

**AGENDA  
REGULAR MEETING**

**MAY 21, 2013  
4:30 p.m.**

**ST. JOHN'S**

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**AGENDA  
REGULAR MEETING  
MAY 21, 2013  
4:30 p.m.**

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

- 1. Call to Order**
- 2. Approval of the Agenda**
- 3. Adoption of the Minutes** (May 13, 2013)
- 4. Business Arising from the Minutes**
  - A. Included in the Agenda**
    1. Memo dated May 15, 2013 from Acting Director of Planning re: Downtown Parking Study, St. John's Municipal Plan Amendment Number 87, 2013 and St. John's Development Regulations Amendment Number 494, 2013.
  - B. Other Matters**
  - C. Notices Published**
- 5. Public Hearings**
- 6. Committee Reports**
  - A.** Development Committee Report of May 14, 2013
- 7. Resolutions**
- 8. Development Permits List**
- 9. Building Permits List**
- 10. Requisitions, Payrolls and Accounts**
- 11. Tenders**
- 12. Notices of Motion, Written Questions and Petitions**
- 13. Other Business**
  - a. Memo dated May 15, 2013 from City Manager re: Neighbourhood Park – Messenger Drive, Kenmount Terrace Area
  - b. Correspondence from the Mayor's Office**
  - c. Items Added by Motion
- 14. Adjournment**

**May 13, 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.

Mayor O'Keefe presided.

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

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

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

##### **SJMC2013-05-13/206R**

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

#### **Adoption of Minutes**

##### **SJMC2013-05-13/207R**

**It was decided on motion Councillor Hanlon; seconded by Councillor Hickman:  
That the minutes of May 6, 2013 be adopted as presented.**

#### **Presentation of 2013 Capital Budget**

Councillor Breen presented the 2013 Capital Budget speech. A copy of the Budget document and background information is on file with the City Clerk's Department. Each member of Council spoke in support of the budget document outlining their specific areas of interest.

**SJMC2013-05-13/208R**

**It was decided on motion Councillor Breen; seconded by Councillor Galgay that the 2013 Capital Works Budget in the amount of \$270 million be approved.**

**Proposed Rezoning for Southlands Boulevard Extension, Glencrest (Ward 5)**

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

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

**SJMC2013-05-13/209R**

**It was decided on motion Councillor Hann; seconded by Councillor Collins: 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. These amendments will then be referred to the Department of Municipal Affairs with the request for Provincial registration.**

**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 13<sup>th</sup> day of May, 2013.

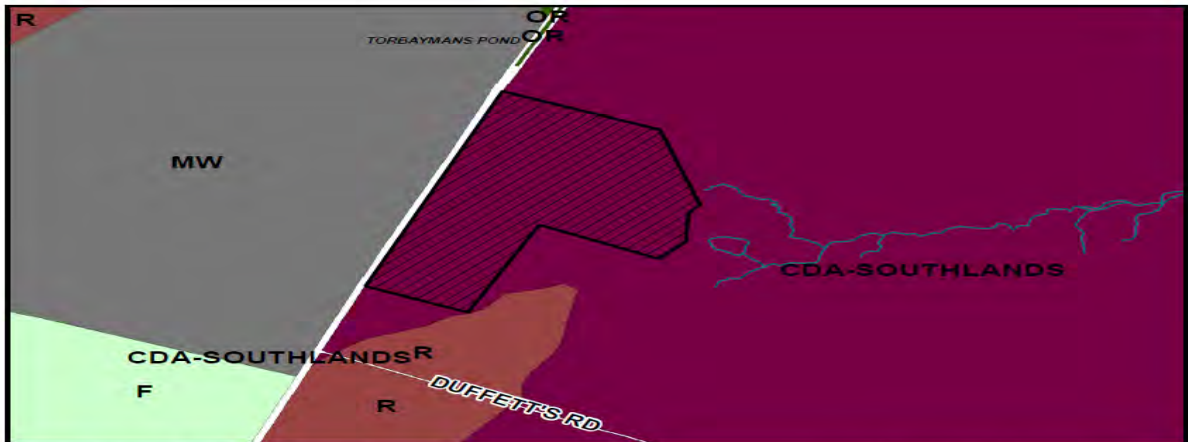
\_\_\_\_\_  
**Mayor**

\_\_\_\_\_  
**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. 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 13<sup>th</sup> day of May, 2013.

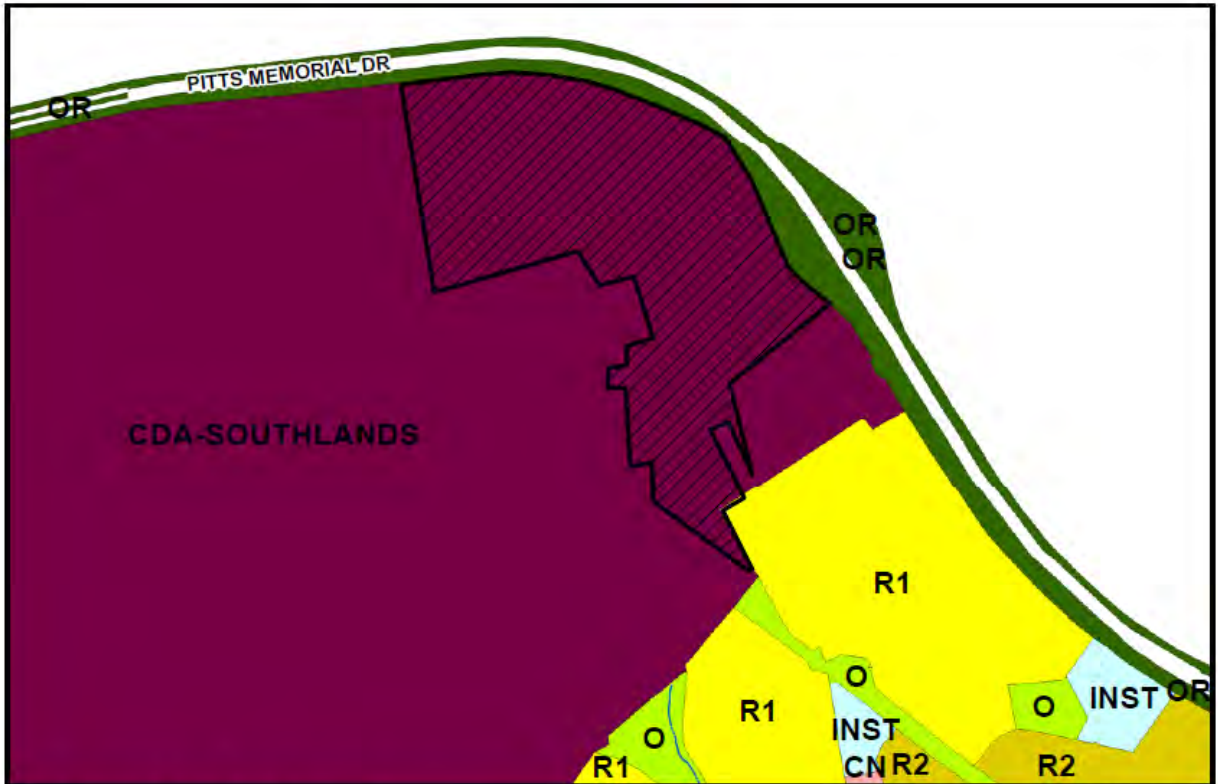
\_\_\_\_\_  
**Mayor**

\_\_\_\_\_  
**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. 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 REGIONAL (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 13<sup>th</sup> day of May, 2013.

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

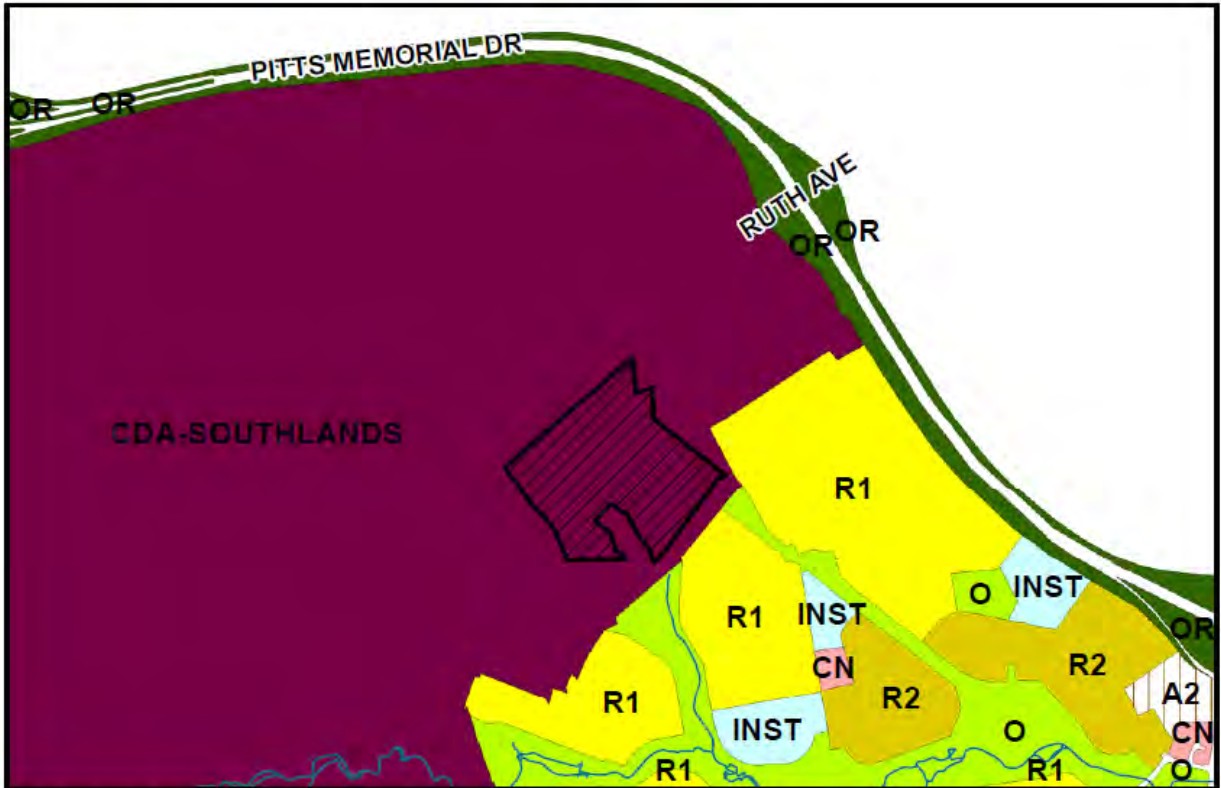
\_\_\_\_\_  
**City Clerk**

\_\_\_\_\_  
**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. 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

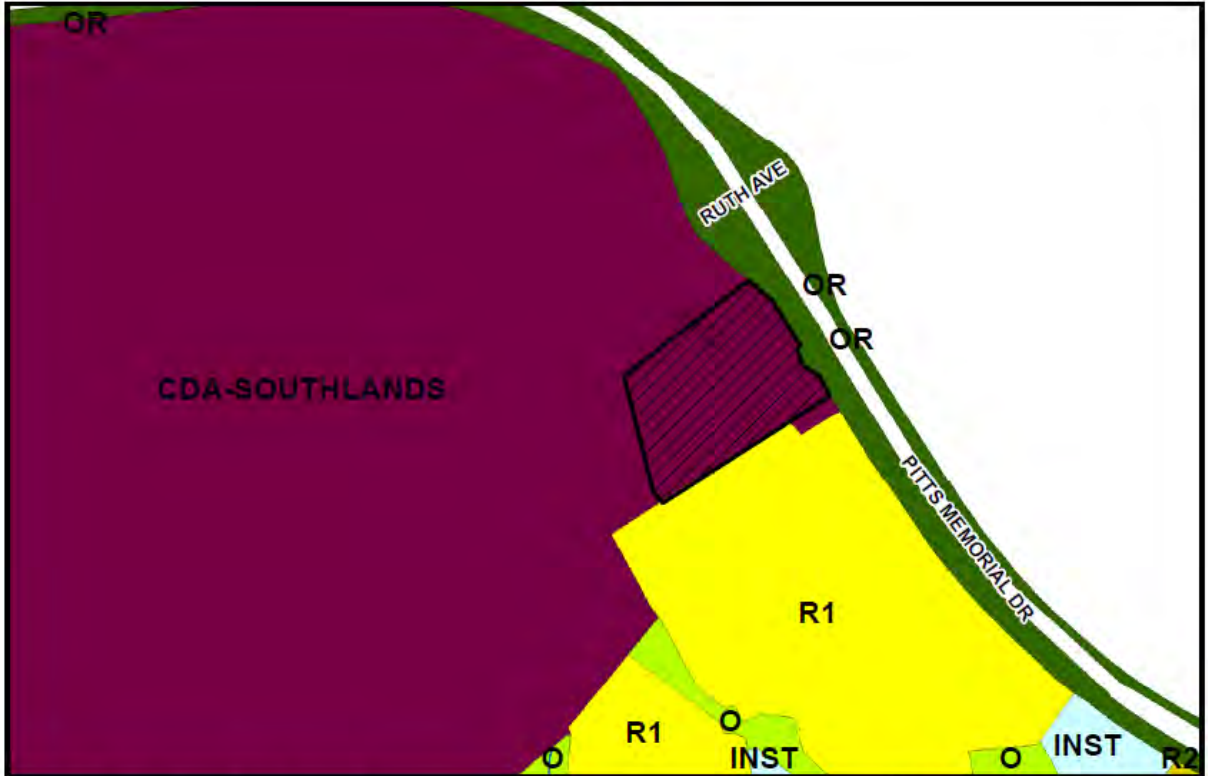
\_\_\_\_\_  
Mayor

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

\_\_\_\_\_  
Council Adoption

Provincial Registration





**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

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

Under business arising, Council considered a memorandum dated May 8, 2013 from the Acting Director of Planning regarding the above noted.

**SJMC2013-05-13/210R**

**It was decided on motion Councillor Hanlon; seconded by Councillor Tilley: That Council 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. Further, that Council appoints Mr. Wayne Thistle, Q.C. 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 7:00 pm at St. John’s City Hall.**

**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 13<sup>th</sup> 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

**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 13<sup>th</sup> 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

**Parks and Recreation Standing Committee Report of April 30, 2013**

Council considered the following Parks and Recreation Standing Committee Report of 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.**

**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**

**SJMC2013-05-13/211R**

**It was decided on motion Councillor Galgay; seconded by Councillor Collins: That the Parks and Recreation Standing Committee Report of April 30, 2013 be adopted.**

**Development Committee Report of May 7, 2013**

Council considered the following Development Committee report of May 7, 2013:

**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

**SJMC2013-05-13/212R**

**It was moved by Councillor Hann; seconded by Councillor Breen: That the Development Committee report be adopted as presented.**

Councillor O’Leary requested that the matter be deferred pending an opportunity to review more detailed information with respect to the proposed layout of the development for Nunnery Hill/Holloway St., noting concerns about impact on parking in the area.

**SJMC2013-05-13/213R**

**It was then moved by Councillor O’Leary: seconded by Deputy Mayor Duff: That the Development Committee report be deferred for one week pending the submission of more detailed site plan information and the potential impact on parking in the area.**



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

**Development Permits**

Council considered as information the following Weekly Development Permits for the period May 3 to May 9, 2013:

**Building Permits List**

**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

<p>* Code Classification:  RES - Residential  COM - Commercial  AG - Agriculture  OT - Other</p>	<p>INST - Institutional  IND - Industrial</p>
<p>** 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.</p>	

**Gerard Doran  
Development Officer  
Department of Planning**

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**SJMC2013-05-13/214R**

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

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

Year To Date Comparisons			
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	
<b>Total</b>	<b>\$190,903,300.00</b>	<b>\$98,930,300.00</b>	<b>-48</b>

Respectfully Submitted,

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

**Payrolls and Accounts**

**SJMC2013-05-13/215R**

**It was decided on motion of Councillor Colbert; seconded by Councillor Tilley: That the following Payrolls and Accounts for the week ending May 9, 2013 be approved:**

**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
<b>Total:</b>	<b>\$3,772,322.89</b>

**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

**SJMC2013-05-13/216R**

**It was decided on motion of Councillor Colbert; seconded by Councillor Tilley: That the recommendations of the Director of Engineering; the Senior Buyer; and the Manager of Tourism & Culture be approved and the tenders awarded as follows:**

- a. Pyramid Construction Limited @ \$7,942,518.01
- b. Graymond @ \$2,000,000.00 for three year total (taxes extra)
- c. Brenntag Canada @ \$1.15 kg estimated yearly usage costing \$843,277.75
- d. W.J. Fireworks @ \$15,000.00

**Councillor Wally Collins**

- Reported on recently held focus group for traffic calming initiative on Southside Road.
- The Waterford River Rotary had a successful clean-up last week around the Waterford River.

**Councillor Debbie Hanlon**

- Recently attended a press conference for CARS (Coalition for Road Safety) headed by Jeannette Holman Price. She requested that the City's Police and Traffic Committee include a citizen representative. The matter will be referred to the Police and Traffic Committee for review.
- Congratulated Ms. Gina Burke who was promoted as the City's first female fire captain with the St. John's Regional Fire Department.

**Councillor Bruce Tilley**

- The City's Visitor Information Center is now open to the general public seven days per week and will remain open until the tourism season ends in early October.
- Music at Harbourside Park is now searching for expressions of interest from musicians to perform. The deadline for submissions is May 15, 2013.
- June 6<sup>th</sup> is Seniors Day and the public will be kept apprised as planning for the event unfolds.

**Councillor Frank Galgay**

- On Tuesday, May 28<sup>th</sup> a public meeting will be held to discuss traffic calming measures for Quidi Vidi Village, taking place at City Hall. Residents are in the process of being notified.

**Councillor Danny Breen**

- There will be an open house at the Legion on May 16<sup>th</sup> to discuss traffic calming measures for Carrick Drive. During the open house detailed plans will be displayed.
- Requested that the Animal Control Committee review their policies in place about the adequate coverage for animal control services on the weekends.
- Congratulated Ron Cadigan, the City's Manager of Assessments on his induction into the Hockey Hall of Fame.

**Councillor Sheilagh O'Leary**

- The City's Dept. of Human Resources in conjunction with St. John's Clean & Beautiful's Take Pride Take Action campaign will be organizing a clean-up at Wedgewood Park and Livingstone Street.

**Deputy Mayor Shannie Duff**

- Expressed condolences on behalf of Council for the passing of former Director of Engineering and Public Works Mr. Jim Finn and asked that a letter of condolence be sent to Mr. Finn's family.

**Mayor O'Keefe**

- Acknowledged the presentation from the Libraries Board and read into the record their letter of appreciation to the City for supporting their efforts.

**Adjournment**

There being no further business, the meeting adjourned at 6:23 p.m.

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**MAYOR**

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**CITY CLERK**



# MEMORANDUM

Date: May 15, 2013

To: His Worship the Mayor and Members of Council

Re: **Council Directive R2012-07-23/14  
Downtown Parking Study  
St. John's Municipal Plan Amendment Number 87, 2013 and  
St. John's Development Regulations Amendment Number 494, 2013**

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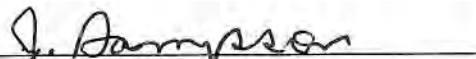
At the Regular Meeting of Council held on April 23, 2013, Council agreed to adopt the resolutions for St. John's Municipal Plan Amendment Number 87, 2013 and St. John's Development Regulations Amendment Number 494, 2013. The effect of these amendments is to make the applicable amendments to the Municipal Plan and Development Regulations to introduce new parking standards and provisions for the Downtown area. These standards and provisions come out of the Downtown Parking Study, which was prepared by consultants on behalf of the City and Downtown St. John's.

Council had appointed Mr. Glenn Barnes as the commissioner to conduct a public hearing on the amendments. The hearing was scheduled to take place on May 15, 2013 but was cancelled under the provisions of the Urban and Rural Planning Act as no public written objections to the amendments were received by the City Clerk's Department prior to the hearing.

## Recommendation

It is recommended that Council now approve the attached resolutions for St. John's Municipal Plan Amendment Number 87, 2013 and St. John's Development Regulations Amendment Number 494, 2013.

If the resolutions are approved by Council, they will then be sent to the Department of Municipal Affairs with the request for the issuance of Provincial registration.

  
Joe Sampson, CLT  
Acting Director of Planning

/sf

Attachments

I:\J SAMPSON\2013\Mayor - Downtown Town Parking Standards - May, 2013.doc

# ST. JOHN'S

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

## ST. JOHN'S DOWNTOWN PARKING STUDY

**The following notes are a summary of the proposed amendments to the St. John's Municipal Plan (MP Amendment Number 87, 2012) and the St. John's Development Regulations (DR Amendment Number 494, 2012) to implement the planning related recommendations of the Downtown Parking Study. This summary was originally prepared by City Staff on March 30, 2012 and presented at a Public Meeting held on May 8, 2012. This summary has been updated by City Staff on December 14, 2012.**

The proposed amendments would have the following effects:

1. The amendments would repeal all the existing references and provisions in the St. John's Municipal Plan and the St. John's Development Regulations pertaining to the Downtown Parking Exempt Area.
2. The amendments would have the effect of deleting the current references in the Commercial Downtown District in Part III of the Municipal Plan which provide that where a site in the Downtown is designated by Council as a "bonus site" for a building height above 15 metres and a floor area ratio exceeding 3.0, that as two of the conditions to qualify for such bonus, (1) that adequate off-street parking representing not less than 100% of the parking required by the City shall be made available on-site, concealed in a building; and (2) that floor space inside the building at or near grade shall be made available for the use and enjoyment of the public. These two conditions are proposed to be deleted. The other existing conditions respecting qualifying for bonus height and floor area ratio would remain in place.

Under the proposed amendments, buildings in the Commercial Downtown District would be required to satisfy the new Downtown parking standards but the provision of 100% of the required parking to be provided on-site inside the building would be removed. Parking for the particular development can be provided on-site, off-site, or the parking obligation can be satisfied through a cash-in-lieu payment to the City or by a combination of these three options subject to the approval of Council.

3. The amendments would introduce into the Development Regulations, an off-street parking standard in the Downtown for all non-residential developments which would include retail, office, commercial, institutional and other non-residential uses. The parking standard would be one (1) off-street parking space per 60 square metres of Net Floor Area. Council previously agreed to accept the non-residential parking standard of one (1) off-street parking space per 75 square metres Gross Floor Area with the exception of Hotels which would be one (1) parking space per four (4) guest sleeping rooms plus one (1) parking space per 7 m<sup>2</sup> banquet/seminar/conference/meeting space.

The parking requirement noted above is proposed to not apply to infill developments along Water Street and Duckworth Street where the property has a lot area which does not exceed 350 square metres.

4. There will be specific off-street parking standards introduced for non-residential developments in the Downtown based on the lot size of a property under application.
  - (a) For building lots with a lot area greater than 350 square metres and less than 2500 square metres, the non-residential off-street parking requirement will be one (1) space per 100 square metres of net floor area.
  - (b) For building lots with a lot area between 2500 square metres and 4000 square metres, the non-residential off-street parking requirement will be one (1) space per 75 square metres of net floor area.
  - (c) For buildings with a lot area greater than 4000 metres, the non-residential off street parking standard will be one (1) space per 60 square metres of net floor area.

Note: The parking requirements noted above are proposed to not apply to infill developments along Water Street and Duckworth Street where the property has a lot area which does not exceed 350 square metres.

5. The amendments would introduce an off-street parking standard in the Downtown for residential developments. The parking standard would be one (1) off-street parking space per residential dwelling unit.
6. Notwithstanding the requirements of Section 5 noted above, it is proposed that both existing and new non-residential developments located along Water Street and Duckworth Street would be allowed to convert upper floor space into a maximum of five (5) residential dwelling units without the necessity to provide off-street parking.

This provision would be subject to other applicable requirements of the zoning designation of particular properties along Water Street and Duckworth Street.

7. The amendments would introduce a map into the Development Regulations which defines the area subject to the new Downtown non-residential and residential parking standards. The site of St. John's City Hall would be included in the area subject to the new Downtown Parking Standard while Mile One, the Convention Centre and the site of the proposed expansion of the Convention Centre would not be included in the area subject to the Downtown Parking Standard.

8. The amendments would provide that the new Downtown non-residential and residential parking standards would not apply to developments that have already received an Approval or an Approval-in-Principle from the City at the previous applicable parking standard.
9. Where a non-residential development only changes occupancy, there will be no change in the parking requirement for that property (i.e. converting an existing restaurant to another restaurant or converting an existing restaurant to a book store).
10. If a non-residential development is renovated to increase the Gross Floor Area of a building, the new Downtown non-residential parking standard would only apply to the expanded floor space but not the existing floor space.
11. Where a residential development containing two (2) or more dwelling units in the Downtown is renovated or changed so as to increase the number of residential dwelling units, the new residential Downtown Parking Standard shall apply to each new residential dwelling unit created. This provision is subject to the applicable amendments dealing with residential developments in the Downtown.
12. Where a non-residential development or a residential development in the Downtown is demolished/removed, then any new development that is built on the site will be subject to the applicable Downtown Parking Standard .
13. In the event of a fire or another event where a building is rendered uninhabitable/unusable, and if within three (3) years of the event the development is removed and a permit is issued by the City for a new development on the site, the new applicable Downtown Parking Standard would only apply to any increase in the Gross Floor Area or increase in the number of dwelling units in the new development. If the development is not removed and/or a permit is not issued within the three (3) year period, then the applicable Downtown Parking Standard would apply to any new development that is ultimately built on the site.
14. The amendments would authorize City Council, at its discretion, to allow a developer to make a cash-in-lieu payment to the City for a deficiency in parking spaces for a particular development. The rate for the cash-in-lieu payment would be established by Council from time to time. The cash-in-lieu payments would be placed in a dedicated City fund to help establish new additional public parking spaces. Council has previously established the rate for the cash-in-lieu payment to be \$18,340.00 plus HST for each deficient parking space.

The amendments would also allow Council, at its discretion, to authorize off-site, off-street parking for a development which cannot satisfy its parking requirement

on its own site. The location and arrangements for the proposed off-site parking would need to be satisfactory to Council.

Further, the amendments would also allow Council, at its discretion, to authorize a combination of a cash-in-lieu payment and off-site parking for a deficiency in the on-site parking of a particular development.

The amendments would provide that monies received by the City from the cash-in-lieu payments shall be:

- a) Used to fund the creation of new or additional parking spaces; and/or
- b) Applied against costs incurred by the City in maintaining and/or retaining existing public parking spaces; and/or
- c) Used to fund initiatives that will, in Council's opinion, reduce the demand for Downtown public parking spaces.

15. The amendments would require that if at any time the on-site and/or off-site, off-street parking for a particular Development is reduced below the parking level stipulated for that particular Development, then the parking deficiency must be addressed by the owner of the subject Development and/or the owner of the property upon which the Development exists.
16. The amendments would repeal the provisions in the Development Regulations which would allow Council to grant parking relief in the Downtown area subject to the residential and non-residential parking standard.

Council would continue to have the authority to grant parking relief where it feels appropriate for developments which are located on sites outside areas subject to the new Downtown parking standards. Council would not have the authority to waive parking in the Downtown. A developer would have to either provide the required parking on-site, or pay the cash-in-lieu parking space fee or come up with acceptable off-site parking or a combination of measures thereof.

17. The amendments would have the effect of adding a new section to Section 9 of the Development Regulations to require that the access/egress points for all Developments from a public street in all parts of the city would be subject to the approval of the Director of Engineering or their designate.
18. The amendments would have the effect of making provision in the Development Regulations for the establishment of interim parking lots for the area subject to the new Downtown parking standards.



**RESOLUTION  
ST. JOHN'S MUNICIPAL PLAN  
AMENDMENT NUMBER 87, 2013**

**WHEREAS** the City of St. John's wishes to implement the recommendations of the St. John's Downtown Parking Study that has been adopted by the City.

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

1. Repeal subsections (3) and (4) in Part III, Section 3.3.4 – “Building Height and Area” in the Commercial Downtown Land Use District.
2. Repeal Part IV, Section 2.2.10 (“Parking – Downtown Parking Exempt Area”).
3. Repeal Map IV – 2 “Parking Exempt Areas”.

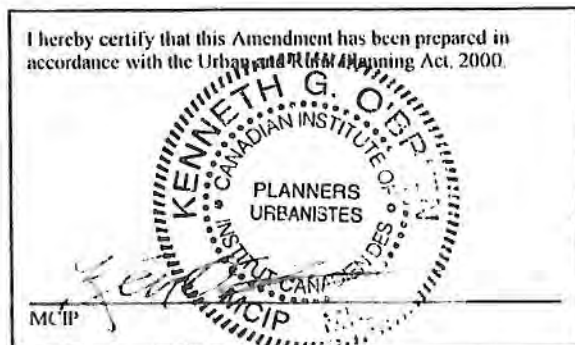
**BE IT FURTHER RESOLVED** that the City of St. John's requests the Minister of Municipal Affairs to register the proposed amendment in accordance with the requirements of the Urban and Rural Planning Act, 2000.

**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 494, 2013**

**WHEREAS** the City of St. John's wishes to implement the recommendations of the St. John's Downtown Parking Study that has been adopted by the City.

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

1. Repeal Map D in Section 3 – "Parking Exempt Areas".
2. Add a new map in Section 3 to be entitled "Map D – Area Subject to the Downtown Parking Standard".
3. Repeal Section 7.13 ("Parking Lot") and replace with the following new Section 7.13 to read as follows:

**"7.13            PARKING LOT/INTERIM PARKING LOT**

7.13.1            Parking Lots are subject to the following requirements:

- (a) the parking area shall be on a Lot having an area of not more than 0.5 ha;
- (b) the owner of the Parking Lot shall submit to Council an acceptable development plan including the following:
  - (i) number and location of parking spaces;
  - (ii) ingress and egress of Parking Lot;
  - (iii) area to be landscaped and screened and type of landscaping to be used;
  - (iv) profiles of same site plan showing grade elevations of parking area to the satisfaction of Council;
- (c) an agreement between the owner of the land and the City, including an approved development plan, shall be registered in the Registry of Deeds of Newfoundland restricting the use of such land to parking.

7.13.2 In the area subject to the Downtown Parking Standard, as described on Map D, Section 3, Council may permit Interim Parking Lots to which the following shall apply:

- (a) Council may, in relation to an application for an Interim Parking Lot, relax or waive, to such extent as may be recommended by the Director of Engineering following review of the application, the minimum standards or requirements that apply to permanent Parking Lots and Parking Areas under these Regulations.
- (b) The initial period of time for which an Interim Parking Lot may be permitted shall not exceed three (3) years. Upon application, Council, on the recommendation of the Director of Engineering, may permit an extension of the initial period for a further period of not more than two (2) years.
- (c) Immediately on expiration of the period, including any permitted extension, during which an Interim Parking Lot is permitted, an Interim Parking Lot shall lose its designation as such and shall cease to be used for the parking of motor vehicles.

4. Repeal Section 9.1.2(1) “Parking Relief” and replace it with the following new section:

“9.1.2(1) Parking Relief

Except in the area which is subject to the Downtown Parking Standard, as described on Map D, Section 3, Council may relieve an applicant of all or part of the parking required under Section 9.1.1, provided that the applicant is able to show that because of the particular characteristics of the Development that the actual parking requirements within the foreseeable future are expected to be lower than those required by the City standard.”

5. Repeal Section 9.1.2(2) “Parking Exempt Area” and replace with a new section to read as follows:

“9.1.2(2) Downtown Parking Standard – Non-Residential/Residential

(I) Non-Residential Parking Standard

- (i) For new Developments involving commercial, retail, office, institutional and all other forms of non-residential Development, excepting Hotels, in the area subject to the Downtown Parking Standard as described on Map D, Section 3, the on-site, off-street parking requirement shall be as follows:

- (a) For Lots with a Lot Area greater than 350 square metres and less than 2500 square metres, one (1) on-site, off-street parking space for every 100 square metres of Net Floor Area of any new building or construction pertaining to non-residential Development on the Lot;



- (b) For Lots with a Lot Area from 2500 square metres to 4000 square metres, inclusive, one (1) on-site, off-street parking space for every 75 square metres of Net Floor Area of any new building or construction pertaining to non-residential Development on the Lot;
  - (c) For Lots with a Lot Area greater than 4000 square metres, one (1) on-site, off-Street parking space for every 60 square metres of Net Floor Area of any new building or construction pertaining to non-residential Development on the Lot.
- (ii) For new Hotels constructed or developed on Lots in the area subject to the Downtown Parking Standard as described on Map D, Section 3, the on-site, off-street parking requirement shall be one (1) parking space for every four (4) guest sleeping rooms, in addition to one (1) parking space for every seven (7) square metres of banquet/seminar/conference/meeting space.
  - (iii) (a) Notwithstanding ss. 9.1.2(2) (I)(i) and (ii), where an existing non-residential Development was constructed further to an Approval issued prior to the coming into force of the Downtown Parking Standard which Approval permitted a lesser parking requirement than stipulated by ss. 9.1.2(2)(I)(i) and (ii), then the parking requirement for the said non-residential Development shall, except as s. 9.1.2(2) may otherwise, from time to time, apply, remain as established pursuant to the said Approval.
  - (b) Notwithstanding ss. 9.1.2(I)(i) and (ii), where yet to be constructed non-residential Development is the subject of a valid, unexpired Approval-in-Principle issued prior to the coming into force of the Downtown Parking Standard which Approval-in-Principle contemplates a lesser parking requirement than that stipulated by ss. 9.1.2(2)(I)(i) and (ii), then the parking requirement for the said proposed non-residential Development shall, except as s. 9.1.2(2) may otherwise, from time to time, apply, be as established pursuant to such final Approval as may be forthcoming in relation to the said Approval-in-Principle. Where final Approval is not sought or is not forthcoming prior to the lapse or expiry of the Approval-in-Principle, then the applicable Downtown Parking Standard as set forth in s. 9.1.2(2) shall apply to any Development or re Development of the property.

## (II) Residential Parking Standard

- (i) For new residential Developments in the area subject to the Downtown Parking Standard, as described in Map D, Section 3, excepting only

residential Development on Water Street and Duckworth Street, on-site, off-street parking shall be required at the rate of one (1) on-site, off-street parking space per Dwelling Unit.

- (ii) (a) Notwithstanding ss. 9.1.2(II)(i), where an existing residential Development was constructed further to an Approval issued prior to the coming into force of the Downtown Parking Standard which Approval permitted a lesser parking requirement for the said residential Development, then the parking requirement for the said residential Development shall, except as s. 9.1.2(2) may otherwise, from time to time, apply, remain as established pursuant to the said Approval.
- (b) Notwithstanding ss. 9.1.2(II)(i), where yet to be constructed residential Development is the subject of a valid, unexpired Approval-in-Principle issued prior to the coming into force of the Downtown Parking Standard which Approval-in-Principle contemplates a lesser parking requirement than that stipulated by ss. 9.1.2(II)(i), then the parking requirement for the said proposed residential Development shall, except as s. 9.1.2(2) may otherwise, from time to time, apply, be as established pursuant to such final Approval as may be forthcoming in relating to the said Approval-in-Principle. Where final Approval is not sought or is not forthcoming prior to the lapse or expiry of the Approval-in-Principle, then the applicable Downtown Parking Standard as set forth in s. 9.1.2(2) shall apply to any Development or re-Development of the property.
- (iii) No parking spaces are required for new residential Developments or renovations on Lots on Water Street or Duckworth Street containing up to five (5) Dwelling Units. One (1) on-site, off-street parking space shall be required for each Dwelling Unit exceeding five (5).

(III) Other

- (i) Where any building or construction pertaining to non-residential and/or residential Development in the area subject to the Downtown Parking Standard to which the Non-Residential Parking Standard or the Residential Parking Standard as set forth in s. 9.2.1.2(2) does not apply is demolished or removed from the Lot on which it is situated, then any new Development that replaces the same shall, in its entirety, be subject to the applicable Downtown Parking Standard as determined pursuant to s. 9.1.2(2)(I)(i) or (ii) or s.9.1.2(2)(II)(i) or (iii) as the case may be.
- (ii) Excepting only s. 9.1.2(2)(II)(iii), neither the Residential nor the Non-Residential Downtown Parking Standard shall apply to building or construction pertaining to

Development on Lots on Water Street and Duckworth Street that are less than 350 square metres in Lot Area.

- (iii) Where existing Development to which the Downtown Parking Standard does not apply by virtue of the operation of s. 9.1.2(2)(I)(iii) or s. 9.1.2(2)(II)(ii) is renovated so as to increase or expand the Net Floor Area, or the number of rooms, or the number of Dwelling Units, as the case may be, then the following shall apply:
  - (a) in the case of non-residential Development, excepting Hotels, the applicable Non-Residential Parking Standard as determined pursuant to s. 9.1.2(2)(I)(i) shall apply to the increased Net Floor Area;
  - (b) in the case of Hotels, the applicable Non-Residential Parking Standard as determined pursuant to s. 9.1.2(2)(I)(ii) shall apply to additional guest sleeping rooms and increased banquet/ seminar/ conference/meeting space;
  - (c) in the case of residential Development that is within the area subject to the Downtown Parking Standard but is not located on Water Street or Duckworth Street, the Residential Parking Standard as determined pursuant to s. 9.1.2(2)(II)(i) shall apply to each new Dwelling Unit created where the total number of Dwelling Units, whether existing or created, exceeds two (2);
  - (d) in the case of residential Development that is within the area subject to the Downtown Parking Standard and is located on Water Street or Duckworth Street, the Residential Parking Standard as determined pursuant to s. 9.1.2(2)(II)(i) shall apply to each new Dwelling Unit created where the total number of Dwelling Units, either existing or created, exceeds five (5).

(IV) Discretion

- (i) Notwithstanding anything else contained in s. 9.1.2(2) or s. 9.2.1(3), Council may:
  - (a) where it determines that provision of the required on-site, off-street parking is not appropriate for a particular development, site, or property for reasons relating to safety, vehicular traffic, pedestrian traffic, access, servicing, other site infrastructure and/or development related issues, or archaeological/heritage issues; or
  - (b) where requested by the Applicant, permit the following:
    - (1) provision of a cash-in-lieu payment in satisfaction of part or all of the on-site, off-street parking space requirement pursuant to the

Applicable Downtown Parking Standard in an amount as established, from time to time, by resolution of Council;

- (2) provision of permanent or long-term off-site, off-street parking in satisfaction of part or all of the on-site, off-street parking space requirement pursuant to the applicable Downtown Parking Standard at a location and on terms acceptable to Council; or
  - (3) provision of any combination, as may be acceptable to Council, of a cash-in-lieu payment, acceptable off-site, off-street parking, and/or on-site, off-street parking in satisfaction of the on-site, off-street parking requirement pursuant to the applicable Downtown Parking Standard.
- (ii) Monies from cash-in-lieu payments to the City pursuant to s.2.1.2(2)(IV)(i) shall be:
- (a) used to fund the creation of new or additional public parking spaces; and/or
  - (b) applied against costs incurred by the City in maintaining and/or retaining existing public parking spaces; and/or
  - (c) used to fund initiatives that will, in the opinion of Council, reduce demand for public parking spaces;

in the area which is subject to the Downtown Parking Standard.

- (iii) The amount of cash-in-lieu payment as established by Council from time to time shall be based on the estimated cost, as determined by the Director of Engineering, of constructing indoor parking in the area which is subject to the Downtown Parking Standard.

(V) Damage/Destruction of Development

- (i) Where any building or construction pertaining to non-residential, Hotel, or residential Development that is not subject to the applicable Downtown Parking Standard by operation of s. 9.1.2(2)(I)(iii) or s. 9.1.2(2)(II)(ii) is destroyed or damaged or deteriorated so as to render the same uninhabitable or unfit for use, and where within three (3) years of the date of said destruction, damage or deterioration:
- (1) the building or construction pertaining to the Development is removed; and
  - (2) a permit is issued by Council approving a new or replacement Development to be constructed at the site of the original Development;

then the applicable Downtown Parking Standard as required by ss. 9.1.2(2)(I)(i), or (ii), or ss. 9.1.2(2)(II)(i) or (iii) shall apply only to any increase in the Net Floor Area, or the number of rooms and/or the increase in banquet/seminar/conference/meeting space, or the number of Dwelling Units, as the case may be, beyond that which existed in the building or construction pertaining to the original Development. The parking standard applicable to the remainder of the Development shall be equivalent to the on-site, off-street parking that was available prior to the building or construction on the Lot becoming uninhabitable or unfit for use.

- (ii) If the building or construction pertaining to the original Development is not removed and/or a permit approving a new or replacement Development is not issued within the said three (3) year period, then the applicable Downtown Parking Standard as provided for in s. 9.1.2(2) (I)(i) or (ii) or s. 9.1.2(2)(II)(i) shall apply to the whole of any Development either existing or new, on the Lot.
- (iii) Subsection 9.1.2(2)(V)(i) is not applicable where the Lot, for purposes of Development or re-Development, is assembled with other lands to form a larger Lot. In such circumstances, the applicable Downtown Parking Standard as required by ss. 9.1.2(2)(I)(i) or (ii), or ss. 9.1.2(2)(II)(i) or (iii) shall apply to the whole Development or re-Development.

(VI) Unapproved Parking Reduction

- (i) If, at any time, the on-site and/or acceptable off-site, off-street parking for a particular Development is reduced below the level as stipulated, provided for, or otherwise approved pursuant to s.9.1.2(2), then any said reduction shall be immediately and fully redressed by the owner and/or the occupant of the Development and/or the Lot on which the Development exists.
6. Repeal Section 9.1.2(3) – “Downtown Residential Parking”.
7. Repeal Section 9.2.1(3) and replace it with the following new Section:
- “9.2.1(3) A Parking Area shall be situated on the Lot on which the Use or Development it is accessory to is located except as otherwise provided in s. 9.2.1(4) or s. 9.1.2(2)(IV).”
8. Repeal Section 9.2.1(4) and replace it with the following new Section:
- “(4) The Director of Planning or designate may except a Development, except an Infill Housing Development or a Development which is subject to the Downtown Parking Standard, from the requirements of Subsection 9.2.1(3) provided:

- (a) the Lot accommodating the Parking Area shall be located not more than 200 metres from the Lot on which the Use requiring the off-street parking is located; and
- (b) the Lot accommodating the Parking Area shall be used only for off-street parking for the Use to which it is accessory as long as the Use remains in operation or requires the Parking Area.”

9. Add a new section to Section 9, to read as follows:

“9.4 Access/egress points from a Public Street to a Parking Area or a private driveway are subject to the approval of the Director of Engineering or designate.”

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

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

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

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

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

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

\_\_\_\_\_  
MCIP





Official Seal of the City of St. Johns, Maine, MCIP, featuring a signature and the date 10/13/2010.

**REPORT/RECOMMENDATIONS**  
**Development Committee**  
May 14, 2013

The following matters were considered by the Development Committee at its meeting held on May 14, 2013. A staff report is attached for Council's information.

**1. Proposed Condominium Building**  
**49-53 Harvey Road (Ward 2)**  
**Commercial Central Mixed (CCM Zone)**

The Committee recommends that Council grant a one (1) year extension on the Approval-in-Principle for the development, subject to the following conditions:

- a) Compliance with the requirements of the Department of Planning and Engineering, including conformance with the City's Commercial Development Policy.
- b) Compliance with the requirements of Heritage Area 3 and recommendations of the Heritage Advisory Committee. On August 25, 2011, Council approved the recommendation of the following Heritage Advisory Committee conditions:
  - i. The glass used for windows is one uniform color for the entire building; and
  - ii. The applicant submit more detailed information on the proposed façade for the Long's Hill elevation for the committee's review and consideration.
- c) The required Building Permits must be obtained from the City, prior to the commencement of any development.

**2. Proposed Extension to Mobile Home**  
**Civic No. 106 Hussey Drive**  
**Commercial Industrial (CI) Zone Ward 1**

The Development Committee recommends that Council approve the extension at 106 Hussey Drive pursuant to Section 7.12.1 of the St. John's Development Regulations subject to the proponent satisfying the requirements of the Department of Planning and Development.



Robert F. Smart  
City Manager  
Chair – Development Committee

RFS/kc  
attachment



# MEMORANDUM

Date: May 15, 2013

To: His Worship the Mayor & Members of Council

Re: **Department of Planning File No. 10-00292/B-17-H.7**  
**Proposed Condominium Building**  
**49-53 Harvey Road (Ward 2)**  
**Commercial Central Mixed (CCM) Zone**

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An application has been submitted to the Department of Planning requesting Approval-in-Principle for the development of the above-referenced property to accommodate a mixed use building containing commercial use on the first floor on Harvey Road and six (6) residential dwellings on the floors above the ground floor.

This application was originally granted Approval-in-Principle on May 5, 2011. An Approval-in-Principle is valid for two (2) years, and may be renewed once by Council for a further period of one (1) year.

The subject property has frontage on both Harvey Road and Long's Hill and is situated in the (CCM) Zone under the St. John's Development Regulations where the proposed uses are permitted. A survey plan of the property indicates the lot comprises a lot area of 274 square meters and does meet the zone requirements to accommodate the proposed development. The building height from Harvey Road is 15 metres. Nine (9) parking spaces will be provided via access to indoor parking from the Long's Hill entrance.

## Recommendation

Council grant a one (1) year extension on the Approval-in-Principle for the development, subject to the following conditions:

- 1) Compliance with the requirements of the Department of Planning and Engineering, including conformance with the City's Commercial Development Policy.
- 2) Compliance with the requirements of Heritage Area 3 and recommendations of the Heritage Advisory Committee. On August 25, 2011, Council approved the recommendation of the following Heritage Advisory Committee conditions:
  - a. The glass used for windows is one uniform color for the entire building; and
  - b. The applicant submit more detailed information on the proposed façade for the Long's Hill elevation for the committee's review and consideration.
- 3) The required Building Permits must be obtained from the City, prior to the commencement of any development.



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Robert Smart  
City Manager/Chair Development Committee

AAR/spl

# ST. JOHN'S

# MEMORANDUM

Date: May 16, 2013

To: His Worship the Mayor & Members of Council

From: Robert Smart, City Manager  
Chair-Development Committee

**Re: Extension to Non-conforming Use Application  
Proposed Extension to Mobile Home  
Civic No. 106 Hussey Drive  
Commercial Industrial (CI) Zone Ward 1**

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An application has been submitted to the Department of Planning and Development for an extension to the above referenced dwelling. The property, a residential dwelling in a Commercial Industrial Zone is considered a Non-conforming Use as it meets the definition of such Uses under Section 7.12.1 of the St. John's Development Regulations, Non-conforming Status. The subject home is situated in Anne Jeanette Trailer Park where residential properties have existed for approximately forty years.

At Council's discretion, Section 7.12.5 of these Regulations would allow an extension to a Non-conforming Use to a maximum of 50% of the original floor area. Based on the size of the existing dwelling, the applicant could increase the floor area by 54 square meters.

The Development Committee is of the opinion that while the Regulations require Public Notification of such applications, a number of residential applications have been allowed in this area over the past decade. Most recently, an eight (8) lot subdivision was recently approved-in-principle to allow the construction of new mobile homes. The Development Committee also recommended that the Anne Jeanette Trailer Park be given consideration for rezoning to the appropriate residential zoning under the St. John's Development Regulations which would allow the existing properties to conform to residential use.

## Recommendation

Council approve the extension the 106 Hussey Drive pursuant to Section 7.12.1 of the St. John's Development Regulations subject to the proponent satisfying the requirements of the Department of Planning and Development.



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Robert Smart, City Manager  
Chair-Development Committee

GJD/spl

# ST. JOHN'S

**DEVELOPMENT PERMITS LIST  
DEPARTMENT OF PLANNING  
FOR THE PERIOD OF May 10, 2013 TO May 16, 2013**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
COM		Home Office – General Contractor	14 Howlett Avenue	4	Approved	13-05-10
RES		Building Lot for Single Detached Dwelling	Lot 3 – Fleming's Road	5	Approved	13-05-10
AG		Proposed Building Lot	50 Ruby Line	5	Rejected by Dept of Agriculture	13-05-10
RES		Building Lot for Single Detached Dwelling	612 Main Road	5	Approved	13-05-10
COM	Tim Horton's	Drive Thru Alterations and Site Work	139 Torbay Road	1	Approved	13-05-10
RES		Rebuild of Townhouse Dwelling	37 Bannerman Street	2	Approved	13-05-16
COM		Family Home Child Care	63 Stirling Crescent	1	Approved	13-05-16
COM		Home Office – Dental Hygienist Referral	10 Keith Drive	5	Approved	13-05-16

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

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

**Gerard Doran  
Development Officer  
Department of Planning**

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# Building Permits List

## Council's May 21, 2013 Regular Meeting

Permits Issued: 2013/05/09 To 2013/05/15

### Class: Commercial

15 Lemarchant Rd	Sw	Eating Establishment
45 Bonaventure Ave	Sn	Place Of Amusement
468 Topsail Rd	Sn	Service Shop
141 Torbay Rd, Multicare	Sn	Retail Store
30 White Rose Dr	Sn	Retail Store
384 Duckworth St	Cr	Retail Store
130 Ladysmith Dr	Nc	Communications Use
65 Teakwood Dr	Nc	Communications Use
195 Cbs Bypass Rd	Nc	Accessory Building
496 Topsail Rd Lawton's	Rn	Pharmacy
20 William St	Rn	Townhousing
50 White Rose Dr	Rn	Retail Store
35 Major's Path	Nc	Office
30 White Rose Dr, Dollarama	Rn	Retail Store

This Week \$ 584,818.00

### Class: Industrial

This Week \$ .00

### Class: Government/Institutional

98 Elizabeth Ave	Rn	Church
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This Week \$ 4,000.00

### Class: Residential

32 Balnafad Pl	Nc	Swimming Pool
51 Spruce Grove Ave	Nc	Fence
197 Brookfield Rd	Nc	Fence
77 Cape Pine St	Nc	Fence
79 Cape Pine St	Nc	Fence
77 Castle Bridge Dr	Nc	Accessory Building
111 Castle Bridge Dr	Nc	Accessory Building
111 Castle Bridge Dr	Nc	Fence
44 Cedar Brae Cres	Nc	Patio Deck
18 Connemara Pl	Nc	Accessory Building
2 Country Grove Pl	Nc	Accessory Building
3 Country Grove Pl	Nc	Accessory Building
49 Country Grove Pl, Lot 73	Nc	Single Detached Dwelling
32 Dauntless St	Nc	Fence
402 Empire Ave	Nc	Patio Deck
6 Fallowtree Pl	Nc	Fence
21b Forde Dr	Nc	Fence
119 Forest Rd	Nc	Patio Deck
10 Galashiels Pl	Nc	Fence
Gillies Road, Lot # 2	Nc	Single Detached Dwelling
34 Glenlonan St	Nc	Accessory Building
204 Green Acre Dr	Nc	Fence
80 Guzzwell Dr	Nc	Fence
71 Hopedale Cres	Nc	Fence
18 Iceland Pl	Nc	Patio Deck

4 Jennmar Cres	Nc	Accessory Building
57 Jennmar Cres	Nc	Accessory Building
57 Jennmar Cres	Nc	Fence
1 Keane Pl	Nc	Patio Deck
9 Kensington Dr	Nc	Accessory Building
191 Ladysmith Dr., Lot 611	Nc	Single Detached Dwelling
9 Leonard Pl	Nc	Accessory Building
11 Mccrae St	Nc	Fence
1 Macgregor St	Nc	Accessory Building
847 Main Rd	Nc	Single Detached Dwelling
14 Marshall Pl	Nc	Accessory Building
113 Mayor Ave	Nc	Fence
18 Navajo Pl	Nc	Accessory Building
8 Nerissa Pl	Nc	Patio Deck
338 Newfoundland Dr	Nc	Accessory Building
4 Neville Pl	Nc	Accessory Building
34 Shortall St	Nc	Accessory Building
12 Stanford Pl Lot 25	Nc	Single Detached Dwelling
14 Stanford Pl Lot 27	Nc	Single Detached Dwelling
173 Topsail Rd	Nc	Patio Deck
48 Tunis Crt	Nc	Fence
34 Valleyview Rd	Nc	Patio Deck
32 Spruce Grove Ave	Cr	Subsidiary Apartment
8 Gisborne Pl	Ex	Patio Deck
22 Roche St	Ex	Single Detached Dwelling
9 Boncloddy St	Rn	Single Detached Dwelling
181 Cheeseman Dr, Lot 173	Rn	Single Detached Dwelling
68 Cherokee Dr	Rn	Single Detached Dwelling
23 Shaw St	Rn	Single Detached Dwelling
23 Shaw St	Rn	Single Detached Dwelling
77 Springdale St	Rn	Single Detached Dwelling
33 Warren Pl	Rn	Single Detached Dwelling
24 Ferryland St E	Sw	Single Detached Dwelling

This Week \$ 2,036,206.00

**Class: Demolition**

63 Aldershot St	Dm	Accessory Building
25 Cook St	Dm	Single Detached Dwelling

This Week \$ 5,000.00

This Week's Total: \$ 2,630,024.00

Repair Permits Issued: 2013/05/09 To 2013/05/15 \$ 141,000.00

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 21, 2013**

<b>TYPE</b>	<b>2012</b>	<b>2013</b>	<b>% VARIANCE (+/-)</b>
Commercial	\$118,600,000.00	\$43,200,500.00	-64
Industrial	\$3,600,100.00	\$28,000.00	-99
Government/Institutional	\$11,500,700.00	\$7,200,600.00	-37
Residential	\$61,100,400.00	\$50,300,000.00	-18
Repairs	\$1,400,600.00	\$1,200,200.00	-14
Housing Units (1 & 2 Family Dwellings)	211	132	
<b>TOTAL</b>	<b>\$196,201,800.00</b>	<b>\$101,929,300.00</b>	<b>-48</b>

Respectfully Submitted,

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

# MEMORANDUM

## **Weekly Payment Vouchers For The Week Ending May 16, 2013**

### **Payroll**

<b>Public Works</b>	<b>\$ 390,506.66</b>
<b>Bi-Weekly Casual</b>	<b>\$ 19,128.66</b>
<b>Accounts Payable</b>	<b>\$ 2,359,901.20</b>
<b>Total:</b>	<b>\$ 2,769,536.52</b>

# **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
ROBERT BAIRD EQUIPMENT LTD.	00052605	RENTAL OF EQUIPMENT	\$1,420.01
KELLOWAY CONSTRUCTION LIMITED	00052606	CLEANING SERVICES	\$845.57
KELLOWAY CONSTRUCTION LIMITED	00052607	CLEANING SERVICES	\$17,612.86
ROBERT BAIRD EQUIPMENT LTD.	00052608	RENTAL OF EQUIPMENT	\$3,501.55
THE IDEA FACTORY	00052609	GOBUS POP UP BANNER	\$1,653.47
ROGERS BUSINESS SOLUTIONS	00052610	DATA & USAGE CHARGES	\$9,492.00
NEWFOUNDLAND POWER	00052611	ELECTRICAL SERVICES	\$56,227.08
CITY OF ST. JOHN'S	00052612	REPLENISH PETTY CASH	\$299.43
RIDEOUT TOOL & MACHINE INC.	00052613	TOOLS	\$754.22
RECEIVER GENERAL FOR CANADA	00052614	PAYROLL DEDUCTIONS	\$574,508.55
RECEIVER GENERAL FOR CANADA	00052615	PAYROLL DEDUCTIONS	\$250,694.50
NEWFOUNDLAND EXCHEQUER ACCOUNT	00052616	PAYROLL TAX APRIL 2013	\$115,343.45
RICK PRICE	00052617	TRAVEL REIMBURSEMENT	\$26.25
RALPH, SUSAN	00052618	TRAVEL REIMBURSEMENT	\$374.35
PF COLLINS CUSTOMS BROKER LTD	00052619	DUTY AND TAXES	\$1,242.94
ROGERS BUSINESS SOLUTIONS	00052620	DATA & USAGE CHARGES	\$4,242.02
PARTS FOR TRUCKS INC.	00052621	REPAIR PARTS	\$3,297.35
PUROLATOR COURIER	00052622	COURIER SERVICES	\$31.51
WALSH, BERNADETTE	00052623	TRAVEL ADVANCE	\$1,610.98
POWER, RON	00052624	TRAVEL ADVANCE	\$1,566.83
ST. JOHN'S PORT AUTHORITY	00052625	SECURITY CLEARANCE FEES	\$282.50
NEWFOUNDLAND POWER	00052626	ELECTRICAL SERVICES	\$341.33
ALTUS GROUP LIMITED	00052627	PROFESSIONAL FEES	\$66,240.60
JEFF BUDDEN	00052628	REFUND PARKING PERMIT	\$12.00
O'GRADY, LYNN	00052629	REFUND REFRESHMENT FOR NAOSH WEEK	\$128.26
PIK-FAST EXPRESS INC.	00052630	BOTTLED WATER	\$21.00
THE TELEGRAM	00052631	ADVERTISING	\$187.51
LA BREA INT'L INC.	00052632	PROMOTIONAL MATERIALS	\$50.67
NDR JEWELRY DESIGN	00052633	PROMOTIONAL MATERIALS	\$508.50
RECEIVER GENERAL FOR CANADA	00052634	REPLACE CHEQUE 52130 PAYROLL DEDUCTION	\$110,445.75
RECEIVER GENERAL FOR CANADA	00052635	REPLACE CHEQUE 52131 PAYROLL DEDUCTION	\$3,777.49
ACKLANDS-GRAINGER	00052636	INDUSTRIAL SUPPLIES	\$2,033.50
AFONSO GROUP LIMITED	00052637	SEWER INSPECTIONS	\$600.39
REARDON CONSTRUCTION & DEVELOPMENT LTD.	00052638	REFUND SECURITY DEPOSIT	\$4,000.00
AIMS LTD.	00052639	DRUM PUMP	\$49.16
ATLANTIC OFFSHORE MEDICAL SERV	00052640	MEDICAL SERVICES	\$14,169.02
ATLANTIC PURIFICATION SYSTEM LTD	00052641	WATER PURIFICATION SUPPLIES	\$3,273.52
TOYS "R" US CANADA LTD	00052642	SUPPLIES - RECREATION PROGRAMS	\$287.12
AVALON FORD SALES LTD.	00052643	PURCHASE OF VEHICLE	\$37,447.07
BABB LOCK & SAFE CO. LTD	00052644	PROFESSIONAL SERVICES	\$384.20
COSTCO WHOLESALE	00052645	MISCELLANEOUS SUPPLIES	\$764.95



NAME	CHEQUE #	DESCRIPTION	AMOUNT
BRINK'S CANADA LIMITED	00052646	DELIVERY SERVICES	\$1,113.26
KELLOWAY CONSTRUCTION LIMITED	00052647	CANCELLED	\$35,628.13
RDM INDUSTRIAL LTD.	00052648	INDUSTRIAL SUPPLIES	\$85.32
ROBERT BAIRD EQUIPMENT LTD.	00052649	RENTAL OF EQUIPMENT	\$1,449.29
NEWFOUNDLAND EXCHEQUER ACCOUNT	00052650	REGISTRATION OF EASEMENT	\$200.00
DF BARNES LIMITED	00052651	FLAT BAR	\$784.22
HERCULES SLR INC.	00052652	REPAIR PARTS	\$78.99
DOMINION STORES 924	00052653	MISCELLANEOUS SUPPLIES	\$159.09
STAPLES THE BUSINESS DEPOT - OLD PLACENTIA RD	00052654	STATIONERY & OFFICE SUPPLIES	\$437.12
TOWN OF CONCEPTION BAY SOUTH	00052655	SNOW CLEARING	\$387.50
BELBIN'S GROCERY	00052656	CATERING SERVICES	\$341.14
THE HUB TROPHIES & MEDICAL SUPPLIES	00052657	NAME PLATES	\$35.04
JENKINS POWER SHEET METALS INC	00052658	PLASMA CUT TRAFFIC SIGNS	\$226.00
BEST DISPENSERS LTD.	00052659	SANITARY SUPPLIES	\$746.61
ROCKWATER PROFESSIONAL PRODUCT	00052660	CHEMICALS	\$1,962.58
GRAPHIC ARTS & SIGN SHOP LIMITED	00052661	SIGNAGE	\$1,552.95
RBC DEXIA INVESTOR SERVICES	00052662	CUSTODY FEES / SINKING FUND	\$706.25
MARITIME TURF SUPPLIES	00052663	REPAIR PARTS	\$155.94
BROWNE'S AUTO SUPPLIES LTD.	00052664	AUTOMOTIVE REPAIR PARTS	\$381.02
SOBEY'S #604	00052665	GROCERY ITEMS	\$25.45
FARRELL'S EXCAVATING LTD.	00052666	ROAD GRAVEL	\$134.24
GRAND AND TOY	00052667	OFFICE SUPPLIES	\$1,420.82
MAX DUFFETT & SONS LTD.	00052668	PROFESSIONAL SERVICES	\$649.75
INDUSTRY CANADA ALS FINANCIAL CENTRE	00052669	RADIO RENEWAL LICENCE FEE	\$780.00
IDENTICAM SYSTEMS CANADA	00052670	SOFTWARE SUPPORT AGREEMENT	\$452.00
SPARTAN ATHLETIC PRODUCTS	00052671	SPORTING SUPPLIES	\$395.50
CHESTER DAWE CANADA - O'LEARY AVE	00052672	BUILDING SUPPLIES	\$78.28
PRACTICA LIMITED	00052673	SCOOP BAGS	\$5,470.33
AEARO CANADA LIMITED	00052674	PRESCRIPTION SAFETY GLASSES	\$196.20
CAMPBELL RENT ALLS LTD.	00052675	HARDWARE SUPPLIES	\$149.16
AIR LIQUIDE CANADA INC.	00052676	CHEMICALS AND WELDING PRODUCTS	\$3,502.80
DAVE CARROLL	00052677	BAILIFF SERVICES	\$134.00
CARSWELL DIV. OF THOMSON CANADA LTD	00052678	PUBLICATIONS	\$1,016.09
WAL-MART 3196-ABERDEEN AVE.	00052679	MISCELLANEOUS SUPPLIES	\$157.08
NORTRAX CANADA INC.,	00052680	REPAIR PARTS	\$105,172.42
MAC TOOLS	00052681	TOOLS	\$881.24
ATLANTIC POWERTRAIN EQUIPT INC	00052682	REPAIR PARTS	\$196.62
KENT BUILDING SUPPLIES	00052683	BUILDING SUPPLIES	\$327.74
CLEARWATER POOLS LTD.	00052684	POOL SUPPLIES	\$89.27
EXECUTIVE BUS LTD	00052685	TRANSPORTATION SERVICES	\$190.97
DULUX PAINTS	00052686	PAINT SUPPLIES	\$2,213.18



NAME	CHEQUE #	DESCRIPTION	AMOUNT
COLONIAL GARAGE & DIST. LTD.	00052687	AUTO PARTS	\$395.51
CONSTRUCTION SIGNS LTD.	00052688	SIGNAGE	\$5,446.32
THE IDEA FACTORY	00052689	PRINTER SERVICES	\$487.31
SCOTT WINSOR ENTERPRISES INC.,	00052690	REMOVAL OF GARBAGE & DEBRIS	\$367.25
COUNTRY TRAILER SALES 1999 LTD	00052691	REPAIR PARTS	\$305.10
MAXXAM ANALYTICS INC.,	00052692	WATER PURIFICATION SUPPLIES	\$1,680.31
JAMES G CRAWFORD LTD.	00052693	PLUMBING SUPPLIES	\$61.63
CREATIVE CLOSET & DOORS LTD.	00052694	CANCELLED	\$1,356.00
CROSBIE INDUSTRIAL SERVICE LTD	00052695	RENTAL OF EQUIPMENT	\$4,843.94
NEWFOUND CABS	00052696	TRANSPORTATION SERVICES	\$3,386.40
LONG & MCQUADE	00052697	ART EXHIBIT AMP AND MONITOR RENTAL	\$19.21
SCOTT DOWNEY	00052698	REAL PROGRAM	\$330.00
KENDALL ENGINEERING LIMITED	00052699	PROFESSIONAL SERVICES	\$262,216.17
CHESTER DAWE CANADA - TOPSAIL RD	00052700	BUILDING SUPPLIES	\$503.55
CHESTER DAWE CANADA - TORBAY RD	00052701	BUILDING SUPPLIES	\$279.40
CREDIT RECOVERY 2003 LIMITED	00052702	CREDIT COLLECTIONS	\$440.91
CABOT READY MIX LIMITED	00052703	ROAD GRAVEL	\$9,627.67
DICKS & COMPANY LIMITED	00052704	OFFICE SUPPLIES	\$4,594.64
REEFER REPAIR SERVICES LTD.	00052705	REPAIR PARTS	\$6,974.27
ATLANTIC HOSE & FITTINGS	00052706	RUBBER HOSE	\$217.91
DOMINION RECYCLING LTD.	00052707	PIPE	\$711.90
G & M PROJECT MANAGEMENT	00052708	REPAIR PARTS	\$409.96
CANADIAN TIRE CORP.-ELIZABETH AVE.	00052709	MISCELLANEOUS SUPPLIES	\$443.71
CANADIAN TIRE CORP.-KELSEY DR.	00052710	MISCELLANEOUS SUPPLIES	\$51.04
EAST CHEM INC.	00052711	CHEMICALS	\$270.07
EASTERN MEDICAL SUPPLIES	00052712	MEDICAL SUPPLIES	\$32.00
EASTERN TURF PRODUCTS	00052713	REPAIR PARTS	\$115.60
EMCO SUPPLY	00052714	REPAIR PARTS	\$736.11
THE TELEGRAM	00052715	ADVERTISING	\$12,011.53
EXECUTIVE COFFEE SERVICES LTD.	00052716	COFFEE SUPPLIES	\$67.80
FACTORY FOOTWEAR OUTLET LTD.	00052717	PROTECTIVE FOOTWEAR	\$1,355.94
DOMINION STORE 935	00052718	MISCELLANEOUS SUPPLIES	\$37.28
FASTSIGNS	00052719	SIGNAGE	\$795.18
BASIL FEARN 93 LTD.	00052720	REPAIR PARTS	\$953.16
EMERGENCY REPAIR LIMITED	00052721	AUTO PARTS AND LABOUR	\$36,342.67
ST. PAT'S BOWLING ALLEYS	00052722	REAL PROGRAM	\$111.00
REDWOOD CONSTRUCTION LIMITED	00052723	REFUND SECURITY DEPOSIT	\$12,000.00
FRESHWATER AUTO CENTRE LTD.	00052724	AUTO PARTS/MAINTENANCE	\$164.64
TIM HORTONS STORE - MOUNT PEARL	00052725	MEAL ALLOWANCE	\$149.02
BRUCE SUTHERLAND ASSOCIATES LTD	00052726	REPAIR PARTS	\$183.06
ROCK CITY	00052727	REAL PROGRAM	\$4,700.00



NAME	CHEQUE #	DESCRIPTION	AMOUNT
MARY KENNEDY	00052728	PROFESSIONAL SERVICES	\$453.25
PRINCESS AUTO	00052729	MISCELLANEOUS ITEMS	\$27.05
COASTLINE SPECIALTIES	00052730	REPAIR PARTS	\$268.94
SCHOOL SPECIALTY CANADA	00052731	OFFICE SUPPLIES	\$413.42
NEWALTA INDUSTRIAL SERVICES	00052732	INDUSTRIAL SUPPLIES	\$17,177.31
PILOT COMMUNICATIONS	00052733	PROFESSIONAL SERVICES	\$1,243.00
PROVINCIAL FENCE PRODUCTS	00052734	FENCING MATERIALS	\$209.05
PENNEY'S HOLDING LIMITED	00052735	PROFESSIONAL SERVICES	\$197.75
WOLSELEY CANADA WATERWORKS	00052736	REPAIR PARTS	\$8.48
XYLEM CANADA COMPANY	00052737	PROFESSIONAL SERVICES	\$154.25
IKM TESTING CANADA LTD.	00052738	PROFESSIONAL SERVICES	\$96.05
KEITH W. BUSSEY EXCAVATING LTD	00052739	RENTAL OF EQUIPMENT	\$2,702.96
HARRIS & ROOME SUPPLY LIMITED	00052740	ELECTRICAL SUPPLIES	\$9,589.31
HARVEY & COMPANY LIMITED	00052741	REPAIR PARTS	\$1,035.11
HARVEY'S OIL LTD.	00052742	PETROLEUM PRODUCTS	\$4,942.93
INTERSTATE ALL BATTERY CENTER	00052743	BATTERIES	\$653.06
AL-PACK ENTERPRISES	00052744	CLEANING SUPPLIES	\$379.68
HEATING PRODUCT 1978 LTD.	00052745	MAINTENANCE OF BUILDING	\$6,058.50
CANADIAN LINEN & UNIFORM	00052746	MAT RENTALS	\$3,094.85
HICKMAN MOTORS LIMITED	00052747	AUTO PARTS	\$97.74
BELL DISTRIBUTION INC.,	00052748	CELL PHONES & ACCESSORIES	\$1,502.11
HONDA ONE	00052749	REPAIR PARTS	\$148.82
CAR GUYS APPEARANCE CENTER INC.	00052750	AUTO CLEANING	\$539.01
HUMPHRY'S RESTAURANT & PUB	00052751	CANCELLED	\$2,476.80
DISTRIBUTION BRUNET INC.,	00052752	REPAIR PARTS	\$1,569.57
PENNECON ENERGY TECHNICAL SERVICE	00052753	PROFESSIONAL SERVICES	\$3,616.00
MUSIC COLLECTION	00052754	REAL PROGRAM	\$75.68
HICKMAN DODGE JEEP CHRYSLER	00052755	AUTO SUPPLIES	\$279.20
PRINTER TECH SOLUTIONS INC.,	00052756	REPAIRS TO EQUIPMENT	\$292.67
CHRISTOPHER'S CAFE & CATERING	00052757	CATERING SERVICES	\$106.20
SOFTCHOICE CORPORATION	00052758	COMPUTER SUPPLIES	\$1,141.98
KENT BUILDING SUPPLIES	00052759	BUILDING SUPPLIES	\$611.38
FINE FOOD FACTORY	00052760	SANDWICH TRAYS	\$155.00
S & H CODNER'S CONSTRUCTION	00052761	SNOW CLEARING	\$6,089.20
XYLEM WATER SOLUTIONS CANADA	00052762	REPAIR PARTS	\$3,105.24
PARKING DEVELOPMENT GROUP	00052763	PROFESSIONAL SERVICES	\$5,375.69
MONTREAL TRACTEUR INC.,	00052764	REPAIR PARTS	\$2,600.58
61395 NL & LAB LTD.	00052765	PROFESSIONAL SERVICES	\$1,725.00
JT MARTIN & SONS LTD.	00052766	HARDWARE SUPPLIES	\$347.48
MCDONALD'S HOME HARDWARE	00052767	HARDWARE SUPPLIES	\$27.12
MICROAGE COMPUTER CENTRES	00052768	COMPUTER EQUIPMENT	\$9,542.85



NAME	CHEQUE #	DESCRIPTION	AMOUNT
MIKAN INC.	00052769	LABORATORY SUPPLIES	\$1,247.42
WAJAX INDUSTRIAL COMPONENTS	00052770	REPAIR PARTS	\$1,151.08
NU-WAY EQUIPMENT RENTALS	00052771	RENTAL OF EQUIPMENT	\$10,086.38
NEWFOUND DISPOSAL SYSTEMS LTD.	00052772	DISPOSAL SERVICES	\$2,017.05
NEWFOUNDLAND DISTRIBUTORS LTD.	00052773	INDUSTRIAL SUPPLIES	\$371.60
NEWFOUNDLAND DESIGN ASSOCIATES	00052774	PROFESSIONAL SERVICES	\$14,854.18
NFLD KUBOTA LTD.	00052775	REPAIR PARTS	\$1,002.57
BELL MOBILITY	00052776	CELLULAR PHONE USAGE	\$6,822.83
BELL ALIANT	00052777	TELEPHONE SERVICES	\$55.48
TOROMONT CAT	00052778	AUTO PARTS	\$7,486.25
NORTH ATLANTIC PETROLEUM	00052779	PETROLEUM PRODUCTS	\$87,921.31
ORNAMENTAL CONCRETE LTD.	00052780	CONCRETE/CEMENT	\$284.42
PBA INDUSTRIAL SUPPLIES LTD.	00052781	INDUSTRIAL SUPPLIES	\$925.48
GCR TIRE CENTRE	00052782	TIRES	\$8,729.46
PERIDOT SALES LTD.	00052783	REPAIR PARTS	\$206.95
THE HUB	00052784	BUSINESS CARDS	\$1,647.54
REPROGRAPHICS LTD.	00052785	REFUND OVERPAYMENT OF TAXES	\$35.02
NAPA ST. JOHN'S 371	00052786	AUTO PARTS	\$789.81
ROYAL FREIGHTLINER LTD	00052787	REPAIR PARTS	\$161.63
LIFESAVING SOCIETY NFLD & LAB.	00052788	AQUATIC RECERTIFICATION	\$395.50
S & S SUPPLY LTD. CROSSTOWN RENTALS	00052789	REPAIR PARTS	\$23,696.78
ST. JOHN'S BOARD OF TRADE	00052790	ADVERTISING	\$96.05
ST. JOHN'S PORT AUTHORITY	00052791	RENTAL OF QUARRY SITE	\$10,317.88
ST. JOHN'S TRANSPORTATION COMMISSION	00052792	CHARTER SERVICES	\$4,145.00
BIG ERICS INC	00052793	SANITARY SUPPLIES	\$949.50
SAUNDERS EQUIPMENT LIMITED	00052794	REPAIR PARTS	\$2,947.67
CHANDLER	00052795	UNIFORMS	\$75.08
TULKS GLASS & KEY SHOP LTD.	00052796	PROFESSIONAL SERVICES	\$214.64
URBAN CONTRACTING JJ WALSH LTD	00052797	PROPERTY REPAIRS	\$84.75
WATERWORKS SUPPLIES DIV OF EMCO LTD	00052798	REPAIR PARTS	\$842.30
WINDCO ENTERPRISES LTD.	00052799	REPAIR PARTS	\$103.73
WAL-MART 3092-KELSEY DRIVE	00052800	MISCELLANEOUS SUPPLIES	\$310.95
ROEBOTHAN MCKAY MARSHALL	00052801	LEGAL CLAIM	\$695.50
ELTON, DOUG	00052802	REAL PROGRAM	\$542.40
WILKINSON, MADONNA	00052803	PROFESSIONAL SERVICES	\$163.17
FRENCH, DAVID	00052804	PROFESSIONAL SERVICES	\$543.90
TITFORD, JUNE	00052805	PROFESSIONAL SERVICES	\$251.65
FARDY, BRENDA	00052806	PROFESSIONAL SERVICES	\$277.10
WALSH, BASIL	00052807	PROFESSIONAL SERVICES	\$277.10
IDANCE INC.	00052808	CANADIAN TIRE JUMPSTART PROGRAM	\$150.00
NEWFOUNDLAND CHOCOLATE COMPANY INC.	00052809	PROMOTIONAL MATERIALS	\$227.70



NAME	CHEQUE #	DESCRIPTION	AMOUNT
MUNICIPAL SERVICE DELIVERY OFFICIALS	00052810	MEMBERSHIP FEES	\$565.00
SPARTAN FITNESS	00052811	ANNUAL MAINTENANCE CHECK	\$169.50
AVALON MINOR HOCKEY ASSOCIATION	00052812	REAL PROGRAM	\$2,100.00
MAX ARTS ATHLETICS WELLNESS	00052813	REAL PROGRAM	\$1,240.23
VIRGINIA PARK COMMUNITY CENTRE	00052814	COMMUNITY GRANT	\$4,600.00
BUCKMASTER CIRCLE COMMUNITY CENTRE	00052815	COMMUNITY GRANT	\$4,600.00
FRIENDS OF VICTORIA PARK	00052816	COMMUNITY GRANT	\$4,600.00
FROUDE AVENUE COMMUNITY CENTRE	00052817	COMMUNITY GRANT	\$4,600.00
SMITH, VERNA	00052818	PROFESSIONAL SERVICES	\$316.40
SMITH, BOYD	00052819	PROFESSIONAL SERVICES	\$316.40
THE CELTIC FIDDLERS	00052820	HONORARIUM	\$500.00
SORENSEN SCHOOL OF DANCE	00052821	CANADIAN TIRE JUMPSTART PROGRAM	\$480.00
DR. RANDY HART	00052822	MEDICAL EXAMINATION	\$20.00
MONICA DOMINGUEZ	00052823	HONORARIUM	\$100.00
NALRIMS	00052824	SEMINAR FEES	\$45.00
BELL MOBILITY INC. RADIO DIVISION	00052825	MAINTENANCE CHARGES & REPAIRS	\$4,246.20
HUNGRY HEART CAFE	00052826	CATERING SERVICES	\$262.12
ACE CLEANING COMPANY	00052827	REFUND SECURITY DEPOSIT	\$9,119.10
PLAZA BOWL	00052828	REAL PROGRAM	\$1,123.79
ALEX FOLEY'S ACADEMY OF MATIAL ARTS	00052829	REAL PROGRAM	\$180.00
GRANT, DR. W. F.	00052830	MEDICAL EXAMINATION	\$20.00
MOODY'S CANADA INC.	00052831	PROFESSIONAL SERVICES	\$25,990.00
ENCON CONSTRUCTION	00052832	REFUND SECURITY DEPOSIT	\$5,000.00
PRIOR, ALLISON	00052833	PROFESSIONAL SERVICES	\$163.17
A HOLDING PLACE	00052834	MEDICAL EXAMINATION	\$172.90
COMPASS HEALTH CENTER LTD.	00052835	MEDICAL EXAMINATION	\$85.00
CELTIC FIDDLERS	00052836	HONORARIUM	\$100.00
DR. DAN MALONE	00052837	MEDICAL EXAMINATION	\$20.00
POWER, PENNY	00052838	RECREATION PROGRAM REFUND	\$40.00
PINSENT, ROSALIND	00052839	PROFESSIONAL SERVICES	\$408.15
DR. CARL D. MOORES PROFESSTIONAL MEDICAL CORP.	00052840	MEDICAL EXAMINATION	\$20.00
DR. GREG RIDEOUT	00052841	MEDICAL EXAMINATION	\$20.00
MICHAEL BISHOP AND A&R SERVICES	00052842	LEGAL CLAIM	\$2,497.09
EUGENE MOLLOY	00052843	LEGAL CLAIM	\$158.20
TARA KAVANAGH	00052844	RECREATION PROGRAM REFUND	\$120.00
ALFRED BARRETT	00052845	REFUND SEWER DIG	\$500.00
NLSA GU16 SOCCER TEAM	00052846	TRAVEL ASSISTANCE GRANT	\$400.00
HELEN STRUGNELL	00052847	REFUND SECURITY DEPOSIT	\$254.91
JANET RUSSELL	00052848	REFUND WATER OFF/ON	\$50.00
DON MACKAY	00052849	REFUND WATER OFF/ON	\$50.00
GORDON BANNERMAN LTD.	00052850	REPAIR PARTS	\$116.07



NAME	CHEQUE #	DESCRIPTION	AMOUNT
CRAIG SULLIVAN	00052851	REFUND SECURITY DEPOSIT	\$5,000.00
LEO KEATING CONTRACTING	00052852	REFUND PERMIT FEES	\$47.25
JEFFREY CAREW	00052853	REFUND SECURITY DEPOSIT	\$20,000.00
GERRY SMITH	00052854	PROFESSIONAL SERVICES	\$100.00
KIM BAKER	00052855	RECREATION PROGRAM REFUND	\$40.00
MARLO FOLLETT	00052856	RECREATION PROGRAM REFUND	\$63.00
ERIN DALTON	00052857	RECREATION PROGRAM REFUND	\$154.00
MAHER GROUP OF COMPANIES INC.	00052858	REFUND OVERPAYMENT OF TAXES	\$27.25
ROSE DROVER (HAIR SALON)	00052859	REFUND OVERPAYMENT OF TAXES	\$15.16
BRB SPORTS INC.	00052860	REFUND OVERPAYMENT OF TAXES	\$7.12
HEALTHY CHOICES LTD.	00052861	REFUND OVERPAYMENT OF TAXES	\$60.16
THE MESSAGE THERAPY CENTRE	00052862	REFUND OVERPAYMENT OF TAXES	\$8.14
BAMBOO GARDEN INC.	00052863	REFUND OVERPAYMENT OF TAXES	\$367.88
PAN GEO INC.	00052864	REFUND OVERPAYMENT OF TAXES	\$378.27
PET POWER MANUFACTURING INC.	00052865	REFUND OVERPAYMENT OF TAXES	\$21.83
KENMOUNT PIZZA INC.	00052866	REFUND OVERPAYMENT OF TAXES	\$18.86
BODY FIT	00052867	REFUND OVERPAYMENT OF TAXES	\$178.82
GEAR UP AVIATION	00052868	REFUND OVERPAYMENT OF TAXES	\$150.00
NELSON'S MECHANICAL SERVICES	00052869	REFUND OVERPAYMENT OF TAXES	\$6.35
EPR KIRBY LIMITED	00052870	REFUND OVERPAYMENT OF TAXES	\$595.18
CANADA FLANGE & FITTING INC.	00052871	REFUND OVERPAYMENT OF TAXES	\$329.81
COWAN AVENUE MEDICAL CLINIC	00052872	REFUND OVERPAYMENT OF TAXES	\$157.85
AFRICAN MARKET SQUARE	00052873	REFUND OVERPAYMENT OF TAXES	\$295.49
DR. CHRIS SMITH	00052874	MEDICAL EXAMINATION	\$20.00
ROCHE, GLORIA	00052875	RECREATION PROGRAM REFUND	\$40.00
BEVERLY JOHNSON	00052876	REFUND SECURITY DEPOSIT	\$250.86
NOSEWORTHY, WANDA	00052877	VEHICLE BUSINESS INSURANCE	\$327.00
KING, ROBIN	00052878	VEHICLE BUSINESS INSURANCE	\$193.00
MACKENZIE, NEIL	00052879	MILEAGE	\$47.41
WIGHT, ROBERT	00052880	VEHICLE BUSINESS INSURANCE	\$319.00
HUTCHINGS, ROSS	00052881	VEHICLE BUSINESS INSURANCE	\$181.00
RICK PRICE	00052882	VEHICLE BUSINESS INSURANCE	\$373.00
PINSENT, JEFF	00052883	MILEAGE	\$22.70
KENT, GEORGE	00052884	VEHICLE BUSINESS INSURANCE	\$89.00
HARRIS, BRYANT	00052885	MILEAGE	\$47.10
BARTLETT, SHANNON	00052886	TUITION FEES	\$768.00
BENNETT, RICK	00052887	REFUND FOR INTERNET CHARGES	\$374.93
MCGRATH, CINDY	00052888	MILEAGE	\$43.47
MCGRATH, JENNIFER	00052889	MILEAGE	\$381.95
MURRAY, ASHLEY	00052890	UNIFORM ALLOWANCE	\$65.54
TYRONE GOSSE	00052891	VEHICLE BUSINESS INSURANCE	\$26.25



NAME	CHEQUE #	DESCRIPTION	AMOUNT
CHARITY LAWRENCE	00052892	APPLICATION FEE FOR ATHABASCA UNIVERSITY	\$115.00
HILLIER, HEATHER	00052893	MILEAGE	\$22.03
KIM BARRY	00052894	UNIFORM ALLOWANCE	\$100.00
DAY, DAVID	00052895	TRAVEL REIMBURSEMENT	\$333.49
ALYSSA FEENER	00052896	VEHICLE BUSINESS INSURANCE	\$59.00
INTERNATIONAL MUNICIPAL SIGNAL ASSOCIATION (IMS/	0000000612	MEMBERSHIP FEES	\$40.72
M-B COMPANIES INC.	0000000613	REPAIR PARTS	\$193.79
IN USA, INC.	0000000614	AIR OZONE ANALYZER & ACCESSORIES	\$8,614.13
BERGKAMP INC.,	0000000615	REPAIR PARTS	\$954.99
NGHIA VAN LE & OUY LENGSAVATH	00052897	COURT OF APPEAL REFUND	\$200.00
10385 NFLD. LTD.	00052898	COURT OF APPEAL REFUND	\$200.00
ULTRAMAR LTD	00052899	COURT OF APPEAL REFUND	\$200.00
CITY HOTELS LIMITED	00052900	COURT OF APPEAL REFUND	\$200.00
ALIANTELECOM INC.	00052901	COURT OF APPEAL REFUND	\$200.00
CROMBIE REIT	00052902	COURT OF APPEAL REFUND	\$800.00
ROBERT A. & BARBARA A. PIGEAU	00052903	COURT OF APPEAL REFUND	\$200.00
GRAHAM MACDONALD ROOME	00052904	COURT OF APPEAL REFUND	\$60.00
EDWARD MORRISSEY	00052905	COURT OF APPEAL REFUND	\$60.00
GILLIAN MARIE SPARROW	00052906	COURT OF APPEAL REFUND	\$60.00
SMITH COFFEY LAW OFFICES	00052907	COURT OF APPEAL REFUND	\$60.00
GAVIN M. BAIRD	00052908	COURT OF APPEAL REFUND	\$60.00
RICHARD AND RITA KING	00052909	COURT OF APPEAL REFUND	\$60.00
WALTER SQUIRE	00052910	COURT OF APPEAL REFUND	\$60.00
MEMORIES FOREVER VIDEO PROMOTIONS	00052911	NAOSH FAMILY NIGHT - AXTION CLIMB	\$1,017.00
SMITH STOCKLEY LTD.	00052912	PLUMBING SUPPLIES	\$315.84
CREATIVE CLOSET & DOORS LTD.	00052913	CLOSETS/DOORS	\$273.39
HUMPHRY'S RESTAURANT & PUB	00052914	CATERING SERVICES	\$662.78
KELLOWAY CONSTRUCTION LIMITED	00052915	CLEANING SERVICES	\$12,723.51
CREATIVE CLOSET & DOORS LTD.	00052916	CLOSETS/DOORS	\$1,082.61
HUMPHRY'S RESTAURANT & PUB	00052917	CATERING SERVICES	\$1,814.02
KELLOWAY CONSTRUCTION LIMITED	00052918	CLEANING SERVICES	\$22,904.62
TRACT CONSULTING INC	00052919	PROFESSIONAL SERVICES	\$58,166.48
ATLANTIC TRAILER & EQUIPMENT	00052920	REPAIR PARTS	\$14,261.66
NEWFOUNDLAND POWER	00052921	ELECTRICAL SERVICES	\$361.12
WESCO DISTRIBUTION CANADA INC.	00052922	REPAIR PARTS	\$4,443.18
PATRICK CLEARY	00052923	LEGAL CLAIM	\$200.00
KJELL RUSTAD & MAUREEN MURPHY-RUSTAD	00052924	REFUND MUNICIPAL TAX	\$3,083.10
BREWER, JILL	00052925	TRAVEL ADVANCE	\$553.58

**TOTAL: \$2,359,901.20**

# MEMORANDUM

Date: May 16, 2013

Mr. Neil Martin , Ms. Margaret Bennett, Ms. Phyllis Bartlett

From: John Hamilton – Senior Buyer

Re: Council Approval Tender 2012066 Inspection Maintenance and Service of HVAC

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Mr. Neil Martin,

The result of Tender 2012066 Inspection Maintenance and Service of HVAC Equipment are as follows:

	Vendor	
1	<b>Atlantica Mechanical</b>	<b>\$95,916.66</b>
2	Controls and Equipment	\$99,509.67
3	Trane Atlantic	\$110,524.17
4	Carmichael Engineering	\$105,435.78

It is recommended to award this tender to the lowest bidder meeting specifications, Atlantica Mechanical, \$95,916.66 Taxes are extra to quoted price as per the Public Tendering Act.

John Hamilton  
Senior Buyer

# ST. JOHN'S

DEPARTMENT OF FINANCE

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



# MEMORANDUM

Date: May 15, 2013

To: His Worship the Mayor & Members of Council

From: Robert Smart, City Manager

**Re: Neighbourhood Park – Messenger Drive, Kenmont Terrace Area**

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At Council's Regular Meeting of September 4, 2012, Council authorized staff to negotiate with Bristol Development for the acquisition of approximately 8.4 acres of land to be used as a park.

Negotiations have concluded and a tentative agreement has been reached subject to Council approval, the main conditions are as follows:

1. The owner will convey to the City of St. John's 8.4 acres of land for the price of Eight Hundred Thousand Dollars (\$800,000.00)
2. The City will pay half of the cost of extending Messenger Drive. The estimated cost is One Million Five Hundred and Forty Two Thousand Dollars (\$1,542,000.00), therefore, the City's contribution is to be Seven Hundred and Seventy One Thousand Dollars (\$771,000.00) which is to be paid in trust pending satisfactory completion of the road by the developer.
3. The owner will agree to convey 24 acres of adjacent wetlands to the City for One Dollar (\$1.00), once its debt to the RCEC has been retired and the mortgage released. This is anticipated to occur within the next 2-3 years.

An independent appraisal indicates that the value of the 8.4 acres is \$1.9 million dollars plus half the cost of the construction of the road, therefore this is a good deal for the City.

I recommend that approval be given to purchase at these costs and request that this matter be brought before Council at the next Special Meeting. If Council is in agreement, the Agreement of Purchase and Sale will be brought to a Regular Meeting of Council for approval to execute.



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Robert F. Smart  
City Manager

# ST. JOHN'S

LEGAL DEPARTMENT

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