

**AGENDA
REGULAR MEETING**

**MAY 13th, 2013
4:30 p.m.**

ST. JOHN'S

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REGULAR MEETING
MAY 13, 2013
4:30 p.m.**

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

1. Call to Order

- a. Presentation of 2013 Capital Budget (to be presented)

2. Approval of the Agenda

3. Adoption of the Minutes

- a. Minutes of May 6, 2013

4. Business Arising from the Minutes

A. Included in the Agenda

- 1. Memorandum dated May 2, 2013 from the Acting Director of Planning re:
Proposed Rezoning for Southlands Boulevard Extension, Glencrest (Ward 5)
Applicant: KMK Capital Inc. for 10718 Nfld Inc.
- 2. Memorandum dated May 8, 2013 from Acting Director of Planning re:
Application to Allow Building Height of 16 Storeys - 50 Tiffany Lane – Tiffany
Village, Stage 2 (Ward 4), Applicant: KMK Properties Inc.

B. Other Matters

C. Notices Published

5. Public Hearings

6. Committee Reports

- A. Parks and Recreation Standing Committee Report of April 30, 2013

- B. Development Committee Report of May 7, 2013

7. Resolutions

8. Development Permits List

9. Building Permits List

10. Requisitions, Payrolls and Accounts

11. Tenders

- a. Tender – 2013 Streets Rehabilitation Program – Contract # 1
- b. Tender – Supply of Hydrated Lime Regional Water
- c. Tender - Supply of Aluminum Chlorohydrate
- d. Canada Day Fireworks Display

12. Notices of Motion, Written Questions and Petitions

13. Other Business

- a. **Correspondence from the Mayor's Office**
- b. Items Added by Motion

14. Adjournment

May 6th, 2013

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

Deputy Mayor Duff presided.

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

Regrets: His Worship the Mayor and Councillor Hickman.

The City Manager; Deputy City Manager, Corporate Services & City Clerk; Deputy City Manager, Public Works; Deputy City Manager, Planning, Development & Engineering; Director of Engineering; Acting Director of Planning; City Solicitor; and Recording Secretary were also in attendance.

Call to Order and Adoption of the Agenda

SJMC2013-05-06/193R

**It was decided on motion of Councillor Galgay; seconded by Councillor Tilley:
That the Agenda be adopted with the omission of the following items:**

- Memorandum dated May 2, 2013 from the Acting Director of Planning Re: Proposed Rezoning for Southlands Boulevard Extension, Glencrest (Ward 5) Applicant: KMK Capital Inc. for 10718 Nfld Inc.
- 2013 Capital Budget

Adoption of Minutes

SJMC2013-05-06/194R

**It was decided on motion Councillor Hanlon; seconded by Councillor Collins:
That the minutes of April 29th, 2013 be adopted as presented.**

Audited Financial Statements: St. John's Sports & Entertainment Ltd.

Mr. Gerry Smith, Chairperson and Ms. Susan Gardner of SJSEL presented the audited financial statements for the year ended December 31, 2012. In 2012, SJSEL operated well within its operating grant of \$1,000,000 with revenues in excess of expenditures in the amount of \$704,657. Fiscal 2012 continued the trend of significant reductions in the annual City operating grant. The presentation of the 2012 audited statements completes both Mr. Smith's and Ms. Gardner's tenure as chair and board members of the SJSEL.

Members of Council commended Mr. Smith and Ms. Gardner for their exceptional work on the Board, particularly in their capacity as volunteers.

SJMC2013-05-06/195R

**It was decided on motion Councillor Breen; seconded by Councillor Galgay:
That SJSEL's audited financial statements for the year ended December 31,
2012 be adopted by Council.**

**Parking Standards for Movie Theatres
St. John's Development Regulations Amendment No. 566, 2013**

Under business arising, Council considered a memorandum dated May 2, 2013 from the Acting Director of Planning regarding the above noted.

SJMC2013-05-06/196R

**It was decided on motion of Councillor Hann; seconded by Councillor Tilley:
That the following Resolution for St. John's Development Regulations
Amendment Number 566, 2013 be adopted, which will be referred to the
Department of Municipal Affairs with a request for Provincial registration of
the amendment.**

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 566, 2013**

WHEREAS the City of St. John's wishes to modify the St. John's Development Regulations regarding the off-street parking standard for Movie Theatres,

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

Amend Section 2 ("Definitions") by deleting the definition of a Place of Assembly and adding the following definition:

"PLACE OF ASSEMBLY means land or buildings used as gathering places for substantial numbers of people and, without limiting the generality of the foregoing, includes auditoriums, convention centres, public and private halls, Movie Theatres, and similar gathering places."

Amend Section 9.1.1 ("General Parking Requirements") by changing the parking standard that applies to a Place of Assembly to specifically exclude Movie Theatres as follows:

"Place of Amusement or Place of Assembly or Auditorium (excluding a Movie Theatre): One parking space per 10 square metres of seating area, or 1 space per three (3) seats, whichever is the greater."

Amend Section 9.1.1 ("General Parking Requirements") by deleting the standard for "Theatre" and adding the following standard:

"Movie Theatre: One parking space per 3.7 seats."

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

IN WITNESS THEREOF the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this 6th day of May, **2013**.

Mayor

City Clerk

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

MCIP

**Proposed Rezoning from CDA-Kenmount to RK Zone for Residential Use
Kenmount Road (Ward 4)
St. John's Development Regulations Amendment Number 573, 2013**

Under business arising, Council considered a memorandum dated May 2, 2013 from the Acting Director of Planning regarding the above noted.

SJMC2013-05-06/197R

It was moved by Councillor Hanlon; seconded by Councillor Breen: That the following Resolution be adopted, which will be referred to the Department of Municipal Affairs for Provincial registration of the amendment:

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 573, 2013**

WHEREAS the City of St. John's wishes to accommodate residential development above the 190 metre elevation along Tigress Street in Kenmount Terrace,

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

Rezone land along Tigress Street (Kenmount Terrace) from the Comprehensive Development Area -Kenmount (CDA – Kenmount) Zone to the Residential Kenmount (RK) Zone as shown on Map Z-1A attached.

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

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

6th day of May, 2013.

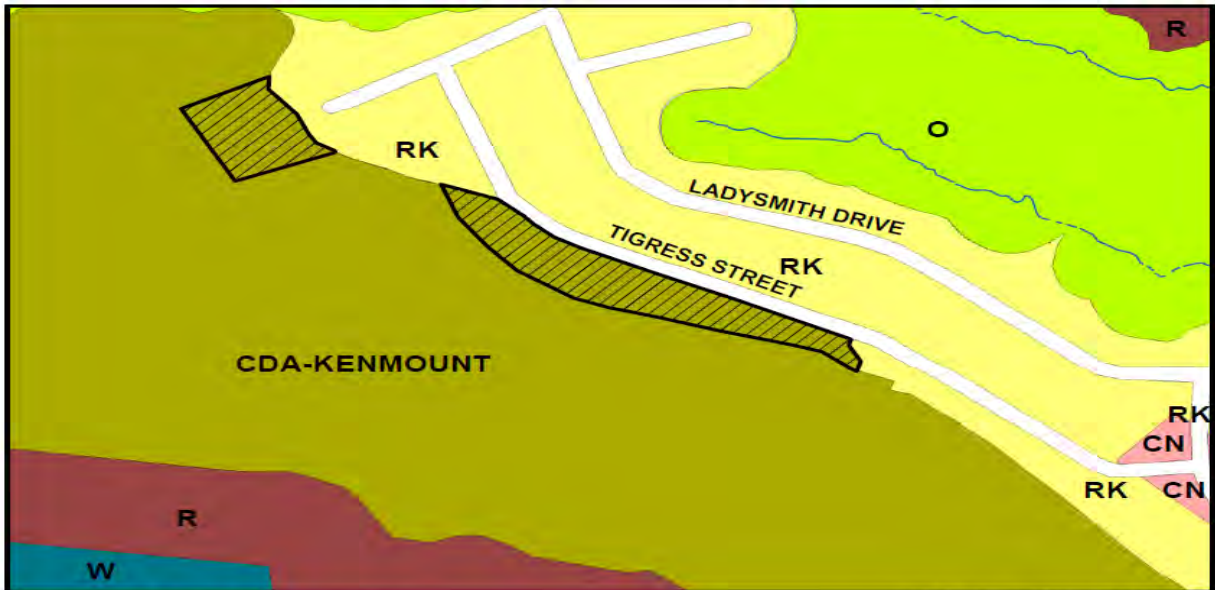
Mayor

City Clerk

Provincial Registration

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


MCIP



**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 573, 2013
[Map Z-1A]**

2013 05 02 SCALE: 1:5000
CITY OF ST. JOHN'S
DEPARTMENT OF PLANNING,
DEVELOPMENT & ENGINEERING

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

 AREA PROPOSED TO BE REZONED FROM COMPREHENSIVE DEVELOPMENT AREA - KENMOUNT ROAD (CDA-KENMOUNT) LAND USE ZONE TO RESIDENTIAL KENMOUNT (RK) LAND USE ZONE

Tigress Street - Kenmount Terrace Development

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

Councillor O’Leary questioned the status of plans for open space development for this area. Councillor Hann advised that at present there is some negotiation ongoing for land acquisition. Once that is resolved, the Parks Division will start work on the development of a concept plan for a park which will include trail development that will interconnect neighbourhoods.

The motion being put was unanimously carried.

**Proposed Rezoning from CDA-Kenmount to Industrial General (IG) and Commercial Highway (CH) Zone, Kenmount Road (Ward 4)
St. John’s Development Regulations Amendment Number 574, 2013**

Under business arising, Council considered a memorandum dated May 2, 2013 from the Acting Director of Planning.

SJMC2013-05-06/198R

It was decided on motion of Councillor Hanlon; seconded by Councillor Hann: That the following Resolution for St. John’s Development Regulations Amendment Number 574, 2013 be adopted, which will be referred to the Department of Municipal Affairs with a request for provincial registration of the amendment.

**RESOLUTION
ST. JOHN’S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 574, 2013**

WHEREAS the City of St. John’s wishes to accommodate an industrial commercial subdivision along Kenmount Road,

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

Rezone land along Kenmount Road from the Comprehensive Development Area -Kenmount (CDA – Kenmount) Zone to the Industrial General (IG) Zone and the Commercial Highway (CH) Zone as shown on Map Z-1A attached.

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

IN WITNESS THEREOF the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this 6th day of May, 2013.

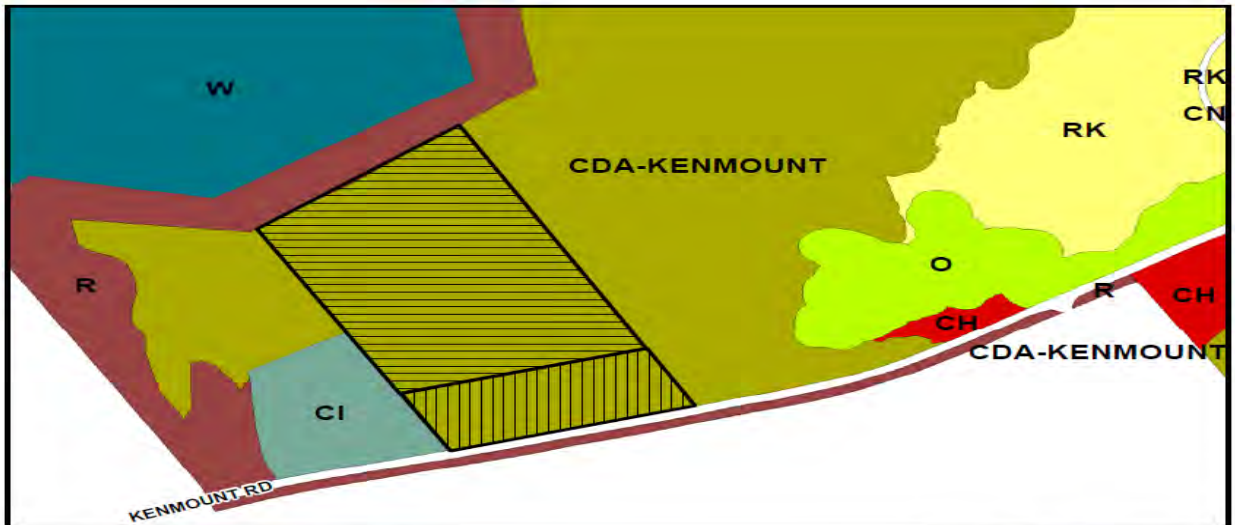
Mayor

City Clerk

Provincial Registration


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


MCIP



**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 574, 2013
[Map Z-1A]**

2013 05 02 SCALE: 1:10000
CITY OF ST. JOHN'S
DEPARTMENT OF PLANNING,
DEVELOPMENT & ENGINEERING

 AREA PROPOSED TO BE REZONED FROM COMPREHENSIVE DEVELOPMENT AREA - KENMOUNT ROAD (CDA-KENMOUNT) LAND USE ZONE TO INDUSTRIAL GENERAL (IG) LAND USE ZONE

 AREA PROPOSED TO BE REZONED FROM COMPREHENSIVE DEVELOPMENT AREA - KENMOUNT ROAD (CDA-KENMOUNT) LAND USE ZONE TO COMMERCIAL HIGHWAY (CH) LAND USE ZONE

**Kenmount Road Industrial Development
Berjon Holdings**

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

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

Notices Published

1. A Discretionary Use Application has been submitted by TW Fitness Inc. to establish and operate a personal training facility. The proposed business will occupy 90 m² of space on the first floor of **Civic No. 44 Crosbie Road** and will employ a staff of three. Hours of business will be 6 a.m. to 10 p.m., Monday to Saturday, by appointment only. Parking for the subject business can be accommodated on site. **(Ward 4)**

One (1) submission of support

SJMC2013-05-06/199R

**It was decided on motion of Councillor Hanlon; seconded by Councillor Tilley:
That the application be approved subject to all applicable City requirements.**

Mayor's Advisory Committee Report on Status of Persons with Disabilities dated April 24th, 2013

Council considered the following Mayor's Advisory Committee Report on the Status of Persons with Disabilities dated April 24, 2013:

Attendees: Kelly White, Co-Chairperson
Pauline Crann, Co-Chairperson
Andrea Boundridge, NL Association for the Deaf
Sandra Yetman, ILRC
Robert Young, Canadian Hard of Hearing Association
Max Jacobs, CHANNAL
Nick Mercer, Next Up Representative
Chris Dedde, Autism Society of NL
Tara Nanayakkara, Canadian Council of the Blind
Kim Larouche, At-Large Representative
Philip Strong, CNIB
Councillor Sheilagh O'Leary
Councillor Tom Hann
Susan Ralph, Accessible Transit Coordinator
Trisha Rose, Program Coordinator (Inclusive Services)
Gord Tucker, Manager of Property Management
Karen Chafe, Recording Secretary

Report:

1. Proposed Locations for Audible Pedestrian Signals

On April 24, 2013, the Audible Pedestrian Signals Sub-Committee was held and the following recommendation was put forth which was later endorsed by the Mayor's Advisory Committee on the Status of Persons with Disabilities via e-mail poll:

That the \$50,000 budget allocation already approved by Council for audible pedestrian signals be used at the following two intersections:

- **Priority # 1: Westerland Road @ Prince Phillip Parkway**
- **Priority # 2: Columbus Drive @ Topsail Road**

Phillip Strong, representing the Canadian National Institute for the Blind and Tara Nanayakkara, representing the Canadian Council of the Blind, (both of whom represent the Mayor’s Advisory Committee) were present during the meeting and agreed on the locations selected. The two areas selected have heavy vehicular and pedestrian traffic most of which is generated by the nearby educational institutions and shopping centers. The Sub-Committee will continue to consult with the City's Department of Engineering about future locations for installation of APS devices as funding permits.

Kelly White and Pauline Crann
Co-Chairpersons

SJMC2013-05-06/200R

It was decided on motion of Councillor O’Leary; seconded by Councillor Tilley: That the Committee’s recommendation be approved.

Councillor Colbert requested the status of the issue regarding blue zones.

Building Permits List

SJMC2013-05-06/201R

It was decided on motion of Councillor O’Leary; seconded by Councillor Hann: That the recommendation of the Deputy City Manager, Planning, Development & Engineering be approved with respect to the following building permits:

**Building Permits List
Council’s April 29, 2013 Regular Meeting**

Permits Issued: 2013/04/18 To 2013/04/24

Class: Commercial

116 Duckworth St-Outcast Gamin	Co	Retail Store
150 Kenmount Rd	Co	Club
5 Lewisporte Pl	Co	Service Shop
681 Topsail Rd -Island Frozen	Co	Retail Store
50 Kelsey Dr	Nc	Fence
31 Airport Rd	Sn	Service Shop
217 Lemarchant Rd	Sn	Office
11 Major's Path	Sn	Service Station
35 Campbell Ave	Rn	Pharmacy

93 Torbay Rd-Dance Studio	Sw	Commercial School
22-24 Blackmarsh Rd	Ex	Parking Lot
93 Torbay Rd-Dance Studio	Cr	Commercial School
145 Kelsey Dr, Lot # 3	Nc	Office

This Week \$ 2,732,800.00

Class: Industrial

This Week \$.00

Class: Government/Institutional

This Week \$.00

Class: Residential

38 Outer Battery Rd	Nc	Accessory Building
11 Capulet St Lot 212	Nc	Single Detached Dwelling
33 Cappahayden St, Lot 23	Nc	Single Detached Dwelling
18 Chafe Ave	Nc	Fence
57 Chafe Ave	Nc	Accessory Building
172 Cheeseman Dr, Lot 175	Nc	Accessory Building
43 Country Grove Pl	Nc	Accessory Building
43 Country Grove Pl	Nc	Fence
11 Della Dr	Nc	Accessory Building
17 Durham Pl	Nc	Fence
80 Eastbourne Cres	Nc	Patio Deck
9 Eastmeadows Pl	Nc	Single Detached Dwelling
140 Forest Rd	Nc	Accessory Building
4 Gibbons Pl, Lot 21	Nc	Single Detached & Sub.Apt
36 Glenlonan St	Nc	Accessory Building
7 Keats Pl	Nc	Fence
18 Kenai Cres, Lot 185	Nc	Single Detached Dwelling
62 Kenai Cres	Nc	Accessory Building
33 Kenai Cres	Nc	Accessory Building
114 Ladysmith Dr, Lot 219	Nc	Single Detached & Sub.Apt
8 Eastmeadows Place	Nc	Single Detached Dwelling
97 Pennywell Rd	Nc	Patio Deck
40 Queen's Rd	Nc	Fence
1 Rankin St	Nc	Single Detached & Sub.Apt
83 Rotary Dr	Nc	Accessory Building
108 St. Clare Ave	Nc	Fence
61 Sunset St	Nc	Accessory Building
17 Tigress St, Lot 628	Nc	Single Detached & Sub.Apt
19 Tigress St, Lot 627	Nc	Single Detached & Sub.Apt
21 Tigress St, Lot 626	Nc	Single Detached & Sub.Apt
25 Tigress St, Lot 624	Nc	Single Detached Dwelling
26 Sitka St, Lot 279	Nc	Single Detached & Sub.Apt
126 Waterford Bridge Rd	Nc	Accessory Building
99 Winslow St	Nc	Patio Deck
47 Boyle St	Co	Single Detached Dwelling
18 Glenlonan St	Co	Single Detached & Sub.Apt
66 Penney Cres	Ex	Single Detached Dwelling
1- 7 Algerine Place	Rn	Townhousing
1-10 Eagle Court	Rn	Townhousing
14 Kenai Cres, Lot 183	Rn	Single Detached Dwelling
15 Oberon St	Rn	Single Detached Dwelling
45 Pearson St	Rn	Single Detached Dwelling
30 Sequoia Dr	Rn	Single Detached Dwelling

90 Oxen Pond Rd

Sw Single Detached & Sub.Apt

This Week \$ 2,620,736.00

Class: Demolition

This Week \$.00

This Week's Total: \$ 5,353,536.00

Repair Permits Issued: 2013/04/18 To 2013/04/24 \$ 119,050.00

130 Freshwater Road Garage Extension Rejected Due To Section 10.5.3(6)Of The City Of St. John's Development Regulations.

Legend

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

Year To Date Comparisons			
April 29, 2013			
Type	2012	2013	% Variance (+/-)
Commercial	\$115,600,600.00	\$40,500,500.00	-65
Industrial	\$3,600,100.00	\$28,000.00	-99
Government/Institutional	\$11,100,200.00	\$7,100,100.00	-36
Residential	\$44,400,100.00	\$31,600,700.00	-29
Repairs	\$1,000,000.00	\$800,700.00	-20
Housing Units (1 & 2 Family Dwellings)	142	99	
Total	\$175,701,000.00	\$80,030,000.00	-54

Respectfully Submitted,

David Blackmore, R.P.A.

Deputy City Manager - Planning, Development & Engineering

Payrolls and Accounts

SJMC2013-05-06/202R

**It was decided on motion of Councillor Hann; seconded by Councillor Tilley:
That the following Payrolls and Accounts for the week ending May 2, 2013 be
approved:**

**Weekly Payment Vouchers
For The
Week Ending May 2, 2013**

Payroll

Public Works	\$ 343,680.90
Bi-Weekly Casual	\$ 17,113.30
Accounts Payable	\$ 3,940,713.39
Total:	\$ 4,301,507.59

Tenders

- a. Tender – Water Tanker (St. John’s Regional Fire Department)
- b. Tender – 2013 Asphalt Crack Sealing Program

SJMC2013-05-06/203R

**It was decided on motion of Councillor Breen; seconded by Councillor O’Leary:
That the recommendation of the Deputy City Manager, Corporate Services &
City Clerk and the Director of Engineering be approved and the tenders
awarded as follows:**

- a. **Metalfab Limited @ \$192,000.00, taxes extra**
- b. **Crown Contracting Inc. @ \$160,290.50**

Quidi Vidi Village Oral History and Folklore Project

Council considered as information a memorandum dated May 2, 2013 from Deputy Mayor Shannie Duff regarding a public meeting to be held on May 8, 2013 at the Quidi Vidi Village Plantation to launch the Quidi Vidi Village Oral History and Folklore Project being undertaken in cooperation with the Heritage Foundation of NL, Memorial University's Department of Folklore and the City of St. John's in cooperation with the Quidi Vidi Village Foundation.

Travel by Councillor Hanlon

SJMC2013-05-06/204R

It was decided on motion of Councillor Tilley; seconded by Councillor Breen: That travel by Councillor Hanlon to the MNL Municipal Symposium, Gander, NL, May 9-11, 2013 be approved.

239 Craigmiller Avenue

Council considered a memorandum memorandum dated April 26, 2013 from the City Solicitor concerning the above noted.

SJMC2013-05-06/205R

It was decided on motion of Councillor Galgay; seconded by Councillor O'Leary: That a Quit Claim deed be executed with respect to 239 Craigmiller Avenue.

Economic Update , May 2013

Councillor Tilley presented as information the highlights of the May 2013 Economic Update, a copy of which is on file with the City Clerk's Department.

Councillor Collins

- Southside Road: A river clean-up will be taking place at 6:30 p.m. this evening.
- A traffic calming focus group for Southside Road will be taking place on Thursday May 9 at 6:00 p.m.

Councillor Tilley

- Elaborated on a number of cultural and tourism events taking place in the City during the summer season, i.e. St. John's Day; the Nickle Independent Festival; Signal Hill Tattoo; Festival of Voices, etc.

- Has received a number of complaints from residents of Pasadena Crescent about noise emanating from the clearing of dumpsters at 3:00 a.m. – 6:00 a.m. in the morning. The Deputy City Manager of Planning, Engineering and Development was asked to investigate (which he has done); however, given the complaints' lack of specificity, staff is unable to focus on any particular business and is, therefore, in the process of circulating notices to all businesses in the area.

Councillor Breen

- There will be an open house on the Carrick Drive traffic calming policy on May 16 from 2:00 – 4:30 p.m. followed by a public meeting at 7:00 p.m. on the same date at the Pleasantville Legion.

Councillor O'Leary

- The East Coast Trail Association Tely Hike will be taking place on June 1, 2013.

- Requested clarification on some public meetings that are coming up:
 - Councillor Hanlon will be having a ward meeting on June 5, 2013 from 7:00 p.m. – 9:00 p.m.;

 - Independent Commissioner's Hearing on May 15, 2013 in the Foran/Greene Room at 7:00 p.m. regarding the Downtown Parking Study;

Acting Mayor Duff

- The public is asked to use extreme caution when maneuvering around street painting crews who have the dangerous task of being situated in the middle of streets and passing motor traffic.

Adjournment

There being no further business, the meeting adjourned at 6:00 p.m.

MAYOR

CITY CLERK

MEMORANDUM

Date: May 2, 2013

To: His Worship the Mayor and Members of Council

Re: **Council Directive R2013-03-19/4**
Proposed Rezonings for Southlands Boulevard Extension, Glencrest (Ward 5)
Applicant: KMK Capital Inc. for 10718 Nfld Inc.

By way of the Council Directive noted above, City staff was directed to advertise the proposed amendments to the St. John's Development Regulations, which would allow the rezoning of undeveloped land west of the Southlands subdivision. At this time all land is zoned Comprehensive Development Area – Southlands, which supports future urban development. The proposed rezonings would see land along the future Southlands Boulevard Extension rezoned to the Commercial Regional (CR) Zone (97.09 acres), the Apartment Medium Density (A2) Zone (20.84 acres) and the Residential Low Density (R1) Zone (30.99 acres), with a fourth parcel along the Trans-Canada Highway rezoned to the Industrial General (IG) Zone (87.32 acres). The purpose of these rezonings is for the proposed Glencrest Development. KMK Capital Inc. is not seeking any form of development approval at this time.

The zoning amendments to the Development Regulations have been drafted by the Department of Planning and have been advertised for public review and comment. Notice of the proposed amendments have been posted on the City website and on two occasions in The Telegram Newspaper. In addition, a notice of the proposed amendments has been mailed to property owners located within a radius of 150 metres from the application sites. Written public representations were received by the City Clerk's Department with respect to the proposed amendments and are included in the agenda.

Background Information

A preliminary concept plan for Glencrest submitted in January 2013 identifies future residential, commercial, industrial and open space land uses, served by a network of arterial, collector and local roads running from Ruth Avenue Extension, the future extension of Southlands Boulevard, and the Trans-Canada Highway (Route 1).

The attached map shows the location of four properties in relation to the Southlands development, Pitts Memorial Drive, Ruth Avenue and its interchange over Pitts Memorial and the TCH. The proposed residential and commercial properties would be accessed via a new collector road connecting to a future extension of Southlands Boulevard, while the industrial land would be accessed from the TCH. These lands are above 190 metres elevation, the traditional limit for municipal water and sewage services in St. John's, and design work is underway to extend services to the Glencrest area.

The general vicinity of Glencrest's northern end includes the nearby phases of Southlands, two new cemeteries, and two water towers, which are part of the St. John's regional water system. In and around Glencrest's southern end are the former Duffett's farm on Duffett's Road, a paintball recreation business, an air navigation tower and associated buffer, Cochrane Pond, the Cochrane Pond Park, and the Country Ribbon chicken-processing facility. The Mineral Workings Zone is located across the TCH from Duffett's Road, extending to the interchange of the TCH and Pitts Memorial Drive/CBS Bypass Road.

The Glencrest area was redesignated and rezoned in 2011 as part of a planning process for future development above 190 metres elevation. The Urban Development-Southlands/Kenmount District identifies lands above the

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

190-metre contour which have the potential to be developed on municipal water and sewer services.

It should be noted that development approval can only be considered after additional detailed information has been submitted and reviewed by staff. A detailed concept plan outlining land use zones (residential, commercial, industrial and open space), public roads, water and sewer services, stormwater detention and appropriate buffers as identified in an earlier staff memorandum to Council shall be provided prior to final approval of the proposed development.

Written representations were received with respect to the proposed Industrial General (IG) amendment and proximity to the Mineral Workings operations and associated blasting activity and noise hazards. Attached mapping shows the 1000 metre separation buffer required between the Mineral Workings area and any residential development where blasting operations occur. The Development Regulations do not require any separation distance between the Mineral Workings Zone and Industrial zoning. This separation distance should be considered for future phases of the proposed Glencrest Development.

A letter was received from a neighbouring property owner along Duffett's Road, adjacent to the proposed Industrial General Zone, who has made application to rezone a parcel of land to the IG Zone. The property owner has requested Council to defer their decision on the IG rezoning, until a review can be completed on all surrounding properties. It should be noted that the property owner's application has only recently been received, and should be considered on its own merit once a full review is completed. During future review of the development stages of the Glencrest Development, the City should ensure adequate road connections to adjacent properties are considered.

A letter was received from the City of Mount Pearl, asking for deferral of rezoning until they have an opportunity to review background information. Our City staff has met with Mount Pearl staff on these rezonings. Mount Pearl will be invited to review final concept drawings and plans during a future information session.

Recommendation

It is recommended that Council now approve the attached resolutions for St. John's Development Regulations Amendment Number 569, 2013, St. John's Development Regulations Amendment Number 570, 2013, St. John's Development Regulations Amendment Number 571, 2013 and St. John's Development Regulations Amendment Number 572, 2013. As noted, the effect of these amendments will be to rezone undeveloped land west of the Southlands subdivision from the Comprehensive Development Area – Southlands to the Commercial Regional (CR) Zone (97.09 acres), the Apartment Medium Density (A2) Zone (20.84 acres), the Residential Low Density (R1) Zone (30.99 acres) and the Industrial General (IG) Zone (87.32 acres) for the proposed Glencrest Development.

If the amendments are approved by Council, these amendments will then be referred to the Department of Municipal Affairs with the request for Provincial registration.



Ken O'Brien, MCIP
Acting Director of Planning

/sf

Enclosures

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 569, 2013**

WHEREAS the City of St. John's wishes to accommodate industrial development on the Trans-Canada Highway and the future Southlands Boulevard Extension, in the future Glencrest development.

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

Rezone land on the east side of the Trans-Canada Highway, north of Duffett's Road, from the Comprehensive Development Area - Southlands (CDA – Southlands) Zone to the Industrial General (IG) Zone as shown on Map Z-1A attached.

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

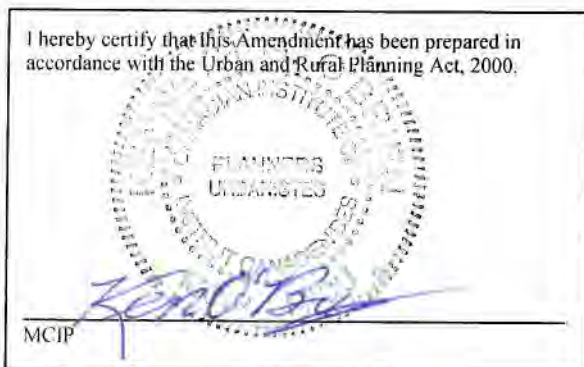
IN WITNESS THEREOF the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this

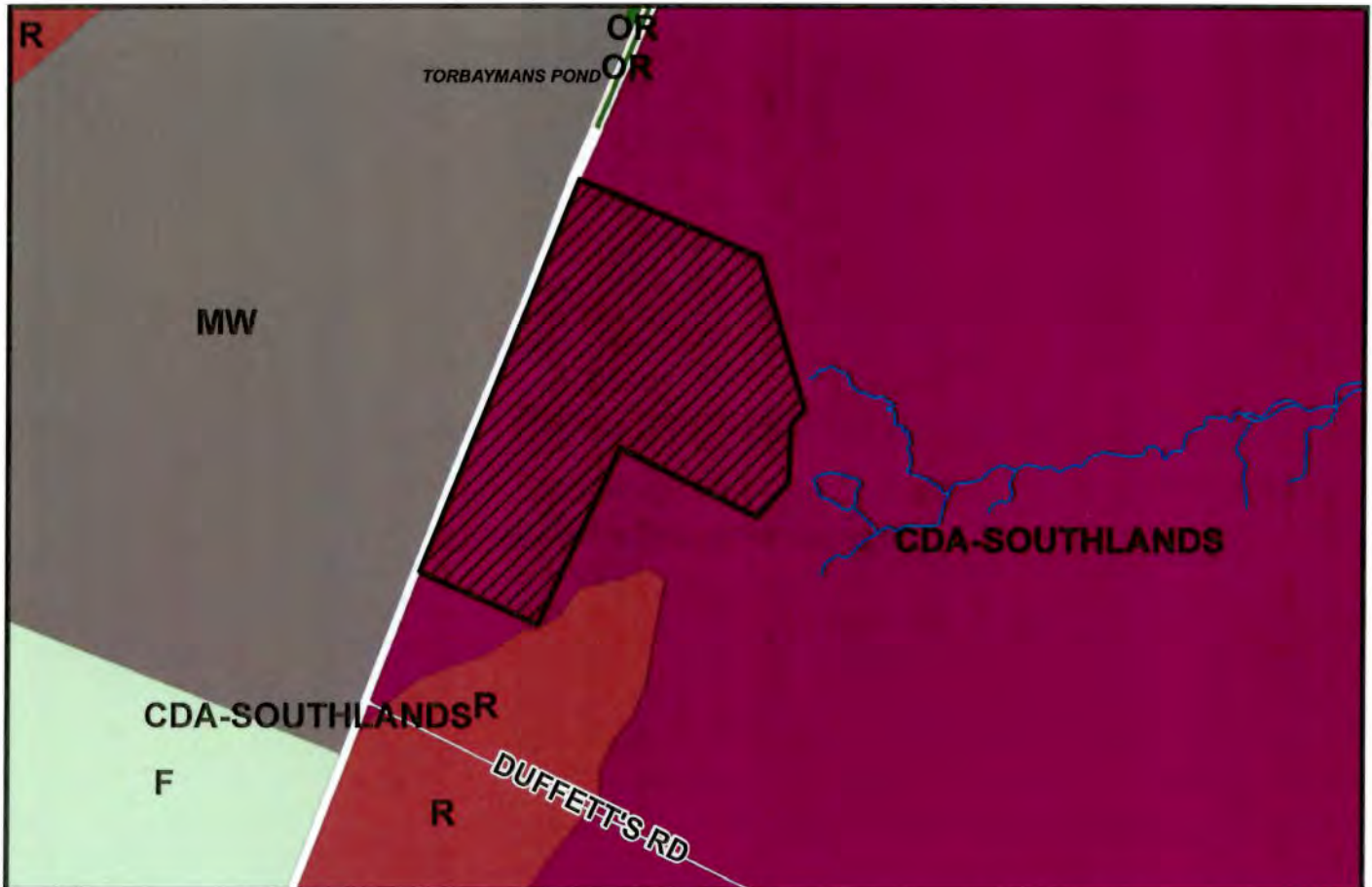
day of _____, 2013.

Mayor

City Clerk

Provincial Registration

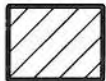




**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 569, 2013
[Map Z-1A]**

2013 05 02 SCALE: 1:15000
CITY OF ST. JOHN'S
DEPARTMENT OF PLANNING,
DEVELOPMENT & ENGINEERING

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



AREA PROPOSED TO BE REZONED FROM
CDA-SOUTHLANDS LAND USE ZONE
TO INDUSTRIAL GENERAL (IG) LAND USE ZONE

**Southlands Blvd. Extension and
Trans-Canada Highway (Glencrest
Development)**



M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 570, 2013**

WHEREAS the City of St. John's wishes to accommodate commercial development along the future Southlands Boulevard Extension, in the future Glencrest development,

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

Rezone land on the south side of Pitts Memorial Drive, west of the Southlands development, from the Comprehensive Development Area -Southlands (CDA – Southlands) Zone to the Commercial Regional (CR) Zone as shown on Map Z-1A attached.

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

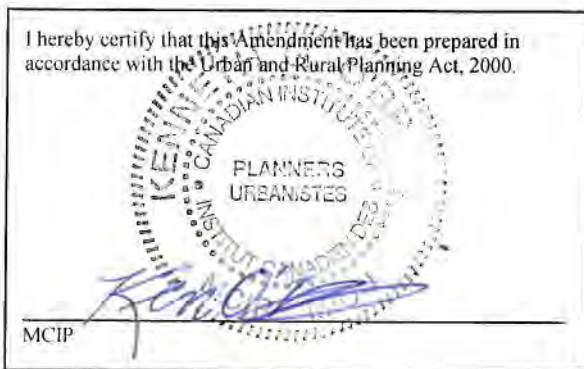
IN WITNESS THEREOF the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this

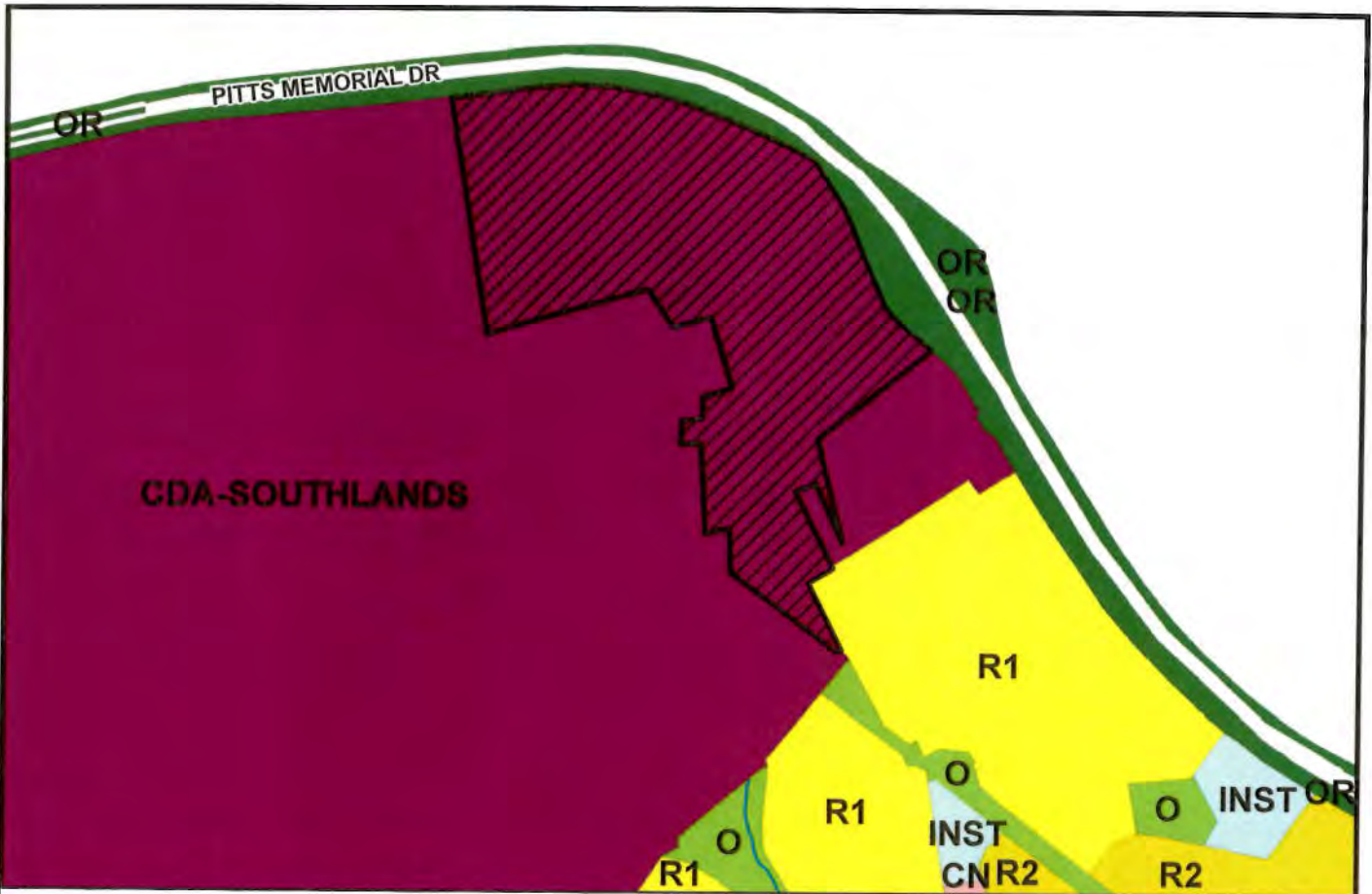
day of _____, 2013.

Mayor

City Clerk

Provincial Registration

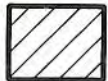




**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 570, 2013
[Map Z-1A]**

2013 05 02 SCALE: 1:12500
CITY OF ST. JOHN'S
DEPARTMENT OF PLANNING,
DEVELOPMENT & ENGINEERING

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



AREA PROPOSED TO BE REZONED FROM
CDA-SOUTHLANDS LAND USE ZONE TO
COMMERCIAL RETAIL (CR) LAND USE ZONE

**Southlands Blvd. Extension
(Glencrest Development)**



M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 571, 2013**

WHEREAS the City of St. John's wishes to accommodate residential development along the future Southlands Boulevard Extension, in the future Glencrest development,

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

Rezone land west of the Southlands development from the Comprehensive Development Area -Southlands (CDA – Southlands) Zone to the Residential Low Density (R1) Zone as shown on Map Z-1A attached.

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

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

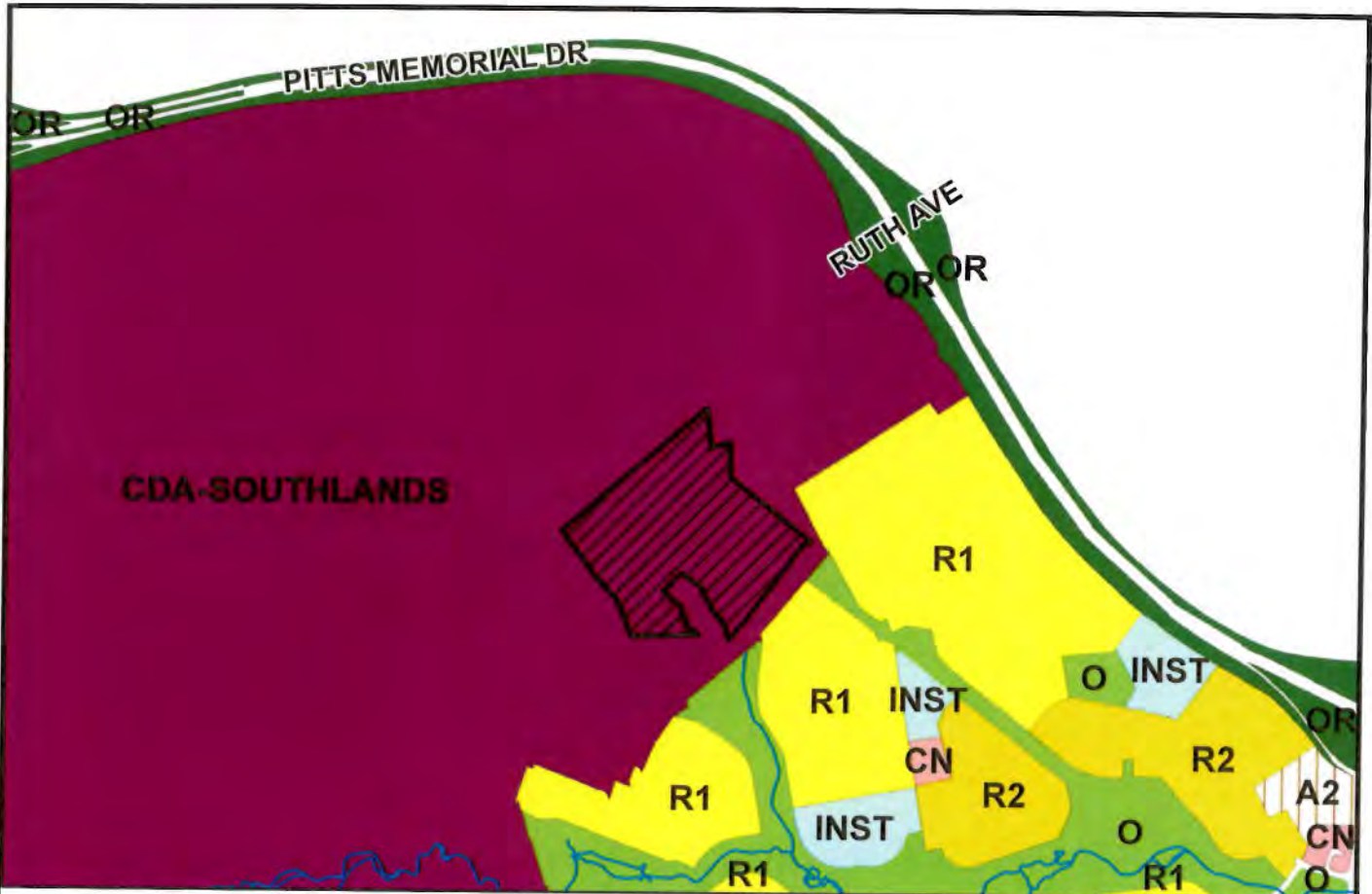
day of _____, 2013.

Mayor

City Clerk

Provincial Registration





**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 571, 2013
[Map Z-1A]**

2013 05 02 SCALE: 1:15000
CITY OF ST. JOHN'S
DEPARTMENT OF PLANNING,
DEVELOPMENT & ENGINEERING

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



AREA PROPOSED TO BE REZONED FROM
CDA-SOUTHLANDS LAND USE ZONE TO
RESIDENTIAL LOW DENSITY (R1) LAND USE ZONE

**Southlands Blvd. Extension
(Glencrest Development)**



M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 572, 2013**

WHEREAS the City of St. John's wishes to accommodate higher density residential development along the future Southlands Boulevard Extension, in the future Glencrest development,

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

**Rezone land west of the Southlands development and south of
Pitts Memorial Drive from the Comprehensive Development Area
-Southlands (CDA – Southlands) Zone to the Apartment Medium
Density (A2) Zone as shown on Map Z-1A attached.**

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

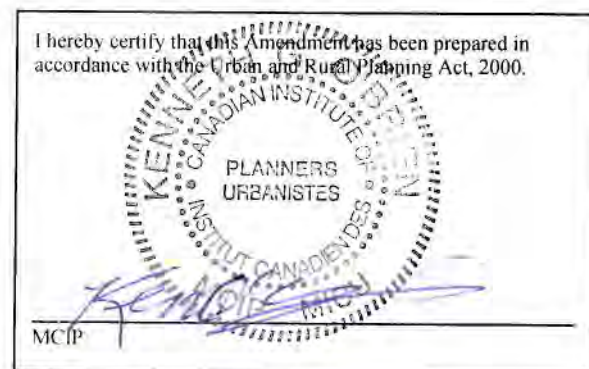
IN WITNESS THEREOF the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this

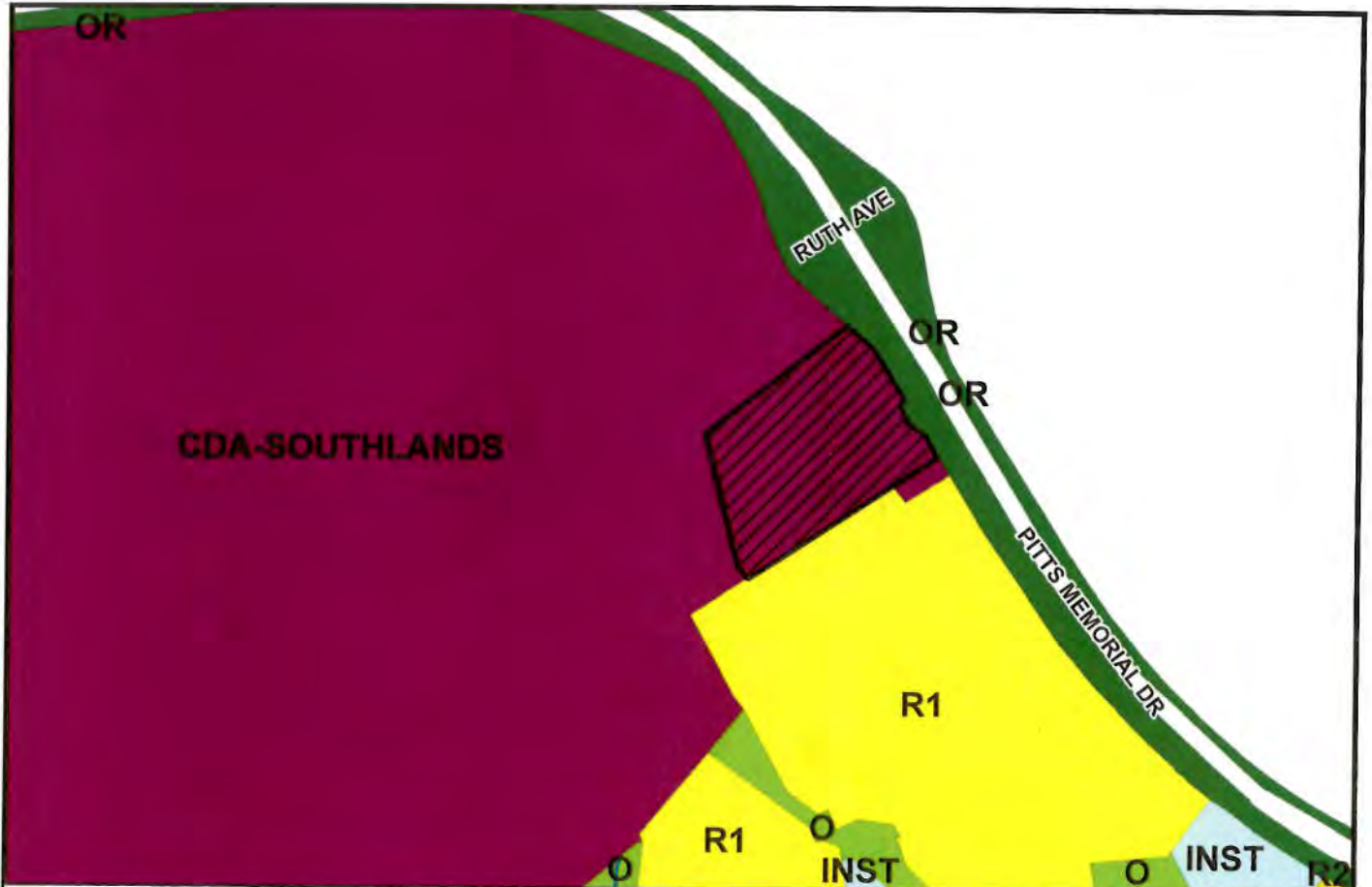
day of _____, 2013.

Mayor

City Clerk

Provincial Registration





**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 572, 2013
[Map Z-1A]**

2013 05 02 SCALE: 1:10000
CITY OF ST. JOHN'S
DEPARTMENT OF PLANNING,
DEVELOPMENT & ENGINEERING

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



AREA PROPOSED TO BE REZONED FROM
CDA-SOUTHLANDS LAND USE ZONE TO
APARTMENT MEDIUM DENSITY (A2) LAND USE ZONE

**Southlands Blvd. Extension
(Glencrest Development)**



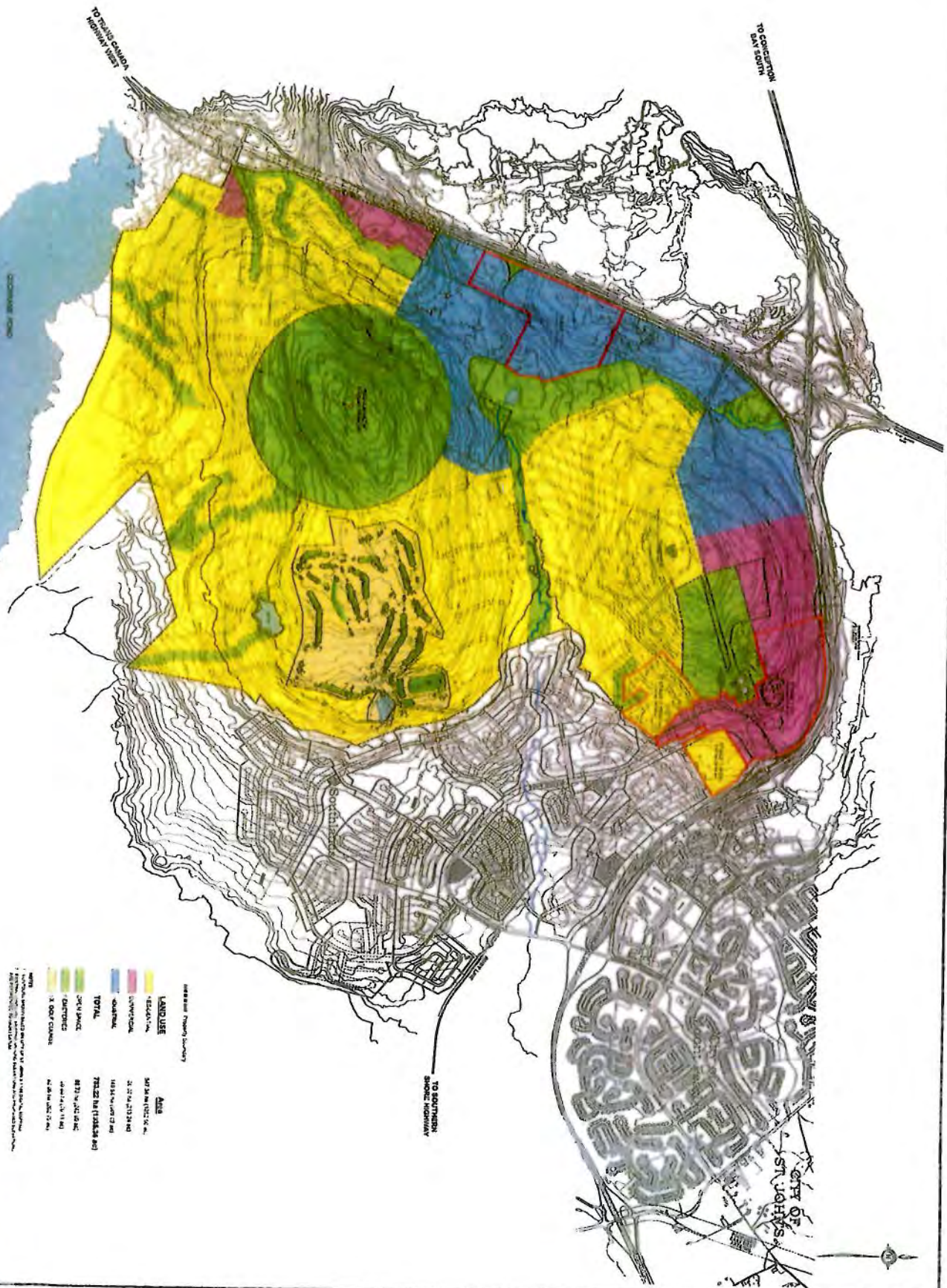
M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration



Legend

LAND USE	AREA
RESIDENTIAL	547.36 AC (23.72 MI ²)
COMMERCIAL	12.32 AC (0.55 MI ²)
PARKS	143.54 AC (6.41 MI ²)
WATER	751.22 AC (33.38 MI ²)
TOTAL	1474.44 AC (65.06 MI²)
OPEN SPACE	89.71 AC (4.02 MI ²)
OUTLINES	44.86 AC (2.01 MI ²)
OPEN CHANNELS	42.86 AC (1.91 MI ²)

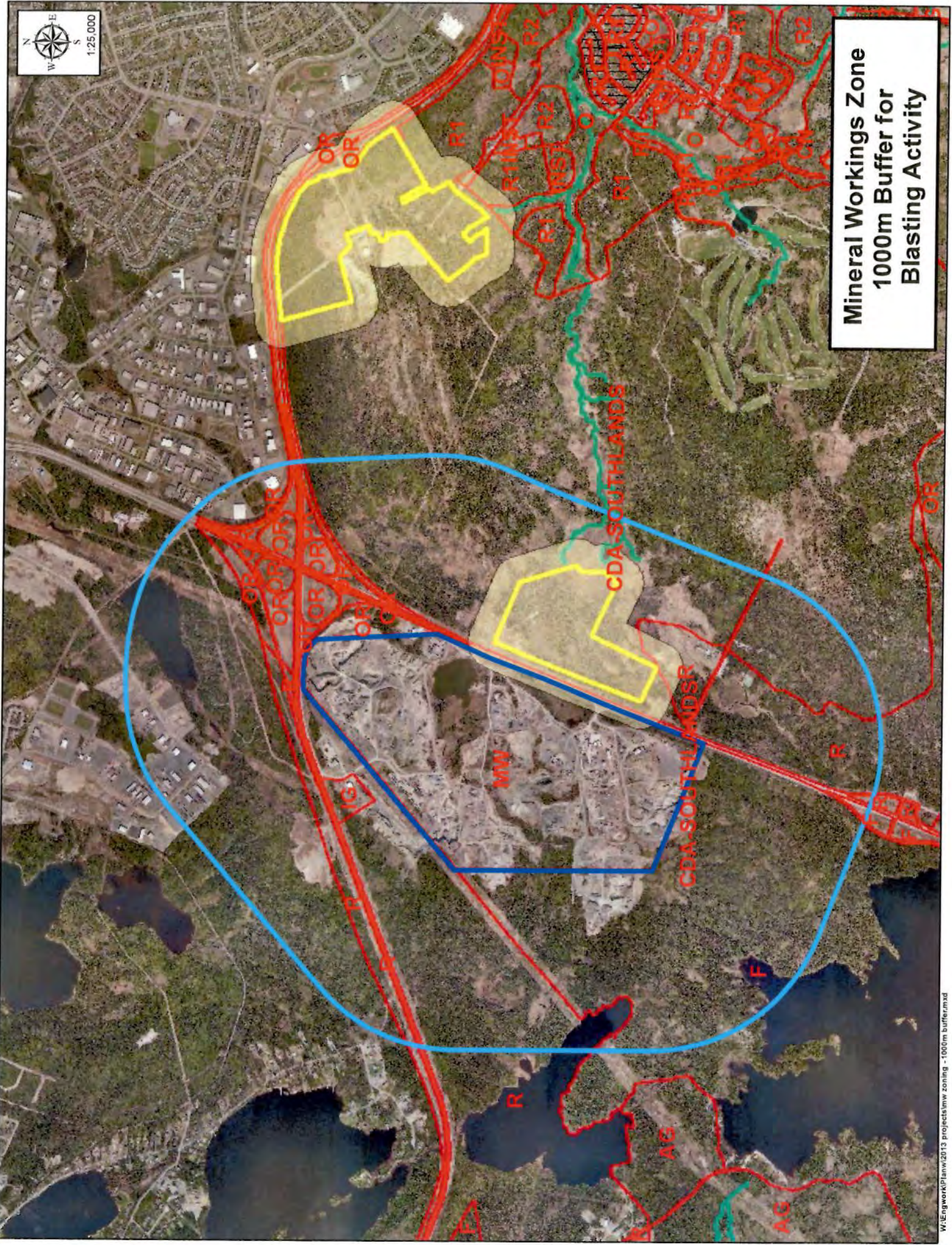
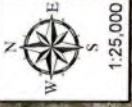
NOTES:
 1. THIS PLAN IS A CONCEPTUAL PLAN AND IS NOT A FINAL PLAN.
 2. THE PLAN IS SUBJECT TO THE CITY OF ST. JOHNS' LAND USE REGULATIONS.
 3. THE PLAN IS SUBJECT TO THE CITY OF ST. JOHNS' ZONING REGULATIONS.
 4. THE PLAN IS SUBJECT TO THE CITY OF ST. JOHNS' DEVELOPMENT REGULATIONS.

EMERALD

CONCEPT PLAN

DATE: 11/11/2011

10003 - F108



**Mineral Workings Zone
1000m Buffer for
Blasting Activity**



Asphalt Pavement, Crushing,
Curb/Gutter, Sidewalk, Site Services
Heavy Equipment Rentals & Transport

P.O. Box 909
Mt. Pearl, NL A1N 3C8

May 1, 2013

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

RE: Rezone four parcels of undeveloped land, west of the Southlands subdivision

To Whom it My Concern,

As owner of Farrell's Excavating Ltd. for the past 21 years, I am not apposed to development of City growth, however I see major concerns in the near future with the rezoning and future development of undeveloped land, west of Southlands subdivision.

As one of the top 3 major asphalt, rock and granular producers within city limits, I foresee major issues with future blasting and the operation of my business, something I have been doing on my quarry site for the last 10 years, along with my counter parts, who have established quarry sites here for 30 plus years. It also raises a concern with the environmental requirements from provincial department of environment and municipal governing agencies to operate an Asphalt Plant, also something I have being doing at this location for 10 years. The environmental requirements for an asphalt plant, explicitly states that you must be a distance of one km from a residential area or developed commercial buildings.

The Mayor and Councils' are certainly aware of noise hazards that can be created by a single construction company working within a residential or commercial environment and the problems that are generated from this type of work, so you can imagine the noise levels and issues that are produced from a major hub, such as this with 20 plus major construction companies that are all located in one area. These companies work within the city producing 95% of all rock, stone, and gravel as well as supplying and laying asphalt, for the city and surrounding towns.

Road closure issues and the resulting cost to the city and the government this past summer with the shutdown of the Outer Ring Road for a quarry operator to blast should be a determining factor in considering approval in rezoning in areas that would effect and be detrimental to quarry operations in close proximity. I foresee major concerns with blasting in this area, (eg. the size of the blast, vibration noise and not being able to operate 24 hours a day). The quarry operations in this area are a 24 hours, 12 month operation and certainly is a source of year round employment for a large group of employees.



With this rezoning proposal, I foresee major operational interruptions as development occurs next to this large major industrial area. As well, the effects this type of operation will impose on residential development, children, parents and seniors should certainly be a determining factor when considering rezoning this area.

Being that the proposed rezoning is in close proximity to this major industrial site, the potential exists for youth and residents to misconstrue the quarry areas as a playground. This certainly has the potential for serious personal injury and/or related environmental consequences, (fuel storage, chemical storage, etc.)

As a major employer in the city, I ask that you consider my documented concerns for what I anticipate will take place in the future as a result of the rezoning. As referenced above, shutdowns will occur when blasting operations have to take place. As a result of these shutdowns, it will have a devastating effect on my business and other businesses in the area. This potentially would result in forcing me to downsize, as has been demonstrated by the encroachment of a residential development at the rear of an existing quarry located on the north east side of the Outer Ring Road.

Sincerely,





HEAVY CIVIL ASSOCIATION
OF NEWFOUNDLAND
AND LABRADOR INC.

P.O. BOX 23038
ST. JOHN'S, NL A1B 4J9
Tel: (709) 364-8811 Fax: (709) 364-881

FAXED

May 1, 2013

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

RE: Application from KMK Capital Inc. to rezone four parcels of undeveloped land, west of the Southlands subdivision.

Dear Sirs:

The Heavy Civil Association of Newfoundland and Labrador would like to express its concerns with this rezoning application. Specifically, our Association has concerns about one of the four pieces of land. It is the 87.2 acres along the Trans-Canada Highway which is currently a part of the Comprehensive Development Area – Southlands and now has an application to Council to be rezoned Industrial General (IG).

Our concern with this application is that there are currently multiple pits and quarries which all have ongoing blasting operations adjacent to this property on the opposite side of the Trans-Canada Highway. It is our members concern that any development and subsequent land usage in the immediate vicinity of these blasting and heavy equipment sites will be adversely effected by high levels of noise and blasting vibration.

Case in point is a current pit and quarry operation within the boundaries of the municipality of Paradise. While residential, the current situation is that development was approved to take place in relatively close proximity to this operation. This has resulted in a situation where occupants in this newly developed area are now complaining to their council about the blasting activity, noise and heavy machinery associated with this pre-existing pit and quarry operation.

While our Association is completely in favor of expansion and development within the boundaries of the City of St. John's, we do believe reasonable measures are required to ensure any new development does not impede operations or result in additional expense or safety concerns for existing (or any new) business.



/2

It is our view that the St. John's Municipal Council needs to give this request some additional attention and at the very least establish parameters around the establishment of a buffer zone in this area to protect the interest of all involved.



May 2, 2013

File: 122-3

ALSO VIA E-MAIL TO:

cityclerk@stjohns.ca; pbartlett@stjohns.ca

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

Dear Sir/Madam:

PROPOSED REZONINGS ALONG SOUTHLANDS BOULEVARD EXTENSION

The Mount Pearl City Council ("Council") acknowledges your letter of April 24, 2013 seeking comments regarding the proposed rezonings along Southlands Boulevard Extension for the proposed Glencrest Development.

Council is not in a position at this time to provide informed commentary on the proposed rezoning as it has not had the opportunity to review background material or documentation relating to the requested rezoning. Council has been made aware that there may be significant impacts on the citizens, residents and businesses of Mount Pearl by the proposed Glencrest Development and is awaiting more detailed information to review and assess those impacts.

City staff has also been advised that the overall development of Glencrest will have substantial implications on the City of Mount Pearl's infrastructure and road network. These implications will also have an effect on Mount Pearl's existing and future community facilities, land use and development patterns. Without being provided information to review, Council has not had an opportunity to appreciate the magnitude of these impacts and implications.

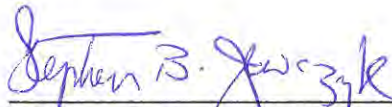
It is understood that this is Phase 1 of the proposed Glencrest development, which, of itself, may not have the same impacts as the full development of Glencrest; however, the City Council of Mount Pearl is hesitant to assess Phase 1 implications in isolation of the remainder of the development. To proceed in this manner is of concern to Council.

To: City Clerk's Department – City of St. John's
Re: Proposed Rezoning Along Southlands Boulevard Extension
From: Stephen B. Jewczyk, FCIP, Director of Planning and Development
Date: May 2, 2013
Page: 2 of 2

The Mount Pearl City Council recommends that the St. John's City Council defer a decision on this rezoning until such time as the City of Mount Pearl has been provided a copy of the documentation that is available to the City of St. John's on this development and has been given a reasonable period of time to review this information in relation to the impacts of the proposed development on the City of Mount Pearl. Council would then be in a position to respond in an informed and meaningful manner to the proposed rezonings.

Furthermore, it is understood that the City of St. John's staff is prepared to make a presentation to the Mount Pearl City Council on the Glencrest Development proposal. Council requests that this presentation be arranged as soon as possible in order to provide the City of Mount Pearl with the context in which to review the documentation.

Yours very truly,



Stephen B. Jewczyk, FCIP
Director of Planning and Development

SBJ/paf

Copy: Council
Michele Peach, Chief Administrative Officer
Directors

James J. Smyth, Q.C.
D. Gordon Woodland, B.A., B.Ed., LL.B.
Melanie Del Rizzo, B.Sc. (Hon.), LL.B.
Susan M. LeDrew, B.A., LL.B.
Tonya L. Pritchett, B.F.A., B.Ed., LL.B.
Andrew G. M. Woodland, B.Comm., LL.B.

May 1, 2013

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

Dear Sir or Madam:

Re: KMK Capital Inc. Re-zoning Applications – Glencrest Development

We have been retained to represent McDonald Stables Ltd. Our client is the owner of a parcel of land located on Duffets Road, Trans Canada Highway (McDonald Land).

The application of KMK Capital Inc. is for the purpose of re-zoning four parcels of land within the overall Glencrest Development proposal. Our client has no objection or comment with respect to the first three parcels of land contained in the proposal.

Industrial General (IG) Zone

The parcel of land proposed by KMK Capital Inc. to be changed to IG Zone contains 35.34 hectares (87.32 acres), herein after referred to as "Subject Property No. 4". Our client's parcel of land contains 41.752 hectares and is immediately adjacent to Subject Property No. 4. Our client has no objection to the proposed zoning change for subject property No. 4. However, our clients' property is not included or referred in the present application.

In a separate Application filed with the City on April 26, 2013, our client has applied to re-zone the McDonald Property to the IG Zone.

The purpose of land use designations and subsequent re-zoning by municipal authorities is to insure that land within the municipality is developed and used in an orderly fashion for the maximum benefit of the individual land owners and the community as a whole.

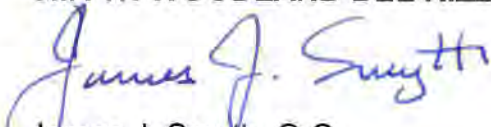
It is our client's position that any decision concerning the re-zoning of a parcel of land should carefully consider the effect of the re-zoning on the surrounding properties.

In summary, our client agrees with the application by KMK Capital Inc. to re-zone Subject Property No. 4 to the IG Zone provided, however, that the McDonald Property application is considered at the same time and receives the same designation.

We ask that you considered our client's request.

Yours very truly,

SMYTH WOODLAND DEL RIZZO & LeDREW



James J. Smyth, Q.C.
JJS/am

MEMORANDUM

Date: May 8, 2013

To: His Worship the Mayor and Members of Council

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


At the Regular Meeting of Council held on March 19, 2013, Council directed staff to proceed with the amendments for Civic Number 50 Tiffany Lane, site specific amendments to the St. John's Municipal Plan and Development Regulations for two residential buildings with a permitted height up to 16 storeys, and to prepare the necessary Municipal Plan and Development Regulation text amendments. In accordance with the Council Directive, City staff prepared the applicable text amendments and referred these to the Department of Municipal Affairs with a request for the issuance of a Provincial release against any applicable Provincial interests or policies. The release has now been issued and it is in order for Council to proceed with the next steps in the amendment process.

Recommendation

It is recommended that Council now proceed to adopt the attached resolutions for the St. John's Municipal Plan Amendment Number 112, 2013 and the St. John's Development Regulations Amendment Number 562, 2013. The effect of these amendments if ultimately approved by Council would be to increase the maximum building height from 10 storeys to 16 storeys, through site-specific amendments for 50 Tiffany Lane only.

If the resolutions are adopted by Council, then it is further recommended that Council appoint Mr. Wayne Thistle, Q.C., who is a member of City's commissioner list, as the commissioner to conduct a public hearing on the noted amendments. The proposed date for the public hearing is Tuesday, June 4, 2013, at 7:00pm at St. John's City Hall.

Respectfully submitted,



Ken O'Brien, MCIP
Acting Director of Planning

LLB/sf

I:\KOBrien\2013\Mayor - 50 Tiffany Lane - May, 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

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

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

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

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

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

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

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

Mayor

City Clerk

Provincial Registration



**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 562, 2013**

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

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

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

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

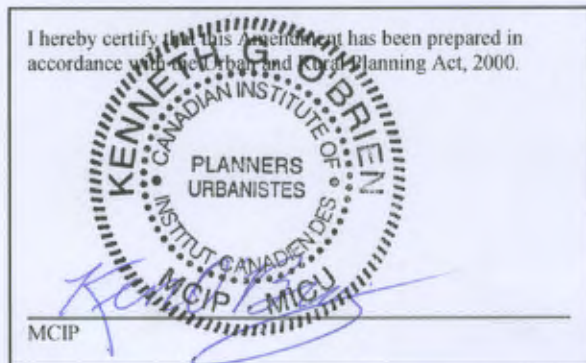
BE IT FURTHER RESOLVED that the City of St. John's requests the Minister of Municipal Affairs to register the proposed amendment in accordance with the requirements of the Urban and Rural Planning Act, 2000.

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

Mayor

City Clerk

Provincial Registration



Report/Recommendations
Parks and Recreation Standing Committee
April 30, 2013

In Attendance: Councillor Frank Galgay, Chairperson
Deputy Mayor Shannie Duff
Councillor Danny Breen
Councillor Wally Collins
Councillor Bruce Tilley
Councillor Tom Hann
Jill Brewer, Deputy City Manager of Community Services
Paul Mackey, Deputy City Manager of Public Works
Bob Bishop, Deputy City Manager of Financial Services
Dave Blackmore, Deputy City Manager of Planning, Development &
Engineering
Heather Hickman, Manager of Community Development
Carla Lawrence, Manager of Sport & Communications
Tanya Haywood, Manager of Facilities Division
Brian Head, Manager of Parks & Open Spaces
Annette Oldford, Program Supervisor of Family & Leisure Services
Karen Chafe, Recording Secretary

1. Johnson Geo-Vista Park Proposal

Mr. Paul Johnson of the Johnson Family Foundation was present, along with Judy Rudofsky and Addison Bown of the Grand Concourse Authority. The purpose of their meeting was to discuss their proposal to combine GEO and Vista Parks and rename them the Johnson Geo-Vista Park. A number of issues of mutual concern regarding shared property between the City, the Grand Concourse and the Johnson Family Foundation were discussed.

Given the numerous issues raised during the meeting, including the Geo Vista Park and the Military Promenade, it was agreed that these matters be referred back to the Department of Public Works & for review and investigation.

2. Chafe's Lane and Huck Williams Park - Proposed Concept Plan

Councillor Collins relayed constituents' concerns about the need to upgrade the Huck Williams Park situated on Chafe's Lane, noting the various demands for recreational facilities, a tot lot and upgrading of washrooms in that area. Prior to expending funds, it was suggested that a concept plan be developed which would ascertain and best facilitate the needs of the area. The boundary of the area has been identified by staff. They will refer to the Recreation & Parks Master Plan to guide the development of a concept plan which will be reviewed by the Committee prior to further action being taken.

**The Committee on motion of Councillor Collins; seconded by Councillor Tilley:
recommends that staff develop a recreational concept plan for the Huck Williams/Chafe's
Lane area.**

ST. JOHN'S

3. **Proposed Request to Rebuild Rotary Sunshine Park Chalet**

The St. John's Rotary Club has requested that the City give consideration to a cost-shared venture to rebuild the Rotary Sunshine Park Chalet in an effort to increase programming opportunities. A general estimate (without a preliminary concept design) to rebuild based on the existing 5000 square foot facility is \$1.5 - \$2 million.

The Committee recommends that based on the existing capital projects underway and the fact that the Rotary Sunshine Park Chalet is currently meeting the City's programming needs, rebuilding the Rotary Sunshine Park Chalet at this time would be considered a low to medium priority by the Community Services Department. It is recommended that the City investigate other contribution opportunities for the St. John's Rotary Club.

**Councillor Frank Galgay
Chairperson**

REPORT/RECOMMENDATIONS
Development Committee
May 7, 2013

The following matter was considered by the Development Committee at its meeting held on May 7, 2013. A staff report is attached for Council's information.

1. Approval in Principle for Proposed 6-Townhouse Development
Applicant: RDG Holdings Limited
Nunnery Hill / Holloway Street
Residential Downtown (RD) Zone (Ward 2)

Recommendation:

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

- 1) Compliance with the requirements of the Departments of Planning and Engineering;
- 2) The required Building Permits must be obtained from the City prior to the commencement of any development;
- 3) A legal access agreement / arrangement between the units is required to ensure access to all of the garages at all times, that is satisfactory to our Legal Department;
- 4) Houses are not to have steps, etc. encroaching into City Property;
- 5) Parking on Nunnery Hill is not permitted.



Robert F. Smart
City Manager
Chair – Development Committee

RFS/sba
attachment

MEMORANDUM

Date: May 8, 2013

To: His Worship the Mayor & Members of Council

Re: **Department of Planning File No. 13-00023/S-25-N.1**
Approval-in-Principle for Proposed 6-Townhouse Development
Applicant: RDG Holdings Limited
Nunnery Hill/Holloway Street
Residential Downtown (RD) Zone (Ward 2)

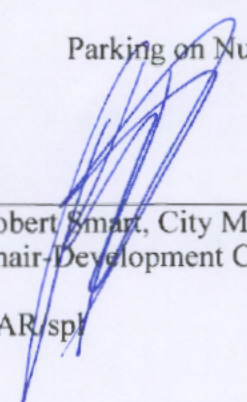
An application has been submitted to the Department of Planning requesting Approval-in-Principle for the development of the above referenced property to develop Six (6) Townhouse Dwellings.

This development meets the minimum requirements for development in the (RD) zone. This application has been reviewed by the Engineering and Planning Departments. The proposal could be approved subject to complying with various technical requirements, and the submission of an access agreement between the units in order for the unit located on the West to gain access to the proposed garage parking.

Recommendation

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

- 1) Compliance with the requirements of the Departments of Planning and Engineering;
- 2) The required Building Permits must be obtained from the City, prior to the commencement of any development;
- 3) A legal access agreement/arrangement between the units is required to ensure access to all of the garages at all times, that is satisfactory to our Legal Department;
- 4) Houses are not to have steps, etc. encroaching into City Property;
- 5) Parking on Nunnery Hill is not permitted.



Robert Smart, City Manager
Chair-Development Committee

AAR/spl

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

**DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING
FOR THE PERIOD OF May 3, 2013 TO May 9, 2013**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
COM		Home Office – Cleaning Business	33 Firdale Drive	4	Approved	13-05-03
RES		Building Lot for Single Detached Dwelling	99 Montague Street	1	Approved	13-05-03

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

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

**Gerard Doran
Development Officer
Department of Planning**

Building Permits List

Council's May 13, 2013 Regular Meeting

Permits Issued: 2013/05/02 To 2013/05/08

Class: Commercial

303-305 Hamilton Ave	Co	Mixed Use	
101 New Gower St	Nc	Accessory Building	
101 New Gower St	Nc	Accessory Building	
75 Kelsey Dr	Sn	Retail Store	
460 Kenmount Rd	Ms	Eating Establishment	
20 Peet St	Ms	Commercial Garage	
644 Topsail Rd	Ms	Service Shop	
391 Topsail Rd	Ms	School	
336 Water St -Second Cup	Sn	Eating Establishment	
450 Water St	Rn	Service Shop	
166 Duckworth St	Rn	Retail Store	
235 Water St, Suite 709	Rn	Office	
644 Topsail Rd	Rn	Service Shop	
40 Kelsey Dr Marks W.W.	Rn	Retail Store	
324 Paddy's Pond Rd - 4	Nc	Transportation Terminal	
99 Airport Rd	Rn	Office	
48 Kenmount Rd1st Fl Washrooms	Rn	Shopping Centre	
61 Kelsey Dr Rbc Bank	Rn	Bank	
			This Week \$ 1,042,650.00

Class: Industrial

This Week \$.00

Class: Government/Institutional

64 Portugal Cove Rd	Nc	Accessory Building	
21 Merrymeeting Rd	Rn	Admin Bldg/Gov/Non-Profit	
			This Week \$ 85,000.00

Class: Residential

10 Aldergrove Pl, Lot 250	Nc	Accessory Building	
16 Glen Abby St - Lot 237	Nc	Single Detached Dwelling	
2 Augusta Court - Unit 13	Nc	Condominium	
4 Augusta Court - Unit 12	Nc	Condominium	
16 Bar Haven St	Nc	Fence	
26 Bavidge St	Nc	Accessory Building	
2 Lotus St	Nc	Accessory Building	
42 Chalker Pl	Nc	Fence	
9 Cherokee Dr	Nc	Accessory Building	
20 Country Grove Pl	Nc	Accessory Building	
49 Cypress St	Nc	Accessory Building	
51 Cypress St Lot 127	Nc	Single Detached Dwelling	
23 Dauntless St	Nc	Fence	
21 Densmore's Lane	Nc	Accessory Building	
14 Dunkerry Cres , Lot 283	Nc	Single Detached & Sub.Apt	
38 Durdle Dr	Nc	Accessory Building	

73 Francis St	Nc	Accessory Building
5 Galashiels Pl	Nc	Fence
6 Gibbons Pl, Lot 20	Nc	Single Detached & Sub.Apt
12 Gibbons Pl, Lot 17	Nc	Single Detached & Sub.Apt
9 Gibbons Pl, Lot 7	Nc	Single Detached & Sub.Apt
15 Gibbons Pl, Lot 10	Nc	Single Detached & Sub.Apt
70 Glenlonan St	Nc	Fence
70 Glenlonan St	Nc	Accessory Building
152 Great Eastern Ave	Nc	Accessory Building
191 Green Acre Dr	Nc	Fence
193 Green Acre Dr	Nc	Accessory Building
5 Halliday Pl., Lot 8	Nc	Single Detached Dwelling
74 Iceland Pl	Nc	Fence
36 Kenai Cres	Nc	Accessory Building
29 Kincaid St	Nc	Patio Deck
112 Ladysmith Dr Lot 218	Nc	Single Detached & Sub.Apt
190 Ladysmith Dr, Lot 492	Nc	Single Detached Dwelling
94 Lime St	Nc	Fence
110 Logy Bay Rd	Nc	Fence
9 Macbeth Dr	Nc	Accessory Building
6 Marsland Pl	Nc	Accessory Building
200 New Pennywell Rd	Nc	Accessory Building
3 Oberon St	Nc	Accessory Building
21 Oberon St., Lot 186	Nc	Single Detached Dwelling
39 Old Bay Bulls Rd	Nc	Swimming Pool
1 Pine Bud Ave	Nc	Fence
37 Reid St	Nc	Fence
9 Road De Luxe	Nc	Fence
53 Roche St	Nc	Fence
6 Rodney St	Nc	Fence
32 Sequoia Dr, Lot 310	Nc	Single Detached Dwelling
37 Sgt. Craig Gillam Ave	Nc	Fence
15 Titania Pl, Lot 166	Nc	Single Detached Dwelling
22 Tunis Crt	Nc	Fence
119 Waterford Bridge Rd	Nc	Patio Deck
9 Weymouth St	Nc	Patio Deck
4 Ironwood Pl	Cr	Single Detached & Sub.Apt
16 Burdell Pl	Ex	Single Detached Dwelling
37 Creston Pl	Ex	Single Detached Dwelling
14 Everard Ave	Ex	Single Detached & Sub.Apt
6 Hunt Pl	Ex	Single Detached Dwelling
43 Parade St	Ex	Single Detached Dwelling
33 Aldershot St	Rn	Single Detached Dwelling
16 Cashin Ave	Rn	Patio Deck
66 Cochrane St	Rn	Townhousing
11 Cypress St	Rn	Single Detached Dwelling
3 Darcy St	Rn	Single Detached Dwelling
14 Everard Ave	Rn	Single Detached Dwelling
8 Fitzpatrick Ave	Rn	Semi-Detached Dwelling
12 Lady Anderson St	Rn	Single Detached Dwelling
109-111 Long's Hill	Rn	Single Detached Dwelling
17 Monkstown Rd	Rn	Semi-Detached Dwelling
66 New Pennywell Rd	Rn	Semi-Detached Dwelling
68 New Pennywell Rd	Rn	Semi-Detached Dwelling
74 New Pennywell Rd	Rn	Semi-Detached Dwelling
76 New Pennywell Rd	Rn	Semi-Detached Dwelling
139 Newtown Rd	Rn	Single Detached & Sub.Apt
98 Springdale St	Rn	Single Detached Dwelling
29 Wishingwell Rd	Rn	Single Detached Dwelling

This Week \$ 4,227,004.00

Class: Demolition

370 Torbay Rd

Dm Office

This Week \$ 15,000.00

This Week's Total: \$ 5,369,654.00

Repair Permits Issued: 2013/05/02 To 2013/05/08 \$ 124,200.00

Legend

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

Year To Date Comparisons			
May 13, 2013			
Type	2012	2013	% Variance (+/-)
Commercial	\$117,800,800.00	\$42,600,700.00	-64
Industrial	\$3,600,100.00	\$28,000.00	-99
Government/Institutional	\$11,500,700.00	\$7,200,600.00	-37
Residential	\$56,800,900.00	\$48,100,800.00	-15
Repairs	\$1,200,800.00	\$1,000,200.00	-17
Housing Units (1 & 2 Family Dwellings)	192	126	
Total	\$190,903,300.00	\$98,930,300.00	-48

Respectfully Submitted,

David Blackmore, R.P.A.
Deputy City Manager - Planning, Development & Engineering

MEMORANDUM

Weekly Payment Vouchers For The Week Ending May 9, 2013

Payroll

Public Works	\$ 354,018.25
Bi-Weekly Administration	\$ 702,777.14
Bi-Weekly Management	\$ 683,163.68
Bi-Weekly Fire Department	\$ 733,130.67
Accounts Payable	\$1,299,233.15
Total:	\$ 3,772,322.89

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
AMERICAN WATER WORKS ASSOC.	0000000604	JAR TESTING DVD	\$250.75
CITRIX SYSTEMS, INC.	0000000605	SUBSCRIPTION ADVANTAGE RENEWAL	\$17,177.06
IMSA - SEE VENDOR 2379	0000000606	MEMBERSHIP DUES	\$81.43
BORN AVIATION PRODUCTS INC.	0000000607	PROMOTIONAL ITEMS	\$4.64
ZETRON - US	0000000608	COMPUTER SUPPLIES	\$64.08
NEWFOUNDLAND POWER	00052363	ELECTRICAL SERVICES	\$54,653.21
PARTS FOR TRUCKS INC.	00052364	REPAIR PARTS	\$997.47
ROYAL BANK VISA	00052365	VISA PAYMENT	\$1,993.72
COLLISION CLINIC & GARY HUSK	00052366	LEGAL CLAIM	\$2,003.03
MACNEIL, GARY	00052367	REIMBURSEMENT MEASURING TAPES	\$112.95
RECEIVER GENERAL FOR CANADA	00052368	PAYROLL DEDUCTIONS	\$2,565.90
RECEIVER GENERAL FOR CANADA	00052369	PAYROLL DEDUCTIONS	\$110,588.55
PUBLIC SERVICE CREDIT UNION	00052370	PAYROLL DEDUCTIONS	\$6,721.88
MONITOR ENTERPRISES INC.,	00052371	PROFESSIONAL SERVICES	\$5,169.92
NEWFOUNDLAND POWER	00052372	ELECTRICAL SERVICES	\$373,943.88
BELL MOBILITY	00052373	CELLULAR PHONE USAGE	\$180.56
CITY OF ST. JOHN'S	00052374	REPLENISH PETTY CASH	\$322.04
NL CONTINUING LEGAL EDUCATION	00052375	REGISTRATION FEES	\$100.00
SEAN MCCARTHY & GARLAND AUTO BODY LTD.	00052376	LEGAL CLAIM	\$1,981.01
ARDELLA PIKE	00052377	RECREATION PROGRAM REFUND	\$130.00
KAREN HURLEY-POWER	00052378	RECREATION PROGRAM REFUND	\$26.00
LAURA PHILPOTT	00052379	YOUTH LEADERSHIP FORUM GRANT	\$250.00
PEDDIGREW, PAUL	00052380	TRAVEL REIMBURSEMENT	\$2,991.95
WINSOR, LYNNANN	00052381	TRAVEL ADVANCE	\$3,041.00
GLYNN RIDEOUT	00052382	TRAVEL REIMBURSEMENT	\$3,751.24
CHERYL ABBOTT	00052383	FOOTWEAR ALLOWANCE	\$90.39
NEWFOUNDLAND EXCHEQUER ACCOUNT	00052384	REGISTRATION OF EASEMENT	\$102.00
PIK-FAST EXPRESS INC.	00052385	BOTTLED WATER	\$35.00
VOKEY'S JANITORIAL SERVICE	00052386	JANITORIAL SERVICES	\$1,344.71
THE TELEGRAM	00052387	ADVERTISING	\$160.36
LA BREA INT'L INC.	00052388	PROMOTIONAL MATERIALS	\$37.67
JOHNSON INVESTMENTS INC.	00052389	PROFESSIONAL SERVICES	\$616.41
BELL MOBILITY	00052390	CELLULAR PHONE USAGE	\$250.86
ORKIN CANADA	00052391	PEST CONTROL	\$112.44
WORKPLACE HEALTH, SAFETY AND COMPENSATION COM	00052392	PAYROLL DEDUCTIONS	\$1,800.43
RS MEANS	0000000609	SUBSCRIPTION OF BOOK	\$206.12
TOMY CANADA LIMITED	0000000610	PROMOTIONAL ITEMS	\$877.48
ROUTEMATCH SOFTWARE, INC.	0000000611	6 MENTOR RANGERS & PROFESSIONAL SERVIC	\$22,049.75
ACKLANDS-GRAINGER	00052393	INDUSTRIAL SUPPLIES	\$284.67
AFONSO GROUP LIMITED	00052394	SEWER INSPECTIONS	\$10,152.69
AIR COOLED ENGINE SERVICE LTD.	00052395	REPAIR PARTS	\$364.43

NAME	CHEQUE #	DESCRIPTION	AMOUNT
ASHFORD SALES LTD.	00052396	REPAIR PARTS	\$314.98
MIGHTY WHITES LAUNDROMAT	00052397	LAUNDRY SERVICES	\$106.15
COSTCO WHOLESALE	00052398	PROPANE	\$28.45
KELLOWAY CONSTRUCTION LIMITED	00052399	CLEANING SERVICES	\$5,916.22
RDM INDUSTRIAL LTD.	00052400	INDUSTRIAL SUPPLIES	\$85.64
ROBERT BAIRD EQUIPMENT LTD.	00052401	RENTAL OF EQUIPMENT	\$4,921.56
DISCOUNT CAR & TRUCK RENTALS	00052402	VEHICLE RENTAL	\$1,526.63
NEWFOUNDLAND EXCHEQUER ACCOUNT	00052403	ANNUAL OPERATING FEE - BOILERS & PRESSU	\$2,090.50
LIGHTING & TRAFFIC SYSTEMS LTD	00052404	TRAFFIC CONTROLS	\$2,525.54
GRAND CONCOURSE AUTHORITY	00052405	MAINTENANCE CONTRACTS	\$158,512.63
BELBIN'S GROCERY	00052406	CATERING SERVICES	\$155.61
SMS EQUIPMENT	00052407	REPAIR PARTS	\$2,882.22
CABOT PEST CONTROL	00052408	PEST CONTROL	\$335.05
CHARLES R. BELL LTD.	00052409	APPLIANCES	\$590.99
WASTE MANAGEMENT	00052410	COLLECTION SERVICES	\$307.33
DELUXE DRYCLEANERS LTD.	00052411	DRY-CLEANING	\$72.32
GRAPHIC ARTS & SIGN SHOP LIMITED	00052412	SIGNAGE	\$663.68
BARNES/BOWMAN DISTRIBUTION	00052413	REPAIR PARTS	\$6,303.14
CAMPBELL SCIENTIFIC CANADA CORP.	00052414	REPAIR PARTS	\$3,350.74
BRENKIR INDUSTRIAL SUPPLIES	00052415	PROTECTIVE CLOTHING	\$3,065.76
GRAND AND TOY	00052416	OFFICE SUPPLIES	\$436.73
COMPUTERSHARE INVESTOR SERVICE ACCOUNTS RECE	00052417	AGENCY SERVICE FEES	\$1,707.27
CITY OF MOUNT PEARL	00052418	SNOW CLEARING	\$2,912.62
STAPLES THE BUSINESS DEPOT - STAVANGER DR	00052419	STATIONERY & OFFICE SUPPLIES	\$94.92
CABOT BUSINESS FORMS/CABOT PROMOTIONS	00052420	BUSINESS FORMS	\$1,101.75
CHESTER DAWE CANADA - O'LEARY AVE	00052421	BUILDING SUPPLIES	\$339.95
AEARO CANADA LIMITED	00052422	PRESCRIPTION SAFETY GLASSES	\$267.95
CAMPBELL'S SHIP SUPPLIES	00052423	CLEANING SUPPLIES	\$92.10
CANADIAN CORPS COMMISSIONAIRES	00052424	SECURITY SERVICES	\$6,928.94
AIR LIQUIDE CANADA INC.	00052425	CHEMICALS AND WELDING PRODUCTS	\$302.48
DAVE CARROLL	00052426	BAILIFF SERVICES	\$30.00
THE PRINTING PLACE	00052427	OFFICE FORMS	\$328.83
ROGERS CABLE	00052428	INTERNET SERVICES	\$249.24
NORTRAX CANADA INC.,	00052429	REPAIR PARTS	\$851.07
MAC TOOLS	00052430	TOOLS	\$13.49
ALLAN MURPHY'S MOBILE WELDING SERVICES	00052431	REPAIRS TO EQUIPMENT	\$8,548.45
ELECTRO MECHANICAL SERVICES	00052432	REPAIR PARTS	\$226.00
EXECUTIVE BUS LTD	00052433	TRANSPORTATION SERVICES	\$381.94
HAZMASTERS INC.	00052434	REPAIR PARTS	\$97.18
COLONIAL GARAGE & DIST. LTD.	00052435	AUTO PARTS	\$17,164.00
CONSTANTINE CYLINDER HEAD SERVICE LTD.	00052436	REPAIR PARTS	\$823.84

NAME	CHEQUE #	DESCRIPTION	AMOUNT
CONSTRUCTION SIGNS LTD.	00052437	SIGNAGE	\$1,578.05
MASK SECURITY INC.	00052438	TRAFFIC CONTROL	\$1,144.92
CRANE SUPPLY LTD.	00052439	PLUMBING SUPPLIES	\$21.70
JAMES G CRAWFORD LTD.	00052440	PLUMBING SUPPLIES	\$101.96
CROSBIE INDUSTRIAL SERVICE LTD	00052441	CONTRACT PAYMENT	\$1,454.88
NEWFOUND CABS	00052442	TRANSPORTATION SERVICES	\$6,347.16
HARTY'S INDUSTRIES	00052443	STEEL FLAT BAR	\$367.25
CUMMINS EASTERN CANADA LP	00052444	REPAIR PARTS	\$146.44
CHESTER DAWE CANADA - TOPSAIL RD	00052445	BUILDING SUPPLIES	\$237.98
DAY TIMERS OF CANADA LTD.	00052446	OFFICE SUPPLIES	\$67.70
CREDIT RECOVERY 2003 LIMITED	00052447	CREDIT COLLECTIONS	\$3,005.04
CRAWFORD & COMPANY CANADA INC	00052448	ADJUSTING FEES	\$528.00
CABOT READY MIX LIMITED	00052449	PROGRESS PAYMENT	\$2,344.25
DICKS & COMPANY LIMITED	00052450	OFFICE SUPPLIES	\$2,977.82
MIC MAC FIRE & SAFETY SOURCE	00052451	REPAIR PARTS	\$253.12
REEFER REPAIR SERVICES LTD.	00052452	REPAIR PARTS	\$716.47
DOMINION RECYCLING LTD.	00052453	PIPE	\$316.63
CAHILL INSTRUMENTATION LTD.	00052454	REPAIR PARTS	\$607.38
RUSSEL METALS INC.	00052455	METALS	\$282.50
CANADIAN TIRE CORP.-ELIZABETH AVE.	00052456	MISCELLANEOUS SUPPLIES	\$98.70
CANADIAN TIRE CORP.-KELSEY DR.	00052457	MISCELLANEOUS SUPPLIES	\$258.44
ELECTRIC MOTOR & PUMP DIV.	00052458	REPAIR PARTS	\$162.63
ENVIROMED ANALYTICAL INC.	00052459	REPAIR PARTS AND LABOUR	\$28.25
THE TELEGRAM	00052460	ADVERTISING	\$8,599.23
EXECUTIVE COFFEE SERVICES LTD.	00052461	COFFEE SUPPLIES	\$169.50
FACTORY FOOTWEAR OUTLET LTD.	00052462	PROTECTIVE FOOTWEAR	\$141.25
FASTSIGNS	00052463	SIGNAGE	\$173.46
BASIL FEARN 93 LTD.	00052464	REPAIR PARTS	\$1,896.48
NL EMPLOYERS' COUNCIL	00052465	REGISTRATION FEES	\$220.35
CONTROL PRO DISTRIBUTOR INC.	00052466	REPAIR PARTS	\$348.11
CRUISE ASSOCIATION OF NEWFOUNDLAND & LABRADOR	00052467	2013 MARKETING PARTNERSHIP FEES	\$500.00
PRINCESS AUTO	00052468	MISCELLANEOUS ITEMS	\$560.30
MILLENNIUM EXPRESS	00052469	COURIER SERVICES	\$729.70
TENCO INC.	00052470	REPAIR PARTS	\$372.90
PRODUITS HEVEA INC.	00052471	REPAIR PARTS	\$6,482.81
SIMPLEX GRINNELL	00052472	PROFESSIONAL SERVICES	\$1,179.72
PROVINCIAL FENCE PRODUCTS	00052473	FENCING MATERIALS	\$389.85
WOLSELEY CANADA WATERWORKS	00052474	REPAIR PARTS	\$4,686.68
DOMINION STORES 934	00052475	MISCELLANEOUS SUPPLIES	\$162.56
DELL CANADA INC.	00052476	COMPUTER SUPPLIES	\$3,759.51
EASTERN PROPANE	00052477	PROPANE	\$195.77

NAME	CHEQUE #	DESCRIPTION	AMOUNT
CASE ATLANTIC	00052478	REPAIR PARTS	\$216.38
SERVICE PLUS INC.	00052479	RENTAL OF EQUIPMENT	\$867.84
A HARVEY & CO. LTD.	00052480	ROAD SALT	\$3,059.14
HARVEY'S OIL LTD.	00052481	PETROLEUM PRODUCTS	\$206.51
GUILLEVIN INTERNATIONAL CO.	00052482	ELECTRICAL SUPPLIES	\$249.86
CANADIAN LINEN & UNIFORM	00052483	MAT RENTALS	\$156.37
BRENNTAG CANADA INC	00052484	CHLORINE	\$14,577.00
GLOBAL KNOWLEDGE NETWORK (CANADA) INC.	00052485	EXCEL SOFTWARE	\$1,695.00
HICKMAN MOTORS LIMITED	00052486	AUTO PARTS	\$430.04
ARBORTECH MANAGEMENT INC.,	00052487	PROFESSIONAL SERVICES	\$2,994.50
BELL DISTRIBUTION INC.,	00052488	CELL PHONES & ACCESSORIES	\$508.09
HISCOCK RENTALS & SALES INC.	00052489	HARDWARE SUPPLIES	\$154.99
IRVING OIL MARKETING GP	00052490	GASOLINE & DIESEL PURCHASES	\$7,725.59
HOLDEN'S TRANSPORT LTD.	00052491	RENTAL OF EQUIPMENT	\$542.40
FLEET READY LTD.	00052492	AUTO PARTS	\$616.39
ARIANNA CONSTRUCTION INC	00052493	SNOW CLEARING	\$4,519.62
UCP PAINTS INC.,	00052494	PAINT	\$47,115.54
NL NEWS NOW INC.	00052495	ADVERTISING	\$67.37
DISTRIBUTION BRUNET INC.,	00052496	REPAIR PARTS	\$1,812.42
WEIR MINERALS CANADA	00052497	REPAIR PARTS	\$5,643.64
INDUSTRIAL RUBBER NEWFOUNDLAND	00052498	REPAIR PARTS	\$351.48
HYFLODRAULIC LIMITED	00052499	REPAIR PARTS	\$167.10
SPARTAN INDUSTRIAL MARINE	00052500	SAFETY SUPPLIES	\$162.72
PRINTER TECH SOLUTIONS INC.,	00052501	REPAIRS TO EQUIPMENT	\$67.80
CDMV	00052502	VETERINARY SUPPLIES	\$644.48
CHRISTOPHER'S CAFE & CATERING	00052503	CATERING SERVICES	\$49.71
CANADA POOL LIMITED	00052504	REPAIR PARTS	\$1,692.63
MPS	00052505	BROCHURE	\$3,438.66
DBI-GARBAGE COLLECTION REMOVAL LTD.	00052506	GARBAGE COLLECTION	\$23,449.63
KENT BUILDING SUPPLIES	00052507	BUILDING SUPPLIES	\$173.01
LITECO	00052508	REPAIR PARTS	\$197.27
FINE FOOD FACTORY	00052509	SANDWICH TRAYS	\$145.00
ATLANTICA MECHANICAL SERVICES	00052510	PROFESSIONAL SERVICES	\$1,440.85
KERR CONTROLS LTD.	00052511	INDUSTRIAL SUPPLIES	\$610.01
MANNA EUROPEAN BAKERY AND DELI LTD	00052512	REFRESHMENTS	\$73.75
MARK'S WORK WEARHOUSE	00052513	PROTECTIVE CLOTHING	\$249.72
MARTIN'S FIRE SAFETY LTD.	00052514	SAFETY SUPPLIES	\$86.52
MOORE CANADA	00052515	CHEQUE STOCK	\$393.24
WAJAX INDUSTRIAL COMPONENTS	00052516	REPAIR PARTS	\$11.89
NU-WAY EQUIPMENT RENTALS	00052517	RENTAL OF EQUIPMENT	\$13,223.26
NEWFOUNDLAND DISTRIBUTORS LTD.	00052518	INDUSTRIAL SUPPLIES	\$1,630.93

NAME	CHEQUE #	DESCRIPTION	AMOUNT
NFLD KUBOTA LTD.	00052519	REPAIR PARTS	\$174.02
BELL MOBILITY	00052520	CELLULAR PHONE USAGE	\$768.68
BELL ALIANT	00052521	TELEPHONE SERVICES	\$875.11
TOROMONT CAT	00052522	AUTO PARTS	\$642.70
ORNAMENTAL CONCRETE LTD.	00052523	CONCRETE/CEMENT	\$260.40
PENNECON ENERGY HYDRAULIC SYSTEMS	00052524	REPAIR PARTS	\$707.38
PBA INDUSTRIAL SUPPLIES LTD.	00052525	INDUSTRIAL SUPPLIES	\$11,694.03
GCR TIRE CENTRE	00052526	TIRES	\$2,033.72
PETER PAN SALES LTD.	00052527	SANITARY SUPPLIES	\$2,764.75
THE HUB	00052528	BUSINESS CARDS	\$203.40
PITNEY BOWES OF CANADA LIMITED	00052529	PRINTER TONERS	\$273.34
POWERLITE ELECTRIC LTD.	00052530	ELECTRICAL PARTS	\$90.40
K & D PRATT LTD.	00052531	REPAIR PARTS AND CHEMICALS	\$381.38
RIDEOUT TOOL & MACHINE INC.	00052532	TOOLS	\$256.20
LIFESAVING SOCIETY NFLD & LAB.	00052533	AQUATIC RECERTIFICATION	\$585.90
SAMEDAY WORLDWIDE	00052534	COURIER SERVICES	\$50.16
BIG ERICS INC	00052535	SANITARY SUPPLIES	\$134.85
SAUNDERS EQUIPMENT LIMITED	00052536	REPAIR PARTS	\$11,251.20
SANSOM EQUIPMENT LTD.	00052537	REPAIR PARTS	\$2,678.07
SKYLINE DISPLAYS	00052538	LANDSCAPE NL 2013	\$202.27
SMITH STOCKLEY LTD.	00052539	PLUMBING SUPPLIES	\$2,197.65
STATE CHEMICAL LTD.	00052540	CHEMICALS	\$2,706.35
TRACTION DIV OF UAP	00052541	REPAIR PARTS	\$11,755.60
URBAN CONTRACTING JJ WALSH LTD	00052542	PROPERTY REPAIRS	\$536.75
WATERWORKS SUPPLIES DIV OF EMCO LTD	00052543	REPAIR PARTS	\$11,326.12
WAL-MART 3092-KELSEY DRIVE	00052544	MISCELLANEOUS SUPPLIES	\$189.22
DR. D.G.HART	00052545	MEDICAL EXAMINATION	\$20.00
ASSOCIATION OF REGISTERED NURSES OF NEWFOUNDL	00052546	REGISTRATION FEES	\$75.00
DR. T.G. HOGAN	00052547	MEDICAL EXAMINATION	\$20.00
DR. ELIZABETH CALLAHAN	00052548	MEDICAL EXAMINATION	\$20.00
CANADIAN UNION INSURANCE CO.	00052549	LEGAL CLAIM	\$1,291.92
SANI SMART WASTE DISPOSAL SERVICES INC.	00052550	PROFESSIONAL SERVICES	\$211.54
HUNGRY HEART CAFE	00052551	SANDWICH TRAYS	\$162.58
ASSOCIATION OF OCCUPATIONAL HEALTH NURSES,NL	00052552	MEMBERSHIP DUES	\$25.00
PETERS, NICOLE	00052553	RECREATION PROGRAM REFUND	\$40.00
DR. M. PAUL	00052554	MEDICAL EXAMINATION	\$20.00
RECREATION NL	00052555	CERTIFIED POOL OPERATORS COURSES	\$2,875.00
DR. LINDA BOHACEK	00052556	MEDICAL EXAMINATION	\$20.00
CYRIL & MADELINE MARTIN	00052557	REFUND SEPTIC/CULVERT DEPOSIT	\$500.00
REBECCA MOYES	00052558	RECREATION PROGRAM REFUND	\$35.00
JEANETTE HILLYARD	00052559	RECREATION PROGRAM REFUND	\$112.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
KEITH MALONE	00052560	RECREATION PROGRAM REFUND	\$118.50
PERFECT DAY LTD.	00052561	PROFESSIONAL SERVICES	\$141.25
VIVIAN WICKS	00052562	LEGAL CLAIM	\$497.14
VIVIAN WICKS & HENRY REID	00052563	LEGAL CLAIM	\$300.00
JEREMY EARLE	00052564	RECREATION PROGRAM REFUND	\$35.00
HELENA CHURCHILL	00052565	RECREATION PROGRAM REFUND	\$54.00
BODYWORKS AND PHOTOTEC	00052566	LEGAL CLAIM	\$802.30
MARTIN, JANET	00052567	REFUND COFFEE SUPPLIES	\$9.98
KENDELL, COLLEEN	00052568	TUITION FEES	\$480.25
WILLIAMS, KEITH	00052569	VEHICLE BUSINESS INSURANCE	\$297.00
WALSH, MARY	00052570	TUITION FEES	\$695.00
MELISSA BRAGG	00052571	CLOTHING ALLOWANCE	\$65.54
CINDY MILLER	00052572	TUITION FEES	\$490.88
HARRIS & ROOME SUPPLY LIMITED	00052573	ELECTRICAL SUPPLIES	\$2,810.15
MCLOUGHLAN SUPPLIES LTD.	00052574	ELECTRICAL SUPPLIES	\$2,233.41
BELL MOBILITY	00052575	CELLULAR PHONE USAGE	\$212.35
CITY OF ST. JOHN'S	00052576	REPLENISH PETTY CASH	\$278.04
RICK PRICE	00052577	TRAVEL REIMBURSEMENT	\$3,779.20
KIRKLAND BALSOM & ASSOC.	00052578	COURT OF APPEAL REFUND	\$400.00
FAIRVIEW INVESTMENTS LTD	00052579	COURT OF APPEAL REFUND	\$200.00
NOEL O'DEA	00052580	COURT OF APPEAL REFUND	\$200.00
PAUL O'DEA	00052581	COURT OF APPEAL REFUND	\$200.00
GATEACRE LIMITED	00052582	COURT OF APPEAL REFUND	\$200.00
ISABELLA ST. JOHN	00052583	COURT OF APPEAL REFUND	\$200.00
CROMBIE PROPERTY HOLDINGS II LTD.	00052584	COURT OF APPEAL REFUND	\$200.00
TURNER DRAKE & PARTNERS LIMITED	00052585	COURT OF APPEAL REFUND	\$200.00
D. ANNE BUDGELL	00052586	COURT OF APPEAL REFUND	\$60.00
TERRY AND YVONNE LANE	00052587	COURT OF APPEAL REFUND	\$60.00
BUFFY WATERMAN & CRAIG MARTIN	00052588	COURT OF APPEAL REFUND	\$60.00
JOHN SUMMERS	00052589	COURT OF APPEAL REFUND	\$60.00
HICKMAN MOTORS LIMITED	00052590	COURT OF APPEAL REFUND	\$60.00
HOMETEL SUITES (2010) LIMITED	00052591	COURT OF APPEAL REFUND	\$360.00
BRUCE & GENEVIEVE BLACKWOOD	00052592	COURT OF APPEAL REFUND	\$60.00
DYER, ALISON K.	00052593	COURT OF APPEAL REFUND	\$60.00
CHRISTINA & JOHN GOW	00052594	COURT OF APPEAL REFUND	\$60.00
GREGORY GEORGE YETMAN	00052595	COURT OF APPEAL REFUND	\$60.00
PINE BUD INVESTMENTS INC.	00052596	COURT OF APPEAL REFUND	\$1,020.00
CHRISTINE DREADDY	00052597	COURT OF APPEAL REFUND	\$60.00
VIVID COMMUNICATIONS INC.	00052598	WEB HOSTING	\$474.60
GORDON BARNES	00052599	PROFESSIONAL SERVICES	\$2,400.00
PARTS FOR TRUCKS INC.	00052600	REPAIR PARTS	\$899.94

NAME	CHEQUE #	DESCRIPTION	AMOUNT
PUBLIC SERVICE CREDIT UNION	00052601	PAYROLL DEDUCTIONS	\$9,400.82
GLENDA STRUGNELL	00052602	REFUND OVERPAYMENT OF RENT	\$26.00
COASTAL BLDG. PRODUCTS & SERV.	00052603	SIDING REPLACEMENT - FIRE STATION	\$22,374.00
BARACO-ATLANTIC CORPORATION	00052604	PROGRESS PAYMENT	\$117,134.74

TOTAL: \$1,299,233.15

MEMORANDUM

Date: May 8, 2013
To: His Worship the Mayor and Members of Council
From: Walt Mills, P. Eng
Director of Engineering
Re: **Tender - 2013 Streets Rehabilitation Program – Contract #1**

The following tenders have been received for the project “**2013 Streets Rehabilitation Program – Contract #1**”:

- | | | |
|----|-------------------------------|----------------|
| 1. | Modern Paving Limited. | \$8,370,412.85 |
| 2. | Pyramid Construction Limited. | \$7,942,518.01 |

RECOMMENDATION

It is recommended that the tender be awarded to the lowest bidder, Pyramid Construction Limited in the amount of Seven Million, Nine Hundred Forty-Two Thousand, Five Hundred Eighteen Dollars and One Cent.



Walt Mills, P. Eng.,
Director of Engineering

WM/spl

ST. JOHN'S

DEPARTMENT OF ENGINEERING

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

MEMORANDUM

Date: May 9, 2013
Mr. Neil Martin , Ms. Margaret Bennett, Ms. Phyllis Bartlett

From: John Hamilton – Senior Buyer

Re: Council Approval Tender 2013031 Supply of Hydrated Lime Regional Water

Mr. Martin,

The results of Tender 2013031 Supply of Hydrated lime:

Bid was received from:

	Unit Cost Year One	Unit Cost Year Two	Unit Cost Year Three
Graymont	\$.589 kg	\$.623 kg	\$.645 kg

The three year total cost is estimated \$2,000,000.00

It is recommended to award this tender to the only bidder meeting specifications, Graymont as per the Public Tendering Act. Taxes are extra to price quoted.

John Hamilton
Senior Buyer

ST. JOHN'S

DEPARTMENT OF FINANCE

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

MEMORANDUM

Date: May 9, 2013
Mr. Neil Martin , Ms. Margaret Bennett, Ms. Phyllis Bartlett

From: John Hamilton – Senior Buyer

Re: Council Approval Tender 2013015 Supply of Aluminum Chlorohydrate

Mr. Martin,

The results of Tender 2013015 Supply of Aluminum Chlorohydrate (ACH) Regional Water:

Bids were received from:

Brenntag Canada	\$ 1.15 kg estimated yearly usage costing \$843,277.75
Kemira Solutions	\$ 1.23 kg estimated yearly usage costing \$901,940.55

It is recommended to award this tender to the bidder meeting specifications, **Brenntag Canada** as per the Public Tendering Act. Taxes are extra to price quoted.

John Hamilton
Senior Buyer

ST. JOHN'S

DEPARTMENT OF FINANCE

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

MEMORANDUM

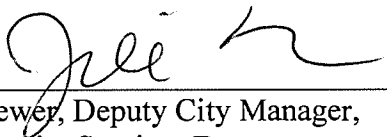
Date: May 8, 2013
To: Jill Brewer, Deputy City Manager, Community Services Department
From: Deborah Cook, Manager, Tourism & Culture Division
Re: **Canada Day Fireworks Display**

A proposal call in the amount of \$15,000.00 closed on Tuesday, May 7, 2013 for the Canada Day Fireworks. Two submissions were received however only one submission met all the conditions of the proposal call. Therefore, it is recommended that the contract for Canada Day Fireworks be awarded to W.J. Fireworks, who met all of the conditions as outlined in the proposal call.

Deborah A. Cook.

Deborah A. Cook, Manager
Tourism & Culture Division

CONFIRMED FOR REFERRAL TO COUNCIL



Jill Brewer, Deputy City Manager,
Community Services Department

ST. JOHN'S

DEPARTMENT OF ECONOMIC DEVELOPMENT,
TOURISM & CULTURE
CITY OF ST. JOHN'S PO BOX 908 ST. JOHN'S NL CANADA A1C 5M2 WWW.STJOHNS.CA