any proposed structures have not been provided.

Other Considerations

1. The St. John's Regional Fire Department has expressed concern with year-round availability of a water supply for firefighting purposes and the state of Fowler's Road for year-round access by its equipment.
2. The St. John's Area Agricultural Development Authority has been consulted because of the closeness of the proposed residential addictions treatment facility to the ADA. The Authority advises that it has no concerns.

CONCLUSION AND RECOMMENDATION

Municipal Plan policies encourage suitable growth, the management of development to prevent conflict amongst competing land uses, and the provision of appropriate supporting infrastructure. The City is committed to limiting growth in areas where it may require the extension of infrastructure at undue cost.

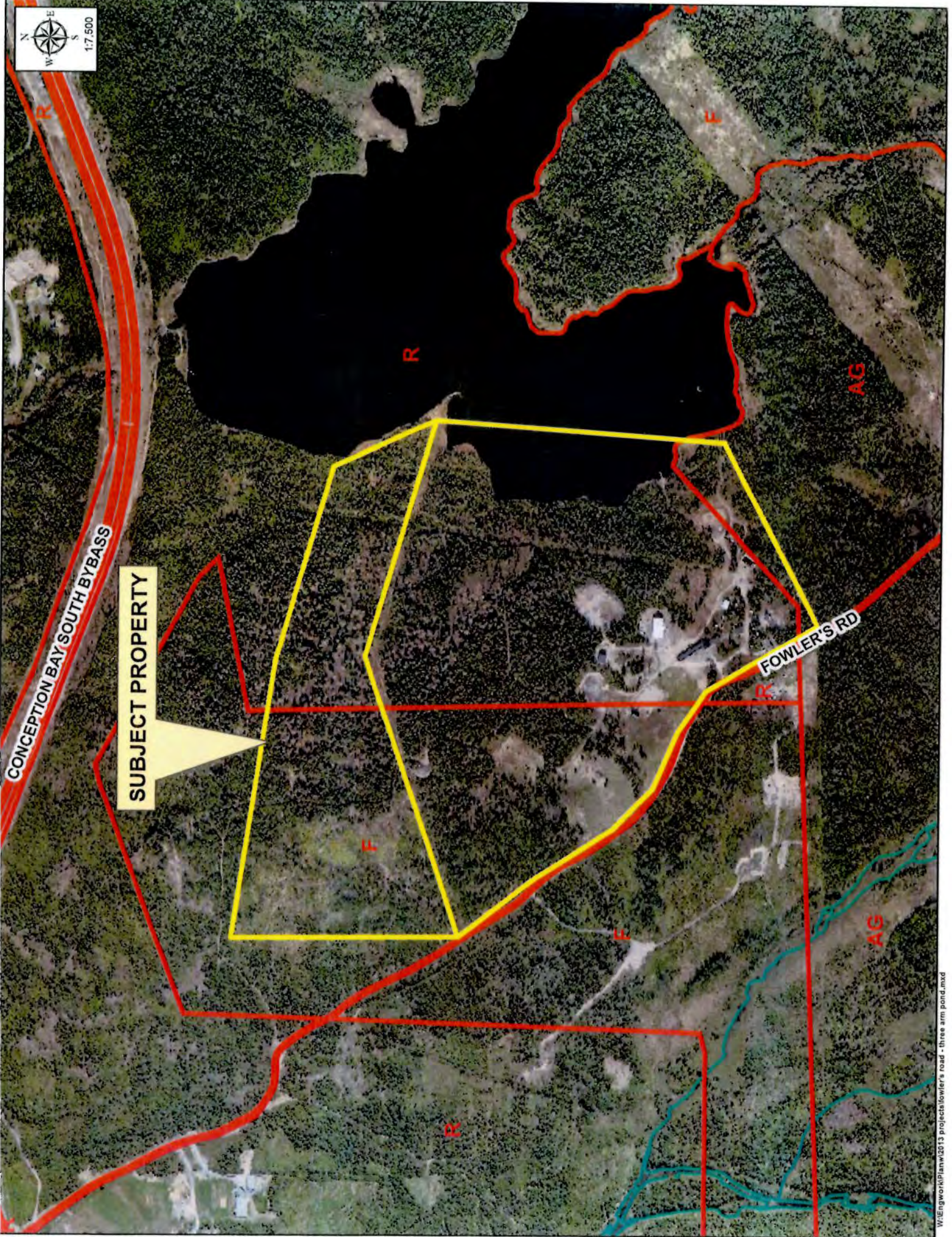
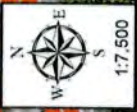
Based on information provided by the applicant, it is the opinion of staff that the proposed rezoning and development would not be consistent with the City's planning objectives. **It is concluded that at this time this rezoning application does not warrant consideration for approval, and it is recommended that it should be rejected.**

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

(original signed)

Ken O'Brien, MCIP
Chief Municipal Planner

PDB/dlm



SUBJECT PROPERTY

CONCEPTION BAY SOUTH BYPASS

FOWLER'S RD

R

F

AG

F

F

AG

R

MEMORANDUM

Date: March 11, 2014

To: Chair and Members
Planning & Development Committee

Re: **PDE File Number: #: REZ13-00016**
34 Logy Bay Road, Ward 1
Application to Rezone Land to Apartment High Density (A3) Zone
Philip Pratt Architect for 5167 Newfoundland and Labrador Limited

Philip Pratt Architect, on behalf of 5167 Newfoundland and Labrador Limited, has submitted an application to rezone approximately 8,550 square metres (2.1 acres) of undeveloped land on the northeast corner of Logy Bay Road and Selfridge Road from the Apartment Medium Density (A2) Zone to the Apartment High Density (A3) Zone. The requested rezoning is to allow development of a two 10-storey apartment buildings containing 141 apartment dwelling units. Each building will also have a small commercial component; the Gross Floor Area of the commercial space will be about 557 square metres (6000 ft²).

The application merits further consideration.

BACKGROUND

The subject property is low lying with the grade rising notably towards its northern boundary. The land (previously part of the Bally Haly property) serves as a buffer between several holes on the abutting Bally Haly golf course and the two public roads in this area, the residential apartment buildings on the western perimeter of Pleasantville, and the residential and commercial development on the opposite side of Selfridge Road. This property also functions as a drainage area for the golf course and is mostly marshland.

Lands immediately north and east of the subject property are occupied by the grounds of the Bally Haly Golf & Curling Club; these lands are zoned and designated Open Space. To the west, on the opposite side of Logy Bay Road, is the Conway Glen Municipal Park; it is also zoned and designated Open Space. Southwest of the subject property is a large residential development that is bounded by Logy Bay Road (Parsons Road and Ennis Avenue) and is zoned Residential Low Density (R1). To the southeast, on the opposite corner of Logy Bay Road and Selfridge Road, is a commercial property occupied by a 1-storey office building that is zoned Commercial Office (CO) and designated Commercial General (CG).

There are no overlay districts or zones affecting the subject property but the property appears to function as a marsh, receiving surface water runoff from the adjoining golf course and a small pond there.

ST. JOHN'S

DISCUSSION

Planning Considerations

	St. John's Municipal Plan	St. John's Development Regulations
Current	Residential Medium Density (RMD) District	Apartment Medium Density (A2) Zone
Proposed	Residential High Density (RHD) District	Apartment High Density (A3) Zone

1. The property is in the Residential Medium Density (RMD) Land Use District. The land would have to be redesignated to the Residential High Density (RHD) District to accommodate the requested rezoning. The subject property meets the basic criteria for designation to the RHD District: it is on two arterials, close to commercial services, and with recreational facilities and open spaces nearby. A Land Use Assessment Report (LUAR) is required as the A3 Zone is a *Discretionary Zone* in the RHD District due to it allowing a maximum height of 10 storeys and a maximum Floor Area Ratio (FAR) of 2.0.
2. Buffering (a landscaped setback along both street frontages and along the rear of the lot where it adjoins the golf course) is proposed to shield the residential development from the impacts of traffic on Logy Bay Road and Selfridge Road. A determination will have to be made if the buffer is sufficient "to reduce the potential for golf balls to damage property or injure persons," as required by the Municipal Plan.
3. The Municipal Plan supports higher density development in appropriate locations that allow more efficient use of land and municipal infrastructure. In this regard, the requested rezoning and development proposal would be consistent with the Municipal Plan.

Engineering Considerations

1. Municipal water mains which could service the subject property are located along Logy Bay Road and Selfridge Road.
2. There is no sanitary sewer main to service the subject property along Logy Bay Road or Selfridge Road. The closest sanitary sewer mains are along Parsons Road or Ross Road. It would be the applicant's responsibility to extend the sanitary sewer service to the subject property.
3. There is no storm sewer main to service the subject property along Logy Bay Road or Selfridge Road. The closest storm sewer service is located on the Bally Haly Golf Course, which is the Queen's River trunk sewer system. Depending on the point of

connection to the City's storm sewer system, stormwater detention may be required onsite.

4. Satisfactory site access is possible from Logy Bay Road; access from Selfridge Road would not be allowed. Improvements to the intersection of Selfridge Road and Logy Bay Road will be required which may affect property lines. The development will necessitate upgrading (widening) of Logy Bay Road and a traffic impact study may be required.
5. Review and approval of a site development plan, including connection to underground municipal services, controlled site access, parking lot layout and landscaping/buffering, would ordinarily be addressed at the time an application for development approval is submitted to the City.

CONCLUSION/RECOMMENDATION

The Municipal Plan supports higher density development in appropriate locations that allow more efficient use of land and municipal infrastructure. On this basis, the proposed rezoning and development of the subject property for high density apartment buildings has merit and warrants consideration, subject to a satisfactory Land Use Assessment Report.

If the Planning & Development Committee concurs, it is recommended that after Council's approval of the attached draft Terms of Reference and subsequent receipt of a satisfactory Land Use Assessment Report, the application be advertised in accordance with the requirements of Section 5.5 of the Development Regulations. A public meeting chaired by a member of Council is recommended. At a later time, a public hearing chaired by an independent commissioner will be required.

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

(original signed)

Ken O'Brien, MCIP,
Chief Municipal Planner

PDB/dlm

Attachment

**TERMS OF REFERENCE
FOR LAND USE ASSESSMENT REPORT (LUAR)
APPLICATION TO REZONE PROPERTY @ 34 LOGY BAY ROAD
TO THE APARTMENT HIGH DENSITY (A3) ZONE
AND TO ALLOW DEVELOPMENT
OF TWO APARTMENT BUILDINGS
PROPONENT: Philip Pratt Architect/5167 Newfoundland and Labrador Limited**

The proponent shall identify significant impacts and, where appropriate, also identify measures to mitigate impacts on land uses adjoining the subject property. All information is to be submitted under one report in a form that can be reproduced for public information and review. The numbering and ordering scheme used in the report shall correspond with that used in this Terms of Reference and a copy of the Terms of Reference shall be included as part of the report. A list of those persons/agencies who prepared the Land Use Assessment Report shall be provided as part of the report. The following items shall be addressed by the proponent at its expense:

A. Building Use

- Identify the size of each proposed building by floor area (Gross Floor Area), and by Floor Area Ratio (FAR); and
- Identify the proposed uses or occupancies within each building by their respective floor area.

B. Building Materials

- Provide elevations of the proposed buildings; and
- Identify the finish and colour of exterior building materials.

C. Building Height & Location

Identify graphically the exact location and height of the proposed apartment buildings. Additionally, identify using cross-section drawings the effect of the proposed building height on properties in the vicinity of the development site in terms of the following criteria:

- Identify the proximity of the proposed buildings to property lines;
- Possible loss of sunlight/ potential shadowing/ other potential impacts on adjacent properties; and
- Information on the proposed construction of patios/balconies.

D. Exterior Equipment and Lighting

- Identify the location and type of exterior lighting to be utilized. Identify possible impacts on adjoining residential properties and measures to be instituted to minimize these impacts; and
- Identify the location and type of any exterior HVAC equipment to be used to service the proposed buildings. Identify possible impacts on adjoining residential properties and measures to be instituted to minimize these impacts.

E. Landscaping & Buffering

- Identify with a landscaping plan, details of site landscaping and measures to be undertaken to buffer the proposed apartment buildings from the operations and activities generated at the adjoining golf course and arterial roads; including, but not limited to possible traffic noise and lights from vehicles; and
- Identify the location and proposed methods of screening electrical transformers and refuse containers to be used at the site.

F. Snowclearing/Snow Storage

Identify proposed method of snowclearing and location of snow storage area(s).

G. Offstreet Parking

Identify the number and location of off street parking spaces to be provided and means by which parking area storm water runoff is to be managed.

H. Municipal Water and Sewer Services

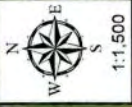
Provide information as may be required by the City's Department of Engineering on the proposed installation of municipal water and sewer services to the site.

I. Public Transit

Consult with St. John's Metrobus (St. John's Transportation Commission) regarding public transit infrastructure requirements (e.g. a bus lay-by and shelter) and their provision as part of this proposed development.

J. Construction Timeframe

- Indicate the phasing of the project and approximate timelines for beginning and completion of each phase; and
- Graphically, indicate on a site plan how workers' parking is to be accommodated during the construction period and designated areas for equipment and materials during the construction period.



PDE File Number: #REZ13-00016
 34 LOGY BAY ROAD (Ward 1)
 Application to Rezone Land to Apartment High Density (A3) Zone
 Philip Pratt Architect for 5167 Newfoundland and Labrador Limited

MEMORANDUM

Date: March 13, 2014

To: Chair and Members
Planning and Development Committee

Re: **Department of Planning File Number: REZ1300011**
Proposed Rezoning from Apartment Low Density (A1) Zone to the
Apartment Medium Density (A2) Zone
Applicant: AE Consultants
30-64 Crosbie Road, Ward 4

An application has been submitted to rezone the property located at 30-64 Crosbie Road. The purpose of the application is to rezone the subject property from the Apartment Low Density (A1) Zone to the Apartment Medium Density (A2) Zone to permit an additional apartment building of four (4) storeys in height. A Municipal Plan amendment would be required for this application. It is recommended that the rezoning be considered for further review.

BACKGROUND

The subject property is located on the south and east sides of Crosbie Road, north of Empire Avenue, immediately adjacent to the NL Sports Centre. It currently contains a rental apartment building 3.5 storeys high consisting of 116 units. The applicant is seeking to add an additional 63 apartments in a separate building of four (4) storeys, for a total of 179 units.

DISCUSSION

Planning Considerations

	St. John's Municipal Plan	St. John's Development Regulations
Current	Residential Medium Density (RMD) District	Apartment Low Density (A1) Zone
Proposed	Same	Apartment Medium Density (A2) Zone

ST. JOHN'S

St. John's Municipal Plan

Under the Municipal Plan, the property is located in the Residential Medium Density (RMD) District, where apartment uses are permitted, to a maximum of 50 dwelling units per net hectare. The density standards in the Municipal Plan are implemented by the zone standards in the Development Regulations, so we will turn to them below.

Currently there are 116 units on the property; the applicant is seeking an additional 63 units for a total of 179. According to the City's Mapcentre, this parcel is has 1.80 hectares or 4.4 acres.

The RMD District stats that "Subject to a Land Use Assessment Report (LUAR), the City may permit zones to allow such other High Density Residential uses as may be deemed by Council to be compatible". Therefore (as discussed below), while a Municipal Pan amendment is not required for the present application, a rezoning would be, and subject to a LUAR.

St. John's Development Regulations

The subject lands are Apartment Low Density (A1) which permits a density of "Not more than 1 Dwelling Unit per 120 square metres of Lot Area". Therefore, the total number of units permitted under the current A1 Zone would be a maximum of 150 units. The A2 Zone allows one (1) dwelling unit per 90 square metres of lot area, therefore 200 units. Currently there are 116 units; the applicant is seeking an additional 63, for a total of 179 units. Therefore, the A2 zone would be the applicable zone. The subject property borders the rear yards of houses along 394-416 Empire Avenue. These properties are deeper than normal – approximately 87 metres – so there should be no conflict with privacy or shadowing. There are also houses nearby at 2 to 20 Crosbie Road.

Technical Considerations

1. Parking - The developer will need to ensure that the parking lot for 79 spaces in the land between the existing building and the proposed one is constructed to the appropriate dimensions based on City parking standards. No parking stall or side connections shall be directly accessed from entrance/exit lanes within 8 meters from a property line abutting a roadway.

The development will require a total of 244 parking stalls for both buildings. The applicant has indicated that the onsite parking will provide 229 stalls with an additional 15 stalls provided on vacant land at 13 Crosbie Road (the other side of the road). However, from the submitted plans it appears that the minimum 4% disabled parking would not be met; therefore, alterations will be required to achieve this requirement.

2. Access - Due to the adjoining intersection with Portia Place and existing access points, any access onto the satellite parking area will be restricted. The new satellite parking area should be accessed from the existing parking area at 13 Crosbie Road. Should an independent access be required, alterations to the existing access will be necessary to separate the two points. Please note that the closest approved pedestrian crosswalk is approximately 85 meters away near a bus stop. The satellite parking area may create a

safety issue as pedestrians cross Crosbie Road while travelling between the apartment building and the parking area without using the crosswalk.

3. Laneway - Please note the following concerning the proposed laneway access to the new apartment building; running alongside the NL Sports Centre:
 - The laneway must maintain a minimum width of 7.5 meters.
 - The existing access onto Crosbie Road at this location will need to be removed. The proposed new laneway will be the main access point for both the new parking behind the building and the existing parking in front of the building.
 - To properly accommodate traffic to and from the site, the proposed access throat width shall be designed to achieve a minimum width of 8.0 meters to allow for a 4.0 meter exit lane and a 4.0 meter entrance lane.
4. The proponent will be required to submit detailed site servicing plans in accordance with the requirements of the City's Commercial Development Policy prior to final approval.
5. The development will require stormwater detention in line with the City's policy.
6. There is a walking trail through the subject property connecting the top of Crosbie Road and Stamp's Lane near Wishingwell Park. This trail should be maintained along the proposed new apartment building

CONCLUSION/RECOMMENDATION

The Municipal Plan seeks to achieve compact urban form. Given the infill nature of the site, this development proposal would make efficient use of land for residential uses.

The Municipal Plan and Development Regulations encourage a mix of appropriate and compatible residential forms and densities to achieve a compact urban form, create better quality neighbourhood environments and reduce the cost of municipal services. This rezoning application warrants consideration.

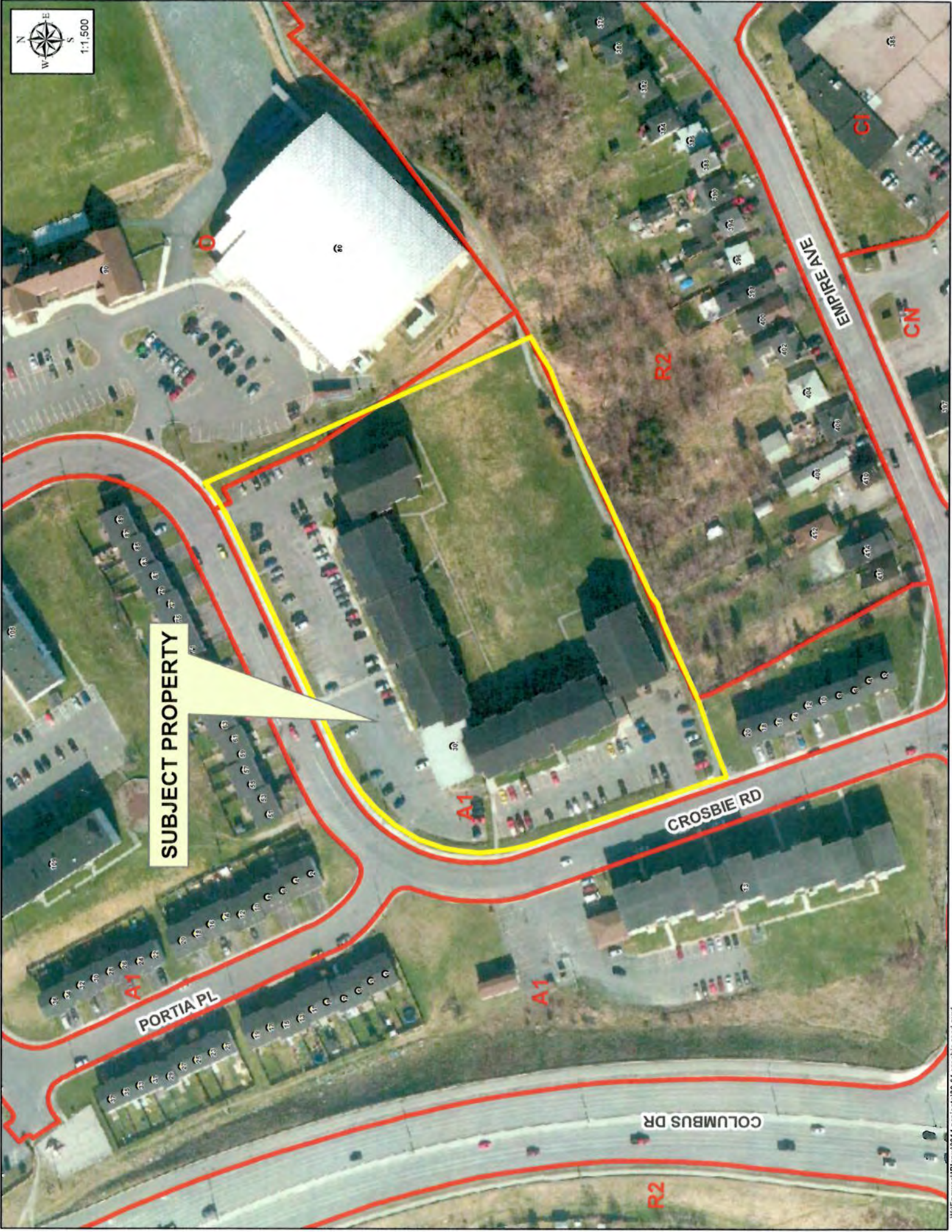
If the Planning & Development Committee agrees, staff will prepare a draft Terms of Reference for a Land-Use Assessment Report (LUAR) to be referred to Council for consideration. Once the report is prepared by the applicant and accepted by the City, staff recommend that it be referred to a public meeting chaired by a member of Council. Due to the fact that there is over a dozen houses that border the subject property, it would be appropriate to have this public discussion. No Municipal Plan amendment would be required.

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

(original signed)

Ken O'Brien, MCIP
Chief Municipal Planner

MH/dlm



SUBJECT PROPERTY

KEY PLAN



NOTES

- 30-64 Crosbie Rd Proposed**
- Lot Area 18 049 m²
- Current Zoning A1
- Max Density 1 Unit per 120 m²
- Allowable Units 150
- 150 Units - (116 Existing) = 34 New Units
- Proposed Rezoning A2
- Max Density 1 Unit per 90 m²
- Allowable Units 200
- 200 Units - (116 Existing) = 84 New Units
- Proposed Building
- 79 New Units (Total Units)
- 3,123 sq. ft. (290m²) Commercial
- New Parking Required
- 63 Units x 1.25 stalls/unit = 79 Stalls
- Total Parking Requirements**
- Residential A2 Zoning
- 1.25 stalls/unit x 179 units = 224 stalls
- Retail Parking Requirements
- 1 stall/15m² = 20 stalls
- Total required
- 224 + 20 = 244 stalls
- On site Parking Capacity 229 stalls
- Satellite Parking Proposed 15 stalls

CONCEPT PLAN
CROSBIE ROAD

OCT 4, 2013

13-177

NORTH



SCALE

AE Consultants
ARCHITECTURE & ENGINEERING
member of GENVAR

447 Riverside Plaza, Suite 202, PO Box 11166, St. Louis, MO 63144
www.aeconsultants.com | www.genvar.com



**TERMS OF REFERENCE
FOR LAND USE ASSESSMENT REPORT (LUAR)
APPLICATION TO REZONE PROPERTY FOR 30-64 CROSBIE ROAD
TO THE APARTMENT MEDIUM DENSITY (A2) ZONE
AND TO ALLOW DEVELOPMENT
OF AN INFILL APARTMENT BUILDING
PROPONENT: AE Consultants /Northern Property REIT**

The following items shall be addressed by the proponent at its expense. The proponent shall identify significant impacts and identify measures to mitigate impacts on land uses adjoining the subject property. All information is to be submitted in a report that can be reproduced for public information and review. The numbering and ordering scheme used in the report shall correspond with that used in this Terms of Reference. A copy of the Terms of Reference shall be included as part of the report. A list of those persons/agencies who prepared the Land Use Assessment Report shall be provided.

A. Building Use

- Identify the size of each proposed building by floor area (Gross Floor Area), and by Floor Area Ratio (FAR).
- Identify all proposed uses within the building.

B. Building Materials

- Provide elevations of the proposed buildings.
- Identify the finish and colour of exterior building materials.

C. Building Height & Location

Identify graphically the exact location and height of the proposed apartment buildings. Additionally, identify using cross-section drawings the effect of the proposed building height on properties in the vicinity of the development site in terms of the following criteria:

- Identify the proximity of the proposed buildings to property lines.
- Possible loss of sunlight/ potential shadowing/ other potential impacts on adjacent properties.
- Information regarding the buildings setback from and the preservation and possible enhancement of the existing walking trail along the southern property boundary.

D. Exterior Equipment and Lighting

- Identify the location and type of exterior lighting to be utilized. Identify possible impacts on adjoining residential properties and measures to be instituted to minimize these impacts.
- Identify the location and type of any exterior HVAC equipment to be used to service the proposed building. Identify possible impacts on adjoining residential properties and measures to be instituted to minimize these impacts.

E. Landscaping & Buffering

- Provide a landscaping plan, identifying all details of site landscaping and measures to be undertaken to buffer the proposed apartment building from the adjacent apartment building and the adjacent residences along Empire Avenue; including, but not limited to possible traffic noise and lights from vehicles.
- Identify the location and proposed methods of screening electrical transformers and refuse containers to be used at the site.

F. Snowclearing/Snow Storage

Identify proposed method of snowclearing and location of snow storage area(s).

G. Offstreet Parking

Identify the number and location of off street parking spaces to be provided and means by which parking area storm water runoff is to be managed. Clarify whether the Satellite Parking Area on the west side of Crosbie Road will be developed. If so, please provide a separate site plan for that area identifying parking stall and drive aisles and point(s) of ingress/egress.

H. Municipal Water and Sewer Services

Provide information as may be required by the City's Department of Engineering on the proposed installation of municipal water and sewer services to the site.

I. Public Transit

Identify any current bus stop locations in the vicinity and consult with St. John's Metrobus (St. John's Transportation Commission) regarding public transit infrastructure requirements (e.g. a bus lay-by and shelter) and their provision as part of this proposed development.

J. Construction Timeframe

- Indicate the milestones of the project and approximate timelines for beginning and completion of each milestone.
- Graphically, indicate on a site plan how workers' parking is to be accommodated during the construction period, outlining designated areas for equipment and materials during the construction period.

MEMORANDUM

Date: March 13, 2014

To: Chairperson and Members
Planning and Development Committee

Re: **Department of Planning File Number: REZ1300006**
Proposed Rezoning from Rural (R) Zone to the Rural Residential (RR) Zone
1460 Blackhead Road “Parcel B” (Ward 5)

The property owner has submitted an application to rezone the property situated on 1460 Blackhead Road near the intersection with Blackhead Village Road. The purpose is to rezone the subject property from the Rural (R) Zone to the Rural Residential (RR) Zone to allow for future residential development on unserviced 4,000 square metre (1 acre) lots.

The rezoning is recommended for rejection.

BACKGROUND

	St. John’s Municipal Plan	St. John’s Development Regulations
Existing	Rural District	Rural (R) Zone
Proposed	Restricted and Rural Districts	Rural Residential (RR) Zone

This property (Parcel ID # 20907) is located along both sides of Blackhead Road. The rezoning application is for the larger Parcel ‘B’ on the south side of Blackhead Road. Over the past decade, a number of property owners in this general area have applied to develop new residential lots and have been rejected based on the zoning as well as the City’s wish to curb sprawl along the road.

PLANNING CONSIDERATIONS

The St. John’s Urban Region Regional Plan designates Blackhead Road / Cape Spear Highway as a Scenic Road, where every effort should be made to retain the landscape in its natural form.

ST. JOHN’S

Under the Municipal Plan, the property is designated as part of the Rural (R) Land Use District. The land immediately to the west of the subject property is designated Restricted Residential. The Rural (R) District is applied to lands that are intended for rural uses. A Municipal Plan amendment would be required for this rezoning application.

A number of rezoning applications have been rejected for parcels with a Rural (R) Zone in this area, since new residential development is not supported by the Municipal Plan policies.

TECHNICAL CONSIDERATIONS

There is no sanitary sewer, storm sewer, or water main for this property; and it is not the City's intent to extend services. By permitting this rezoning, the City would be setting a trend for further unserved residential development.

The applicant would be required to maintain a 15 metre buffer from the 1:100 year high-water mark of the water body adjacent to 1460 Blackhead Road (Parcel B) as well as from any streams on site.

CONCLUSION AND RECOMMENDATION

The Municipal Plan's policies seek to curb sprawl and new unserved residential development along Blackhead Road. Extending the Rural Residential (RR) designation into the Rural (R) designation to allow more residential development would increase sprawl and be detrimental to the visual character of the designated Scenic Road under the Regional Plan.

Therefore, staff recommends that the Planning and Development Committee reject this application.

This is provided for the Committee's consideration.

(original signed)

Ken O'Brien, MCIP
Chief Municipal Planner
Department of Planning, Development and Engineering

MH/sba

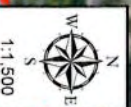
Enclosure



SUBJECT PROPERTY

BLACKHEAD VILLAGE RD

BLACKHEAD RD



MEMORANDUM

Date: March 12, 2014

To: Chair and Members
Planning and Development Committee

From: Ken O'Brien, MCIP, Chief Municipal Planner

Re: **PDE File #: 1300013**
Proposed Text Amendment to the St. John's Development Regulations
11 Petty Harbour Road, Private Driveway in Floodplain

The owner of property situated at 11 Petty Harbour Road has applied for a text amendment to the St. John's Development Regulations respecting development in the floodplain of a designated waterway (Section 11.2/ Overlay Districts – Bodies of Water and Development). The requested amendment, if approved, would allow the development of a private driveway within a floodplain.

This application is associated with an application by the owner to subdivide a large parcel of land into several unserviced residential building lots. One proposed lot would involve construction of a driveway within a protected floodplain; this application was rejected in December 2013 because the proposed driveway was in the floodplain. There is a possibility that development of another lot from the larger parcel would also involve construction of other driveways within another floodplain.

It is recommended that this application be rejected.

PLANNING CONSIDERATIONS

1. The proposed text amendment to the Development Regulations would conflict with the policies of the St. John's Municipal Plan as regard to Environmentally Valuable Areas (Part III, Section 8.2). These are lands considered vulnerable to the impacts of development. Such lands include lands required for storm water management and any other lands or waters considered environmentally significant. Council has the discretion to allow certain types of development within the minimum 15-metre buffer of a 1:100 year floodplain but not within the floodplain itself.

ST. JOHN'S

2. The above policy is implemented through Section 11.2 of the Development Regulations. For Council to amend the text of the Development Regulations as proposed by the applicant, it would also have to amend the text of the Municipal Plan. It is possible that such an amendment would be contrary to Provincial policies and the St. John's Urban Region Regional Plan.
3. In this instance, the applicant has other options which could be pursued to achieve access to the proposed building lot that would not involve development within the floodplain.

CONCLUSION AND RECOMMENDATION

The amendment sought by the applicant is contrary to the Municipal Plan and good planning practice. In addition, it is also possible that the proposed amendment would be contrary to the Regional Plan and Provincial policies.

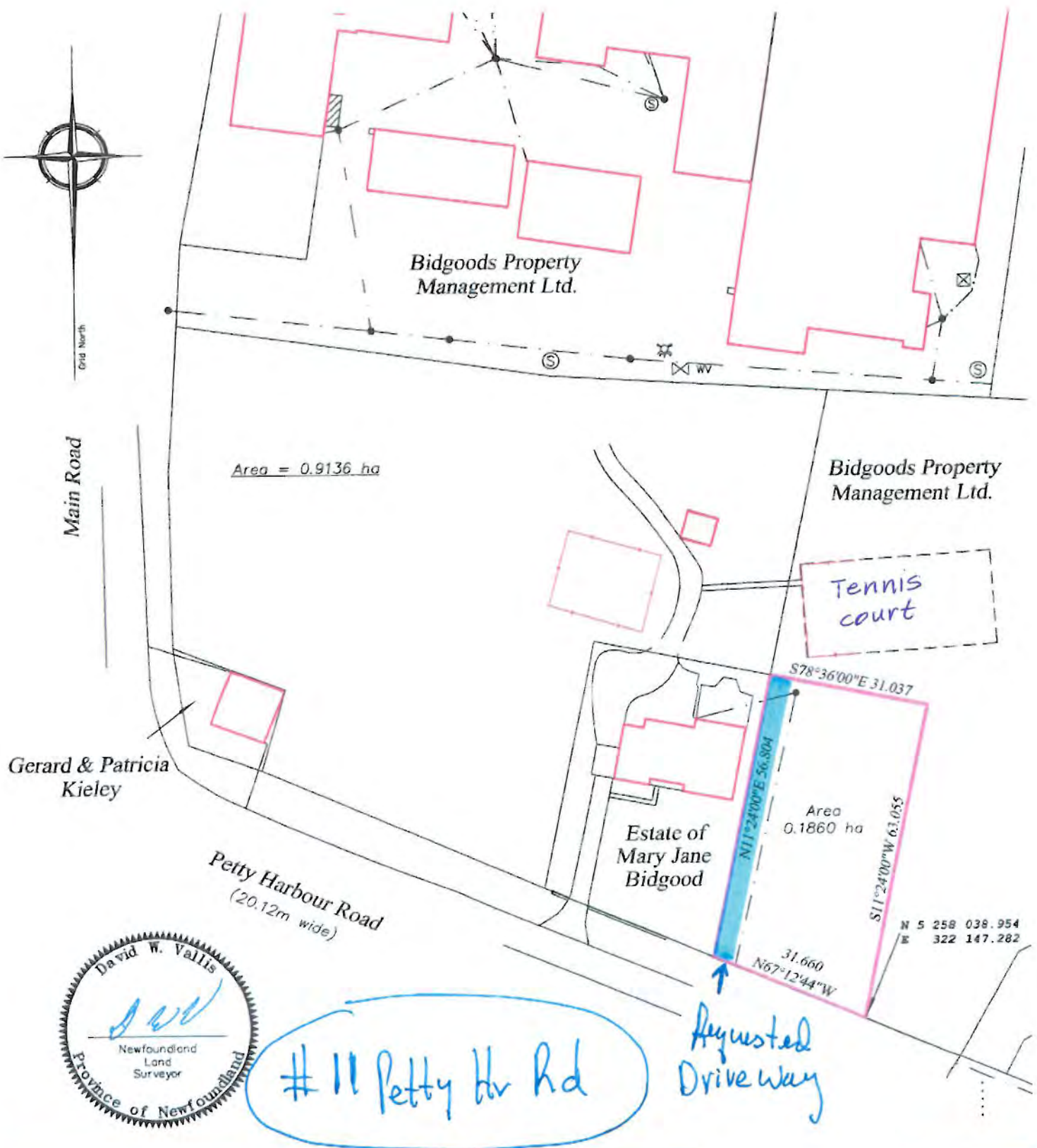
On the above basis, it is recommended that this application should be rejected.

This is provided for the consideration of the Planning and Development Standing Committee.

(original signed)

Ken O'Brien, MCIP
Chief Municipal Planner

pdb/sba



11 Petty Hvr Rd

Proposed Drive Way

Notes:- This plan certifies the information as of the date shown and only as of this date. All distances are Metres.
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For further information contact the author at [709] 747-5923, Fax 747-0177, E-Mail dvallis@nf.aibn.com [C.M.53][NAD 83][GPS][RTK]

Boundary Survey
The Estate of Mary Jane Bidgood
 Petty Harbour Road, St. John's, NL

date: Aug 13, 12
 scale: 1:1000
 job no.: 12002



MEMORANDUM

Date: March 14, 2014

To: Chair and Members
Planning & Development Committee

Re: **PDE File Number: REZ14-00005**
146-148 Ladysmith Drive, Ward 5
Proposed Rezoning to Apartment Medium Density (A2)
11368 NL. Ltd.

The City has received an application from 11368 NL Ltd. to have property at 146-148 Ladysmith Drive rezoned from the Institution (INST) Zone to the Apartment Medium Density (A2) Zone. The purpose of the rezoning is to accommodate the subdivision of land for development of 28 rowhouse lots along Ladysmith Drive and development of a large lot to the rear of the rowhouse lots on which would be located three apartment buildings containing a total of 181 apartment units. The applicant has provided preliminary subdivision and development concept plans/survey drawings.

To accommodate the rezoning a Land Use Assessment Report (LUAR) and an amendment to the Municipal Plan, redesignation of the subject property to the Residential Medium Density District, will be required. Subject to completion of the review by the Department of Engineering and relevant concerns being addressed, this application and could be considered for referral to the rezoning process.

BACKGROUND

The subject property has an approximate area of 2.95 hectares (7.29 acres) and 258 metres (847 feet) frontage along Ladysmith Drive. The undeveloped property is zoned Institutional as it was intended to accommodate the future development of a school or other public use in this area. It has since been determined that the Eastern School District has no intention of developing a school in the Kenmount Terrace area.

Along its north (rear) side of the subject property is land occupied by a watercourse and associated wetlands. This land is zoned Open Space.

Abutting the subject property on the east and west, and on the opposite side of Ladysmith Drive, are properties that are in the Residential Kenmount (RK) Zone and occupied by single detached houses. A little west of the subject property at the corner of Ladysmith Drive and Lady Anderson street is vacant land that is zoned Commercial Neighbourhood (CN) and will eventually accommodate development of commercial services for this area.

ST. JOHN'S

COMMENTS

Planning Considerations

	St. John's Municipal Plan	St. John's Development Regulations
Current	Institutional (INST) District	Institutional (I) Zone
Proposed	Residential Medium Density (RMD) District	Apartment Medium Density (A2) Zone

1. The subject property is in the Institutional (INST) District. This designation is applied to lands which are or could be used for the delivery of public services by a government or non-governmental entity. In this case, it has been determined that reservation of this land for development of a public school is not warranted. Therefore, it would be appropriate to redesignate this property to the Residential Medium Density (RMD) District to accommodate the rezoning to A2. A Land Use Assessment Report (LUAR) will be necessary before the rezoning could be considered as the A2 Zone is a Conditional Zone in the RMD District.
2. An overall objective of the Municipal Plan is to encourage compact urban form by accommodating development with higher densities and infill development. A residential objective of the Municipal Plan is to maintain neighbourhood character and quality of life in residential neighbourhoods.

The Kenmount Terrace area in which the subject property is situated is occupied solely by single detached houses. The uses proposed, rowhouse dwellings and five storey apartment buildings, make efficient use of land, respond to the need for more housing, and allow the City to be more efficient its delivery of services. The compatibility of the proposed development with the surrounding neighbourhood could be determined through the LUAR (draft Terms of Reference attached) and public review of this application.

3. The portion of the subject property where the development of three apartment buildings is proposed abuts or encroaches upon the Yellow Marsh Wetland - an Environmentally Valuable Area (EVA). A minimum 15 metres (15 m) development buffer is required to be maintained from the edge of the EVA. The extent of the buffer limits will have to be identified and appropriate mitigative measures taken during construction to prevent intrusion into the EVA and damage to it. This can be addressed by the applicant through the LUAR.
4. Council has the discretion, following review by the Environmental Advisory Committee (EAC) and receipt of advice, to allow limited development within the EVA buffer zone. This can also be addressed by the applicant through the LUAR.

Technical/Engineering Considerations

The Department of Engineering has not had the opportunity to review and comment on the preliminary development plan recently submitted by the applicant. However, it is noted that

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

Until the Department of Engineering has completed its review, the Committee should be aware that:

1. Municipal water and sewer services are available in the area of the subject property to service the proposed development. The applicant may have to extend them along the entire frontage of the subject property to be able to connect to City systems.
2. The proposed development is subject to the City's Net Zero Runoff Policy. Onsite stormwater detention may be required.
3. The Transportation Engineer will have to determine if the intensity of the mixed-form development (number of proposed dwelling units) requires the undertaking of a Traffic Impact Study by the applicant. This may be done as part of the Land Use Assessment Report, if required.

CONCLUSION

An overall objective of the Municipal Plan is to encourage compact urban form by accommodating development with higher densities and infill development where appropriate, and making better use of municipal infrastructure. This development would be consistent with the Municipal Plan and make good use of this site by providing needed housing. Rezoning of the subject property to allow a mix of residential land uses would also be responsive to changing local demographics and housing affordability concerns. It therefore has merit and warrants consideration.

Following completion of the review by the Department of Engineering; if the Planning & Development Committee concurs, it is recommended that upon Council's confirmation and approval of the attached draft Terms of Reference and subsequent receipt of a satisfactory Land Use Assessment Report, the application be advertised in accordance with the requirements of Section 5.5 of the Development Regulations and a public meeting chaired by a member of Council be held. At a later stage, a public hearing chaired by an independent commissioner will be required.

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

Ken O'Brien, MCIP
Chief Municipal Planner

PDB/dlm

Attachment

**TERMS OF REFERENCE
FOR LAND USE ASSESSMENT REPORT (LUAR)
APPLICATION TO REZONE PROPERTY @ 146-148 LADYSMITH
DRIVETO THE APARTMENT MEDIUM DENSITY (A2) ZONE
AND TO ALLOW A MIXED-FORM RESIDENTIAL DEVELOPMENT
PROPONENT: 11368 NL. LTD.**

The following items shall be addressed by the proponent at its expense. The proponent shall identify significant impacts and, where appropriate, also identify measures to mitigate impacts on land uses adjoining the subject property. All information is to be submitted under one report in a form that can be reproduced for public information and review. The numbering and ordering scheme used in the report shall correspond with that used in this Terms of Reference and a copy of the Terms of Reference shall be included as part of the report. A list of those persons/agencies who prepared the Land Use Assessment Report shall be provided as part of the report.

A. Building Use

- Identify the size of each proposed building by floor area (Gross Floor Area), and by Floor Area Ratio (FAR).
- Identify the proposed uses or occupancies within each building by their respective floor area.

B. Building Materials

- Provide elevations of the proposed buildings.
- Identify the finish and colour of exterior building materials.

C. Building Height & Location

Identify graphically the exact location and height of the proposed apartment buildings relative to:

- Property boundaries/lot lines.
- The minimum 15 metres development buffer of the Yellow Marsh Wetland EVA.

Additionally, using cross-section drawings, identify the effect of the proposed building height on properties in the vicinity of the development site in terms of the following criteria:

- Identify the proximity of the proposed buildings to property lines.
- Possible loss of sunlight/ potential shadowing/ other potential impacts on adjacent properties.
- Information on the proposed construction of patios/balconies.

D. Exterior Equipment and Lighting

- Identify the location and type of exterior lighting to be utilized. Identify possible impacts on adjoining residential properties and measures to be instituted to minimize these impacts.
- Identify the location and type of any exterior HVAC equipment to be used to service the proposed buildings. Identify possible impacts on adjoining residential properties and measures to be instituted to minimize these impacts.

E. Landscaping & Buffering

- Identify with a landscaping plan, details of site landscaping and measures to be undertaken to buffer the proposed apartment buildings from the operations and activities generated at the adjoining golf course and arterial roads; including, but not limited to possible traffic noise and lights from vehicles.
- Identify the location and proposed methods of screening electrical transformers and refuse containers to be used at the site.

F. Snowclearing/Snow Storage

Identify proposed method of snowclearing and location of snow storage area(s).

G. Offstreet Parking

Identify the number and location of off street parking spaces to be provided and means by which parking area storm water runoff is to be managed.

H. Traffic

Provide the anticipated traffic generation rates associated with the proposed development.

I. Municipal Water and Sewer Services

Provide information as may be required by the City's Engineering Division on the proposed installation of municipal water and sewer services to the site.

J. Public Transit

Consult with St. John's Metrobus (St. John's Transportation Commission) regarding public transit infrastructure requirements (e.g. a bus lay-by and shelter) and their provision as part of this proposed development.

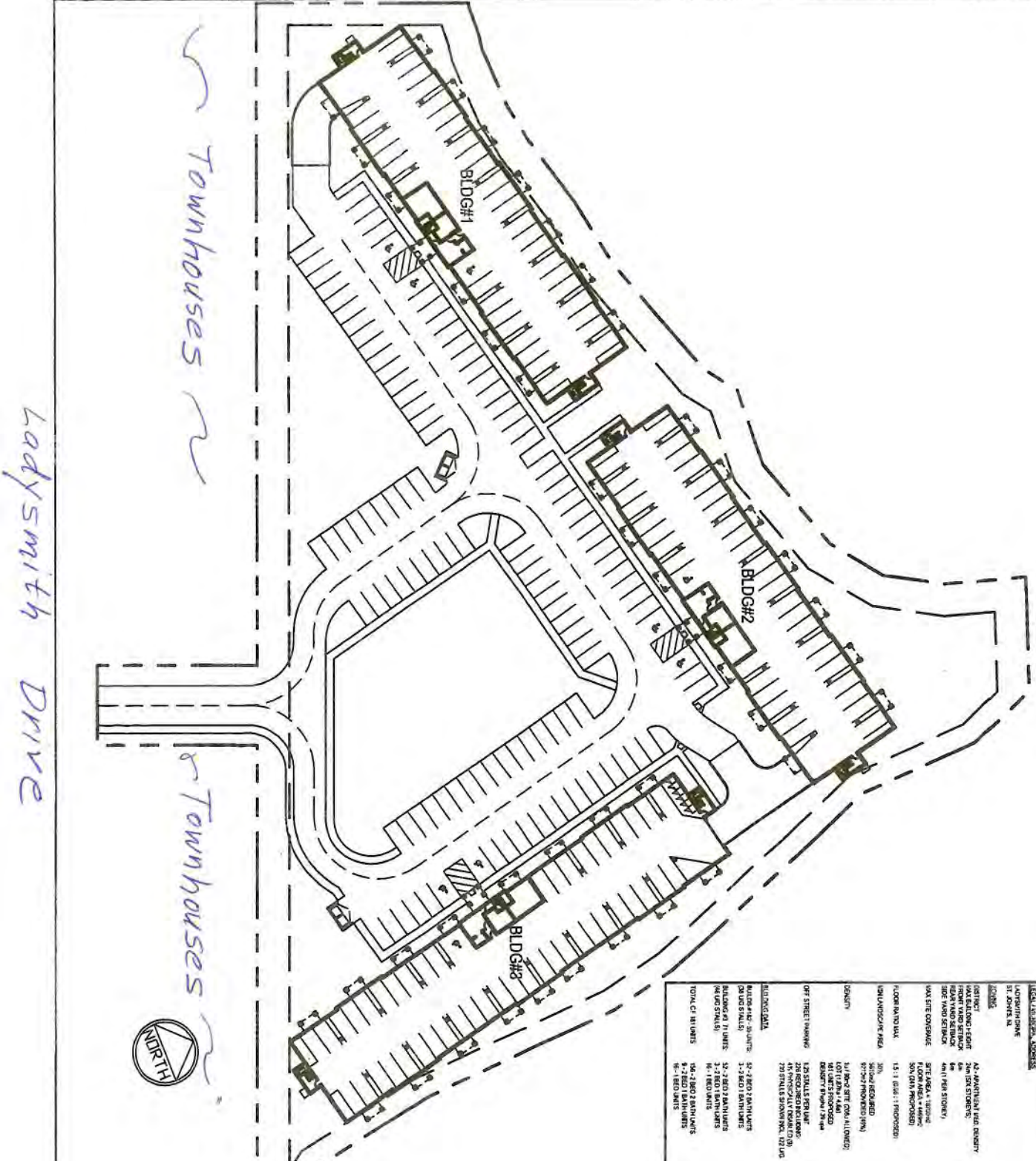
J. Construction Timeframe

- Indicate the phasing of the project and approximate timelines for beginning and completion of each phase.
- Graphically, indicate on a site plan how workers' parking is to be accommodated during the construction period and designated areas for equipment and materials during the construction period.

K. Wetland EVA Protection

Provide information on measures and procedures to be instituted during project development to prevent intrusion into the minimum 15 metres development buffer of the Yellow Marsh Wetland EVA in order to protect it from damage.





LEGAL JURISDICTION, ADDRESS	
LADY SMITH DRIVE ST. JOHN'S NL	
ZONING	
EXISTING ZONING	A2 - APARTMENT TOWN RESIDENTIAL
PROPOSED ZONING	RM - RESIDENTIAL MEDIUM DENSITY
PROPOSED ZONING	RM (100 STOREY)
PROPOSED ZONING	RM (150 STOREY)
PROPOSED ZONING	RM (200 STOREY)
PROPOSED ZONING	RM (250 STOREY)
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PROPOSED ZONING	RM (2100 STOREY)
PROPOSED ZONING	RM (2150 STOREY)
PROPOSED ZONING	RM (2200 STOREY)
PROPOSED ZONING	RM (2250 STOREY)
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PROPOSED ZONING	RM (9900 STOREY)
PROPOSED ZONING	RM (9950 STOREY)
PROPOSED ZONING	RM (10000 STOREY)

AYWIN
CORP

4109 40th STREET, RED DEER, AB T4N 1A4
tel: 403.598.8195 e-mail: sraylwin@shaw.ca

PROJECT NAME
**LADY SMITH DRIVE - 181 UNITS
ST JOHN'S NL**

DRAWING NAME
**SITE PLAN - OPTION 1
C/W UNDERGROUND PARKING**

RECEIVED

MAR 12 2014

PLANNING DEPARTMENT

PROJECT No.	2013.17
DATE	03 DEC 2013
SCALE	1:1000
SHEET No.	ASK1



RECEIVED
MAR 12 2014
PLANNING, DEVELOPMENT
AND ENGINEERING

Building Permits List

Council's March 24, 2014 Regular Meeting

Permits Issued: 2014/03/13 To 2014/03/19

Class: Commercial

10 Fort William Pl, Patricia's	Co	Eating Establishment
39 Kelsey Dr, Bulk Barn	Sn	Retail Store
135 Mayor Ave	Ms	Club
350 Torbay Rd (Pet Zone)	Sn	Retail Store
286 Torbay Rd., Jungle Jims	Rn	Restaurant
125 Kelsey Dr	Rn	Office
48 Kenmount Road, Rogers Com.	Rn	Retail Store
655 Topsail Rd Seedlings	Co	Commercial School
365-367 Water St Boston Pizza	Rn	Restaurant
131 Kelsey Dr. (Bristol 3)	Rn	Office
456 Logy Bay Rd	Nc	Warehouse

This Week \$ 2,549,798.00

Class: Government/Institutional

This Week \$.00

Class: Residential

381 Blackhead Rd	Nc	Accessory Building
9 Capulet St Lot 213	Nc	Single Detached Dwelling
2 Cherrybark Cres., Lot 208	Nc	Single Detached & Sub.Apt
41 Cherrybark Cres, Lot 235	Nc	Single Detached & Sub.Apt
43 Cherrybark Cres, Lot 234	Nc	Single Detached & Sub.Apt
37 Critch's Path	Nc	Single Detached Dwelling
171 Doyle's Rd - Lot 5	Nc	Single Detached & Sub.Apt
23 Glenlonan St Lot 106	Nc	Single Detached & Sub.Apt
23b Glenlonan St., Lot 106a	Nc	Single Detached & Sub.Apt
180 Great Eastern Ave	Nc	Accessory Building
202 Hamilton Ave	Nc	Patio Deck
109 Ladysmith Dr, Lot 186	Nc	Single Detached Dwelling
62 Orlando Pl, Lot 196	Nc	Single Detached Dwelling
237 Petty Harbour Rd	Nc	Accessory Building
46 Burry Port St	Cr	Subsidiary Apartment
6 Galashiels Pl	Cr	Subsidiary Apartment
8 Fairwood St	Rn	Single Detached Dwelling
150 Linegar Ave	Rn	Single Detached & Sub.Apt
611 Main Rd	Rn	Single Detached Dwelling
55 Prince Of Wales St	Rn	Semi-Detached Dwelling
16 Signal Hill Rd	Rn	Semi-Detached Dwelling
163 Doyle's Rd	Sw	Vacant Land
1 Roche St	Sw	Single Detached Dwelling

This Week \$ 1,738,211.00

Class: Demolition

194 Lemarchant Rd

Dm Admin Bldg/Gov/Non-Profit

This Week \$ 15,000.00

This Week's Total: \$ 4,303,009.00

Repair Permits Issued: 2014/03/13 To 2014/03/19 \$ 6,000.00

Legend

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

TYPE	2013	2014	% VARIANCE (+/-)
Commercial	\$32,800,000.00	\$15,418,000.00	-53
Industrial	\$25,000.00	\$0.00	-100
Government/Institutional	\$6,771,000.00	\$42,455,000.00	527
Residential	\$19,178,000.00	\$22,153,000.00	16
Repairs	\$492,000.00	\$363,000.00	-26
Housing Units (1 & 2 Family Dwellings)	54	31	
TOTAL	\$59,266,000.00	\$80,389,000.00	36

Respectfully Submitted,

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

MEMORANDUM

**Weekly Payment Vouchers
For The
Week Ending March 19, 2014**

Payroll

Public Works	\$ 481,197.88
Bi-Weekly Casual	\$ 22,514.02
Accounts Payable	\$3,289,341.61
Total:	\$ 3,793,053.51

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
KELLOWAY CONSTRUCTION LIMITED	00065751	CLEANING SERVICES	\$270.40
SWILERS RUGBY CLUB	00065752	NL SPORTS CENTRE ROOM RENTAL	\$311.34
KELLOWAY CONSTRUCTION LIMITED	00065753	CLEANING SERVICES	\$62,399.40
SWILERS RUGBY CLUB	00065754	NL SPORTS CENTRE ROOM RENTAL	\$88.66
SSQ INSURANCE COMPANY INC.	00065755	BENEFIT BILLING MARCH 2014	\$4,323.50
DESJARDINS FINANCIAL SECURITY	00065756	BENEFIT BILLING MARCH 2014	\$525,431.11
NEWFOUNDLAND POWER	00065757	ELECTRICAL SERVICES	\$13,074.54
BELL MOBILITY	00065758	CELLULAR PHONE USAGE	\$18,777.02
PUBLIC SERVICE CREDIT UNION	00065759	PAYROLL DEDUCTIONS	\$8,905.83
HEATHER MORGAN	00065760	INSTRUCTOR FEE	\$113.31
PARKS, RICHARD	00065761	TRAVEL REIMBURSEMENT	\$337.50
BAILEY-PEERLESS	00065762	SEWER RODS	\$2,957.88
NEWCAP BROADCASTING LTD.	00065763	PUBLIC ANNOUNCEMENTS	\$449.77
ST. JOHN'S TRANSPORTATION COMMISSION	00065764	CHARTER SERVICES	\$2,830.00
NORTH ATLANTIC ISLAND PASS	00065765	GAS & DIESEL FUEL	\$505.78
O'KEEFE, WADE	00065766	TRAVEL ADVANCE	\$2,306.87
RALPH, SUSAN	00065767	TRAVEL ADVANCE	\$2,169.00
DATARITE.COM	00065768	STATIONERY & OFFICE SUPPLIES	\$355.95
NEWFOUNDLAND POWER	00065769	ELECTRICAL SERVICES	\$5,525.21
GCR TIRE CENTRE	00065770	TIRES	\$45,586.24
PARTS FOR TRUCKS INC.	00065771	REPAIR PARTS	\$7,758.24
RECEIVER GENERAL FOR CANADA	00065772	PAYROLL DEDUCTIONS	\$675,279.92
RECEIVER GENERAL FOR CANADA	00065773	PAYROLL DEDUCTIONS	\$228,952.79
ALEX NOEL	00065774	REFUND CAT SPAY FEE	\$85.00
MAUREEN WHITTY	00065775	SMOKING CESSATION PROGRAM	\$61.81
ACKLANDS-GRAINGER	00065776	INDUSTRIAL SUPPLIES	\$1,153.73
AFONSO GROUP LIMITED	00065777	SEWER INSPECTIONS	\$916.46
SERVICEMASTER CONTRACT SERVICE	00065778	CLEANING SERVICES	\$593.25
ATLANTIC OFFSHORE MEDICAL SERV	00065779	MEDICAL SERVICES	\$1,271.25
ATLANTIC PURIFICATION SYSTEM LTD	00065780	WATER PURIFICATION SUPPLIES	\$1,688.91
AUDIO SYSTEMS LTD.	00065781	AUDIO EQUIPMENT	\$751.61
AVALON FORD SALES LTD.	00065782	AUTO PARTS	\$305.56
B & B SALES LTD.	00065783	SANITARY SUPPLIES	\$428.27
FEDERAL EXPRESS CANADA LTD.	00065784	COURIER SERVICES	\$91.91
KELLOWAY CONSTRUCTION LIMITED	00065785	CLEANING SERVICES	\$282.50
RDM INDUSTRIAL LTD.	00065786	INDUSTRIAL SUPPLIES	\$158.71

NAME	CHEQUE #	DESCRIPTION	AMOUNT
ROBERT BAIRD EQUIPMENT LTD.	00065787	RENTAL OF EQUIPMENT	\$7,942.77
BAKER FLOORING CONTRACTS LTD.	00065788	SUPPLY/INSTALL FLOORING	\$24.60
GRANT THORNTON	00065789	PROFESSIONAL SERVICES	\$2,176.38
HERCULES SLR INC.	00065790	REPAIR PARTS	\$404.74
STAPLES THE BUSINESS DEPOT - OLD PLACEN	00065791	STATIONERY & OFFICE SUPPLIES	\$124.23
PREMA NEWFOUNDLAND	00065792	REPAIR PARTS	\$82.69
CABOT PEST CONTROL	00065793	PEST CONTROL	\$357.65
BEST DISPENSERS LTD.	00065794	SANITARY SUPPLIES	\$1,556.69
CREDIT COUNSELLING SERVICES OF NEWFOUR	00065795	PROFESSIONAL SERVICES	\$287.50
ROCKWATER PROFESSIONAL PRODUCT	00065796	CHEMICALS	\$1,263.11
PETER'S PIZZA & GOLDEN FOODS	00065797	MEAL ALLOWANCES	\$387.48
RBC INVESTOR SERVICES TRUST	00065798	CUSTODY/TRUSTEE FEE	\$706.25
BARNES/BOWMAN DISTRIBUTION	00065799	REPAIR PARTS	\$3,194.82
TRANSPORTATION ASSOC OF CANADA (TAC)	00065800	CONFERENCE FEE	\$559.35
BRENKIR INDUSTRIAL SUPPLIES	00065801	PROTECTIVE CLOTHING	\$4,911.44
BROWNE'S AUTO SUPPLIES LTD.	00065802	AUTOMOTIVE REPAIR PARTS	\$427.92
JLG TRANSPORATION LTD.	00065803	TAXI SERVICES	\$95.75
OFFICEMAX GRAND & TOY	00065804	OFFICE SUPPLIES	\$39.52
OUTFITTERS	00065805	PROTECTIVE CLOTHING	\$123.17
INDUSTRY CANADA ALS FINANCIAL CENTRE	00065806	RADIO RENEWAL LICENCE FEE	\$1,564.00
TRIWARE TECHNOLOGIES INC.	00065807	COMPUTER EQUIPMENT	\$749.19
CHESTER DAWE CANADA - O'LEARY AVE	00065808	BUILDING SUPPLIES	\$262.61
LIFE SAFETY SYSTEMS DIV. OF SAYERS & ASSC	00065809	PROFESSIONAL SERVICES	\$6,084.24
AEARO CANADA LIMITED	00065810	PRESCRIPTION SAFETY GLASSES	\$973.51
AIR LIQUIDE CANADA INC.	00065811	CHEMICALS AND WELDING PRODUCTS	\$2,563.21
CANAVAN'S AUTO APPRAISERS LTD.	00065812	PROFESSIONAL SERVICES	\$508.50
CARSWELL DIV. OF THOMSON CANADA LTD	00065813	PUBLICATIONS	\$359.55
ASHTON WINDOW COVERINGS	00065814	WINDOW COVERINGS	\$106.79
COASTAL DOOR & FRAME LTD	00065815	DOORS/FRAMES	\$1,470.13
ROGERS CABLE	00065816	INTERNET SERVICES	\$287.42
NORTRAX CANADA INC.,	00065817	REPAIR PARTS	\$16,567.82
CITY SAND AND GRAVEL LTD.	00065818	ROAD GRAVEL	\$7,731.51
WM L CHAFE & SON LTD.	00065819	PROTECTIVE CLOTHING	\$73.45
ATLANTIC HOME FURNISHINGS LTD	00065820	APPLIANCES	\$779.64
DULUX PAINTS	00065821	PAINT SUPPLIES	\$1,099.15
PETER'S AUTO WORKS INC.	00065822	TOWING OF VEHICLES	\$11,921.50

NAME	CHEQUE #	DESCRIPTION	AMOUNT
SAFWAY SERVICES CANADA INC.	00065823	SCAFFOLDING RIVERHEAD DIGESTER NO 2	\$39,280.61
CONTROLS & EQUIPMENT LTD.	00065824	REPAIR PARTS	\$266.97
COUNTRY TRAILER SALES 1999 LTD	00065825	REPAIR PARTS	\$898.35
MAXXAM ANALYTICS INC.,	00065826	WATER PURIFICATION SUPPLIES	\$2,105.47
J-3 CONSULTING & EXCAVATION LIMITED	00065827	RENTAL OF EQUIPMENT	\$1,794.44
CRANE SUPPLY LTD.	00065828	PLUMBING SUPPLIES	\$7,321.61
CROSBIE INDUSTRIAL SERVICE LTD	00065829	RENTAL OF EQUIPMENT	\$3,120.54
THOMAS GLASS INCORPORATED	00065830	GLASS INSTALLATION	\$192.10
LONG & MCQUADE	00065831	REAL PROGRAM	\$544.16
HANLON'S TAEKWONDO	00065832	REAL PROGRAM	\$960.00
CHESTER DAWE CANADA - GOULDS	00065833	BUILDING SUPPLIES	\$35.11
DICKS & COMPANY LIMITED	00065834	OFFICE SUPPLIES	\$1,219.51
MIC MAC FIRE & SAFETY SOURCE	00065835	REPAIR PARTS	\$127.75
EAST COAST HYDRAULICS	00065836	REPAIR PARTS	\$1,589.15
CANADIAN TIRE CORP.-ELIZABETH AVE.	00065837	MISCELLANEOUS SUPPLIES	\$177.24
CANADIAN TIRE CORP.-KELSEY DR.	00065838	MISCELLANEOUS SUPPLIES	\$98.27
ELECTRONIC CENTER LIMITED	00065839	ELECTRONIC SUPPLIES	\$96.05
HOME DEPOT OF CANADA INC.	00065840	BUILDING SUPPLIES	\$402.85
DOMINION STORE 935	00065841	MISCELLANEOUS SUPPLIES	\$81.83
EMERGENCY REPAIR LIMITED	00065842	AUTO PARTS AND LABOUR	\$26,462.10
ST. PAT'S BOWLING ALLEYS	00065843	REAL PROGRAM	\$138.00
FORTTRAN TRAFFIC SYSTEMS LTD	00065844	TRAFFIC SUPPLIES	\$355.95
FRESHWATER AUTO CENTRE LTD.	00065845	AUTO PARTS/MAINTENANCE	\$724.28
PRINCESS AUTO	00065846	MISCELLANEOUS ITEMS	\$73.34
IMPACT SIGNS AND GRAPHICS	00065847	SIGNAGE	\$176.28
C.B.J. ENTERPRISES INC. (STOGGERS PIZZA)	00065848	MEAL ALLOWANCES	\$376.29
MILLENNIUM EXPRESS	00065849	COURIER SERVICES	\$623.48
GLOBALSTAR CANADA SATELLITE CO	00065850	SATELLITE PHONES	\$93.29
SERVICE PLUS INC.	00065851	RENTAL OF EQUIPMENT	\$813.60
HARVEY & COMPANY LIMITED	00065852	REPAIR PARTS	\$2,949.60
A HARVEY & CO. LTD.	00065853	ROAD SALT	\$98,209.89
HARVEY'S OIL LTD.	00065854	PETROLEUM PRODUCTS	\$56,386.59
BDO CANADA LLP	00065855	PROFESSIONAL SERVICES	\$7,854.63
GUILLEVIN INTERNATIONAL CO.	00065856	ELECTRICAL SUPPLIES	\$1,710.26
BRENNTAG CANADA INC	00065857	CHLORINE	\$47,660.71
PRACTICAR CAR & TRUCK RENTALS	00065858	VEHICLE RENTAL	\$1,788.79

NAME	CHEQUE #	DESCRIPTION	AMOUNT
GRAYMONT (NB) INC.,	00065859	HYDRATED LIME	\$19,570.92
HISCOCK RENTALS & SALES INC.	00065860	HARDWARE SUPPLIES	\$141.93
IRVING OIL MARKETING GP	00065861	GASOLINE & DIESEL PURCHASES	\$152.86
ON GRADE (NL) INC.,	00065862	SURVEY EQUIPMENT	\$99.38
METICULOUS SERVICES INC.,	00065863	PROFESSIONAL SERVICES	\$751.45
PINNACLE ENGINEERING LTD.	00065864	PROFESSIONAL SERVICES	\$4,499.56
PRINTER TECH SOLUTIONS INC.,	00065865	REPAIRS TO EQUIPMENT	\$416.97
YMCA OF NORTHEAST AVALON	00065866	REAL PROGRAM	\$110.00
CLEAR RISK INC.,	00065867	SOFTWARE	\$13,560.00
KAVANAGH & ASSOCIATES	00065868	PROFESSIONAL SERVICES	\$59,980.68
WORK AUTHORITY	00065869	PROTECTIVE CLOTHING	\$1,385.42
SAFETY-FIRST	00065870	SAFETY SUPPLIES	\$170.41
KENT BUILDING SUPPLIES-STAVANGER DR	00065871	BUILDING MATERIALS	\$997.07
S & H CODNER'S CONSTRUCTION	00065872	SNOW CLEARING SERVICES	\$7,166.09
NEWFOUNDLAND EXCHEQUER	00065873	EXAM FEE - WASTEWATER TREATMENT CERTIFICATION	\$50.00
DILLON CONSULTING LTD.	00065874	PROFESSIONAL SERVICES	\$8,246.18
KERR CONTROLS LTD.	00065875	INDUSTRIAL SUPPLIES	\$375.67
DULUX PAINTS - OLD PENNYWELL RD	00065876	PAINT SUPPLIES	\$59.66
PLANNED PARENTHOOD-NL SEXUAL HEALTH CI	00065877	GUEST SPEAKER	\$50.00
DR. JACQUELINE VERGE, M.D. CCF	00065878	MEDICAL EXAMINATION	\$20.00
MCLOUGHLAN SUPPLIES LTD.	00065879	ELECTRICAL SUPPLIES	\$234.46
MIKAN INC.	00065880	LABORATORY SUPPLIES	\$1,689.65
WAJAX INDUSTRIAL COMPONENTS	00065881	REPAIR PARTS	\$163.98
NU-WAY EQUIPMENT RENTALS	00065882	RENTAL OF EQUIPMENT	\$10,052.48
NEWFOUND DISPOSAL SYSTEMS LTD.	00065883	DISPOSAL SERVICES	\$25,345.27
NEWFOUNDLAND DISTRIBUTORS LTD.	00065884	INDUSTRIAL SUPPLIES	\$379.58
NEWFOUNDLAND DESIGN ASSOCIATES	00065885	PROFESSIONAL SERVICES	\$2,609.38
TRC HYDRAULICS INC.	00065886	REPAIR PARTS	\$1,901.06
BELL ALIANT	00065887	TELEPHONE SERVICES	\$317.79
PBA INDUSTRIAL SUPPLIES LTD.	00065888	INDUSTRIAL SUPPLIES	\$68.48
PROVINCIAL WOODPRODUCTS LTD.	00065889	BUILDING MATERIALS	\$50.24
BIG ERICS INC	00065890	SANITARY SUPPLIES	\$3,805.82
SAUNDERS EQUIPMENT LIMITED	00065891	REPAIR PARTS	\$2,769.76
SMITH STOCKLEY LTD.	00065892	PLUMBING SUPPLIES	\$35.74
SPEEDY AUTOMOTIVE LTD.	00065893	AUTOMOTIVE SUPPLIES	\$457.42
STATE CHEMICAL LTD.	00065894	CHEMICALS	\$351.95

NAME	CHEQUE #	DESCRIPTION	AMOUNT
STEELFAB INDUSTRIES LTD.	00065895	STEEL	\$234.59
TEMPLETON TRADING INC.	00065896	PAINT SUPPLIES	\$86.96
TULKS GLASS & KEY SHOP LTD.	00065897	PROFESSIONAL SERVICES	\$1,196.78
WINDCO ENTERPRISES LTD.	00065898	12 CANADA FLAGS	\$383.07
WAL-MART 3092-KELSEY DRIVE	00065899	MISCELLANEOUS SUPPLIES	\$94.67
BELL ISLAND FIGURE SKATING CLUB	00065900	CTJS WINTER 2014	\$300.00
IDANCE INC.	00065901	CTJS WINTER 2014	\$600.00
NEWFOUNDLAND & LABRADOR BASKETBALL ASSOCIATION	00065902	CTJS WINTER 2014	\$300.00
AVALON MINOR HOCKEY ASSOCIATION	00065903	REAL PROGRAM	\$3,200.00
DR. KATHY CHAYTOR	00065904	MEDICAL EXAMINATION	\$20.00
DR. STEPHEN MAJOR	00065905	MEDICAL EXAMINATION	\$20.00
DR. ELIZABETH CALLAHAN	00065906	MEDICAL EXAMINATION	\$20.00
DR. PETER ROCKWOOD	00065907	MEDICAL EXAMINATION	\$20.00
ATLANTIC CANADA PETROLEUM SHOW 2014	00065908	BOOTH SPACE	\$3,503.00
HILLMAN, DR. A.	00065909	MEDICAL EXAMINATION	\$20.00
MCKIM, DR. AARON	00065910	MEDICAL EXAMINATION	\$20.00
CADIGAN, SEAN	00065911	INSTRUCTOR FEE	\$300.00
WOODLAND, DR. HEATHER	00065912	MEDICAL EXAMINATION	\$20.00
THE BALLY HALY GOLF AND COUNTRY CLUB LIMITED	00065913	YOUTH CURLERS	\$18.00
KID'S TREE LEARNING & MUSIC CENTRE	00065914	REAL PROGRAM	\$1,040.00
DR. SHEILAGH MCGRATH	00065915	MEDICAL EXAMINATION	\$40.00
THE PEOPLE CENTRE	00065916	PROFESSIONAL SERVICES	\$238.00
PROVIDENT VALUATION & ADVISORY SERVICES	00065917	VALUATION REPORT - CAPTAIN WHALEN DRIVE	\$5,085.00
INSTITUTE OF PUBLIC ADMINISTRATION OF CANADA	00065918	REGISTRATION FEE	\$125.00
SOBEYS ROPEWALK LANE	00065919	MISCELLANEOUS SUPPLIES	\$142.65
DR. M. PAUL	00065920	MEDICAL EXAMINATION	\$20.00
EXCEL CONSTRUCTION LTD.	00065921	REFUND ELECTRICAL PERMIT	\$181.50
BAY ARENA MINOR HOCKEY ASSOCIATION	00065922	CTJS WINTER 2014	\$300.00
DOREEN MANNING	00065923	REFUND WATER ON/OFF	\$50.00
CHEESEMAN, TOM	00065924	FOOTWEAR ALLOWANCE	\$125.00
TERRY PRIM	00065925	CLOTHING ALLOWANCE	\$56.50
WINSOR, LYNNANN	00065926	MILEAGE	\$359.21
POWER TINA	00065927	REIMBURSEMENT OFFICE SUPPLIES	\$111.60
NADINE MARTIN	00065928	MILEAGE	\$30.58
FOWLER, TINA	00065929	MILEAGE	\$16.90
SHERRY MERCER	00065930	REGISTRATION FEE	\$400.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
CHRISTA NORMAN	00065931	MILEAGE	\$64.88
BRUCE PEARCE	00065932	MILEAGE	\$19.28
KRISTA BABIJ	00065933	MILEAGE	\$41.11
HARRIS & ROOME SUPPLY LIMITED	00065934	ELECTRICAL SUPPLIES	\$4,630.26
STANTEC CONSULTING LTD. (SCL)	00065935	PROFESSIONAL SERVICES	\$6,716.47
PETER'S AUTO WORKS INC.	00065936	TOWING OF VEHICLES	\$4,117.50
PYRAMID CONSTRUCTION LIMITED	00065937	PROGRESS PAYMENTS	\$650,351.37
RECREONICS INC.	0000000758	REPAIR PARTS	\$124.46
MAGNA CONTRACTING & MANAGEMENT	00065938	PROGRESS PAYMENTS	\$408,748.69
BARACO-ATLANTIC CORPORATION	00065939	PROGRESS PAYMENTS	\$10,418.32
RICK MAGILL	00065940	CLEANING SERVICES	\$140.00
HUMBER COLLEGE INSTITUTE OF TECHNOLOG	00065941	TUITION BOOKS	\$151.73
DARLENE SHARPE	00065942	CLEANING SERVICES	\$600.00
NEWFOUNDLAND ASSOCIATION OF APPRAISAL	00065943	2014 EDUCATION SUMMIT REGISTRATION FEE	\$1,125.00
NEWFOUNDLAND POWER INC.	00065944	DAMAGE CLAIM	\$5,335.00
IPAC NEWFOUNDLAND	00065945	REGISTRATION FEE	\$250.00
COLLISION EXPERTS & JEREMIAH O'GRADY	00065946	DAMAGE CLAIM	\$2,324.66
WIGHT, ROBERT	00065947	REIMBURSEMENT FOR COFFEE POT	\$16.89
QUIGLEY, CRAIG	00065948	REIMBURSEMENT FOR TUITION FEE	\$679.50
BROWN, GARY	00065949	TRAVEL ADVANCE	\$1,942.15
DON BRENNAN	00065950	TRAVEL ADVANCE	\$3,851.42
Total:			<u>\$3,289,341.61</u>

MEMORANDUM

Date: March 18, 2014

To: His Worship the Mayor and Council

From: Neil A. Martin
Deputy City Manager,
Corporate Services

Re: Contract for Insurance Brokerage and Risk Management Services

The City recently conducted a public Request for Proposals for Insurance Brokerage, Risk Management and other related services. Four companies responded to the RFP:

1. AON
2. Cal Legrow Insurance
3. Marsh Canada
4. Steers Insurance

A review of the proposals was conducted by a committee made up of the City's Risk Manager and representatives of the Office of the City Solicitor, St. John's Sports and Entertainment Ltd., and Metrobus. Based on the committee's review, it was determined that AON best fits the criteria laid out in the RFP.

Recommendation:

It is recommended that AON be appointed broker to service the City's account. The contract is to begin April 1, 2014 and is for 3 years with the option to extend the contract for an extra 2 years. The annual cost of the service will be \$72,000.

Neil A. Martin
Deputy City Manager,
Corporate Services

ST. JOHN'S

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

MEMORANDUM

Date: March 20, 2014

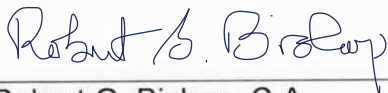
To: His Worship the Mayor
and Members of Council

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

Re: Snow Clearing Report

Attached, for the information of Council, is the Snow Clearing Report for the period January 1 to March 21, 2014.

The report shows a negative variance of \$742,357.



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

Attach.

ST. JOHN'S

DEPARTMENT OF FINANCE

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

**CITY OF ST. JOHN'S
SNOW CLEARING REPORT
WEEK ENDING MARCH 21, 2014**

	<u>2014 BUDGET</u>	<u>Y-T-D BUDGET</u>	<u>Y-T-D ACTUAL</u>	<u>(OVER)UNDER BUDGET</u>
<u>PERSONAL SERVICES</u>				
SALARIES AND WAGES	3,941,541	2,321,446	2,215,643	105,803
LABOR OVERTIME	300,000	130,000	348,222	(218,222)
TOOL ALLOWANCE	-	-	54	(54)
EMPLOYER CONTRIBUTIONS	1,040,162	606,638	610,480	(3,841)
TOTAL PERSONAL SERVICES	5,281,702	3,058,084	3,174,399	(116,315)
<u>CONTRACTUAL SERVICES</u>				
CONTRACTUAL SERVICES	155,304	8,650	8,639	11
TELEPHONE	-	-	143	(143)
WEATHER REPORTS	140,000	-	-	-
CABLE/SATELLITE SERVICE	2,496	550	534	16
ADVERTISING	13,370	-	-	-
CLAIMS	10,000	250	243	7
EMPLOYEE TRAINING	24,460	-	-	-
FLEET COSTS	4,874,703	52,000	51,923	77
RENTAL OF TRUCKS	15,000	13,000	95,720	(82,720)
LEASE OF HEAVY EQUIPMENT	1,168,876	346,500	346,409	91
RENTAL OF OTHER EQUIPMENT	5,000	2,250	3,046	(796)
RENTAL OF OTHER VEHICLES	12,736	-	-	-
SNOW CLEARING & ICE CONTROL	60,000	3,720	3,718	2
TOTAL CONTRACTUAL SERVICES	6,481,945	426,920	510,375	(83,455)
<u>MATERIALS & SUPPLIES</u>				
FOOD AND REFRESHMENT	2,600	1,560	3,031	(1,471)
SAND*	10,000	4,138	2,485	1,653
SALT*	3,148,277	1,349,865	1,892,702	(542,837)
SNOW FENCING	4,800	-	-	-
LUBRICATING OILS	33,000	11,150	11,124	26
WELDING SUPPLIES	45,000	14,100	14,096	4
TIRE CHAINS	5,000	-	-	-
SAFETY EQUIPMENT	10,033	3,405	3,405	0
HAND TOOLS & SMALL EQUIP	20,000	6,370	6,363	7
CLEANING SUPPLIES	7,353	2,350	2,325	25
MISCELLANEOUS MATERIALS	1,920	650	644	6
GRANTS TO OTHER GROUPS	15,000	15,000	15,000	-
TOTAL MATERIALS & SUPPLIES	3,302,983	1,408,588	1,951,175	(542,587)
FLEET CAPITAL COSTS	960,500	-	-	-
TOTAL COSTS	16,027,130	4,893,592	5,635,949	(742,357)

*SALT & SAND ISSUES TO MARCH 15 2014