

**AGENDA
REGULAR MEETING**

**OCTOBER 15th, 2013
4:30 p.m.**

ST. JOHN'S

MEMORANDUM

October 11th, 2013

In accordance with Section 42 of the City of St. John's Act, the Regular Meeting of the St. John's Municipal Council will be held on **Tuesday, October 15th, 2013 at 4:30 p.m.**

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

By Order

Neil A. Martin
City Clerk

ST. JOHN'S

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

**AGENDA
REGULAR MEETING
OCTOBER 15th, 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 (October 7th, 2013)

4. Business Arising from the Minutes

A. Included in the Agenda

1. Memorandum dated September 27, 2013 from the Chief Municipal Planner
Re: Proposed Redevelopment of Property at 430-436 Water Street **(Ward 2)**
2. Memorandum dated October 7, 2013 from the Chief Municipal Planner
Re: Proposed Redevelopment of Property at 24 and 28 Road Deluxe **(Ward 3)**
4. Memorandum dated October 7, 2013 from the Chief Municipal Planner
Re: Proposed Rezoning from CDA Kenmount Zone to Industrial General (IG) and Commercial Highway (CH) Zone, Kenmount Road **(Ward 4)**

4. Other Matters

5. Notices Published

1. **Discretionary Use Application** has been submitted by 10804 NL Ltd. requesting permission to create a four space parking area on a vacant lot at **39 Cabot Avenue** for a proposed sixteen (16) person Bed & Breakfast at Civic Number 36 Cabot Avenue. **(Ward 2)**

**Memorandum dated October 9, 2013 from the Chief Municipal Planner
Twenty One (21) Submissions
Three (3) Petitions**

2. **A Change of Non-Conforming Use Application** has been submitted requesting permission to convert the commercial portion of the building located at **Civic No. 466-468 Main Road** to accommodate a Restaurant. The approximate floor area of the restaurant portion would be 259 m² which includes the garage portion. Seven (7) tables are proposed. The dwelling unit portion of the building will not be changed. Proposed hours of operation are Monday to Saturday, 11 am to 10 pm. Fifteen (15) on-site parking spaces are provided for the business. **(Ward 5)**

One (1) Submission

3. **A Change of Non-Conforming Use Application** has been submitted requesting permission to convert 750 ft² of commercial space (Hobo's Pizza) located at Civic No. **227 Empire Avenue** to accommodate a convenience store. On-site parking spaces are provided for the proposed business. (**Ward 4**)

One (1) Submission

6. Public Hearings

- a. Public Hearing Report dated September 26, 2013
Re: Proposed Rezoning 176 Forest Road

7. Committee Reports

- a. Special Events Advisory Committee Report
- b. Mayor's Advisory Committee Report on Seniors dated September 19, 2013

8. Resolutions

9. Development Permits List

10. Building Permits List

11. Requisitions, Payrolls and Accounts

13. Tenders

14. Notices of Motion, Written Questions and Petitions

15. Other Business

- a. Memorandum dated October 10, 2013 from the City Manager
Re: Kenmount Terrace Neighbourhood Park
- b. Memorandum dated October 10, 2013 from the City Manager
Re: Parks and Open Spaces Master Plan
Request for Proposal – Recommendation to Award : CDR2013-07-22/27
- c. Memorandum dated October 7, 2013 from the Chief Municipal Planner
Re: Development Fee and Subdivision Application Fee
St. John's Development Regulations Amendment No. 556, 2013
- d. Briefing Note – Town of Paradise becoming a full Member of the
Regional Fire Services Committee
- e. Memorandum dated October 11th, 2013 from the Deputy City Manager
Corporate Services & City Clerk Re: Charing Public Meetings

- f Memorandum dated October 10th, 2013 from the Deputy City Manager
Corporate Services & City Clerk Re: Attendance by Councillor Galgay
at 2013 MNL Annual Convention & Trade Show
- g Economic Update, October 2013
- h **Correspondence from the Mayor's Office**
- i **Items Added by Motion**

16. Adjournment

October 7th, 2013

The Regular Meeting of the St. John's Municipal Council was held in the Council Chamber, City Hall, at 3:40 p.m. today preceded by the swearing in of the 31st Council of the City of St. John's.

His Worship the Mayor presided.

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

The City Manager; Deputy City Manager, Corporate Services & City Clerk; Deputy City Manager, Financial Management; Deputy City Manager, Planning, Development & Engineering; Deputy City Manager, Community Services; Acting Deputy City Manager, Public Works; Senior Legal Counsel and Manager, Corporate Secretariat, were also in attendance.

Call to Order and Adoption of the Agenda

SJMC2013-10-07/443R

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

Adoption of Minutes

SJMC201310-07/444R

It was decided on motion of Councillor Breen; seconded by Councillor Hickman: That the minutes of September 30th, 2013 be adopted as presented.

Development Permits

Council considered as information the following Weekly Development Permits for the period September 27, 2013 to October 3, 2013:

**DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING
FOR THE PERIOD OF September 27, 2013 TO October 3, 2013**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
COM	Exp Services Inc.	Cabot Ford – Site plan approval	177 Kenmount Road	4	Approved	September 30, 2013
RES		Home Office – Assembly of Stained Glass Sun Catchers	3 Berry Street	3	Approved	October 3, 2013
RES		Subdivide for One (1) Additional Building Lot	297 Portugal Cove Place	4	Approved	October 3, 2013

<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

Building Permits List – September 30, 2013

SJMC2013-10-07/445R

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

Building Permits List Council's October 07, 2013 Regular Meeting

Permits Issued: 2013/09/26 To 2013/10/02

Class: Commercial

58 Kenmount Rd, Unit #0125	Co	Retail Store
1 Paton St Unit 112	Co	Clinic
140a Prowse Ave Exten	Co	Retail Store
40 Aberdeen Ave, Bogart's	Sn	Retail Store
48 Kenmount Road-Taste Of Med	Sn	Retail Store
78 Harvey Rd Tim Hortons	Ms	Eating Establishment
54 Kenmount Rd	Ms	Eating Establishment
193 Kenmount Rd Clearence Cntr	Ms	Retail Store
475 Kenmount Rd	Ms	Car Sales Lot
446 Newfoundland Dr Mr Sub	Ms	Eating Establishment
30 Ropewalk Lane	Ms	Eating Establishment
117 Ropewalk Lane Mr Sub	Ms	Eating Establishment
15-27 Stavanger Dr	Ms	Retail Store
506 Topsail Rd	Ms	Eating Establishment
425 Topsail Rd	Ms	Commercial School
286 Torbay Rd Country Keepsake	Ms	Retail Store
320 Torbay Rd Wendy's	Sn	Eating Establishment
20 Mews Pl	Rn	Office
516 Topsail Rd	Rn	Office
3-11 Rowan St	Cr	Commercial School
365-367 Water St	Rn	Office

This Week \$ 2,859,600.00

Class: Industrial

This Week \$.00

Class: Government/Institutional

10 Barter's Hill -12th Floor	Rn	Admin Bldg/Gov/Non-Profit
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This Week \$ 32,000.00

Class: Residential

7 Abraham St	Nc	Patio Deck
38 Anthony Ave, Unit A	Nc	Duplex Dwelling
38 Anthony Ave, Unit B	Nc	Duplex Dwelling
20 Bambrick St	Nc	Fence
109 Carrick Dr	Nc	Accessory Building
43 Chalker Pl	Nc	Fence
181 Cheeseman Dr	Nc	Fence
12 Cowan Ave	Nc	Patio Deck
21 Cumberland Cres	Nc	Accessory Building
14 Duke St, Lot 214	Nc	Single Detached Dwelling
66 Fleming St	Nc	Patio Deck
53 Kenai Cres	Nc	Fence
55 Kenai Cres	Nc	Accessory Building
55 Kenai Cres	Nc	Fence

212 Ladysmith Dr, Lot 503	Nc	Single Detached Dwelling
111 Ladysmith Dr, Lot 187	Nc	Single Detached Dwelling
123 Ladysmith Dr, Lot 193	Nc	Single Detached Dwelling
22 Newhook Pl	Nc	Accessory Building
48 O'reilly St	Nc	Fence
10 Parkridge Dr	Nc	Accessory Building
95 Pearltown Rd	Nc	Accessory Building
66 St. Clare Ave	Nc	Fence
34 Seaborn St	Nc	Accessory Building
6 Stephano St, Lot 233	Nc	Single Detached & Sub.Apt
' Stephano St, Lot 234	Nc	Single Detached & Sub.Apt
5 Stephano St, Lot 230	Nc	Single Detached Dwelling
7 Stephano St, Lot 229	Nc	Single Detached Dwelling
245 Topsail Rd	Nc	Accessory Building
27 Sitka St, Lot 281	Nc	Single Detached & Sub.Apt
7 Eastaff St	Co	Subsidiary Apartment
87 Perlin St	Co	Home Office
27 Hamel St	Cr	Single Detached & Sub.Apt
7 Thompson Pl	Cr	Subsidiary Apartment
7 Abraham St	Ex	Single Detached Dwelling
66 Fleming St	Ex	Single Detached Dwelling
90 Blue Puttee Dr	Rn	Single Detached Dwelling
6 Bond St	Rn	Single Detached Dwelling
128 Cashin Ave Exten	Rn	Townhousing
130 Cashin Ave Exten	Rn	Townhousing
132 Cashin Ave Exten	Rn	Townhousing
134 Cashin Ave Exten	Rn	Townhousing
286 Freshwater Rd	Rn	Single Detached Dwelling
60 King's Rd	Rn	Townhousing
212 Ladysmith Dr	Rn	Single Detached Dwelling
5 Parliament Pl	Rn	Single Detached Dwelling
14 Sequoia Dr	Rn	Single Detached Dwelling
168 Signal Hill Rd	Rn	Single Detached Dwelling
350 Topsail Rd	Rn	Single Detached Dwelling
10 Vimy Ave	Rn	Townhousing
11 Wishingwell Rd	Rn	Subsidiary Apartment
16 Aldergrove Pl	Sw	Single Detached Dwelling
21 Firdale Dr	Sw	Single Detached Dwelling

This Week \$ 3,009,852.00

Class: Demolition

49 Fleming St	Dm	Single Detached Dwelling
26 Livingstone St	Dm	Townhousing
32 Quidi Vidi Rd	Dm	Single Detached Dwelling

This Week \$ 21,000.00

This Week's Total: \$ 5,922,452.00

Repair Permits Issued: 2013/09/26 To 2013/10/02 \$ 70,000.00

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			
October 7, 2013			
Type	2012	2013	% Variance (+/-)
Commercial	\$175,600,600.00	\$77,700,600.00	-56
Industrial	\$5,000,000.00	\$131,000.00	-97
Government/Institutional	\$15,500,500.00	\$77,300,100.00	399
Residential	\$147,200,300.00	\$129,100,200.00	-12
Repairs	\$4,200,600.00	\$4,000,000.00	-5
Housing Units (1 & 2 Family Dwellings)	483	371	
Total	\$347,502,000.00	\$288,231,900.00	-17

Respectfully Submitted,

Jason Sinyard, P. Eng., Mba
Director Of Planning & Development

Payrolls and Accounts

SJMC2013-10-07/446R

It was decided on motion of Councillor Galgay; seconded by Councillor Puddister: That the following Payrolls and Accounts for the week October 3, 2013 be approved:

**Weekly Payment Vouchers
For The
Week Ending October 3, 2013**

Payroll

Public Works **\$ 405,924.52**

Bi-Weekly Casual **\$ 32,161.76**

Accounts Payable **\$3,956,796.38**

Total: **\$ 4,394,882.66**

Tenders

1. Tender Watermain Improvements Kilbride Area

SJMC2013-10-07/447R

It was decided on motion of Councillor Galgay; seconded by Councillor Puddister: That the recommendation of the Director of Engineering be approved and the tender awarded as follows:

- a. **Cougar Engineering & Construction Ld. @ \$1,110,451.00**

Adjournment

There being no further business the meeting adjourned at 3:43 p.m.

MAYOR

CITY CLERK

MEMORANDUM

Date: September 27, 2013

To: His Worship the Mayor and Members of Council

Re: **Council Directive R2013-07-22/4**
Proposed St. John's Municipal Plan Amendment Number 114, 2013, and
Proposed St. John's Development Regulations Amendment Number 575, 2013
Proposed Redevelopment of Property at 430-436 WATER STREET (Ward 2)
Department of Planning File Number: B.17-W.1 (12-00287)
Applicant: Stantec Architecture Ltd., for MundRe Group o/a 2281461 Ontario Ltd.

Following the issuance of public notices in accordance with the requirements of Section 5.5 of the St. John's Development Regulations and the consideration of written representations received, at the Regular Meeting of Council held on July 22, 2013 Council agreed to continue with the process to entertain map and text amendments to the St. John's Development Regulations and the St. John's Municipal Plan as each pertains to a property situated at Civic Number 430-436 Water Street.

The purpose of the planning amendments is to accommodate a proposal to develop the site of the Fraser Building at 430-436 Water Street (corner of Springdale, Water and George) by constructing a six (6) storey (21.6 metres) office building extension on the rear of the existing 3 storey office building. The building extension would increase the Gross Floor Area by 77% (1932 m²/20,796 ft²), increase the Floor Area Ratio (FAR) to approximately 3.0, and maintain the existing parking at ground level. The five (5) floors above the parking level would be used for office space and the extension would not have a basement level.

In accordance with the Council Directive of July 22, 2013, the applicable amendments to the St. John's Municipal Plan and the St. John's Development Regulations were prepared by City staff and then referred to the Department of Municipal Affairs with a request for the issuance of a Provincial Release for the amendments.

Subsequent to receipt of the Provincial Release, at the Regular Meeting of Council of September 3, 2013 Council adopted resolutions for the St. John's Municipal Plan Amendment Number 114, 2013 and the St. John's Development Regulations Amendment Number 575, 2013; and appointed Dr. Christopher Sharpe as the commissioner to conduct a public hearing on these amendments on Thursday, September 26, 2013 at 7 p.m. in St. John's City Hall. No written representations concerning the proposed amendments were received by the stated deadline and, in accordance with the *Urban and Rural Planning Act, 2000*, the hearing was cancelled.

RECOMMENDATION

It is recommended that Council now give formal approval to St. John's Municipal Plan Amendment Number 114, 2013 and St. John's Development Regulations Amendment Number 575, 2013.

If the amendments are approved by Council, these will then be sent in accordance with the provisions of the *Urban and Rural Planning Act* to the Department of Municipal Affairs with a request for Provincial registration of the amendments.


Ken O'Brien, MCIP
Chief Municipal Planner

ST. JOHN'S

DEPARTMENT OF PLANNING

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

**RESOLUTION
ST. JOHN'S MUNICIPAL PLAN
AMENDMENT NUMBER 114, 2013**

WHEREAS the City of St. John's wishes to accommodate further development of property situated at Civic Number 430 Water Street [Parcel ID #46659] for the purpose of enlarging the existing office building by constructing a 6 storey rear extension.

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 under the provisions of the Urban and Rural Planning Act, 2000:

1. Amend Part III, Section 3.3.4 ("Commercial Downtown District") of the St. John's Municipal Plan as follows:

(1) At end of subsection with the heading "Building Height and Area" add:

"Notwithstanding the above, the City of St. John's may permit development of a building with a height not exceeding 6 storeys on property situate at Civic Number 430 Water Street [Parcel ID # 46659]."

(2) Repeal the subsection with the heading "Building Height in Heritage Area" substituting the following:

**"Building Height in Heritage Areas
The additional height bonus as provided in the preceding Section is restricted to a maximum of ten storeys, where the building is located in a Heritage Area (see Part III, Section 7). In addition, any building in excess of four storeys in such areas shall be set back no less than eight metres from the street line; however, this shall not apply to property situated at Civic Number 430 Water Street [Parcel ID # 46659]."**

2. Amend Map III-2 ("Downtown Building Control") of the St. John's Municipal Plan by adding the property at at Civic Number 430 Water Street [Parcel ID # 46659] as an "Area allowing a building height not exceeding 6 storeys and not requiring a light angle of 60 degrees at 15 m/4 storeys above grade."

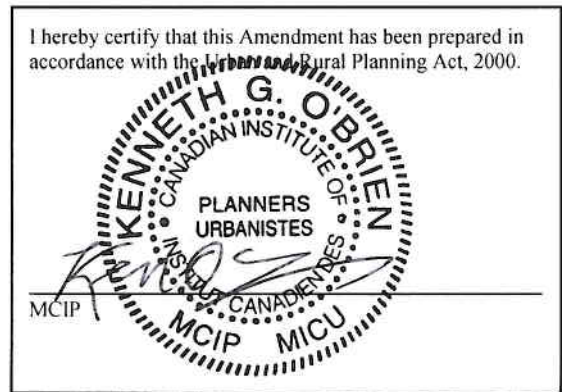
BE IT FURTHER RESOLVED that the City of St. John's requests the Minister of Municipal Affairs to register the proposed amendment in accordance with the requirements of the Urban and Rural Planning Act, 2000.

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 **30th** day of **SEPTEMBER, 2013**.

Mayor

City Clerk

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



**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 575, 2013**

WHEREAS the City of St. John's wishes to accommodate further development of property situate at Civic Number 430 Water Street [Parcel ID #46659].

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 under the provisions of the Urban and Rural Planning Act, 2000:

1. Amend Section 10.23.3 [Commercial Central Mixed (CCM) Zone – Zone Requirements] by adding the following:

“(j) Notwithstanding Subsection (b), Council may permit at the property located at Civic Number 430 Water Street [Parcel ID # 46659], a Building with a Building Height not greater than 6 storeys/21.6 metres.”

2. Amend Section 11.5 [Overlay Districts –Light Planes] by repealing the phrase

“- Springdale Street (from John Street to Water Street)”

and substituting the following:

“- Springdale Street (from John Street to Water Street), except for property situate at Civic Number 430 Water Street [Parcel ID # 46659].”

3. Amend Map F (“Downtown Building Control”) of the St. John's Municipal Plan by adding the property at at Civic Number 430 Water Street [Parcel ID # 46659] as an “Area allowing a Building Height not exceeding 6 storeys and not requiring a light angle of 60 degrees at 15 m/4 storeys above grade.”

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.

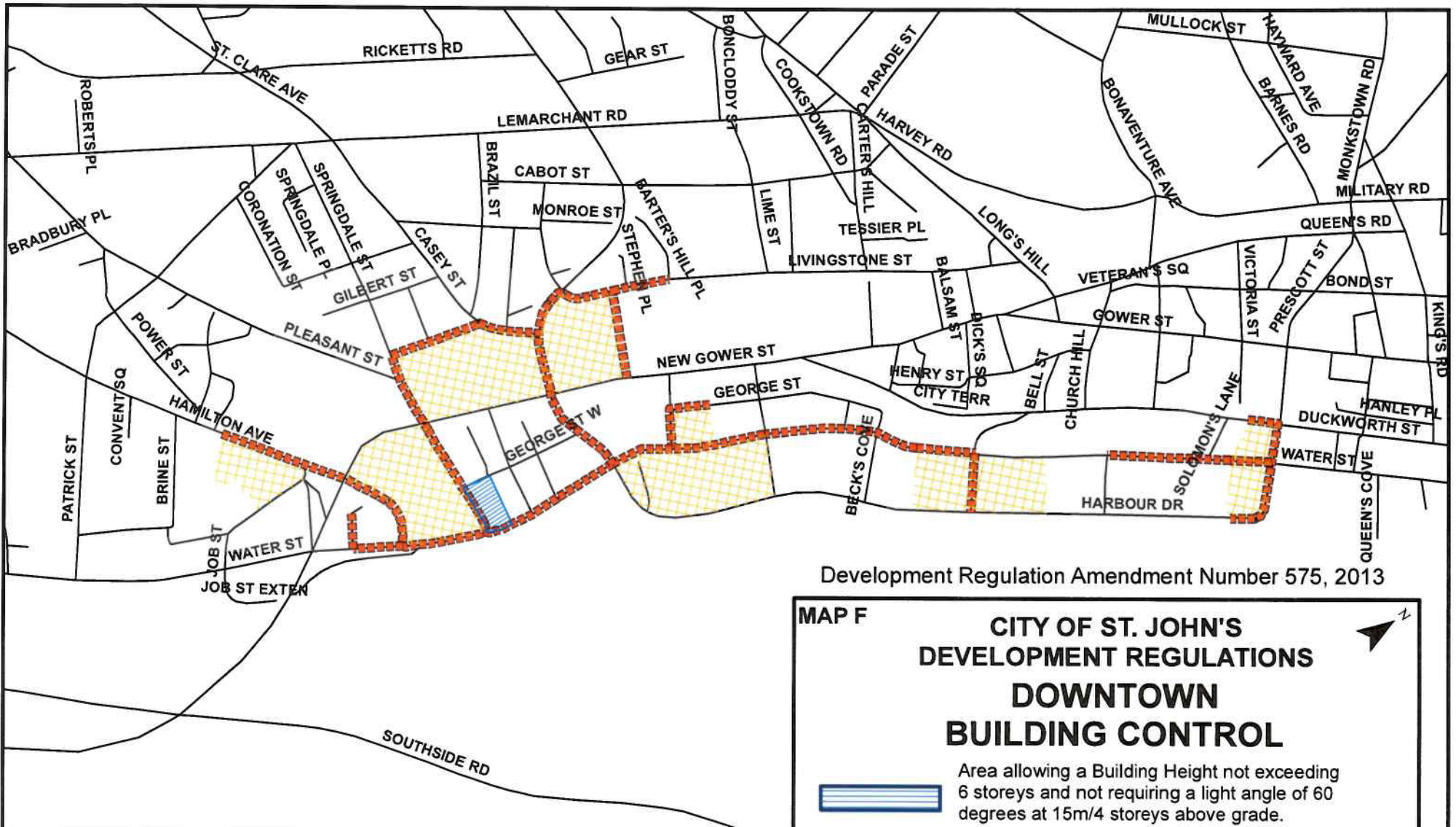
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Mayor

City Clerk

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








Development Regulation Amendment Number 575, 2013

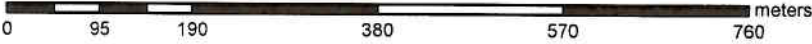
MAP F

**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
DOWNTOWN
BUILDING CONTROL**

 Area allowing a Building Height not exceeding 6 storeys and not requiring a light angle of 60 degrees at 15m/4 storeys above grade.

 Streets requiring a light angle of 60 degrees at 15m /4 storeys above grade.

 Areas allowing a floor area ratio in excess of 3.0 and a building height exceeding 4 storeys.



ST. JOHN'S
DEPARTMENT OF PLANNING

Gazetted June??, 2013 Updated JUNE ??, 2013

Mayor

City Clerk

Date



MEMORANDUM

Date: October 7, 2013

To: His Worship the Mayor and Members of Council

Re: **Council Directive R2013-09-03/2**
Proposed St. John's Municipal Plan Amendment Number 116, 2013, and
Proposed St. John's Development Regulations Amendment Number 577, 2013
Proposed Redevelopment of Property at 24 and 28 Road Deluxe (Ward 3)
Department of Planning File Number: B.17-R.4 (13-00016)

Following the issuance of public notices in accordance with the requirements of Section 5.5 of the St. John's Development Regulations and the consideration of representations received prior to and at a public meeting chaired by Councillor Galgay on July 9, 2013; at the Regular Meeting of Council held on July 22, 2013 Council agreed to continue with map amendments to the St. John's Development Regulations and the St. John's Municipal Plan as each pertains to properties situated at Civic Number 24 Road DeLuxe and Civic Number 28 Road DeLuxe. The purpose of the planning amendments is to accommodate a proposal to allow for the future expansion (development of additional residential accommodations) to St. Luke's Homes facility, of which the subject properties are part of.

In accordance with the Council Directive of July 22, 2013, the applicable amendments to the St. John's Municipal Plan and the St. John's Development Regulations were prepared by City staff and then referred to the Department of Municipal Affairs with a request for the issuance of a Provincial Release for the amendments.

Subsequent to receipt of the Provincial Release, at the Regular Meeting of Council of September 3, 2013 Council adopted resolutions for the St. John's Municipal Plan Amendment Number 116, 2013 and the St. John's Development Regulations Amendment Number 577, 2013. Dr. Maura Hanrahan was appointed as the commissioner to conduct a public hearing on these amendments on Wednesday, September 25, 2013 at 7 p.m. in St. John's City Hall. Regrettably, Dr. Hanrahan was unable to carry out her commissioner and this duty was taken on by another person from the City's approved list - Mr. Stan Clinton, MCIP.

Written representations concerning the proposed amendments were received by the stated deadline and the hearing proceeded. The hearing was attended by City of St. John's Planning Department staff, representatives of Anglican Homes Incorporated, and two residents of a nearby property on Pratt Place.

Commissioner's Clinton's report (copy attached) was received within days of the public hearing. After due consideration, it is Commissioner Clinton's recommendation that Council should approve the St. John's Municipal Plan Amendment Number 116, 2013 and the St. John's Development Regulations Amendment Number 577, 2013, as adopted and without amendment.

ST. JOHN'S

DEPARTMENT OF PLANNING

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

RECOMMENDATION

It is recommended that Council now give formal approval to St. John's Municipal Plan Amendment Number 116, 2013 and St. John's Development Regulations Amendment Number 577, 2013.

If the amendments are approved by Council, these will then be sent in accordance with the provisions of the *Urban and Rural Planning Act* to the Department of Municipal Affairs with a request for Provincial registration of the amendments.



Ken O'Brien, MCIP
Chief Municipal Planner

PDB/dlm

RESOLUTION
ST. JOHN'S MUNICIPAL PLAN
AMENDMENT NUMBER 116, 2013

WHEREAS the City of St. John's wishes to accommodate the expansion to St. Luke's Homes located at Civic Number 24 (includes Civic 20 and 26 Road DeLuxe and Civic 243 Topsail Road) and 28 Road DeLuxe.

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

Redesignate land at Civic Number 24 and 28 Road DeLuxe from the Residential Low Density Land Use District to the Institutional Land Use District as shown on Map III-1A attached.

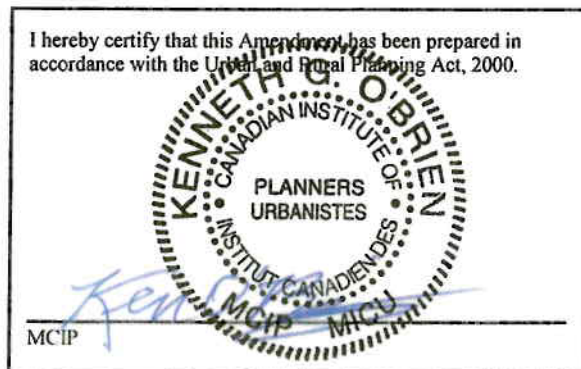
BE IT FURTHER RESOLVED that the City of St. John's requests the Minister of Municipal Affairs to register the proposed amendment in accordance with the requirements of the Urban and Rural Planning Act, 2000.

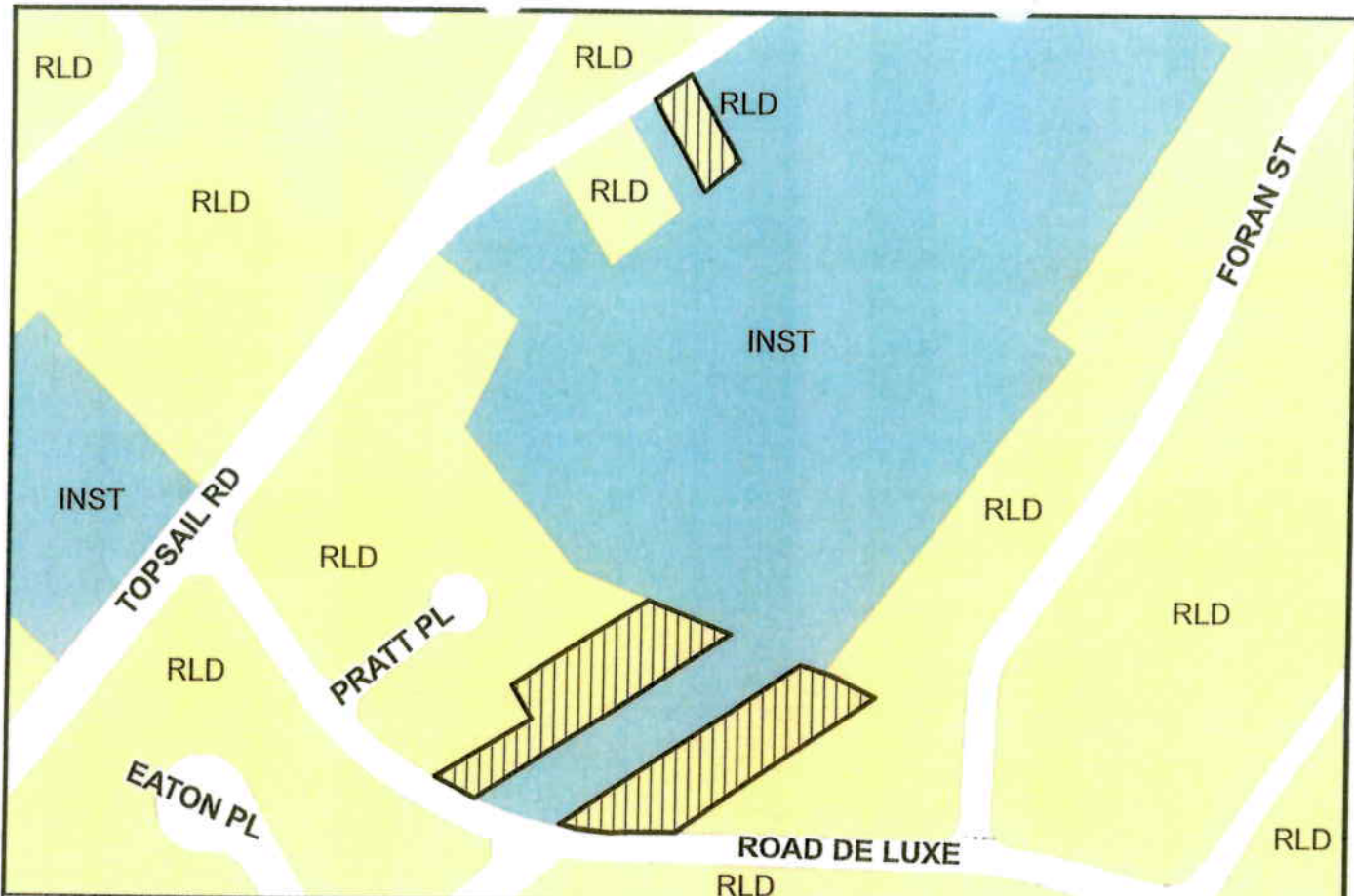
IN WITNESS THEREOF the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this _____ day of _____, 2013.

Mayor

City Clerk

Provincial Registration






**CITY OF ST. JOHN'S
MUNICIPAL PLAN
Amendment No. 116, 2011
[Map III-1A]**

2013 07 12 SCALE: 1:2500
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 REDESIGNATED FROM
RESIDENTIAL LOW DENSITY (RLD) LAND USE DISTRICT
TO INSTITUTIONAL (INST) LAND USE DISTRICT

St. Luke's Home
Road De Luxe



Kenneth G. O'Brien
M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 577, 2013

WHEREAS the City of St. John's wishes to accommodate the expansion to St. Luke's Homes located at Civic Number 24 (includes Civic 20 and 26 Road DeLuxe and Civic 243 Topsail Road) and 28 Road DeLuxe.

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

Rezone land at Civic Number 24 and 28 Road DeLuxe from the Residential Low Density (R1) Zone to the Institutional (INST) Zone as shown on Map Z-1A attached.

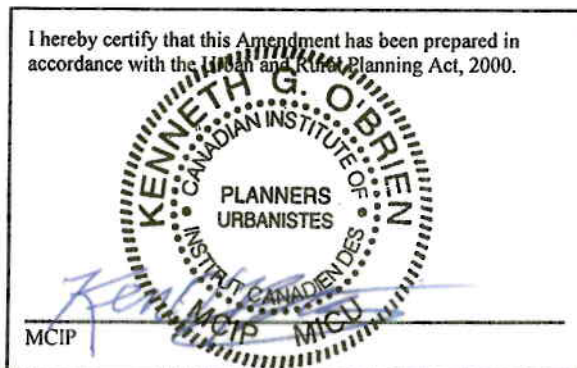
BE IT FURTHER RESOLVED that the City of St. John's requests the Minister of Municipal Affairs to register the proposed amendment in accordance with the requirements of the Urban and Rural Planning Act, 2000.

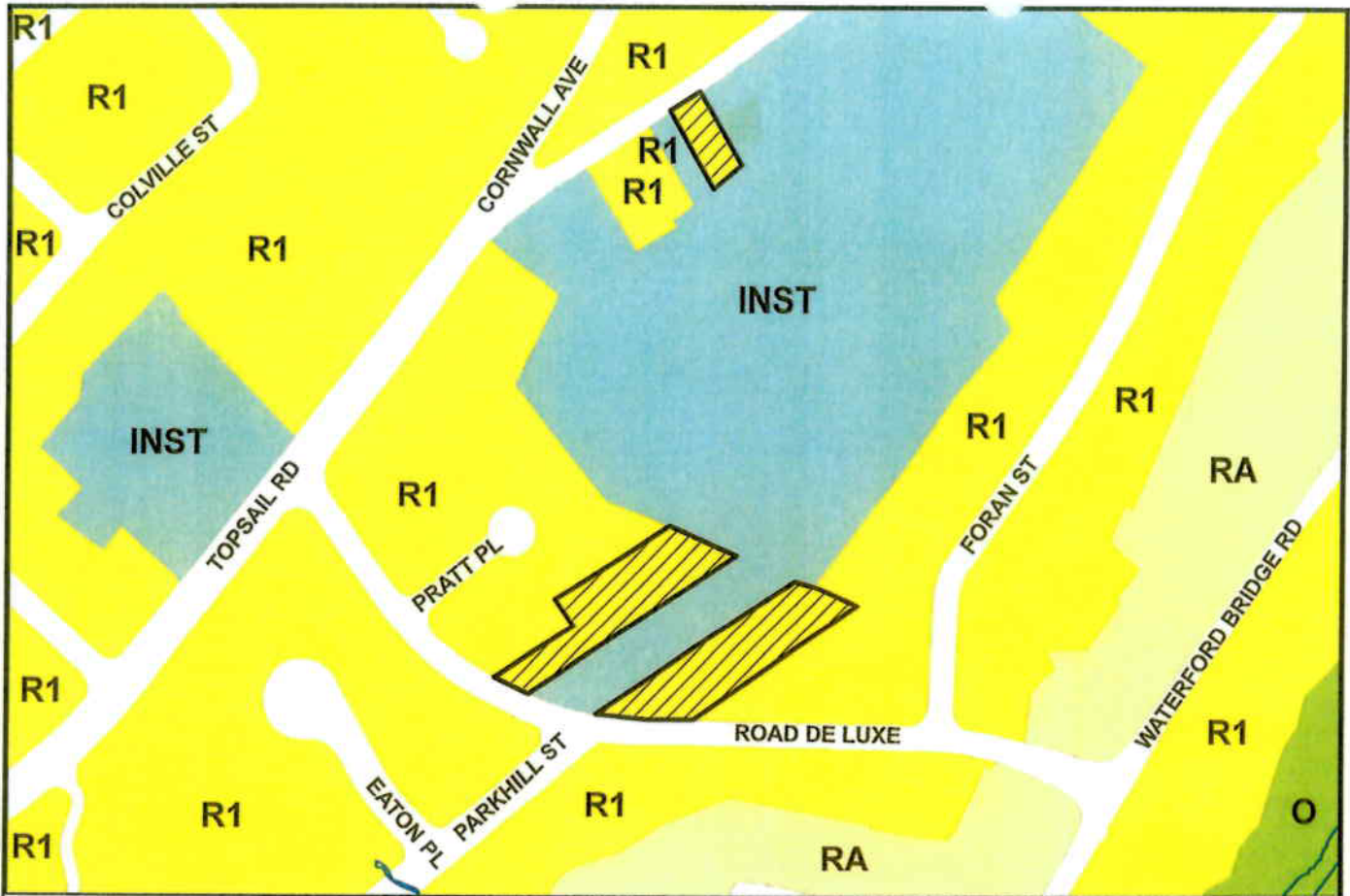
IN WITNESS THEREOF the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this _____ day of _____, 2013.

Mayor

City Clerk

Provincial Registration





**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 577, 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
RESIDENTIAL LOW DENSITY (R1) TO
INSTITUTIONAL (INST) LAND USE ZONE

St. Luke's Homes
Road De Luxe



M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

Urban and Rural Planning Act

Commissioners Report Into Proposed

**City of St. John's Municipal Plan
Amendment No.116, 2013 and
Development Regulations Amendment
No. 577, 2013**

Prepared by
Stanley N. Clinton, MCIP

1.0 Introduction

Your Commissioner was appointed to conduct a public hearing should objections or representations be made to the proposed City of St John's Municipal Plan Amendment No. 116, 2013 and Development Regulations Amendments Nos. 577, 2013. I was provided with copies of the Amendments and background material from the consultation process and a copy of the Notice of Public Hearing, which was inserted in the *Telegram* on the 7th and 18th September, 2013. After a review of the material along with the Municipal Plan and Development Regulations I was satisfied that due process had been followed and that should a hearing be necessary it would be in order to proceed.

Prior to the scheduled Hearing set for the 25th September, 2013, two written representations (copies attached) were received concerning the proposed amendments. One was from Mr. Ben and Mrs. Linda Vallis and signed by them but also containing the names of neighbours Mr. Dave and Mrs. Kim Petrov, Mr. Bud and Mrs. Cathy Breen, Will Murray and Stacie Rideout. The other representation was from Ms. Patricia Walsh-Warren. Consequently it was necessary for the Hearing to take place.

2.0 The Proposed Amendment

The proposed City of St John's Municipal Plan Amendment No.117, 2013 will re-designate land at numbers 24 (which includes 20 and 26 Road Deluxe and number 243 Topsail Road) and 28 Road Deluxe from the Residential Low Density Land Use District to the Institutional land Use District.

Development Regulations Amendment No. 577, 2013 will rezone lands as dealt with in the Municipal Plan Amendment from the Residential Low Density (R1) zone to the Institutional (INST) zone.

The purpose of the amendments is to allow for the future expansion of St. Luke's Homes.

3.0 The Hearing

The Public Hearing convened at 7 pm on the 25th September, 2013 at the St John's City Hall. Present were your Commissioner and Mr. Ken O'Brien, Chief municipal Planner with the City, Mr. and Mrs. Vallis who had submitted a written representation, and three representatives of Anglican Homes Incorporated, Ms. Barbara Ivany, Mr. Bob Barnes and Mr. Keith O'Neil.

Ms. Patricia Walsh- Warren who had made a submission was not present.

Initially your commissioner asked Mr. O'Brien to outline the City's proposal which he did explaining why the changes in the land use class and zoning were needed if the St. Luke were to be able to use the lands in question to expand its facilities. He noted that the height of structures in the proposed zone would be limited to three stories but could be permitted higher, but only after further public input.

I then asked if representatives of Anglican Homes would elaborate on what it proposed for these lands. Mr. Barnes explained that Anglican Homes had been in existence for fifty years and is in the business of providing affordable housing for seniors. Waiting lists are long and it is anticipated that with an aging population there will be a steadily increasing demand for affordable accommodations,

Mr. Barnes outlined the development proposed for the Topsail Road location and showed drawings of a two and three story structure which will contain twenty five seniors units. However he said that his Board has not yet developed any plans for 24 or 28 Road Deluxe. Nevertheless Anglican Homes would not be looking at developing a new home but merely at expanding the existing St Luke's Home in some form.

Mr. Vallis then spoke to his representation. Firstly he had no problem with the development proposed for the Topsail Road site. His main concern was with the potential height of what if any new structures would be proposed for the Road Deluxe lands which could block the view of the Southside Hills from Pratt Place. He did not think that two stories would be bad and that he could possibly live with three.

He was also concerned that any new structures not be located too close to the rear of existing houses and was worried what amount of traffic would be generated by an expansion. He noted that it is already difficult to exit Pratt Place onto Road Deluxe because of the alignment of the latter and speeding motorists. He also mentioned the possibility that an increased number of residents could result in more ambulance traffic and so more siren use.

Mrs. Vallis added that she also was concerned with the potential height of any new structures and their proximity to the residences on Pratt Place. She thought that a high rise building would blight the neighbourhood leading potential sale of residences and possibly their conversion to rental units. She thought that the area currently had a good balance.

On behalf of Anglican homes it was pointed out that they would not be proposing a new home but expansion of the existing one at a comparable scale. They are not into high rise structures and would want to continue to be good neighbours. In Ms. Ivany's opinion there is not much use of ambulances and sirens because qualified staff on site to provide assistance in many instances.

As noted earlier Ms. Walsh-Warren had filed an objection but was not present to elaborate. Her email said she supports the mission of Anglican Homes but she feels that Anglican Homes" has been inconsiderate of the neighbourhood..." in its recent lease of land elsewhere for the erection of a cellphone tower and she expressed concern about what alternate uses could be proposed for the land once the rezoning is approved.

4.0 Analysis

Firstly I would like to dismiss Ms. Walsh-Warren's argument. This hearing was about amendments proposed for Topsail Road and Road Deluxe. The purported actions of Anglican Homes elsewhere is not in my opinion relevant to the question at hand. The City of St. John's has all the authority it needs to ensure that these lands be developed in accordance with its Municipal Plan and Development Regulations.

The Institutional Zone limits building height to three stories. Road Deluxe slopes downwards from Topsail Road to Waterford Bridge Road and consequently I do not believe that a building, even if proposed for the maximum height permitted would be of any great impediment to the views of the Southside Hills from Pratt Place and would not be a blight on the neighbourhood.

The City's regulations specify minimum side and rear yards and so should determine the appropriate separation between any new structures proposed for the lands abutting Pratt Place.

Although the alignment of Road Deluxe may not afford good visibility for vehicles entering it from Pratt Place or the access to St. Luke's Home I do not believe that the volume of traffic on Road Deluxe will be significantly increased by an expansion of St. Luke's Home where I would anticipate that not every resident, present or future, owns a car

5.0 Recommendation

After considering the representation of Mr. and Mrs. Vallis and Ms. Walsh-Warren and the above Analysis, I recommend that;

1. The City of St John's Municipal Plan Amendment No. 116, 2013 as adopted be approved by The Council of the City of St John's without amendment, and
2. The St John's Development Regulation Amendment Nos. 577, 2013 as adopted by Council be approved without amendment.

Respectfully submitted,



Stanley N. Clinton, MCIP

Dated September 27, 2013

MEMORANDUM

Date: October 7, 2013

To: His Worship the Mayor and Members of Council

Re: **Council Directive #R2013-08-05/21**
Proposed Rezoning from CDA Kenmount Zone to Industrial General (IG) and Commercial Highway (CH) Zones
Applicant: H3 Developments
Kenmount Road (Ward 4)
St. John's Development Regulations Amendment Number 587, 2013

At its Regular Meeting on August 5, 2013, Council accepted the recommendation of its Planning and Housing Committee to publicly advertise the application by H3 Developments to rezone property along Kenmount Road for a future industrial park. The property is Crown land and adjacent to land owned by Berjon Holdings which was similarly rezoned for an industrial commercial subdivision earlier this year. The Metro Self Storage facility is located west of the H3 Developments and Berjon Holdings lands.

The public advertising process has been completed. The application has been advertised in *The Telegram* newspaper and posted on the City website. In addition, notices were mailed to property owners within a minimum radius of 150 metres from the application site, and the application was referred to the City of Mount Pearl and the Town of Paradise for review. Any written submissions received by the City Clerk's Office will be referred to the agenda for the Regular Meeting of Council on October 15, 2013.

Recommendation

Council should now determine if it wishes to approve the rezoning of property along Kenmount Road from the Comprehensive Development Area – Kenmount Road (CDA Kenmount) Zone to the Industrial General (IG) and Commercial Highway (CH) Zones.

If Council decides to proceed, then Council should adopt the attached resolution for St. John's Development Regulations Amendment Number 587, 2013. If the amendment is adopted by Council, it will be referred to the Department of Municipal Affairs with a request for provincial registration.



Ken O'Brien, MCIP
Chief Municipal Planner

KOB/dlm

Attachment

I:\KOBrien\2013\Mayor - Kenmount Road - H3 Developments - Oct 7, 2013.docx

ST. JOHN'S

DEPARTMENT OF PLANNING

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 587, 2013**

WHEREAS the City of St. John's wishes to accommodate industrial development on Kenmount Road, north side,

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

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

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

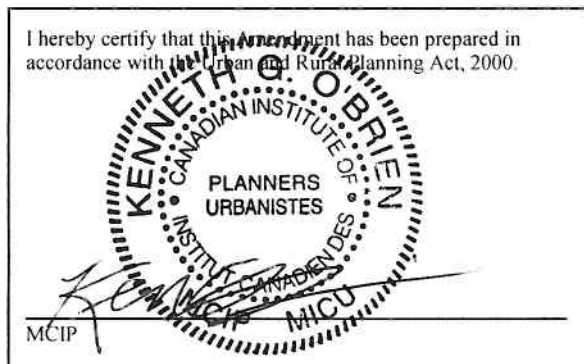
IN WITNESS THEREOF the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this

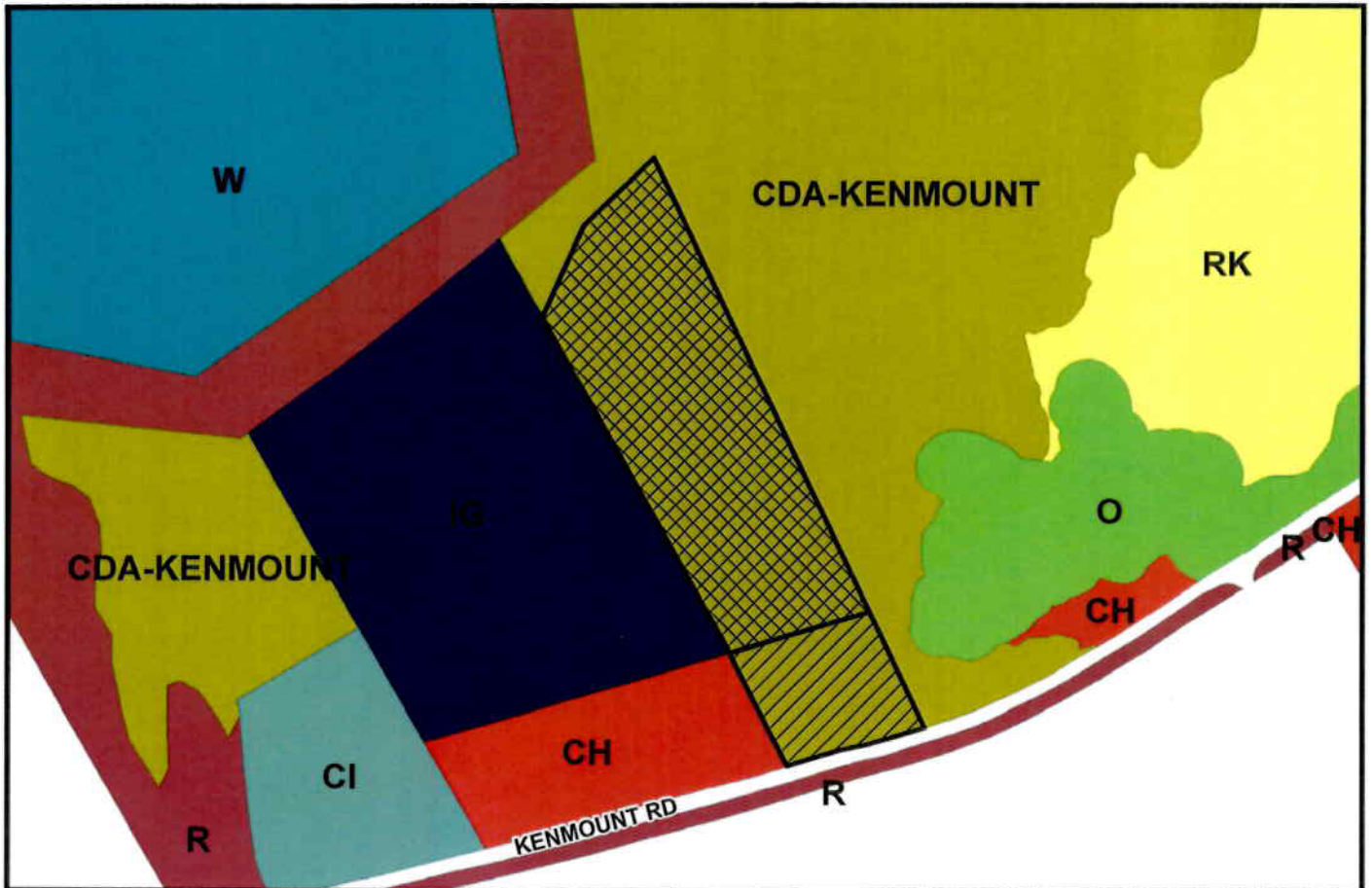
day of _____, 2013.

Mayor

City Clerk

Provincial Registration







**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 587, 2013
[Map Z-1A]**

2013 10 08 SCALE: 1:9000
CITY OF ST. JOHN'S
DEPARTMENT OF PLANNING,
DEVELOPMENT & ENGINEERING

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

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

H3 Developments Inc. - Kenmount Road



Kenneth G. O'Brien
M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

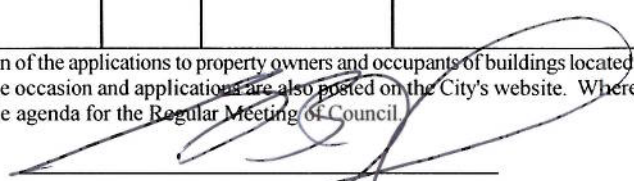
Provincial Registration

NOTICES PUBLISHED

Applications which have been advertised in accordance with the requirements of Section 5.5 of the St. John's Development Regulations and which are to be considered for approval by Council at the **Regular Meeting of Council on Tuesday, October 15, 2013**

Ref #	Property Location/ Zone Designation	Ward	Application Details	Floor Area (square metres)	# of Employees (includes the applicant)	# of On-Site Parking Spaces	Written Representations Received	Planning and Development Division Notes
1	Civic Number 39 Cabot Avenue Residential Battery (RB) Zone	2	A Discretionary Use Application has been submitted by 10804 NL Ltd. requesting permission to create a four space parking area on a vacant lot at 39 Cabot Avenue for a proposed sixteen (16) person Bed & Breakfast at civic number 36 Cabot Ave.			4	21 submissions & 3 petitions received	The Planning and Development Division recommends rejection.
2	Civic Number 466-468 Main Road Residential Low Density (R1) Zone	5	A Change of Non-Conforming Use Application has been submitted requesting permission to convert the commercial portion of the building located at Civic No. 466-468 Main Road to accommodate a Restaurant. The approximate floor area of the restaurant portion would be 259 m ² , which includes the garage portion. Seven (7) tables are proposed. The dwelling unit portion of the building will not be changed. Proposed hours of operation are Monday - Saturday, 11:00 a.m.-10:00 p.m., fifteen on-site parking spaces are provided for the business.	259 m ²		15	1 submission received	The Planning and Development Division recommends deferral pending further review.
3	Civic Number 227 Empire Avenue Residential High Density (R3) Zone	4	A Change of Non-Conforming Use Application has been submitted requesting permission to convert 750 sq.ft of commercial space (Hobo's Pizza) located at civic no. 227 Empire Avenue to accommodate a convenience store. On-site parking spaces are provided for the proposed business.				1 submission received	The Planning and Development Division recommends approval of the application subject to all applicable City requirements.

The Office of the City Clerk and the Department of Planning, Development & Engineering, in joint effort, have sent written notification of the applications to property owners and occupants of buildings located within a minimum 150-metre radius of the application sites. Applications have also been advertised in The Telegram newspaper on at least one occasion and applications are also posted on the City's website. Where written representations on an application have been received by the City Clerk's Department, these representations have been included in the agenda for the Regular Meeting of Council.


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

MEMORANDUM

Date: October 9, 2013

To: His Worship the Mayor and Members of Council

**Re: Planning & Development File No. 1300003
Proposed Parking Lot for Sixteen (16) Person/Eight (8) Room Bed and Breakfast
Applicant: 10804 NL Limited
Civic No. 39 Cabot Avenue, Ward 2
Residential Battery (RB) Zone**

A Discretionary Use Application has been submitted seeking approval from Council to build a four (4) vehicle parking lot situated at civic no. 39 Cabot Avenue. The proposed parking lot is to provide parking for a proposed Bed and Breakfast (B&B) at civic no. 36 Cabot Avenue.

The subject site is zoned Residential Battery (RB) under the St. John's Development Regulations and is also within the Battery Development Guideline Study Area. A Bed & Breakfast is a permitted use in the RB Zone.

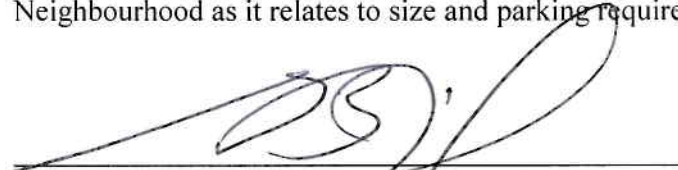
Since the lot on which the B&B will be built cannot accommodate on-site parking, the proponent has made application to locate the parking area across the street at 39 Cabot Avenue. A parking area in the (RB) Zone is a Discretionary Use of Council.

The application for the B&B itself has been reviewed from a planning perspective and does not conflict with the Battery Development Guideline Study with regard to height and footprint overlay.

Recommendation

Submissions from residents in response to the Public Notification of the Discretionary Use Application for the Parking Area are unified in stressing that the entire development including the B&B is not in keeping with the existing pattern of development in the Battery.

The Planning & Development Division recommends Council reject the subject application for the proposed Parking Area due to the opposition of the proposed development. Further, the matter of a Bed and Breakfast as a Permitted Use in the (RB) Zone be referred to Planning and Housing Committee for study. Planning staff will review the issue as to whether or not a B&B should be a Discretionary Use in the Battery Neighbourhood as it relates to size and parking requirements.


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

JS/dlm

I:\Jason Sinyard\Mayor - 39 Cabot Avenue.doc

ST. JOHN'S

DEPARTMENT OF PLANNING

To whom it may concern:

We are potentially directly effected by the proposal for 39 Cabot Avenue for which we have just received notice in the mail.

We wish to participate in this process. However, we are about to go away and will not be back before the deadline.

We request an extension on the process to facilitate adequate time for those potentially effected to review the material and respond.

Yours Truly,

To whom it may concern:

Having just received notice by mail on a Discretionary Use application for 39 Cabot Avenue and knowing that we will be away during most of the relevant time period allotted we have 1. requested an extension and 2. visited the website indicated on the Notice expecting to view more detailed information on the application.

There is no further detail on the application available at the website indicated in the Notice.

There is no legend on the Notice or on the website to explain how to interpret the aerial photograph found on the notice and on the website. i.e. What do the various colours of boundary lines represent? ie. the yellow around #36, the blue around "Proposed B&B" and the blue-green around "Proposed Parking Area"?

We know nothing about the "Proposed B&B".

Please forward to us by email as much detailed information as is available on both the Proposed B&B and the Proposed Parking Area as soon as possible i.e. details of the site lay-outs, access plans and structural building plans and copies of any and all formal communication sent to local residents and copies of any and all information in these files that is available to the public.

Yours Truly,

Objection to Proposed 16 Room B&B and Parking Lot - Cabot Avenue

Traffic by motorized vehicles and parking space is a problem and a safety concern in the Battery as it is now. Traffic in the Outer Battery should be limited to residential traffic and this should be better marked with traffic signs than it is today and enforced by the city.

The proposed B&B is located at the very access to the Outer Battery and the starting point of the North Head Signal Hill trail. There is little doubt that an additional 16 room B&B and parking lot will have an adverse effect and create an even more difficult traffic situation.

Further, a city council approval of a parking lot reserved for visitors could be seen as a provocation by permanent residents struggling with finding parking for their own vehicles and traffic from visitors not accustomed to maneuver on narrow roads and limited space.

The Battery is a showcase for the city and one of the major tourist attractions in the province. The recreational popularity of the North Head Signal Hill trail from St. John's residents and visitors is also an issue to be considered. Preservation of the uniqueness of the area is important. A B&B of this size and a parking lot are not valuable contributions.

This proposal will probably not be the last time somebody wants to capitalize and make money on the uniqueness of the Battery. It is therefore appropriate to reiterate and bring on public record a request for an overall plan for preservation and beautification the area.

- **The first step in creating a plan could be to define values. Focus should be on physical aspects, i.e. architectural, heritage, aesthetic and scenic elements**
- **Next step could be an architectural renovation and beautification competition with the mandate to enhance the uniqueness of the area**
- **The third step will of course be implementation. That will require ability to make the right political decisions and act accordingly.**

It is important that the local residents input are included in the process.

Regards,

As a person living in the Battery, near to the proposed development, I wish to register my objection to the proposal.

I have visited City Hall, met with _____, and have viewed the proposal.

My objections are threefold.

1. The proposal is excessive and inappropriate for the area which is residential.
2. No details are provided as to dealing with parking in an area that is already congested, with great attraction as a recreational area for exercise in the walk up Signal Hill.
3. No detail on architecture, noting the appalling set of duplexes recently approved by the City and built on Battery Road. To have "Heritage" standards and permit such inappropriate buildings renders the standard pointless.

My advice is to reject the proposal.

Sincerely

Hello

I am a resident and have received a notice regarding the development of a 16 room bed and breakfast. Please advise how I can find more information on this submission. It is surprising to hear this and I expect it will change the landscape of the Battery. There has already been a development which removed Powder House Hill - a public access which is clearly shown on the city map as going directly through the houses previously and incorrectly already built. This land was always public land and here we go again.

Dear City Clerk, Mayor O'Keefe, Councillors and Planning Dept. staff.

I am a resident of . I write to express my concern regarding a Discretionary Use Application to create a four space parking area at 39 Cabot Avenue on the Battery, to service a proposed adjacent 16-room B&B.

The property in question is actually on Battery Road, not Cabot Avenue. It is a triangle of land between Battery Rd and Top Battery Rd, currently a scenic green space. It lies directly on a heritage walk through the Battery to the North Head Trail, which sees nearly 90,000 walkers annually (official Parks Canada statistic).

- (a) The Battery is one of St. John's more unique and picturesque areas, a major city and provincial tourist attraction, and a recreational path for thousands of city walkers as well as a valued place to live for residents. What attracts visitors and residents alike is the neighbourhood's narrow streets, picturesque architecture, quasi-rural character and tiny green spaces: it is small but beautiful. Paving over sections of scarce green space for a private parking lot is antithetical to these community values. As well, replacing scarce open spaces with maximum-occupancy boarding houses or B&Bs is undesirable in a high pedestrian traffic tourist area. Obviously the 90,000 walkers who currently stroll past a treed grassy roadside smelling the adjacent wild roses would not instead enjoy trekking past an asphalt parking lot with barriers and all-night security lighting. If you were to ask them what they'd recommend for that area, they'd probably suggest a park bench to rest on, rather than a concrete parking lot for vehicles.
- (b) Battery infrastructure planning should recognise and accommodate the area's heavy pedestrian use, and discourage increased vehicular use.
- (c) The proposed parking lot is described as providing 4 parking spaces (to accommodate a proposed 16-room B&B). The area delineated by the applicant for this purpose is clearly much larger than 4 spaces, and suggests that the developer ultimately plans to use this area to accommodate more than just 4 clients of the proposed 16 room hostelry. Vehicular traffic would be substantially increased, conflicting with the area's current use by an unusually large number of pedestrians passing through. At night, the security lighting which would be needed for the parking area would contribute to light pollution in the community, and turn a pleasant leafy grove into a garish wasteland for nearby residents, as well as for residents travelling through on their way to homes deeper in the Battery.
- (d) The roadside at the intersection of Battery Road and Cabot Avenue is a limited space in keeping with Battery heritage values, i.e. small, green, and picturesque. The 90,000 pedestrians passing through this intersection share the narrow road with vehicular traffic. On any given day, one can see that a number of walkers have parked their cars along the north side of Battery Road where the developer plans to erect the large B&B. Currently this is the only relatively open roadside area available for such use in the community. The B&B would eliminate this roadside parking area, leading to a congestion of vehicles trying to park on more restricted narrow roadsides throughout the area.

- (e) The Battery is one of St. John's most unique and valuable assets, a "must-see" for visitors and a major recreational area for an astonishingly large number of pedestrians. Of course, many developers would love to crowd it up with hotels and parking lots. This would destroy the very values that draw so many visitors to the community, and which make it such a cherished place to live for residents.

I urge Council to reject this application by 10804 NL Ltd.

Sincerely,

Hello

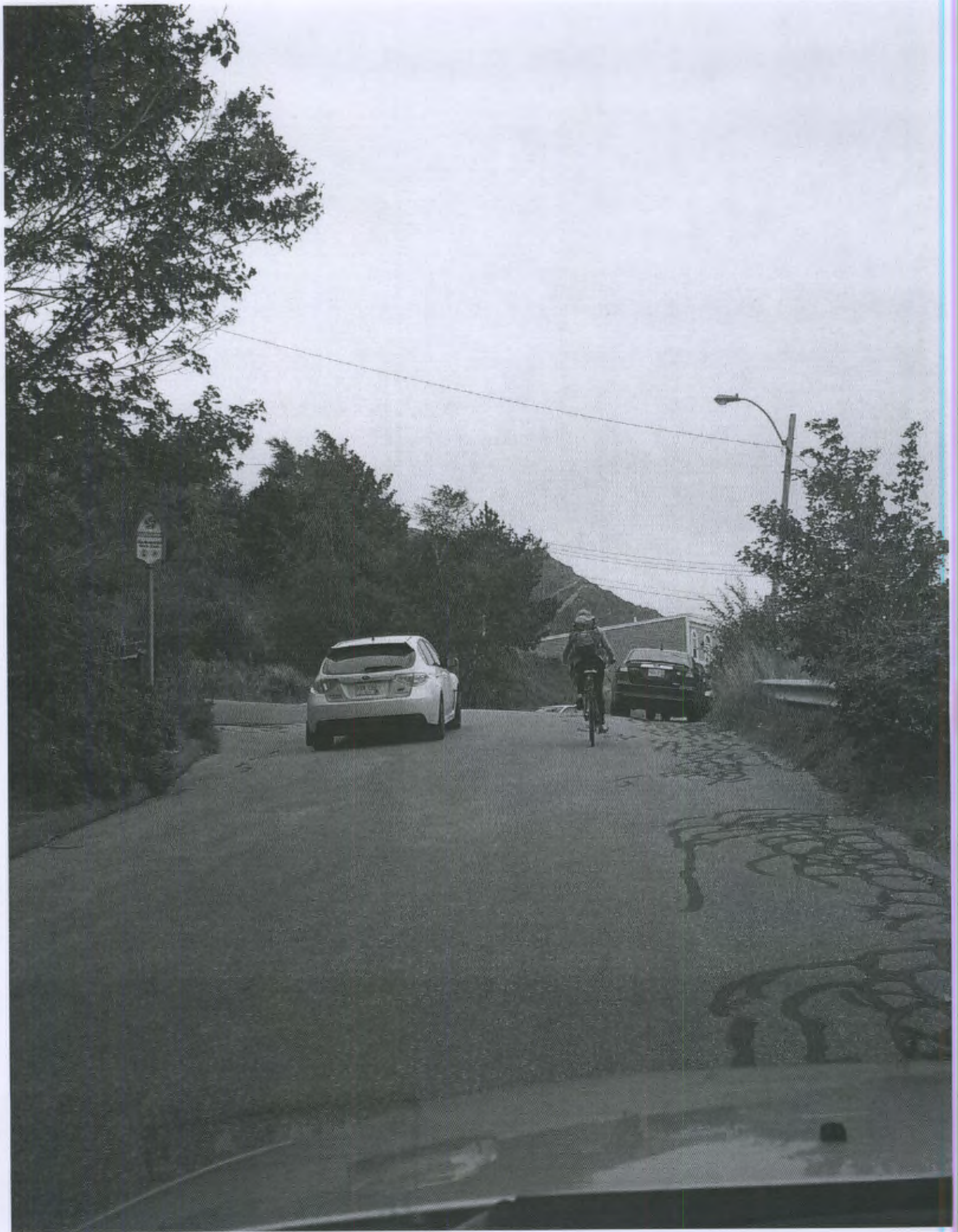
I am a resident and have received a notice regarding the development of a 16 room bed and breakfast. Please advise how I can find more information on this submission. It is surprising to hear this and I expect it will change the landscape of the Battery. There has already been a development which removed Powder House Hill - a public access which is clearly shown on the city map as going directly through the houses previously and incorrectly already built. This land was always public land and here we go again.

As a property owner in the Battery and a board member of The Narrows Group, I have to express my concerns with the idea of a parking lot, not to mention the proposed B&B.

I am really concerned about traffic as well as the look of a parking lot (asphalt and metal). Potential for traffic and current parking issues - where would the trail walkers park? A number of people usually parking off the road in that area. Will development move them to other areas? The entire Battery area is already taxed re: parking and vehicles and pedestrians. The roads are not wide enough. Its already a safety concern with foot and vehicle traffic sharing the road. There are no sidewalks and the quality of the pavement and the slopes are terrible.

Before any new development is ever considered anywhere in the area east of signal Hill Road, the City has to upgrade the infrastructure. This proposal will only increase the risk to the already dangerous situations that could occur.

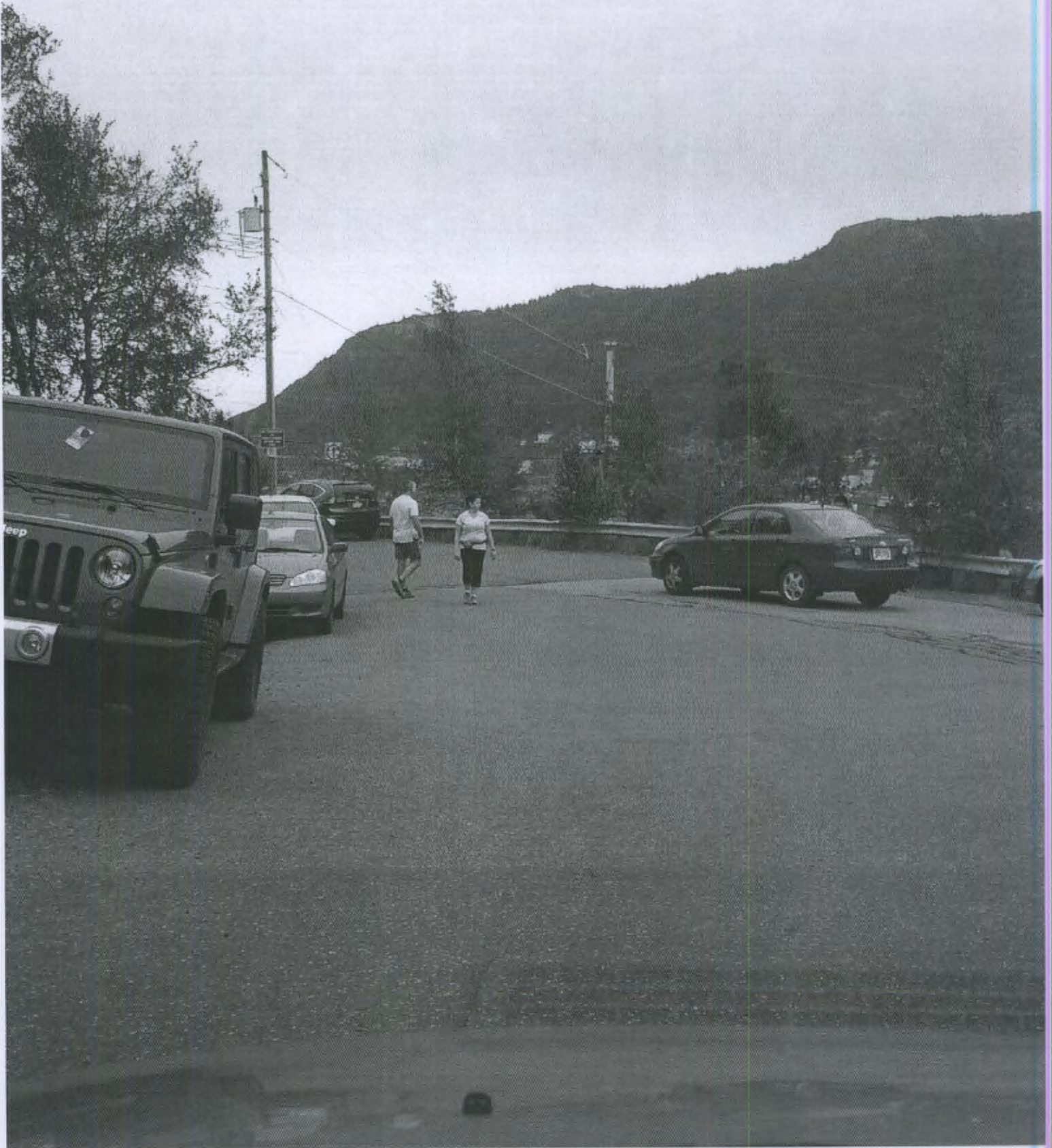
This is not something that I would support at this time given the serious flaws in existing infrastructure in this area.













ST. JOHN'S PORT AUTHORITY • ADMINISTRATION PORTUAIRE DE ST. JOHN'S

File: 125-CSTJ
September 24, 2013

VIA FAX: 576-8474

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

Dear Sir/Madam:

**RE: Discretionary Use Application – 10804 NL Ltd.
39 Cabot Avenue**

The St. John's Port Authority (SJPA) does not have any specific objections to the above-noted Discretionary Use Application; however, we would like to ensure the applicant is aware of the following:

- The SJPA has an easement for twin 150 mm diameter underground pipe lines that travel through land that is located in close proximity to the eastern boundary of both the planned parking lot and the proposed Bed and Breakfast. The proponent should verify, through survey, that the lands planned for development do not encroach upon the noted easement as it is subject to a non-building restriction.
- The area planned for development is somewhat distant from the Harbour Waters and Port Uplands; however, it will be subject to the noise, scents, etc. of a working waterfront.

Trusting you will find the foregoing to be in order.

Yours truly,

Paul Sheppard, P. Tech., B. Tech.
Manager, Technical Services

PS/lg

c: S. Hanrahan, President & CEO
B. Scott, Vice President, Finance & Administration
B. McCarthy, Vice President, Development

Sir, Madam,

I am surprised that such an occupancy and size can be squeezed at the location. With any luck the building will be architecturally attractive ... I am surprised that somehow such additional business occupancy will not affect traffic and access to the rest of the Battery neighborhood... I mean to say, I think it will, with such narrow streets. Wont snow clearing and snow storing be a problem by adding parking area and a building across the street?

A brand new building and parking lot construction for a B & B there, when about 6 B & B in the close downtown neighborhood are for sale and have been for sale for a long time... There is a B & B for sale further up in the Battery, one on Wood Street, 2 on Military Road, one on Cochrane Street, 2 on Queen's Road, one on Gower Street, one on Ordinance Street.

10804NL Ltd. may be well advised to do more research for their business plan.

Best regards,

Submission on the Application for 39 Cabot Avenue

Letter of Concerns Regarding the Development

- This development will greatly exacerbate parking problems in the area. Parking is already a problem for residents further up Battery Road who have to frequently park in this area.
As well, winter presents further problems and "over-flow" to the previous Battery Hotel parking lot will likely be restricted in the near future.
- More problems with parking will also greatly compromise the value of the Signal Hill National Park through impeding use of the trail circuit, which is a major city attraction for the general public and tourists. This development will essentially block to a considerable degree the few remaining places for public parking as well as for residents who have to presently resort to parking in the area.
- The development will also present more hazardous driving conditions in the area, given the sharp and blind angle between the down-hill run on Cabot Avenue which abuts the top of the adjacent hill on Battery Road. Winter conditions will present an added concern with additional cars parking along the narrow road at the very top of the hill. Again, this will also increase hazard to pedestrians, a situation that already exists in the area by virtue of the many daily walkers on Battery Road which has no sidewalks.
- Due to parking in the immediate area, it is also dangerous to make the virtual 360° turn to and from Top Battery Road. More permanent parking will present further congestion and danger.
- Is some special exception being granted since the buildings are being linked to Bed and Breakfast (B&B) establishments?
Surely, B&B buildings and parking lots present the same concerns as any other buildings and parking lots.
- I have no vested interest with respect to B&B already in the area, and I further understand that there is presently no lack of excellent B&B accommodation.
- Will the 3 buildings have their own exclusive road parking? A benefit which does not exist for other residents in the Battery area.
- It is difficult to ascertain why any expression of concern about this development was only extended to residents living with 150 m of the development and not to all residents of the Battery area who have to use this Road.
- As noted, this development could impede and downgrade the value and usage of the Signal Hill Park - a valuable asset for the City of St. John's all around. Thus, the invitation for expression of any concern should have been extended even to the general public. Is it too late for this, or was this a "done-deal" from the beginning?

- Finally, it is noted that councillors commonly express the importance of "green spaces". The B&B development will occur on a little green hill that is also blessed with the beauty of a major wild flower bed through the summer and early fall.



To Whom it may concern:

I wish to express my concern for the proposed new business development , that is a 16 person Bed and Breakfast business, at civic number 36 Cabot Avenue.

In the first instance the area that is designated 36 Cabot Avenue in this proposal actually faces on Battery Road, in an area that is used on a daily basis by the citizens of St. John's for parking while doing the walk around Signal Hill. The Battery is an immensely used area for both city dwellers and visitors and is one of the highlights of enjoyment of the city. Any movement to impede that enjoyment is not an acceptable use of land in the Battery.

Second, the area that is designated for parking for the business would be taking away a small but lovely green space in the area that has very old rose trees, crab apple trees and other greenery that present an overall pleasant introduction to the walk in the Battery and contributes greatly to the neighbourhood. The parking development would also be the new and unattractive view for the residents of Top Battery Road instead of the pleasant green space they now enjoy.

My last comment is on the development of the business itself in the neighbourhood of the Battery. Already traffic congestion in the area is very high and on the weekends even higher. It's difficult now for traffic from local residents and visitors to get around. With larger vehicles being the norm for car owners, there are many times when two vehicles can not pass each other and one has to pull in to let the other pass. Traffic in the area will also increase when the former Battery Hotel site is in full use by Memorial University. In addition to the already existing traffic issue, there is the scale of the business development itself. The building would occupy almost the full footprint of the available land and it appears that it would be out of scale with other buildings in the area. As there is no design presented in the proposal we have no idea what would potentially be constructed.

I am asking council to vote against this development for the residents of the Battery and the surrounding area, for the citizens of St. John's who use the area for exercise and recreation with their family and friends and for the visitors who come to the Battery to enjoy its unique beauty

Date: 2013/09/20 04:40 PM
Subject: Proposed Bed and Breakfast and Parking Area Planned for the Battery Road

I would like to voice my opinion on this matter. As far as I am concerned this is such a big mistake for this area. I thought the city was suppose to be taking extra care of the Battery due to it's beauty and heritage and when things were to be built there they were to follow guidelines to keep inline with the properties that are already there. Not to mention the safety issues this will cause. I am originally from the Battery but don't live there anymore. However, my mother still lives there and I have other relatives and good friends that still call the Battery home. For years now the city has been giving the ok to people to go and build whatever they want. Yes, I know the argument, "it will raise the value of your property". It will beautify the area. Well who really cares about that anymore. That attitude has also increased the property taxes to the point where not only the elderly people living there can't keep up with the hikes in property taxes year after year, but it is having a serious effect on all the people who live there. I know this first hand, because, as I have said, my mother still lives there and struggles each month to pay her city taxes and now you want to build another place to warrant raising the property taxes the next time there is to be a review of the properties in that area. My mother lives in a little house out to the Battery and if it was anywhere else in St. John's would probably only be worth 50-60 thousand dollars, if that, but because she has the privilege of living in an area that is considered "the place with the view" and so many of the older homes have been bought up by people with money and renovated or torn down and completely rebuilt, she now lives in an exclusive area and I don't have to tell you what that adds to a pensioners ability to be able to pay. This is not to complain about the people who have bought or rebuilt in recent years, I know that the people of the Battery have welcomed them with open arms, and appreciate that they are just as much a part of the community as anyone who lives there. However, This renewed love from the city to fix up the Battery is laughable. When I lived there the city didn't even know it existed, let alone want to do anything to beautify the area. Now because of the taxes, the city has a renewed love affair with the area.

The parking out to the Battery is atrocious. There is barely parking enough for the leviers, let alone anything else. All you have to do is attempt to drive out there when there is a large cruise ship in the harbour. Not only can you not drive there, you can barely walk. All year long people take advantage of the walking trails, which I personally think is awesome, but where do they park? On the main road or in no parking areas, because there is no place to park. Now you want to allow the building of a 14 room bed and breakfast with a private parking lot. What about the safety of the people? Have you ever gone out there to have a look at where this is to be developed? The roads are narrow, usually only one car can get through at a time and it's

even worse when there are people parked on each side of the road. Then they have "winter" and I suggest you ask your workers what it's like to do snow clearing there, and again I say "you want to put a 14 room bed and breakfast and parking area there?"

To sum it all up, as far as I am concerned this is a terrible idea and if you lived there for any length of time, I think you would probably have a little bit better understanding and concern for the people who call it home.

Thanks you for your time.

Good Afternoon,

I wanted to voice my concerns about a discretionary use application the City has received from 10804 NL Ltd. requesting permission to create a parking area on a vacant lot at 39 Cabot Ave and subsequently build a 16 person bed and breakfast at 36 Cabot Ave.

This area is a treasure in its own right, so I can certainly understand why someone would want to build a bed and breakfast there. That said, Battery Road is already taxed on an almost daily basis with local traffic, as well as tourist and trail-walker traffic. The number of cars between 2 and 8-9pm on a nice day (winter or summer) already exceeds what is comfortable for the street. As a local resident , it is often difficult for me to maneuver into my driveway, or drive down Battery Road due to pedestrian traffic and the sheer volume of parked cars. Sometimes the street is reduced to a very narrow 1-car lane, causing backups, delays, and general frustrations.

Residents often enjoy company for dinner, and parking is then further taxed by resident's visitors, combined with the trail-walker and tourist traffic. If the City were to include a parking area at 39 Cabot Ave, the entrance/exit would inevitably reduce the limited parking available now, forcing people to park in even more ridiculous and inconvenient places, thereby making it sometimes near impossible to get into and out of my own driveway.

If the applicant is gung-ho to get into the bed and breakfast business, I believe there is a bed and breakfast for sale further into the Battery.

I hate to be a NIMBY, but this area doesn't belong to just me. It belongs to every person who walks that trail weekly, every tourist who wants to see the beautiful view, and every other resident that is entitled to use of their driveway without significant frustration.

Please consider the traffic and parking nightmares that would result from an additional parking area and bed and breakfast carefully.

With Thanks,

I wish to lodge an objection to the proposed B&B at 39 Cabot Avenue.

In the past five years the Battery has become a walking trail for some 90,000 people annually according to Parks Canada. There is regularly a steady parade of pedestrians and with these walkers come the problem of parking in a neighbourhood with limited parking. The proposed development in question is used by many walkers to park their cars - there is usually a dozen cars parked in this area immediately in front of the proposed B&B.

This proposed development will further compound already existing problems with parking and consequently more cars will drive through the Battery in search of parking.

I would recommend that the proposed area for development be used instead as a parking area for walkers with signage that discourages non-residents from taking their cars to the Battery. BTW, there is already a sign to that effect posted in the area - and I challenge anyone to locate it.

Thank you

October 3, 2013

Dear Major O'Keefe and Councillors

I am writing to express my concerns about the discretionary use application for a 4 car parking lot at 39 Cabot Avenue for a proposed 16 person B&B at 36 Cabot Avenue.

Actually the vacant lot lies between Top Battery Road and Battery Road so it's not on Cabot Avenue.

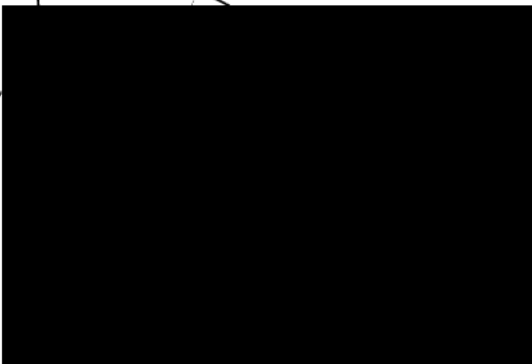
We have a 'proposed' 16 person B&B of which we have no details at all. Is this 16 rooms, or a maximum of 16 guests? Even with just 16 guests would a 4 car parking lot service the proposed operation? Not likely, so where then is the other parking for guests? Public parking is limited and heavily used already by hikers and visitors to the Battery and Signal Hill.

I would like to see more details about how this parking lot will be constructed. Where is the entrance? There's barely room to maneuver two vehicles on Battery Road, even less on Top Battery Road. Lighting, retaining walls, water drainage – how will these be configured so residents in the area are not negatively impacted.

Approving a parking lot with so few details about the proposed project as a whole is rather like putting the cart before the horse. My experience as a home owner is that the City doesn't approve building applications without some kind of plans attached. I expect that the same rule would apply to commercial development. I think this application is sparse on details and should be insufficient to approve at this stage.

Thank you.

Sincerely,



Dear Mayor O'Keefe, Deputy Mayor Ellsworth, Councilor Galgay and City Councilors,

RE: proposed parking lot on Battery Road (incorrectly labeled "Cabot Avenue.")

We, the Outer Battery Neighbourhood Association, are writing to voice our concerns about the discretionary use application for a 4 car parking lot on (supposedly) "Cabot Avenue" to support a proposed 16 person B&B at # 36 Cabot Avenue. No information is available about the proposed B&B. Does 16 person mean 16 persons maximum capacity, or 16 rooms or 8 rooms or 4 rooms? Will this 4 car lot provide parking for everyone in the B&B, or will customers be competing for parking with Battery residents?

1) The proposed parking lot (and the proposed B&B) will in reality be situated on Battery Road, not on Cabot Avenue.

The area in question has been mislabeled. This is clearly Battery Road as is plain from the aerial photo. It is next to #37 Battery Road. Across the street from the parking lot is a house numbered #36 Cabot Ave. This house is situated between #34 and #38 Battery Road. The next house on Cabot Avenue is # 13. The site of the proposed B&B is in front of this house, directly on Battery Road.

2) Traffic (already challenged on Battery Road) will be further impeded. This will affect residents of East Middle Battery, Fort Waldegrave and the Outer Battery.

The awkward traffic situation on Battery Road should be well known to councilors already. From Cabot Avenue east, the road can accommodate one-way traffic only, and cars must pull in to allow oncoming vehicles to pass. Battery Road is narrow and cannot be widened.

3) The resultant worsening of the bottleneck on Battery Road will pose further danger to the 84,000 pedestrians who walk this route every year.

Signal Hill National Historic Park counted the number of walkers on the North Head Trail in 2008. They determined that the number was 84,000 per annum. The walkers all share the road with cars, as there are no sidewalks, nor is there room for any, on Battery Road.

4) The Battery is one of the City's most popular tourist attractions. This development will replace green space with asphalt, concrete, retaining walls, and urban lighting.

The Battery is St. John's most internationally recognizable tourist attraction – it is the image promoted by National Geographic magazine in 2009 representing the Avalon Peninsula as the top coastal destination in the world. Since the 1990s, images of the Battery have been used in provincial and city tourism materials, high fashion magazines, and countless private tourism brochures. The City should be doing its utmost to preserve the look and ambience of this valuable area. In 2004, the City commissioned a study to help determine how development

should proceed on the Battery in order to preserve the value of the Battery Area for the City and for Residents.

Two of the findings were as follows:

“Protect and enhance existing public views and *open spaces*.”

“Reduce visual clutter, such as wires and wire poles, haphazard fences, and *retaining walls*.”

What makes the Battery attractive to 84,000 visitors each year is its village-like quality, which is enhanced by the wild green spaces. To quote the Battery Guidelines Study

“Within The Battery, undeveloped open spaces, roads and paths are part of the unique experience for tourists and residents alike.”

Damage has been done to the Battery ambiance and atmosphere in recent years with inappropriate large-scale developments such as #36 Cabot Ave., and the destruction of historic Powder House Hill to build three out-of-scale duplexes. Recent development of the Standard Manufacturing site and the pending development of the “monkey puzzle” area of the Battery into condominiums already eliminates two green spaces in this area of the city, as well as increasing population density in the area. Replacing a third green space with an urban parking lot will not enhance the value of the Battery for the City and for Battery Residents.

6) Several public parking spaces will be eliminated in order to create four private spaces.

Citizens can now park along the guardrail at the edge of civic # 39 Battery Road.

There is room for five or six cars. Some if not all of this capacity will be eliminated by this private parking lot. Across the road where the proposed B&B would be erected there are more public spaces that may be impacted. Without the B&B proposal there is no way to judge the full extent of the parking problem.

Reducing public parking spaces will likely result in more overflow into spaces now used for residential parking.

7) Access to and parking on Top Battery Road (on the harbour side of the development) will be made even more difficult.

The proposal does not show how traffic would enter the parking lot – from Top Battery Road or from Battery Road? Access from either would cause further problems to an already very difficult traffic situation. There is no vehicular access, but only pedestrian, from the west end of Top Battery Road. The only current access to Top Battery Road is just east of the intersection of Battery Road and Cabot Avenue. Vehicles entering or exiting Top Battery must do a three-point turn in the middle of Battery Road. This was made necessary when turn-around space was

decreased by the duplex houses built directly across the street from the entrance to Top Battery Road.

8) The site is on a steep hill.

The area of the proposed parking lot is steeply sloping towards the harbour. What is the proposal to level the site? Will there be a concrete retaining wall? A retaining wall will create a tunnel effect on Top Battery Road, and will reflect and amplify the noise created by the industrial ship-servicing station below. Top Battery Road residents would also be subject to noise from the cars in the parking lot coming and going, and light pollution from parking lot security lighting. What provision will be made for safety for pedestrians and vehicles on the top of this wall? A guard rail? A chain link fence? This will hardly enhance the “village-like quality” that the Battery Guidelines says is the prime asset of this place.

What is the accommodation in this proposal for water drain-off which now flows down Battery Road and is, to some extent, absorbed by the green space? Changes in drainage may cause problems to residents below the development.

9. City garbage collection and snow clearing will be negatively affected.

Because the City garbage truck is unable to go further than Cabot Avenue, that intersection serves as a location to link up with the city crew in the pick-up truck that collects the garbage and recycling. In the winter, this intersection is the only place with enough room for snow-clearing crews to pile any snow. Any further development in this area will negatively affect the ability of City crews to do their work.

In closing, we feel that there needs to be more information on the proposed parking lot that is supposed to support a proposed 16 person B&B, the latter of which we have no information at all. We ask the City to consider the points that we have made regarding this proposal and to reject the application at this time.

Sincerely,

The Executive

Outer Battery Neighbourhood Association

Hi,

I'm a resident of the [REDACTED]) and I just wanted to give you a heads up that there will be a petition to stop the application for the proposed parking and then the proposed B&B for our area. We have one registered B&B now in the area plus SEVERAL homes that are rented for weekly or daily basis.

We have a hard enough time now getting around the trailer walkers and cars that come in our area now let alone to be added more to the area.

The petition will be to the city within the next week, (before your October 3 deadline).

Hi;

I'm writing this email to the City of St. John's on behalf of myself, a home owner on

I'm a 3rd generation that is proud to say that I live in such a great area. Alot of people I know are trying to get out there to live (every second day this summer I was asked to sell my home). That being said, I couldn't believe when I heard that there was a proposed application coming into the city for a parking place with a Bed and Breakfast.

My first thoughts were "are you nuts". As I stated above, being a 3rd generation person living out here, the parking and the amount of people that come to walk our road (yes road not sidewalk) is unbelievable. Parks Canada did a count and we have 84,000 people that walk the Signal Hill trail yearly. All of these people either PARK at the very beginning of Battery Road/Signal Hill or the very top of Battery Road (where the proposed B&B is wanting to go). We have SO MUCH trouble trying to park on Battery Road now with the trail walkers. If you go back though emails that I've sent Frank Galgay, Dawn Corner and other councilors you will see that this was a concern way before this B&B came into light. On a good day trying to get through there is unbelievable. Walking at least 5 people side by side, traffic coming in both directions - nuts, totally crazy !!!! I'm surprised someone is not hurt. That is the summer. The winter, well it's another story.

I understand that the Battery is a hertiage area and we want to show off it's beauty, but you also have to consider the residents that all ready live out there. We pay taxes just like anyone else. We are a close net community and we have alot of elders in that area. You may not get alot of email responses from the residents out there (seeing as most are elderly) but you can be rest asured that they are going to call and voice there concerns. NO ONE IS PLEASE with this proposal at all. We don't want it in our neighborhood and we have a right not to have it there. We the "long timers" as I call us made the Battery what it is today and we won't stand for it being made into a commercial site. We have one B&B there now that is being sold so why would we need another. That is not including the amount of rentals out there that are rented on a daily, weekly, monthly basis.

Please consider my email with the tons you are going to get (along with phone calls).

FYI, there is a petition started now to STOP this right in its tracks.

Sincerely,

I would like to voice my opinion on this matter,

There are many reasons why the building of this B&B and its parking lot should not be given permission to take place. I feel very strongly that this would be an injustice to the beauty, and the heritage of the Battery, and a very big safety concern. There is barely room on the Battery now for the residents to park, and is made even more difficult by the amount of people parking their cars when doing the trail, now you throw the winter snow in on that and it is almost impossible to park or get your vehicle down through the narrow roads. God forbid if one of the residents might need a rescue vehicle I don't know how they would get through the obstacle course to reach the person in need of their help.

I personally feel that the beauty of the Battery and the heritage of the Battery is a huge draw for tourists, you need to take into consideration the affect the construction in the Battery is having on tourism, you can ask anyone who lives there and they will tell you that we as residents interact with tourists all of the time and one of the big reasons why tourists come to see the Battery is because of its beauty, where else can you find a little distinct community so close to the city. If you continue to allow the destruction of the Battery through the construction on the Battery that will be lost. We need to protect the Battery and preserve it, we as a community are standing up and saying enough is enough please stop destroying one of the most beautiful places this city has to offer.

Please when considering the application for 39 Cabot Ave, consider the residents and their needs and most of all the good of the Battery.

Petition to the City of St. John's in the Province of Newfoundland and Labrador

We, the undersigned residents of the City of St. John's (the "Petitioners"), in the Province of Newfoundland and Labrador (the City), draw the attention of the City Mayor, Councillors and Staff to an application to the City, submitted by 10804 NL Ltd. regarding permission to create a four space parking area on a vacant lot at 39 Cabot Avenue for a proposed sixteen person bed and breakfast at civic number 36 Cabot Avenue.

WHEREAS 39 Cabot Avenue appears to be located on Battery Road;

AND WHEREAS Cabot Avenue and Battery Road are protected by the Battery Development Guidelines Study;

AND WHEREAS this area infrastructure is insufficient to support current pedestrian and vehicle traffic in a safe manner.

Therefore, the undersigned Petitioners, respectfully request the City not proceed with the approval of this application.

[Redacted] for pick up

NAME	ADDRESS	SIGNATURE	DATE
Anne Mathieu	[Redacted]	<i>AM</i>	Oct 6, 2013
Jenny Payne	[Redacted]	<i>J Payne</i>	Oct 6/2013 Thursday
Peter Knauss	[Redacted]	<i>P Knauss</i>	9 Oct. 2013
Tia Renow	[Redacted]	<i>TR</i>	9 Oct / 13
Chris Decker	[Redacted]	<i>Chris Decker</i>	10 / Oct / 2013

Application - 39 Cabot Avenue

Start Date:

Mon, 2013/10/07 - 4:30pm

A Discretionary Use Application has been submitted by 10804 NL Ltd. requesting permission to create a four space parking area on a vacant lot at **39 Cabot Avenue** for a proposed sixteen person bed & breakfast at civic number 36 Cabot Ave.

This application may be viewed at the Department of Planning, Development and Engineering, third floor, St. John's City Hall. For further information or to view this application, please phone (709) 576-8220, or e-mail planning@stjohns.ca.

Any person wishing to make a submission on this application must provide a signed written statement to the Office of the City Clerk by noon, **Thursday, Oct. 10, 2013**, either by mail: P.O. Box 908, St. John's, NL, A1C 5M2; fax: (709) 576-8474 or e-mail: cityclerk@stjohns.ca. Written submissions received will become a matter of public record and will be included in the agenda for the regular meeting of Council on **Monday, Oct. 7, 2013**, at which time Council is scheduled to make a decision on this application.

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NAME	ADDRESS	SIGNATURE	DATE
Flaine Wyndreschke		Flaine Wyndreschke	Oct 10, 2013
JACK WELLS		JACK WELLS	Oct 10/13
MARY WELLS		Mary Wells	Oct 10/13
Jan Peters		Jan Peters	Oct 10/13
Rose Lucas		Rosemary Lucas	Oct 10/13
Dan Lucas		Daniel Lucas	Oct 10, 13
Ann Crews		Ann Crews	Oct 10/13
Josh Snee		Josh Snee	Oct 10/13
Jenny Halley		Jenny Halley	Oct 10/13
JOANNE BUTLER		Joanne Butler	Oct 10/13.

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NAME	ADDRESS	SIGNATURE	DATE
AM Smyth		A. M. Smyth	Oct 10/2013
Mari Thongson		M. Thongson	Oct 10/13
Zsuzsanna Magyarosi		Z. Magyarosi	Oct 10/2013
Jeanne Combet		J. Combet	Oct 10/13
Jeff Combet		J. Combet	Oct 10/13
Mae Garland		M. Garland	Oct 10/13
Angel Drake		A. Drake	Oct 10/13
Randi Syltke		R. Syltke	Oct 10/13
Sophie Maguire		S. Maguire	Oct 10/13
BRIS CHAN		B. Chan	Oct 10/13
George's Gosh		G. Gosh	Oct 10/13
Debra		D. Debra	Oct 10/13
Judith Ade		J. Ade	Oct 10/13
Maei Kelly		M. Kelly	Oct 10/13
Barb Garland		Barb Garland	Oct 10/13
Christie Smith		Christie Smith	Oct 10/13
Chris Brookes		C. Brookes	Oct 10/13
Fahim Bensekri		F. Bensekri	Oct 10/13
Heather Romancik		H. Romancik	Oct 10/13

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NAME	ADDRESS	SIGNATURE	DATE
Frank Yalmon		Frank Yalmon	Oct 9/13
Emilia Bartella		Emilia Bartella	Oct 9/13
ETHEL DINN		Ethel Dinn	Oct 9/13
RHUDA PHILLIPS		R. Phillips	Oct 9/13
BARBARA PUDDESTER		B. Puddester	Oct 9/13
TOR NAESS		T. Naess	Oct 9/13
JANICE PUDDESTER		J. Puddester	Oct 9/13
RICK O'LEARY		Rick O'Leary	Oct 9/13
Sam. Burton		Samuel Burton	Oct 9/13
Sam Grace		Samantha Grace	Oct 9/13
HAROLD HISCOCK		Harold Hiscock	Oct 9/13
Shawn Dawson		Shawn Dawson	Oct 10/13
DEBBIE MILLER		Debbie Miller	Oct 10/13
GARY R. FRANK		Gary R. Frank	Oct 10/13
Steven Campbell		Steven Campbell	Oct 10, 13
George Hanley		George Hanley	Oct 10/13
Jef Comodon		Jef Comodon	Oct 10/13
Carol Strong		Carol Strong	Oct 10/13

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NAME	ADDRESS	SIGNATURE	DATE
L. FULLER		L. Fuller	9 Oct '13
T. FULLER		T. Fuller	10/09/13
T. Lehman		T. Lehman	Oct 9/13
J. Safine		J. Safine	Oct 9/13
A. Soper		A. Soper	Oct 9/13
W. Carter		W. Carter	Oct 9/13
P. PULZ		P. Pulz	Oct 9/13
C. FITZGERALD		C. Fitzgerald	Oct 9/13
F. ROWE		F. Rowe	Oct 9/13
Shawn Wells		Shawn Wells	Oct 9/13
SHEILA LOLEMAN		Sheila Loleman	OCT 9/13
JOHN BOLEMAN		John Loleman	OCT 9/13
Shirley Jones		Shirley Jones	OCT 9/13
Tennie Bagggs		Tennie Bagggs	OCT 9/13
John Bagggs		John Bagggs	OCT 9/13
Shawn Bagggs		Shawn Bagggs	OCT 9/13
Paul Bagggs		Paul Bagggs	OCT 9/13
Dawn Emberley		Dawn Emberley	OCT 9/13
Heather Gylman		Heather Gylman	OCT 9/13

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NAME	ADDRESS	SIGNATURE	DATE
Flora Kelly		Flora Kelly	Sept 30/13
Rita Kelly		Rita Kelly	Sept. 13
Betty Hollett		Betty Hollett	10/09/13
Jake Nicoll		Jake Nicoll	10/09/13
Alex Waterman		Alex Waterman	10/09/13
Joel Lucas		Joel Lucas	09/17
JAN JORDAN		JAN JORDAN	09/13
Alice Smith		Alice Smith	10/09/13
BUD EARLES		B. Earles	10/09/13
MAURLEEN EARLES		M. Earles	10/09/13
isabelle Villemore		isabelle Villemore	10/09/13
Rick Proulx		Rick Proulx	10/09/13
Bryh Green		Bryh Green	10/9/13
Maureen King		M. King	10/09/13
Thomas Lucas		Tom Lucas	9-9/13
Joan Lucas		Joan Lucas	9-9/13
Annie Smith		Annie Smith	10,9,13
MaryAnn Smith		MaryAnn Smith	10,9,13
Kim Smith		Kim Smith	10,9,13

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NAME	ADDRESS	SIGNATURE	DATE
Margaret Blackmore	[REDACTED]	Margaret Blackmore	10/09/13
Colleen Lushon	[REDACTED]	Colleen Lushon	Oct 9/13
W. Lushon	[REDACTED]	W. Lushon	Oct 9/13
Daniel Whalen	[REDACTED]	Alice Whalen	Oct 9/13
Del Pomeroy	[REDACTED]	Del Pomeroy	Oct 9/13
Derm Pomeroy	[REDACTED]	Derm Pomeroy	Oct 9/13
Alice Whalen	[REDACTED]	Alice Whalen	Oct 9/13
Veselin Tom	[REDACTED]	V. Tom	Oct 9/13
Lorrie Pepper	[REDACTED]	Lorrie Pepper	Oct. 9/13.
Wayne Howell	[REDACTED]	W. HOWELL	Oct 9/13
Gail Howell	[REDACTED]	G. HOWELL	Oct 9/13
Doreen Howell	[REDACTED]	D. HOWELL	Oct 9/13
B. Brookings	[REDACTED]	B. BROOKINGS	Oct 9/13
E. Brookings	[REDACTED]	E. BROOKINGS	Oct 9/13
Sherry Dunne	[REDACTED]	Sherry Dunne	Oct 9/13.
Ella Dunne	[REDACTED]	Ella Dunne	Oct 9/13
Doree Doherty	[REDACTED]	Doree Doherty	Oct 9/13
Donna Moore	[REDACTED]	Donna Moore	Oct 9/13

Petition to the City of St. John's in the Province of Newfoundland and Labrador.

We, the undersigned residents of the City of St. John's (the "Petitioners"), in the Province of Newfoundland and Labrador (the City), draw the attention of the City Mayor, Councillors and Staff to an application to the City, submitted by 10804 NL Ltd. regarding permission to create a four space parking area on a vacant lot at 39 Cabot Avenue for a proposed sixteen person bed and breakfast at civic number 36 Cabot Avenue.

WHEREAS 39 Cabot Avenue appears to be located on Battery Road;

AND WHEREAS Cabot Avenue and Battery Road are protected by the Battery Development Guidelines Study;

AND WHEREAS this area infrastructure is insufficient to support current pedestrian and vehicle traffic in a safe manner.

Therefore, the undersigned Petitioners, respectfully request the City not proceed with the approval of this application.

NAME	ADDRESS	SIGNATURE	DATE
Lara ENNIS		Lara Ennis	Sept 30/13.
Laila Qashu		Laila Qashu	Sept 30/13
Barbara Lucas		Barbara Lucas	Sept 30/13
Dave Lucas		Dave Lucas	Sept 30/13
Jytte Selmo		Jytte Selmo	Sept 30/13
Peter Earle		Peter Earle	"
Sandy Linegar		Sandy Linegar	Sept 30/13
Robert Linegar		Robert Linegar	Sept 30/13
Don Burt		Don Burt	Sept 1
Danny Burt		Danny Burt	Sept
Stephen Sparke		Stephen Sparke	Sept. 13 th / 13
M. Bennett		M. Bennett	Sept 30
Craig Smith		Craig Smith	Sept 30/13
Jan Dutton		Jan Dutton	SEPT. 30. 13.
Paul Steffler		Paul Steffler	SEPT 30. 13.
WAYNE J. Halley		Wayne Halley	Sept 30 / 2013
Virginia Halley		Virginia Halley	Sept 30 / 2013
Elizabeth Stevens		Elizabeth Stevens	Sept. 30 / 2013
Kevin Collins		Kevin Collins	Sept. 30 / 2012

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NAME	ADDRESS	SIGNATURE	DATE
D. Fleming		D. Fleming	Sept 30
D. Fleming		D. Fleming	Sept 30
G. Danlan		G. Danlan	Sept 30
D. H. [unclear]		[unclear]	Sept 30
Deborah Lee		Deborah Lee	Sept 30/2013
Gail Hann		Gail Hann	Sept 30
Joe Newell		Joe Newell	Sept 30
Helen Woodford		Helen Woodford	Sept 30
Robert Newell		Robert Newell	Sept 30
Krista Aucoin		Krista Aucoin	Sept 30
Kathy Coombs		Kathy Coombs	Sept 30
[unclear]		[unclear]	Sept 30
LeRoy NORBERG		L. Norberg	Sept 30/13
Marilyn Norberg		M. Norberg	Sept 30/13
Judy Spurrell		Judy Spurrell	Sept 30/13
Jan McCall		Jan McCall	Sept 30/13
Pearl Field		Pearl Field	Sept 30/13
Mary Rodger			Sept 30
Maureen Kelly			Sept 30

Petition to the City of St. John's in the Province of Newfoundland and Labrador.

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NAME	ADDRESS	SIGNATURE	DATE
Colin McLaughlin		Colin McLaughlin	30/09/2013
Don Taylor		Don Taylor	30/09/2013
Gloria Sullivan		Gloria Sullivan	30/09/2013
Robert Sullivan		Robert Sullivan	30/09/2013
Rawn Sullivan		Rawn Sullivan	30/09/2013
Lou Lucas		Lou Lucas	30/09/2013
Erna Lucas		Erna Lucas	30/09/2013
James Starn		James Starn	02/10/13
BREN STARN		Bren Starn	02/10/13
Paul Rodgers		Paul Rodgers	09/13
Dennis Cluff		Dennis Cluff	09/13
Ed Henry		ED HENRY	09/13
Luc Tourne		L Tourne	09/13
Theresa Wade		Theresa Wade	09/13
Annie Squires		Annie Squires	09/13
Mark Fifield		Mark Fifield	09/13
Paul Fifield		Paul Fifield	09/13
Mike Wade		Mike Wade	09/13
MIKE WADE		MIKE WADE	09/13

Petition to the City of St. John's in the Province of Newfoundland and Labrador.

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Therefore, the undersigned Petitioners, respectfully request the City not proceed with the approval of this application.

NAME	ADDRESS	SIGNATURE	DATE
WILLIAM ALLDERDICE			Oct 1 2013
R. CAINL			Oct 1 2013
P W Allderdice			Oct 2 2013
Amy Clark			Oct 2 2013
Linda Barnett			Oct 2 / 13
Lisa Taylor			Oct 2 / 13
Elisa DiAndrea			Oct 2 / 13
Kielyn Jenkins			Oct 2 113
QUIET MADDOJEMU			Oct: 2013.
Victoria Morgan			Oct 2 / 13
Fatima Osman			Oct 2013.
Mark Leaman			Oct 2 / 13
Patti Bryant			2 Oct 2013
Maryam Valani			Oct 2 / 13
Chris Hamilton			Oct 2 / 13
K Sheppard			"
Donald McKay			2 Oct 2013
Kathleen McKay			2 Oct. 2013
Alysha Matha			2 Oct 2013

On behalf of the Williams family I am writing to voice their opposition to the restaurant proposed at 466-468 Main Road, Goulds. Our concerns include noise and as well as excess garbage in the area.

Thank You

[REDACTED]
St. John,s NL

October 3rd. 2013

Office of the City Clerk,
St. John's City Hall,
New Gower Street,
St. John,s, NL

Dear sirs;

My name is [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]

[REDACTED] I have owned and lived at this property since July 1960.

For the information of Council, I have enclosed a brief history of the property located at 227 Empire Avenue. The dates are approximate.

In 1969, the owner, [REDACTED], sold the property and an application was made to Council for permission to operate a "Private Club" on the property but was turned down by Council. Then in late 1969, an application was submitted for permission to operate a licensed establishment on the property. This was turned down after a petition, signed by 96 residents of the area was submitted to Council.

As a resident of the area, I have no objection to allowing a convenience store on the property, however, I do believe that the property should be checked out by the Fire Department, Department of Health and the City Of St John's before approval is granted.

[REDACTED]
[REDACTED]
[REDACTED]

227 Empire Avenue

1960 Residential apartment.

1961 Aylward's Pharmacy

Mid 60's Pharmacy was converted to a Convenience store

1969 to early 2000's Convenience store owned by various individuals.

Early 2000's Pizza operations added to Convenience store

Mid 2000's Convenience store phased out leaving Pizza operations only.

Please note ; As a property owner living within 150 metres of the site referred to above, I have no record of receiving a notification of an application to operate a Pizza operation at 227 Empire Avenue.

MEMORANDUM

Date: September 26, 2013

To: His Worship the Mayor and Members of Council

From: Ken O'Brien
Chief Municipal Planner

Re: **Department of Planning File Number: B-17-F.2 / 12-00385**
St. John's Municipal Plan Amendment No. 119, 2013
St. John's Development Regulations Amendment No. 585, 2013
Proposed Rezoning from Residential Low Density (R1) Zone to Residential Medium Density (R2) Zone
176 Forest Road (Ward 2)

A public meeting, chaired by (former) Councillor Frank Galgay was held at St. John's City Hall on Tuesday July 2, 2013. The purpose was to provide an opportunity for public review and comment on an application submitted by Deer Park Contracting to rezone land at Civic Number 176 Forest Road from the Residential Low Density (R1) Zone to the Residential Medium Density (R2) Zone for the purpose of developing residential townhouses.

The minutes of the July 2nd public meeting are attached and will be included in the agenda for the Regular Meeting of Council to be held on October 15, 2013.

Recommendation

Upon reviewing the minutes of the July 2, 2013 public meeting, Council should determine if it wishes to proceed with the proposed rezoning of property at Civic Number 176 Forest Road from the Residential Low Density (R1) Zone to Residential Medium Density (R2) Zone.

Staff also note that the proposed rezoning be subject to the following conditions:

- 1) an adjacency issue between the driveway for 178 and 176 Forest Road be resolved, and if necessary, that an appropriate access agreement is put in place in a form acceptable to the City's Legal Department.
- 2) that a minimum buffer of 5 metres on either side of the stream be reserved, as required by Fisheries and Oceans Canada (DFO).
- 3) that any work in the vicinity of the stream must be in compliance with all applicable regulations under the NL Department of Environment and Conservation.
- 4) that the applicant is responsible for the cost of extending new service laterals from the water and sewer mains; all work on existing mains must be performed by City forces.
- 5) Since there is no storm sewer along the front of the subject property, an alternative means of foundation drainage must be used.

ST. JOHN'S

DEPARTMENT OF PLANNING

Under the Municipal Plan, Planning Area 2 encompasses portions of the East End, the Battery and Quidi Vidi village. The subject property falls within Sub-Area 1 along Forest Road, which states that “only single detached and semi-detached dwellings may be considered for approval in this area”. In order to accommodate the proposed rezoning and development, Council would have to consider removing this section. This will require a Municipal Plan text Amendment as well as a rezoning.

If Council decides to proceed with the proposed rezoning, then Council should adopt the attached resolutions for the St. John’s Municipal Plan Amendment No. 119, 2013 and the St. John’s Development Regulations Amendment Number 585, 2013. If the amendments are adopted by Council, they will then be referred to the Department of Municipal Affairs with the request for Provincial release so that we can move to a commissioner’s public hearing.



Ken O'Brien, MCIP
Chief Municipal Planner

MH/dlm

**RESOLUTION
ST. JOHN'S MUNICIPAL PLAN
AMENDMENT NUMBER 119, 2013**

WHEREAS the City of St. John's wishes to allow the development of townhouses at Civic Number 176 Forest Road.

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 IV- Planning Area Development Plans, Section 3 – “Planning Area 2 – East End, Battery, Quidi Vidi Village”, Section 3.2 – Policies, by editing the section to remove the first sentence, so that the Section now reads as follows:

“A public reservation is retained to provide for a linkage between Quidi Vidi Lake and Signal Hill National Historic Park”.

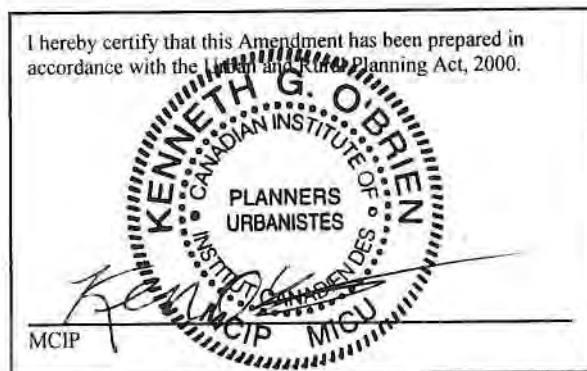
BE IT FURTHER RESOLVED that the City of St. John's requests the Minister of Municipal Affairs to register the proposed amendment in accordance with the requirements of the Urban and Rural Planning Act, 2000.

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 585, 2013**

WHEREAS the City of St. John's wishes to rezone Civic Number 176 Forest Road.

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

- 1. Rezone Civic No. 176 Forest Road from the Residential Low Density (R1) Zone to Residential Medium Density (R2) Zone, as shown on Map Z-1A attached.**

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

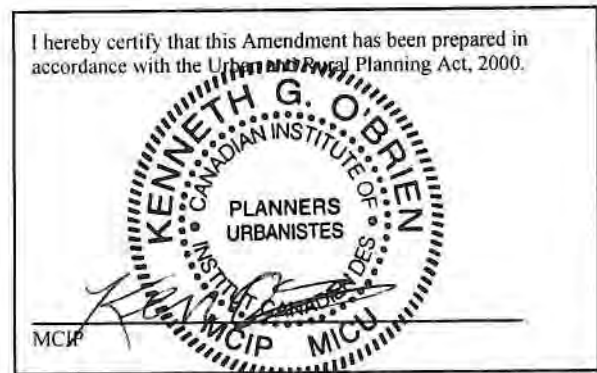
IN WITNESS THEREOF the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this

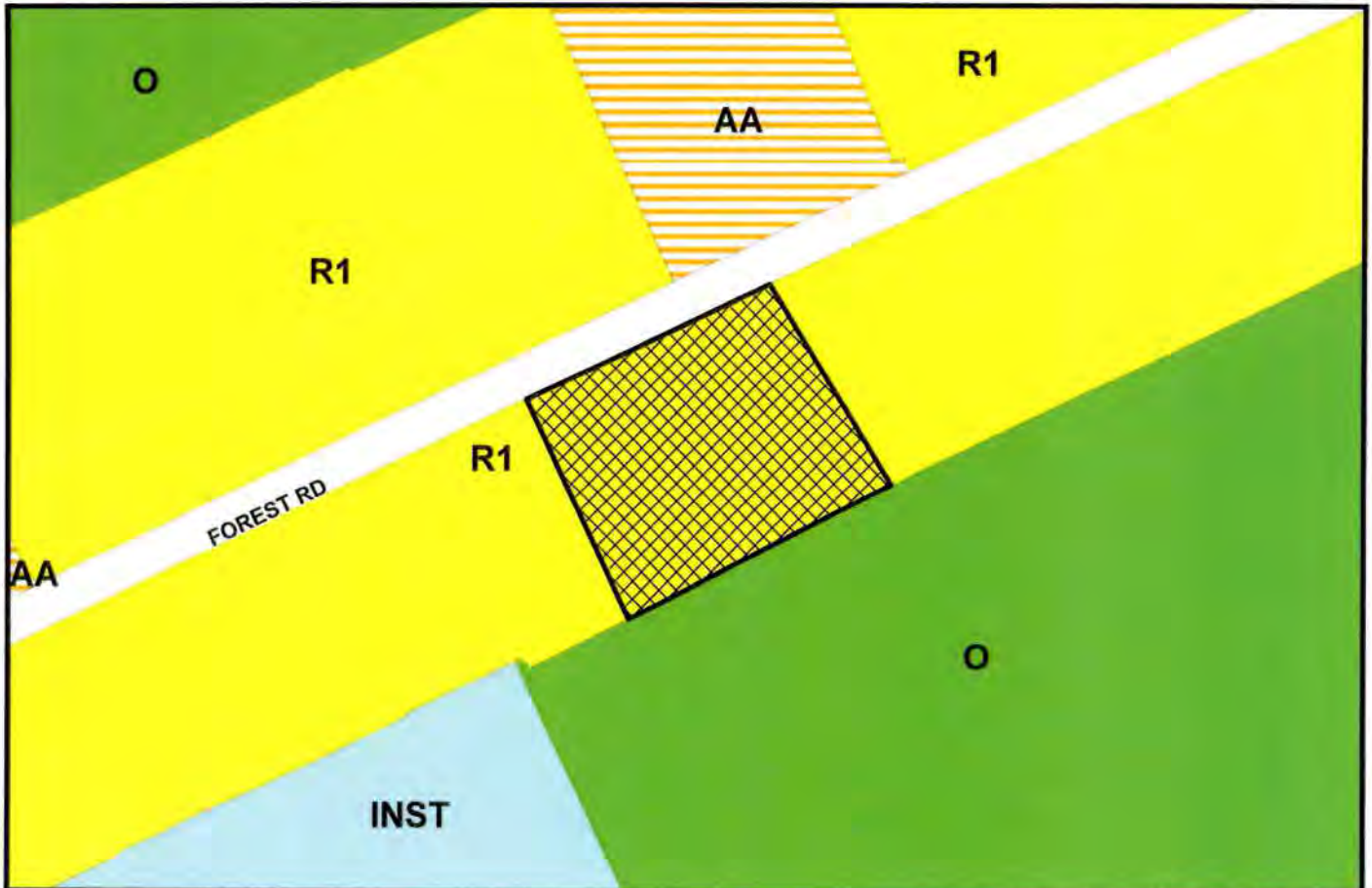
____ day of _____, 2013.

Mayor

City Clerk

Provincial Registration





**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 585, 2013
[Map Z-1A]**

2013 09 26 SCALE: 1:1500
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
RESIDENTIAL LOW DENSITY (R1) LAND USE ZONE TO
RESIDENTIAL MEDIUM DENSITY (R2) LAND USE ZONE

176 Forest Road



Kenneth G. O'Brien

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration



SUBJECT PROPERTY

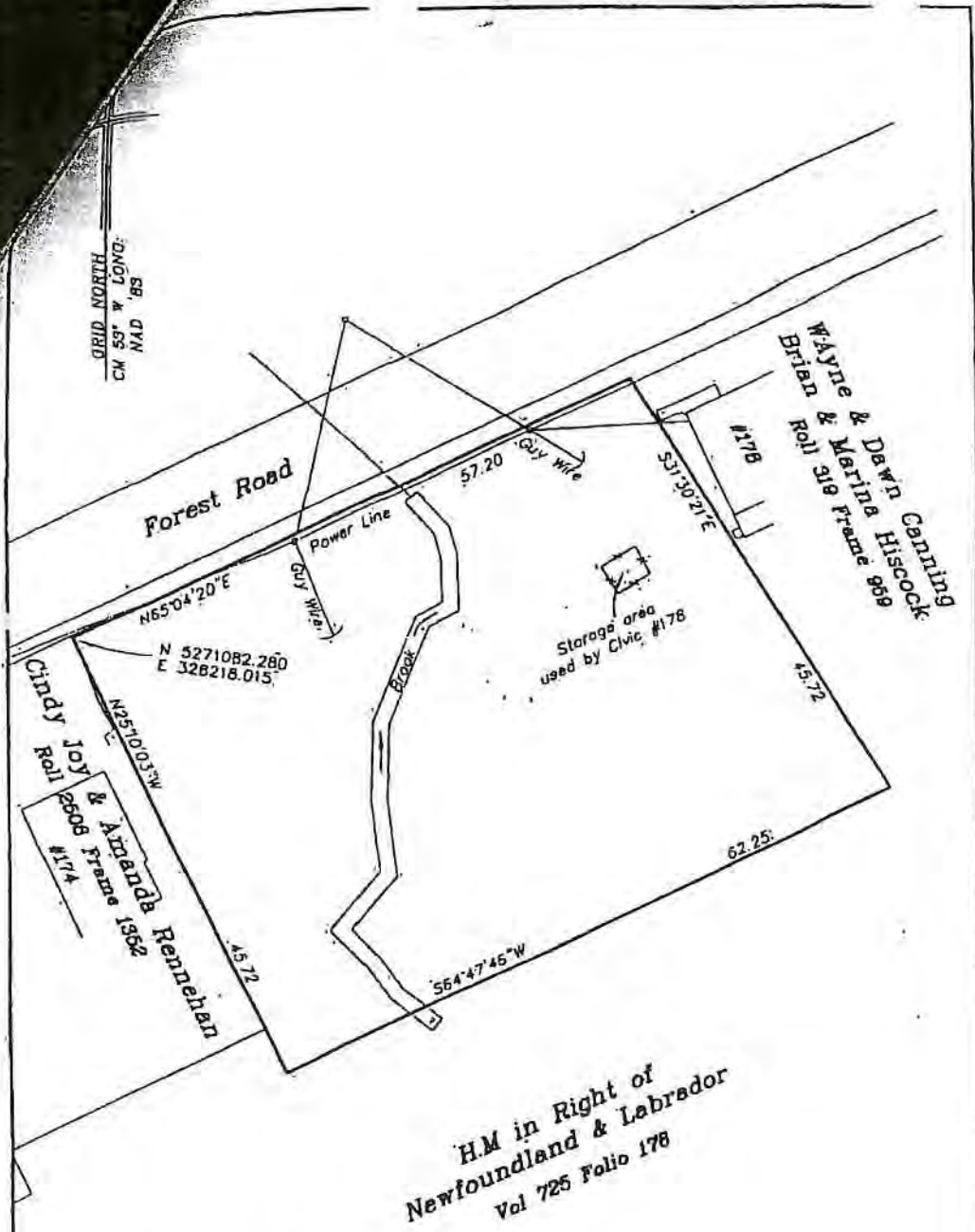
FOREST RD

AA

R1

INST

GRID NORTH
CN 59' W LONG:
NAD '83



H.M in Right of
Newfoundland & Labrador
Vol 725 Folio 178

Area = 2634 sq.m.

Reference Monuments

BOG2254	BOG2255
N 5 271 031.964	N 5 270 889.741
E 328 112.862	E 327 820.516

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ALTERATIONS WHATSOEVER ARE MADE THERE TO.



Hawco King Renouf Limited NEWFOUNDLAND LAND SURVEYORS, CANADA LANDS SURVEYOR ST. JOHN'S & HANUELS - NEWFOUNDLAND	
Land Surveyed For The Roman Catholic Episcopal Corporation Forest Road St. John's NL.	
Scale 1 : 500	Date June 2004 Revised Nov: 2004
Surveyed By C.H.	Job No. 04227A



MINUTES OF PUBLIC MEETING

Re: 176 Forest Road

July 2, 2013 at 7:00 pm

Foran/Greene Room, 4th Floor, City Hall

1. WELCOME AND INTRODUCTIONS:

In Attendance: City: Councillor Frank Galgay, Chairperson
Mark Hefferton, Planner
Sandy Abbott, Recording Secretary

Other attendees: Tony Lockyer, Proponent
Ron Ellsworth
Lewis Coultas
Lanna Campbell
Marina Hiscock
Derek Winsor
Lorraine Michael, MHA, Signal Hill-Quidi Vidi

Councillor Galgay welcomed those in attendance and introduced the representatives from the City as well as the proponent, Mr. Tony Lockyer.

The purpose of the meeting is to gain input from residents regarding proposed rezoning of property at 176 Forest Road from Residential Low Density (R1) Zone to Residential Medium Density (R2) Zone.

The notes from this meeting will be sent to Planning and Engineering for discussion and recommendations. These recommendations will then be considered at a meeting of Council. Two pieces of correspondence were received from residents; these are attached to the Minutes.

2. PRESENTATION - Mark Hefferton, Planner, City of St. John's:

The City's role is to discuss policy and regulatory background of the property. This property is presently Residential Low Density (R1) which is normally for single family detached homes. This project will require Residential Medium Density (R2) zoning. The property could be rezoned to R2 provided the contractor complies to the following:

- 1) The property will require its own ingress and egress. Traditionally, the property at 178 Forest Road has been used for this purpose. If that continues to be the case, a legal mutually agreed access agreement between the contractor and the owners of 178 Forest Road will have to be put in place before the project can be approved.
- 2) A detailed site plan will be required by the City.

3) As identified in the staff report, there is currently no storm sewer in front of the subject property so an alternative means of foundation drainage must be provided.

3. PRESENTATION – Tony Lockyer, Proponent:

This property was purchased two years ago and was originally given approval by the City to be used for a personal single family dwelling; however, this is no longer a viable option. As his is a small company, he has decided to construct townhouses on the property. The proposal is to build eight small family townhouses with a price range of about \$380,000 to \$420,000 each.

4. DISCUSSION:

The owner of [REDACTED] Derek Winsor, was concerned about the nearby brook containing trout and the fact that there is a lot of water flowing. If this brook is culverted, the water will run directly towards his property. He also questioned where the surface water from the cliff will be going and what will be the impact of extra traffic. He questioned whether the contractor will be using explosives or jackhammers on the cliff. He would be agreeable to 1 to 2 houses on the property but feels that 8 is too many.

Mr. Hefferton noted that any stream that has fish habitat is regulated by the Department of Fisheries and Oceans, not the City. When the site plan is provided, DFO would have to approve any setback or buffering with relation to fish habitat. The City has a new policy of zero runoff so the proponent would have to ensure that drainage is acceptable to the Engineering Department as any paving and development reduces the permeability of the land to collect water.

Tony Lockyer noted that the City's engineering requirements would have to be met in order to ensure sufficient drainage. This development will fit in with the area and should not make much difference to the traffic flow.

Clarification was requested by Lorraine Michael as to whether the rezoning is conditional to receipt of a site plan.

The rezoning is typically done at this stage. Once the public consultation period ends, that information will go to Council. If the site plan is not approved and the draining studies are not up to par, then the project will not go ahead.

The owner of [REDACTED] Lanna Campbell, expressed strong objection to this development in this area of the City. Her home is located on the cliff and she is concerned about the risk of damage to her foundation from blasting; who would pay for damages?

Mr. Lockyer noted that there is a minimum side yard setback; an engineering study will determine this. The contractor is ultimately responsible for any damage incurred to properties in the area.

The owner of [REDACTED] Donna Canning, is concerned with regards to rock blasting and increased traffic flow. She does not want any damage to her foundation; she also

questioned which side of the river the houses will be on; however, this could not be answered until a site plan is presented.

Mr. Winsor felt that because mistakes in development were made in the past in this area, there is no need to repeat them. He stressed that he would not support the construction of 8 townhouses but would be agreeable to 1 or 2 single family dwellings.

Councillor Galgay confirmed that all concerns and questions will be recorded and forwarded to the Planning and Engineering Department, and then eventually go to Council for voting purposes.

He extended an invitation to the attendees to speak to Tony Lockyer and Mark Hefferton at the end of the meeting.

5. ADJOURNMENT:

There being no further business, the meeting adjourned at 8:05 pm.

Councillor Frank Galgay, Chairperson

another apartment building) on the remaining property due to the cliff / rock and river running through the remaining site.

Our concerns with **any development** on this site are as follows:

- Off street parking, historically we have used a section of this vacant property for parking of two vehicles and would like this to be a part of any development of the subject property.
- There are a number of apartment / condominiums and townhouses in the area now and any additional or change to medium density for the property would add to the traffic flow in this area or overall density of free space the area. ***An over mix of Residential Medium Density compared to Residential Low Density already exist in this area.***
- Any significant building in this area would take away from the natural vegetation / water way and green space in the area.
- The proposed application does not provide sufficient information as to grading, plot plan, buffer zone, retaining walls or parking and should not even be considered by the adjacent residents or the City without this information.
- Any significant construction on the property would be quite invasive due to the quantity of rock and cliff on the site. There would be significant risk to adjacent properties particularly 178 Forest Road. Such extended blasting and rock busting procedures would not be palpable for residents of the adjacent properties.

Respectfully Submitted,

Dawn and Wayne Cannings

Marina Hiscock

Cc Frank Galgay

Fw: Proposed Development - 176 Forest Road

Phyllis Bartlett Sandra Abbott

2013/07/02 02:24 PM

Sandy - for your attention, Thanks

Phyllis Bartlett
Manager, Corporate Secretariat
City of St. John's
709 576-8616

— Forwarded by Phyllis Bartlett/CSJ on 2013/07/02 02:24 PM —

From: Frank Galgay/CSJ
To: "Phyllis Bartlett" <pbartlett@stjohns.ca>
Date: 2013/07/02 02:13 PM
Subject: Fw: Proposed Development - 176 Forest Road

Phyllis
Please add to the list of correspondences.
Frank Galgay

From: Lanna Campbell [REDACTED]
Sent: 2013/07/02 10:53 AM EDT
To: Frank Galgay
Subject: Proposed Development - 176 Forest Road

Good Morning Councillor Frank Galgay,

My name is Lanna Campbell, I live at 174 Forest Road St. John's. I am writing to tell you I am deeply concerned about the proposed re-zoning and subsequent development of 176 Forest Road

Information can be found here:

http://www.stjohns.ca/sites/default/files/CSJ_FileUpload/Planning/176%20Forest%20Road.pdf

I am concerned that the re-zoning of this property does not support an appropriate, consistent vision for the development of the Quidi Vidi area of St. John's. Forest Road is already a busy road, which causes increasing traffic congestion problems for the village of Quidi Vidi. A housing development of eight units will undoubtedly increase the traffic flow along Forest Road, causing amplified local traffic stress.

The City of St. John's does not recognize what makes this area of the City an attraction is the low density of detached dwellings and the large amount of green space. I am an educated person, I do believe in high-density urban infill development, but it does not belong in this part of town. The City must recognize and protect the heritage of Forest Road and of Quidi Vidi before it is too late. I am aware that there are already a variety

of higher density zones on the north side of Forest Road; however one more would only augment the cumulative negative effects on this area.

There is a public meeting at the City of St. John's tonight to discuss the re-zoning with the Chair and Members of the City of St. John's Planning and Housing Committee. I hope you will be on hand to represent the members of your Ward.

Thank you.
Lanna Campbell.

[REDACTED]

[REDACTED]

Lanna Campbell & Bryan Martin

2 July 2013

City of St. John's
Department of Planning
PO Box 980
St. John's NL
A1C 5M2

To the Chair and Members of the City of St. John's Planning and Housing Committee:

I am writing about the **Department of Planning File Number: B-17-F.2 / 12-00385**, the Proposed Rezoning from Residential Low Density (R1) Zone to Residential Medium Density (R2) Zone at 176 Forest Road. My husband and I currently live and own the home and property at 174 Forest Road.

We, the residents of [REDACTED] **are strongly opposed to the rezoning of 176 Forest Road.** The property is not suitable for a residential townhouse development. In particular, the risks are:

- Damage to the natural flow and processes of the creek flowing through the property. This creek begins at Georges Pond on Signal Hill and collects water as it flows towards Forest Road and eventually into Quidi Vidi Lake. It has substantial flow for twelve months of the year and increases with intensity during events of high precipitation. The creek needs to be protected by a substantial buffer (greater than 5 metres) to allow for natural drainage and the seasonal variations in flow.
- The property at 176 Forest Road itself poses challenges and risks not suitable for development. The rock rising up from Forest Road will require extensive blasting to prepare for the construction of the housing units, an activity that will threaten the concrete foundation of our house on [REDACTED] as well as the neighbouring properties. Who will inspect our home to make sure the blasting has not caused structural damage? Who will recover the costs should damage occur?
- The rezoning of this property does not support an appropriate, consistent vision for the development of the Quidi Vidi area of St. John's. Forest Road is already a busy road, which is causing an increase in traffic congestion in the village of Quidi Vidi, threatening the safety of residents in the area. A housing development of eight units will undoubtedly increase the traffic flow along Forest Road, causing amplified local traffic stress. The City of St. John's fails to recognize that what makes this area of the City a unique neighbourhood and attraction is the low density of detached dwellings and the large amount of green space. I

am an educated person, I do believe in high-density urban infill development, but it does not belong in this part of town. The City must recognize and protect the heritage of Forest Road and of the Quidi Vidi area before it is too late. I am aware that there are already a variety of higher density zones on the north side of Forest Road; however one more would only augment the cumulative negative effects on this area.

In the **City of St. John's Municipal Plan** (last revised June 2012), the PLANNING AREA 2 - EAST END, BATTERY, QUIDI VIDI VILLAGE, Sub-Area 1 - Forest Road - East of Quidi Vidi Road to Quidi Vidi Village, it states that:

"Except for existing apartment house and row house sites, only single detached and semi-detached dwellings may be considered for approval in this area (i.e., Municipal Plan Land Use District - Residential Low Density)"

According to you, the objectives of this Planning Area Development Plan for PLANNING AREA 2 - EAST END, BATTERY, QUIDI VIDI VILLAGE are to preserve and enhance (1) Landmarks, heritage buildings, historic landscapes, natural features, and recreation facilities, (2) Views of Signal Hill and Quidi Vidi Lake, and (3) Residential neighbourhoods. I urge you, what is the significance of such a statement if it does occur in practice? How can you preserve and enhance this neighbourhood while allowing for drastic changes to be made that threatens the very quality of the local community?

I appreciate the opportunity to voice our position on this matter. I urge you to take these risks into sincere consideration during your decision process. We, the residents of [REDACTED] will continue to strongly oppose the re-zoning of 176 Forest Road and the subsequent housing development. We would appreciate more information on the proposed medium-density development and a subsequent public meeting before council makes a decision on the re-zoning.

Sincerely,

Lanna Campbell & Bryan Martin

Mayor and Councilors

City of St. John's

Dear Mayor and Councilors,

There is presently an application before council to re-zone civic number 176 Forest Road from R 1 low density to R 2 medium density.

I attended the public meeting on July 2, 2013 and have to say I am concerned even more over this planned development. There were a number of issues raised and there did not seem to be anyone there who could provide answers. While the hearing was to deal with the re-zoning the actual development has a number of concerns.

1. There is a river that cuts through the property and is fed from Kite Pond and Deadmans Pond on Signal Hill. Where is this water going to be diverted? Is it going to have a culvert installed? What will happen to the habitat in the brook?
2. If a culvert is installed and the flow of water is too great in the future who will be responsible for flooding?
3. The number of unites for the size of the frontage. This will place 8 unites on a parcel of land that is designed for a maximum of two single detached units. This will place an increase of 8 to 16 plus cars on a street that is at its maximum now. This traffic will be on top of the already approved 1000 unites in the Pleasantville development.
4. The city just spent millions to upgrade the water and sewer lines and this development will cause further disruption and strain on the system.
5. There was a statement that the engineering has not been done on the site. How can you rezone if you do not know if the site is suitable?
6. The plan is being presented as putting the cart before the horse: Change the zoning before you find out if the project can even work on the site rather than see if the site is capable of taking the project first and then changing the zoning.
7. There was indication that a letter from Fisheries and Oceans is on file for the Salmon Habitat in the river. The developer should have this letter available for public inspection and if this department has made the claim it is not a Salmon River then we know who is signing the letter and who inspected the river. I find this difficult to understand given there is a Salmon ladder in Quidi Vidi and salmon have been found in the Virginia River and Rennie's River. While there are obstacles in this river salmon have been known to leap much higher.
8. The residents would have no issue with two single homes placed on the site.

I will be speaking to other residents over the next few days and will present them with a petition to turn down this rezoning. Forest Road is designed to be an R 1 Zone. Yes there are some exceptions to this however if you were to research Council records there was opposition from the residence for each of these developments.

We all fully understand that this developer has invested in this property and is looking to get a return on his investment. This proposal is more than a return on his investment it is over the top and he is infringing on the other residences investment in their homes and neighborhood. I see this as a walk away development and once completed it is the residence that will have to deal with the issues in the future and the developer will be nowhere to be found.

Please do not approve this rezoning it is not good for Forest Road and not good for the City.

Sincerely,

Derek Winsor

Derek Winsor



Fw: 176 Forest Road Development
Phyllis Bartlett Sandra Abbott

2013-07-03 02:14 PM

----- Forwarded by Phyllis Bartlett/CSJ on 2013/07/03 02:14 PM -----

From: "Michael, Lorraine A" [REDACTED]
To: <fgalgay@stjohns.ca>
<dwinsor@tpl.ca>, <lannacampbell@gmail.com>, <soleary@stjohns.ca>,
<mhefferton@stjohns.ca>, <pbartlett@stjohns.ca>, <kobrien@stjohns.ca>,
<dwcanning@nf.sympatico.ca>
Date: 2013/07/03 12:13 PM
Subject: RE: 176 Forest Road Development

Dear Frank,

I am writing to voice my support for the residents on Forest Road who are opposing the proposed development for the lot at #176.

What we are dealing with here is a proposal for rezoning from low to medium-density to allow a site proposal that has not even yet been developed. This proposal knowing goes against the City of St. John's Municipal Plan (2012 Revision,) as referred to in the July 2, 2013 letter from Lanna Campbell, of which you and the others copied by me above are in receipt.

As the Member of the House of Assembly for this area I am quite disturbed at the proposal. This part of the city is its oldest and most historic part, something that we should all feel committed to maintaining. It is an area of the city that I feel very proud to represent because of its historic significance.

The municipal plan, already referred to, recognizes this importance and makes recommendations based on the objective of enhancing what exists, not diminishing it.

I do not think that permission for rezoning should be given since such permission says it is all right to even consider the change to a medium-density proposal. I believe that the recommendation of the municipal plan says it is not all right to do so.

I urge you, as the Ward Councilor for this area, to support the position of

the residents as presented at the public hearing on July 2, 2013 and in writing as per the letter I have previously cited.

On a personal note, I went down to the site this morning to make sure I fully understood all the points that have been made by those in opposition. A physical visit makes it perfectly clear why the municipal plan does not allow anything in the future but single-detached or semi-detached houses in the area under consideration.

I would urge anyone involved in the decision-making to do the same thing if they have not already done so. The picture on paper does not tell the tale. A proposal of the nature discussed last night would be a scar on the one block on that south side of Forest Road that is reflective of the recommendation of the municipal plan for Planning Area 2.

I have to say that I would be appalled if the Council were to approve a rezoning. *I'd even be appalled if such a recommendation got to that point.* I urge you to speak strongly against such a recommendation if it comes to the Council table for approval.

Sincerely,

Lorraine

Lorraine Michael, MHA
Signal Hill-Quidi Vidi
Leader, New Democratic Party
3rd Floor East Block
Confederation Building
P.O. Box 8700
St. John's, NL A1B 4J6
Phone: 709-729-0270
Email: lorrainemichael@gov.nl.ca

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MEMORANDUM

Date: October 3, 2013

To: His Worship the Mayor and Members of Council

From: Tanya Haywood
Chairperson – Special Events Advisory Committee

Re: **Special Events Advisory Committee Recommendations**

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

- 1) **Event:** Cape to Cabot Road Race
Location: Cape Spear to Signal Hill via City Streets
Date: October 20, 2013
Time: 8:00 a.m. - 11:00 a.m.

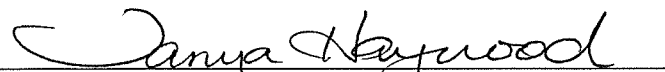
Blackhead Road - closed to residential traffic only
Southside Road - Leslie Street to 245 Southside Road
Water Street eastbound curb lane from Leslie Street to Harbour Drive
Harbour Drive eastbound
Water Street eastbound from Prescott Street/Jobs Cove to Hill O' Chips
Water Street - both directions - Hill O' Chips to Temperance Street
Duckworth Street - Plymouth Road to Temperance Street
Signal Hill Road

- 2) **Event:** Annual George Street Mardi Gras
Location: George Street – Prince Edward Plaza
Date: October 26, 2013

The above noted event requires the closure of George Street at Adelaide to Water Street.

Recommendation:

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


Tanya Haywood, Director of Recreation
Chairperson - Special Events Advisory Committee
Department of Community Services

ST. JOHN'S

REPORT/RECOMMENDATIONS TO COUNCIL

Mayor's Advisory Committee on Seniors

Thursday, September 19, 2013

1. **In Attendance:** Allan Miller, Chairperson
Councillor Tom Hann
Judy Tobin, Senior Housing Officer, Urban Living
Derek Duggan, Community Services Coordinator
Bill MacDonald, Supervisor, Traffic Signals
Betty Lou Kennedy, Retired Teachers Association of NL
Kim Pratt-Baker, Canadian Hard of Hearing Association
Harold Press, Anglican Homes Inc.
Lorraine Best, Seniors Resource Centre
Nancy Knight, Citizen Representative
Boyd Smith, Citizen Representative
Devonne Ryan, Nexter Representative
Sandy Abbott, Recording Secretary

The following three new Agency representatives were introduced and welcomed:

- Betty Lou Kennedy, Retired Teachers Association of NL
- Kim Pratt-Baker, Canadian Hard of Hearing Association
- Harold Press, Anglican Homes Inc.

2. **New Members**

An electronic vote was held among Committee members.

Moved by Allan Miller; seconded by Nancy Knight: That we invite Elizabeth Angel to be the new Member-At-Large on this Committee. Motion Carried.

The Committee recommends Council approve the following At-Large appointment:

- Ms. Elizabeth (Libby) Angel

3. **Special Busing Service for Seniors**

A 3-year Provincial Government grant of \$300,000 was provided by the Provincial Government for a special busing service for seniors. Metrobus staff are looking at where best to provide the service as it will largely depend on the density of the service users. As some of the seniors' buildings are inaccessible by large buses, they are calling a tender to purchase a smaller bus for this purpose.

4. Housing

The Committee is meeting with representatives of N.D. Dobbin to provide input into the construction of their seniors' apartment building.

5. Pedestrian Traffic Signals

Moved by Lorraine Best; seconded by Betty Lou Kennedy: That we embark on an education program regarding crosswalks and pedestrian signals using various media. Motion Carried.

6. Grant Application

MACS in cooperation with MACAH received a grant of \$10,000 to do a housing survey on seniors. A Committee has been struck which is developing a Terms of Reference for the project.

- The list of research questions should be finalized and the RFP issued before the end of this month.
- The contract to commence research should be awarded towards the end of October 2013.
- The draft report and completed research should be ready for presentation to Council in March 2014.

7. Seniors' Forum

The Mayor's Advisory Committee on Seniors has established a Subcommittee to look into the possibility of holding a Seniors' Forum this year.

Allan Miller
Chairperson

Building Permits List Council's October 15, 2013 Regular Meeting

Permits Issued: 2013/10/03 To 2013/10/09

Class: Commercial

515 Kenmount Rd	Co	Car Sales Lot
57 Old Pennywell Rd	Co	Clinic
40 Aberdeen Ave	Ms	Retail Store
40 Aberdeen Ave	Ms	Retail Store
50 Aberdeen Ave	Ms	Retail Store
1 Anderson Ave	Ms	Clinic
37 Anderson Ave	Ms	Eating Establishment
260 Blackmarsh Rd	Ms	Retail Store
10 Elizabeth Ave	Ms	Retail Store
92 Elizabeth Ave	Ms	Service Shop
92 Elizabeth Ave	Ms	Office
336 Freshwater Rd	Ms	Communications Use
336 Freshwater Rd	Ms	Office
12 Gleneyre St	Ms	Service Shop
179 Hamlyn Rd	Ms	Club
12-20 Highland Dr	Sn	Retail Store
12-20 Highland Dr	Ms	Clinic
189 Higgins Line	Ms	Office
75 Kelsey Dr	Ms	Eating Establishment
54 Kenmount Rd	Sn	Eating Establishment
33 Kenmount Rd	Ms	Office
35 Kenmount Rd	Ms	Eating Establishment
85-95 Kenmount Rd	Ms	Car Sales Lot
193 Kenmount Rd	Ms	Retail Store
275 Kenmount Rd	Ms	Eating Establishment
345-349 Main Rd	Ms	Eating Establishment
431-435 Main Rd	Ms	Take-Out Food Service
445 Newfoundland Dr	Ms	Restaurant
445 Newfoundland Dr	Ms	Restaurant
57 Old Pennywell Rd	Ms	Office
22 O'leary Ave	Ms	Restaurant
22 O'leary Ave	Ms	Restaurant
78 O'leary Ave	Ms	Retail Store
37 O'leary Ave	Ms	Retail Store
37 O'leary Ave	Ms	Office
36 Pearson St	Ms	Office
16 Stavanger Dr	Ms	Retail Store
386 Stavanger Dr	Ms	Commercial School
386 Stavanger Dr	Ms	Retail Store
386 Stavanger Dr	Ms	Service Shop
3 Stavanger Dr	Ms	Retail Store
15 Stavanger Dr	Ms	Retail Store
25 Stavanger Dr	Ms	Retail Store
15-27 Stavanger Dr	Ms	Retail Store
92 Thorburn Rd	Ms	Eating Establishment
390 Topsail Rd	Ms	Retail Store
390 Topsail Rd	Ms	Retail Store
644 Topsail Rd	Ms	Club
644 Topsail Rd	Ms	Commercial School
668 Topsail Rd	Sn	Service Shop
686 Topsail Rd	Ms	Restaurant
248 Torbay Rd	Ms	Eating Establishment
286 Torbay Rd	Ms	Restaurant
286 Torbay Rd	Ms	Retail Store

320 Torbay Rd	Ms	Tavern
320 Torbay Rd	Ms	Restaurant
320 Torbay Rd	Ms	Eating Establishment
340 Torbay Rd	Sn	Service Shop
436 Torbay Rd	Ms	Nursery School
464 Torbay Rd	Ms	Retail Store
660 Torbay Rd	Ms	Service Station
141 Torbay Rd	Ms	Restaurant
141 Torbay Rd	Ms	Service Shop
Torbay Road-Torbay Rd Mall	Ms	Retail Store
611 Torbay Rd	Ms	Retail Store
668 Topsail Rd	Cr	Service Shop
2 Stead Pl	Rn	Day Care Centre
807 Water St	Cr	Retail Store
6 Robin Hood Bay Rd	Rn	Retail Store
109 Blackmarsh Rd	Co	School
465 East White Hills Rd	Rn	Warehouse
255 Major's Path	Rn	Office
50 White Rose Dr -Carter's	Rn	Retail Store
57 Rowan St	Rn	Mixed Use
271 Duckworth St	Rn	Mixed Use

This Week \$ 1,068,040.00

Class: Industrial

This Week \$.00

Class: Government/Institutional

100 Mundy Pond Rd	Nc	Accessory Building
Pleasantville Bldg 531	Rn	Admin Bldg/Gov/Non-Profit
10 Barter's Hill-Parking Garag	Rn	Admin Bldg/Gov/Non-Profit

This Week \$ 868,245.00

Class: Residential

14 Allan Sq	Nc	Patio Deck
350 Anspach St	Nc	Single Detached Dwelling
226 Back Line	Nc	Accessory Building
460 Back Line	Nc	Accessory Building
367 Bay Bulls Rd, Lushman	Nc	Single Detached Dwelling
2 Spruce Grove Ave	Nc	Accessory Building
1265 Blackhead Rd	Nc	Single Detached Dwelling
107 Blue Puttee Dr	Nc	Fence
89 Cape Pine St	Nc	Accessory Building
2 Crestview Pl, Lot 11	Nc	Single Detached Dwelling
4 Crestview Pl, Lot 10	Nc	Single Detached Dwelling
6 Crestview Pl-Lot 9	Nc	Single Detached Dwelling
4 Dauntless St	Nc	Fence
4 Douglas St, Lot 248	Nc	Single Detached Dwelling
144 Green Acre Dr	Nc	Accessory Building
14 Kenai Cres	Nc	Patio Deck
50 Kenai Cres, Lot 200	Nc	Single Detached Dwelling
84 Kenai Cres	Nc	Accessory Building
37 Kenai Cres, Lot 233	Nc	Single Detached Dwelling
55 Kenai Cres	Nc	Swimming Pool
211 Ladysmith Dr, Lot 601	Nc	Single Detached & Sub.Apt
9 Laggan Pl	Nc	Accessory Building
34 Mccrae St	Nc	Accessory Building
5 Marsland Pl	Nc	Fence
38 Mount Cashel Rd	Nc	Patio Deck

30 Musgrave St	Nc	Accessory Building
67 Neptune Rd	Nc	Accessory Building
43 Oberon St, Lot 175	Nc	Single Detached & Sub.Apt
55 Parsonage Dr, Lot 2.19	Nc	Single Detached Dwelling
67 Parsonage Dr, Lot 3:11	Nc	Single Detached Dwelling
158 Pearltown Rd	Nc	Fence
212-214 Petty Harbour Rd	Nc	Accessory Building
39 Pitcher's Path	Nc	Fence
32 Raleigh St	Nc	Patio Deck
44 Rennie's Mill Rd	Nc	Accessory Building
3 Rhaye Place, Lot 1	Nc	Single Detached Dwelling
5 Rhaye Place, Lot 2	Nc	Single Detached Dwelling
27 Rhodora St - Base Building	Nc	Condominium
20 Ridgemount St	Nc	Accessory Building
6 Stanford Pl, Lot 19	Nc	Single Detached Dwelling
5 Stanford Pl, Lot 18	Nc	Single Detached Dwelling
15 Stanford Pl, Lot 28	Nc	Single Detached Dwelling
6 Stephano St, Lot 233	Nc	Single Detached & Sub.Apt
8 Stephano St, Lot 234	Nc	Single Detached & Sub.Apt
11 Thistle Pl	Nc	Swimming Pool
84 Winslow St	Nc	Fence
3 Berry St Eastern Stained	Co	Single Detached Dwelling
17 Otter Dr	Ex	Single Detached Dwelling
17 Appledore Pl	Rn	Single Detached Dwelling
54 Francis St	Rn	Single Detached Dwelling
9 Laggan Pl	Rn	Single Detached Dwelling
48 O'reilly St	Rn	Single Detached Dwelling
61 Parsonage Dr	Rn	Single Detached Dwelling
14 Prince Of Wales St	Rn	Townhousing
14 Stanford Pl	Rn	Single Detached Dwelling
3 Trebble Pl	Rn	Single Detached Dwelling
26 Tigress St	Rn	Single Detached & Sub.Apt
20-22 Kenna's Hill-Northridge	Rn	Condominium
13 Woodwynd St	Rn	Single Detached Dwelling
55 Baird Pl	Sw	Single Detached Dwelling
22 Borden St	Sw	Single Detached & Sub.Apt
14 Cassino Pl	Sw	Single Detached Dwelling
17 Exeter Ave	Sw	Single Detached Dwelling
15 Kenai Cres	Sw	Single Detached Dwelling
59 Parsonage Dr	Sw	Single Detached Dwelling
10 Pynn Pl	Sw	Single Detached Dwelling
12 Gleneyre St	Ms	Retail Store
497 Kenmount Rd	Ms	Car Sales Lot

This Week \$ 8,176,996.00

Class: Demolition

This Week \$.00

This Week's Total: \$ 10,113,281.00

Repair Permits Issued: 2013/10/03 To 2013/10/09 \$ 17,650.00

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			
October 15, 2013			
TYPE	2012	2013	% VARIANCE (+/-)
Commercial	\$178,600,100.00	\$78,700,700.00	-56
Industrial	\$5,000,000.00	\$131,000.00	-97
Government/Institutional	\$15,700,300.00	\$78,100,300.00	397
Residential	\$150,700,500.00	\$137,300,200.00	-9
Repairs	\$4,300,500.00	\$4,000,000.00	-7
Housing Units (1 & 2 Family Dwellings)	496	387	
TOTAL	\$354,301,400.00	\$298,232,200.00	-16

Respectfully Submitted,

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

MEMORANDUM

Weekly Payment Vouchers For The Week Ending October 10, 2013

Payroll

Public Works	\$ 368,477.81
Bi-Weekly Administration	\$ 833,428.52
Bi-Weekly Management	\$ 774,896.65
Bi-Weekly Fire Department	\$ 571,469.51
Accounts Payable	\$2,575,672.82

Total: \$ 5,123,945.31

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
HARTY'S INDUSTRIES	00058769	STEEL FLAT BAR	\$302.54
HARTY'S INDUSTRIES	00058770	STEEL FLAT BAR	\$8.21
VOKEY'S JANITORIAL SERVICE	00058771	JANITORIAL SERVICES	\$1,061.07
JOHNSON INVESTMENTS INC.	00058772	PROFESSIONAL SERVICES	\$1,990.94
BELL ALIANT	00058773	TELEPHONE SERVICES	\$788.79
ORKIN CANADA	00058774	PEST CONTROL	\$123.74
WELSH, SHERRY	00058775	TRAVEL REIMBURSEMENT	\$1,245.76
EUROAMBER	00058776	PROMOTIONAL ITEMS	\$2,076.94
MIOVISION TECHNOLOGIES INC.	00058777	HARDWARE & SOFTWARE SERVICES	\$2,849.36
BELL ALIANT	00058778	TELEPHONE SERVICES	\$6,214.72
PARTS FOR TRUCKS INC.	00058779	REPAIR PARTS	\$701.47
PITNEY BOWES OF CANADA LIMITED	00058780	INK CARTRIDGE	\$384.08
ALICE WHITTY	00058781	REFUND PARK CARDS	\$75.01
SKY HIGH AMUSEMENTS ENTERTAINMENT SERVICES	00058782	RENTAL OF EQUIPMENT	\$226.00
COLONIAL GARAGE & DIST. LTD.	00058783	LEGAL CLAIM	\$984.81
NEWFOUNDLAND POWER	00058784	ELECTRICAL SERVICES	\$67,564.51
RECEIVER GENERAL FOR CANADA	00058785	PAYROLL DEDUCTIONS	\$119,296.90
RECEIVER GENERAL FOR CANADA	00058786	PAYROLL DEDUCTIONS	\$6,479.87
NEWFOUNDLAND EXCHEQUER ACCOUNT	00058787	PAYROLL TAX	\$120,171.77
O'GRADY, LYNN	00058788	TRAVEL REIMBURSEMENT	\$333.50
JOSH BURT	00058789	AETTNL MEMBERSHIP RENEWAL	\$468.95
PUBLIC SERVICE CREDIT UNION	00058790	PAYROLL DEDUCTIONS	\$6,722.31
IRVING OIL MARKETING GP	00058791	GASOLINE & DIESEL PURCHASES	\$10,699.97
NEWFOUNDLAND POWER	00058792	ELECTRICAL SERVICES	\$429,686.23
ACKLANDS-GRAINGER	00058793	INDUSTRIAL SUPPLIES	\$1,611.59
THE UPS STORE #169	00058794	COURIER SERVICES	\$121.75
ATLANTIC OFFSHORE MEDICAL SERV	00058795	MEDICAL SERVICES	\$7,452.67
CABOT AUTO GLASS & UPHOLSTERY	00058796	CLEANING SERVICES	\$658.79
ATLANTIC PURIFICATION SYSTEM LTD	00058797	WATER PURIFICATION SUPPLIES	\$2,513.88
COSTCO WHOLESALE	00058798	MISCELLANEOUS SUPPLIES	\$1,303.49
KELLOWAY CONSTRUCTION LIMITED	00058799	CLEANING SERVICES	\$1,695.00
CAREW SERVICES LTD.	00058800	FLAGSTONE	\$1,336.79
RDM INDUSTRIAL LTD.	00058801	INDUSTRIAL SUPPLIES	\$127.12
ROBERT BAIRD EQUIPMENT LTD.	00058802	RENTAL OF EQUIPMENT	\$2,737.85
DISCOUNT CAR & TRUCK RENTALS	00058803	VEHICLE RENTAL	\$6,488.46
HERCULES SLR INC.	00058804	REPAIR PARTS	\$357.98
DOMINION STORES 924	00058805	MISCELLANEOUS SUPPLIES	\$350.27
STAPLES THE BUSINESS DEPOT - OLD PLACENTIA RD	00058806	STATIONERY & OFFICE SUPPLIES	\$6,687.51
BELBIN'S GROCERY	00058807	CATERING SERVICES	\$531.95
SMS EQUIPMENT	00058808	REPAIR PARTS	\$764.58
THE HUB TROPHIES & MEDICAL SUPPLIES	00058809	NAME PLATES	\$113.00
LANDSCAPE NFLD. & LABRADOR	00058810	MEMBERSHIP FEES	\$154.81
INTEGRATED OCCUPATIONAL HEALTH SERVICES	00058811	JOBSITE ANALYSIS	\$1,417.50

NAME	CHEQUE #	DESCRIPTION	AMOUNT
CHARLES R. BELL LTD.	00058812	APPLIANCES	\$1,282.55
PIK-FAST EXPRESS INC.	00058813	BOTTLED WATER	\$196.00
WASTE MANAGEMENT	00058814	GARBAGE COLLECTION	\$350.62
CREDIT & DEBT SOLUTIONS	00058815	PROFESSIONAL SERVICES	\$325.00
ROCKWATER PROFESSIONAL PRODUCT	00058816	CHEMICALS	\$4,198.01
GRAPHIC ARTS & SIGN SHOP LIMITED	00058817	SIGNAGE	\$287.70
DESTINATION ST. JOHN'S	00058818	LUNCHEON FOR CANADIAN TRAVEL COMMISSION	\$1,144.29
EC BOONE LTD.	00058819	PROTECTIVE CLOTHING	\$390.77
MARITIME TURF SUPPLIES	00058820	REPAIR PARTS	\$255.43
BARNES/BOWMAN DISTRIBUTION	00058821	REPAIR PARTS	\$2,334.74
TRACT CONSULTING INC	00058822	PROFESSIONAL SERVICES	\$5,782.80
BRENKIR INDUSTRIAL SUPPLIES	00058823	PROTECTIVE CLOTHING	\$62.83
THE BRIGADE COUNCIL OF THE CLB	00058824	121ST ANNIVERSARY DINNER TICKETS	\$280.00
OFFICEMAX GRAND & TOY	00058825	OFFICE SUPPLIES	\$1,353.42
COMPUTERSHARE INVESTOR SERVICE ACCOUNTS RECEIVA	00058826	AGENCY SERVICE FEES	\$1,678.05
PINNACLE OFFICE SOLUTIONS LTD	00058827	PHOTOCOPIES	\$2,465.46
WESTERN HYDRAULIC 2000 LTD	00058828	REPAIR PARTS	\$4,544.86
STAPLES THE BUSINESS DEPOT - STAVANGER DR	00058829	STATIONERY & OFFICE SUPPLIES	\$421.29
TRIWARE TECHNOLOGIES INC.	00058830	COMPUTER EQUIPMENT	\$3,477.01
CHESTER DAWE CANADA - O'LEARY AVE	00058831	BUILDING SUPPLIES	\$745.91
AEARO CANADA LIMITED	00058832	PRESCRIPTION SAFETY GLASSES	\$352.68
CAMPBELL RENT ALLS LTD.	00058833	HARDWARE SUPPLIES	\$395.50
ANNEX PUBLISHING & PRINTING	00058834	PUBLICATIONS	\$286.48
AIR LIQUIDE CANADA INC.	00058835	CHEMICALS AND WELDING PRODUCTS	\$11,885.86
DAVE CARROLL	00058836	BAILIFF SERVICES	\$215.50
CARSWELL DIV. OF THOMSON CANADA LTD	00058837	PUBLICATIONS	\$684.89
INTEREX	00058838	METAL/STEEL	\$254.25
WAL-MART 3196-ABERDEEN AVE.	00058839	MISCELLANEOUS SUPPLIES	\$96.57
ROGERS CABLE	00058840	INTERNET SERVICES	\$22.15
NORTRAX CANADA INC.,	00058841	REPAIR PARTS	\$421.63
JOE JOHNSON EQUIPMENT INC.	00058842	REPAIR PARTS	\$78.94
WM L CHAFE & SON LTD.	00058843	CLOTHING ALLOWANCE	\$29,990.20
KENT BUILDING SUPPLIES-PLACENTIA RD	00058844	BUILDING MATERIALS	\$721.27
HAZMASTERS INC.	00058845	REPAIR PARTS	\$263.29
CANADIAN RED CROSS	00058846	CPR RECERTIFICATION	\$110.00
RON FOUGERE ASSOCIATES LTD	00058847	ARCHITECTURAL SERVICES	\$50,572.64
PF COLLINS CUSTOMS BROKER LTD	00058848	DUTY AND TAXES	\$37.02
COLONIAL GARAGE & DIST. LTD.	00058849	AUTO PARTS	\$1,512.44
CONSTRUCTION SIGNS LTD.	00058850	SIGNAGE	\$1,785.97
IMAGE FUSION INC.	00058851	REPAIR PARTS	\$362.17
MAXXAM ANALYTICS INC.,	00058852	WATER PURIFICATION SUPPLIES	\$19,500.42
CROSBIE INDUSTRIAL SERVICE LTD	00058853	RENTAL OF EQUIPMENT	\$35,019.60
HARTY'S INDUSTRIES	00058854	STEEL FLAT BAR	\$299.45

NAME	CHEQUE #	DESCRIPTION	AMOUNT
ORTHOTIC AIDS LIMITED	00058855	CLOTHING ALLOWANCE	\$282.50
CABOT READY MIX LIMITED	00058856	DISPOSAL OF USED CONCRETE	\$842.58
DICKS & COMPANY LIMITED	00058857	OFFICE SUPPLIES	\$2,215.19
H. KHALILI PH.D. & ASSOCIATES	00058858	MEDICAL EXAMINATION	\$75.00
NEWFOUNDLAND CAMERA	00058859	PURCHASE OF 3 CAMERAS	\$949.17
NORTH ATLANTIC MARINE SUPPLIES & SERVICES	00058860	REPAIR PARTS	\$43.22
DOMINION RECYCLING LTD.	00058861	PIPE	\$848.63
THYSSENKRUPP ELEVATOR	00058862	ELEVATOR MAINTENANCE	\$988.75
RUSSEL METALS INC.	00058863	METALS	\$290.41
CANADIAN TIRE CORP.-MERCHANT DR.	00058864	MISCELLANEOUS SUPPLIES	\$46.38
EAST COAST MARINE & INDUSTRIAL	00058865	MARINE & INDUSTRIAL SUPPLIES	\$254.25
EASTERN AUDIO LTD.	00058866	AUDIO EQUIPMENT	\$2,117.62
EAST CHEM INC.	00058867	CHEMICALS	\$2,486.00
ELECTRIC MOTOR & PUMP DIV.	00058868	REPAIR PARTS	\$3,514.75
ELECTRONIC CENTER LIMITED	00058869	ELECTRONIC SUPPLIES	\$16.67
EMCO SUPPLY	00058870	REPAIR PARTS	\$357.68
ENVIROMED ANALYTICAL INC.	00058871	REPAIR PARTS AND LABOUR	\$146.34
THE TELEGRAM	00058872	ADVERTISING	\$7,071.80
EXECUTIVE COFFEE SERVICES LTD.	00058873	COFFEE SUPPLIES	\$196.80
FACTORY FOOTWEAR OUTLET LTD.	00058874	PROTECTIVE FOOTWEAR	\$903.96
ROYAL CANADIAN LEGION	00058875	CATERING SERVICES	\$1,946.56
DOMINION STORE 935	00058876	MISCELLANEOUS SUPPLIES	\$834.74
EMERGENCY REPAIR LIMITED	00058877	AUTO PARTS AND LABOUR	\$10,642.45
REDWOOD CONSTRUCTION LIMITED	00058878	REFUND MAINTENANCE SECURITY DEPOSIT	\$2,000.00
RBC GLOBAL SERVICES/RBC INVESTOR SERVICES	00058879	SINKING FUND	\$706.25
MAYNARD-REECE ENGINEERING EQUIPMENT LIMITED	00058880	REPAIR PARTS	\$463.30
BRUCE SUTHERLAND ASSOCIATES LTD	00058881	REPAIR PARTS	\$3,266.38
FUN "N" FAST 1986 LTD.	00058882	REPAIR PARTS	\$176.53
BUY AND SELL	00058883	ADVERTISING	\$734.50
MILLENNIUM EXPRESS	00058884	COURIER SERVICES	\$638.17
DEVONSHIRE PET MEMORIAL SERVICES INC.	00058885	PROFESSIONAL SERVICES	\$3,147.05
COASTLINE SPECIALTIES	00058886	REPAIR PARTS	\$2,570.75
GREENWOOD SERVICES INC.	00058887	OPEN SPACE MAINTENANCE	\$10,075.56
QUALITY CLASSROOMS	00058888	SUPPLIES - RECREATION PROGRAMS	\$436.12
STELLAR INDUSTRIAL SALES LTD.	00058889	INDUSTRIAL SUPPLIES	\$712.44
CHAPTERS ST. JOHN'S	00058890	BOOKS	\$55.13
PROVINCIAL FENCE PRODUCTS	00058891	FENCING MATERIALS	\$1,943.26
PENNEY'S HOLDINGS LIMITED	00058892	PROFESSIONAL SERVICES	\$2,288.25
DELL CANADA INC.	00058893	COMPUTER SUPPLIES	\$77.97
STARGARDEN GROUP	00058894	PROFESSIONAL SERVICES	\$10,258.29
THE WORKS	00058895	MEMBERSHIP FEES	\$157.64
HARRIS & ROOME SUPPLY LIMITED	00058896	ELECTRICAL SUPPLIES	\$853.39
HARVEY'S OIL LTD.	00058897	PETROLEUM PRODUCTS	\$28,271.13

NAME	CHEQUE #	DESCRIPTION	AMOUNT
HARVEY'S TRAVEL AGENCY LTD.	00058898	AIRFARE COSTS	\$1,097.93
GUILLEVIN INTERNATIONAL CO.	00058899	ELECTRICAL SUPPLIES	\$339.00
CANADIAN LINEN & UNIFORM	00058900	MAT RENTALS	\$1,908.33
SPORTCHEK-VILLAGE MALL	00058901	CLOTHING ALLOWANCE	\$1,105.01
PRACTICAR CAR & TRUCK RENTALS	00058902	VEHICLE RENTAL	\$1,250.91
NU-QUEST DISTRIBUTION INC.	00058903	REPAIR PARTS	\$162.72
HICKMAN MOTORS LIMITED	00058904	AUTO PARTS	\$104.29
HISCOCK RENTALS & SALES INC.	00058905	HARDWARE SUPPLIES	\$124.12
DISTRIBUTION BRUNET INC.,	00058906	REPAIR PARTS	\$241.89
ON GRADE (NL) INC.,	00058907	SURVEY EQUIPMENT	\$429.28
SPORTCHEK-ABERDEEN DRIVE	00058908	CLOTHING ALLOWANCE	\$594.99
SCOTIA RECYCLING (NL) LIMITED	00058909	REPAIR PARTS	\$741.73
CANADIAN STANDARDS ASSOCIATION	00058910	PUBLICATIONS	\$135.60
IMPRINT SPECIALTY PROMOTIONS LTD	00058911	PROMOTIONAL ITEMS	\$3,438.99
PRINTER TECH SOLUTIONS INC.,	00058912	REPAIRS TO EQUIPMENT	\$1,370.13
LIPHOOK COUPLERS SYSTEMS INC.,	00058913	REPAIR PARTS	\$2,159.42
HOME APPLIANCE REPAIR LTD.	00058914	REPAIRS TO APPLIANCES	\$762.74
KEAN'S PUMP SHOP LTD.	00058915	REPAIR PARTS	\$169.50
KENT BUILDING SUPPLIES-STAVANGER DR	00058916	BUILDING MATERIALS	\$274.56
LITECO	00058917	REPAIR PARTS	\$507.78
FINE FOOD FACTORY	00058918	SANDWICH TRAYS	\$207.04
CANDUIT ELECTRIC INC.,	00058919	REFUND ELECTRICAL PERMIT	\$2,739.10
JRV DISTRIBUTORS	00058920	REPAIR PARTS	\$59.43
WINDOW LAND	00058921	WINDOW	\$318.51
PATEL MEDICAL CENTRE	00058922	MEDICAL EXAMINATION	\$20.00
KERR CONTROLS LTD.	00058923	INDUSTRIAL SUPPLIES	\$392.19
LISA HURD	00058924	PERFORMANCE FEE	\$300.00
BOLD GROUP INC. T/A FOCUS	00058925	ADVERTISING	\$335.61
LAWLOR'S TROPHIES & ENGRAVING LTD	00058926	BRASS PLATES	\$4,873.24
MARK'S WORK WEARHOUSE	00058927	PROTECTIVE CLOTHING	\$101.69
JT MARTIN & SONS LTD.	00058928	HARDWARE SUPPLIES	\$675.91
MARTIN'S FIRE SAFETY LTD.	00058929	SAFETY SUPPLIES	\$167.26
MCLOUGHLAN SUPPLIES LTD.	00058930	ELECTRICAL SUPPLIES	\$2,941.69
KONICA MINOLTA BUSINESS SOLUTIONS CANADA LTD	00058931	LEASING OF PHOTOCOPIER	\$23.84
MODERN BUSINESS EQUIPMENT LTD.	00058932	LEASING OF EQUIPMENT	\$62.95
WAJAX INDUSTRIAL COMPONENTS	00058933	REPAIR PARTS	\$148.99
NEWFOUND DISPOSAL SYSTEMS LTD.	00058934	DISPOSAL SERVICES	\$46,043.93
NEWFOUNDLAND DISTRIBUTORS LTD.	00058935	INDUSTRIAL SUPPLIES	\$300.97
NEWFOUNDLAND BROADCASTING CO.	00058936	ADVERTISING	\$1,243.00
NFLD KUBOTA LTD.	00058937	REPAIR PARTS	\$24.30
NEWFOUNDLAND & LABRADOR HOUSING CORP. (NLCH)	00058938	REFUND MUNICIPAL TAX	\$4,605.00
NEWFOUNDLAND POWER	00058939	REMOVAL OF STREET LIGHT	\$1,361.65
TOROMONT CAT	00058940	AUTO PARTS	\$3,845.89

NAME	CHEQUE #	DESCRIPTION	AMOUNT
R NICHOLLS DISTRIBUTORS INC.	00058941	PROTECTIVE CLOTHING	\$544.66
PENNECON ENERGY HYDRAULIC SYSTEMS	00058942	PROFESSIONAL SERVICES	\$499.39
PPG CANADA INC.	00058943	PAINTS	\$56.50
J & J SEARCHING SERVICES	00058944	MECHANIC LIEN SEARCH	\$197.75
CA PIPPY PARK COMMISSION	00058945	GROUNDS MAINTENANCE	\$9,266.00
PROFESSIONAL UNIFORMS & MATS INC.	00058946	PROTECTIVE CLOTHING	\$176.26
PUROLATOR COURIER	00058947	COURIER SERVICES	\$218.48
PYRAMID CONSTRUCTION LIMITED	00058948	REFUND MAINTENANCE SECURITY DEPOSIT	\$6,000.00
REPROGRAPHICS LTD.	00058949	TONER CARTRIDGES	\$121.28
RIDEOUT TOOL & MACHINE INC.	00058950	TOOLS	\$79.73
NAPA ST. JOHN'S 371	00058951	AUTO PARTS	\$118.19
TRANSCONTINENTAL NEWFOUNDLAND & LABRADOR DIV.	00058952	PUBLICATIONS	\$10,013.13
ROYAL FREIGHTLINER LTD	00058953	REPAIR PARTS	\$3,386.73
S & S SUPPLY LTD. CROSSTOWN RENTALS	00058954	REPAIR PARTS	\$62.15
BIG ERICS INC	00058955	SANITARY SUPPLIES	\$628.40
SAUNDERS EQUIPMENT LIMITED	00058956	REPAIR PARTS	\$3,247.16
SANSOM EQUIPMENT LTD.	00058957	REPAIR PARTS	\$45.20
SMITH STOCKLEY LTD.	00058958	PLUMBING SUPPLIES	\$294.10
STANLEY FLOWERS LTD.	00058959	FLOWERS	\$13,360.47
SUPERIOR OFFICE INTERIORS LTD.	00058960	OFFICE SUPPLIES	\$4,808.15
THRIFTY CAR RENTALS	00058961	VEHICLE RENTAL	\$2,089.37
TOWER TECH COMMUNICATIONS & SPORTS FIELD LIGHTING	00058962	NETTING REPAIRS & INSTALLATION	\$1,527.76
TRACTION DIV OF UAP	00058963	REPAIR PARTS	\$5,172.43
K & D PRATT INSTRUMENTATION	00058964	REPAIR PARTS	\$93.79
WATERWORKS SUPPLIES DIV OF EMCO LTD	00058965	REPAIR PARTS	\$778.57
WEIRS CONSTRUCTION LTD.	00058966	RENTAL OF EQUIPMENT	\$2,052.12
WAL-MART 3092-KELSEY DRIVE	00058967	MISCELLANEOUS SUPPLIES	\$498.68
XEROX CANADA LTEE	00058968	LEASING OF OFFICE EQUIPMENT	\$2,999.28
RECEIVER GENERAL	00058969	DOSIMETER SERVICES	\$87.57
BELL ISLAND FIGURE SKATING CLUB	00058970	CTJS PROGRAM	\$2,800.00
JILL DREADDY DANCECO	00058971	REAL PROGRAM	\$2,689.49
DR. T.G. HOGAN	00058972	MEDICAL EXAMINATION	\$20.00
ST. TERESA'S PARISH HALL	00058973	RENTAL OF BUILDING	\$150.00
BMO BANK OF MONTREAL	00058974	REFUND OVERPAYMENT OF TAXES	\$1,386.83
IDANCE INC.	00058975	REAL PROGRAM	\$600.00
NEWFOUNDLAND CHOCOLATE COMPANY INC.	00058976	CHOCOLATE TASTING	\$1,412.50
THE BANK OF NOVA SCOTIA	00058977	REFUND OVERPAYMENT OF TAXES	\$1,383.18
FIRSTLINE MORTGAGES	00058978	REFUND OVERPAYMENT OF TAXES	\$400.00
HAMMOND. WALLACE	00058979	SOUND SYSTEMS	\$113.00
KING WILLIAM DEVELOPMENT	00058980	REFUND MUNICIPAL TAX	\$841.06
PRINCE OF WALES SKATING CLUB	00058981	REAL PROGRAM	\$176.65
THE LEYTON GALLERY OF FINE ART	00058982	ART PROCUREMENT PROGRAM	\$3,056.65
EMMA BUTLER GALLERY	00058983	ART PROCUREMENT PROGRAM	\$3,220.50

NAME	CHEQUE #	DESCRIPTION	AMOUNT
BELL MOBILITY INC. RADIO DIVISION	00058984	MAINTENANCE CHARGES & REPAIRS	\$1,206.06
LONDON LIFE	00058985	REFUND OVERPAYMENT OF TAXES	\$1,391.69
CHRISTINA PARKER GALLERY	00058986	ART PROCUREMENT PROGRAM	\$10,339.50
SMITH, GERALD	00058987	HONORARIUM	\$100.00
BMO BANK OF MONTREAL	00058988	REFUND OVERPAYMENT OF TAXES	\$1,810.00
HUNGRY HEART CAFE	00058989	MUFFIN TRAYS	\$406.27
STAPLES THE BUSINESS DEPOT - KELSEY DR	00058990	OFFICE SUPPLIES	\$238.28
KARWOOD CONTRACTING	00058991	REFUND OVERPAYMENT OF TAXES	\$2,361.70
INTERPRETING SERVICES OF NL INC.	00058992	PROFESSIONAL SERVICES	\$248.60
DR. LORRAINE CANTWELL	00058993	MEDICAL EXAMINATION	\$20.00
CIBC	00058994	REFUND OVERPAYMENT OF TAXES	\$1,972.86
CAROLYN JACKMAN	00058995	HONORARIUM	\$100.00
BUI PETERSON	00058996	RECREATION PROGRAM REFUND	\$40.00
MULTIGLASS INSULATION LTD.	00058997	REPAIR PARTS	\$93.70
A HOLDING PLACE	00058998	COUNSELING SERVICES	\$422.65
DR. SHEILAGH MCGRATH	00058999	MEDICAL EXAMINATION	\$20.00
JOHNSON GEO CENTRE	00059000	RENTAL OF BUILDING	\$3,572.07
THE PEOPLE CENTRE	00059001	COUNSELING SERVICES	\$493.00
YORK DEVELOPMENTS INC.	00059002	REFUND OVERPAYMENT OF TAXES	\$2,695.83
ELAINE CHAULK	00059003	RECREATION PROGRAM REFUND	\$40.00
BETTE ANDERSON	00059004	ELECTION HONORARIUM	\$159.21
DR. S. NAFISI	00059005	MEDICAL EXAMINATION	\$20.00
SOBEYS ROPEWALK LANE	00059006	MISCELLANEOUS SUPPLIES	\$15.42
SOULFUL SOUNDS MUSIC STUDIO	00059007	REAL PROGRAM	\$315.00
DR. CARL D. MOORES PROFESSTIONAL MEDICAL CORP.	00059008	MEDICAL EXAMINATION	\$20.00
EAST END PIZZA INC.	00059009	MEAL ALLOWANCE	\$50.92
THE UNIFUND ASSURANCE COMPANY	00059010	LEGAL CLAIM	\$1,650.42
BURKE - ROBERTSON LLP	00059011	LEGAL FEES	\$338.03
KARATE NL	00059012	CTJS PROGRAM	\$300.00
ROBYN BARRON	00059013	ELECTION HONORARIUM	\$247.66
MICHAEL SPARROW & STEVEN GARDINER	00059014	REFUND MAINTENANCE SECURITY DEPOSIT	\$2,000.00
DELORES DOHERTY	00059015	REFUND OVERPAYMENT OF TAXES	\$2,380.00
PATRICK FLEMING	00059016	REFUND OVERPAYMENT OF TAXES	\$1,426.10
MARY HAYWARD	00059017	REFUND OVERPAYMENT OF TAXES	\$260.22
PIUS & HELEN MYLES	00059018	REFUND OVERPAYMENT OF TAXES	\$525.47
RONALD & PATRICIA BUTLER	00059019	REFUND OVERPAYMENT OF TAXES	\$233.98
PAM HALL	00059020	PROFESSIONAL SERVICES	\$265.00
FRANCES C. COOK	00059021	REFUND OVERPAYMENT OF TAXES	\$236.67
STEPHANIE HICKEY	00059022	ELECTION HONORARIUM	\$247.66
ELINOR UDELL	00059023	ELECTION HONORARIUM	\$159.21
PATRICIA COLEMAN	00059024	ELECTION HONORARIUM	\$159.21
CATHERINE ANTHONY	00059025	ELECTION HONORARIUM	\$159.21
ELIZABETH SPEARNS	00059026	ELECTION HONORARIUM	\$159.21

NAME	CHEQUE #	DESCRIPTION	AMOUNT
MARARET REID	00059027	ELECTION HONORARIUM	\$159.21
DENISE CLEARY	00059028	ELECTION HONORARIUM	\$159.21
REX REID	00059029	ELECTION HONORARIUM	\$159.21
JONATHAN NOSEWORTHY	00059030	ELECTION HONORARIUM	\$247.66
STEVEN LANNON	00059031	ELECTION HONORARIUM	\$247.66
SARAH MURPHY	00059032	ELECTION HONORARIUM	\$159.21
JESSICA LEGROW	00059033	ELECTION HONORARIUM	\$247.66
MAX BONNELL	00059034	ELECTION HONORARIUM	\$212.28
EILEEN MADDEN	00059035	ELECTION HONORARIUM	\$212.28
JOHN WALSH	00059036	ELECTION HONORARIUM	\$212.28
SYLVIA WALSH	00059037	ELECTION HONORARIUM	\$212.28
CAROL MEALEY	00059038	ELECTION HONORARIUM	\$212.28
SHARON CLARKE	00059039	ELECTION HONORARIUM	\$212.28
HEATHER HENNEBURY	00059040	ELECTION HONORARIUM	\$247.66
ERIN BROCKLEHURST	00059041	ELECTION HONORARIUM	\$159.21
JEREMY MACDONALD	00059042	PROFESSIONAL SERVICES	\$81.59
ANGELA TRUJILLO	00059043	RECREATION PROGRAM REFUND	\$32.00
ERICA BANFIELD	00059044	ELECTION HONORARIUM	\$247.66
DEBBIE FLEMING	00059045	ELECTION HONORARIUM	\$212.28
MILLCENT HICKS	00059046	RECREATION PROGRAM REFUND	\$40.00
KIM BLANCHARD	00059047	RECREATION PROGRAM REFUND	\$192.00
CANCELLED	00059048	CANCELLED	\$0.00
SIMPLY DIY RENTALS	00059049	ORGANZA SASHES	\$100.00
MOULTON, SYLVIA	00059050	REFUND DEVELOPMENT APPLICATION	\$150.00
MARGARET WALSH BEST	00059051	ART PROCUREMENT PROGRAM	\$678.00
MARTIN, DONALD	00059052	REFUND WATER DEFERRAL PERMIT	\$7,500.00
PAYNE, JENNIFER	00059053	REFUND BULK PICKUP	\$45.00
AU, MEELING	00059054	MEAL ALLOWANCES FOR ELECTION STAFF	\$39.85
DUNN, HAROLD	00059055	VEHICLE BUSINESS INSURANCE	\$271.00
COOK, DEBORAH	00059056	ADVENTURE CANADA LUNCHEON	\$80.79
RYAN, GERARD	00059057	CLOTHING ALLOWANCE	\$124.28
COOK, CAROLYN	00059058	HOST TRAVEL WRITER	\$176.18
WADDEN, DAVID	00059059	VEHICLE BUSINESS INSURANCE	\$304.00
SHERRIFFS, KAREN	00059060	MILEAGE	\$16.79
PINSENT, JEFF	00059061	VEHICLE BUSINESS INSURANCE	\$254.00
DUGGAN, DEREK	00059062	MILEAGE	\$36.62
MAHER, TRAVIS	00059063	MILEAGE	\$68.63
MCGRATH, CINDY	00059064	MILEAGE	\$23.98
FOWLER, TINA	00059065	MILEAGE	\$39.37
BROWN, GARY	00059066	RECREATION PROGRAM REFUND	\$40.00
RICHARD HYNES	00059067	REIMBURSEMENT CONFERENCE FEE	\$485.00
HILLIER, HEATHER	00059068	VEHICLE BUSINESS INSURANCE	\$293.00
DAY, DAVID	00059069	REIMBURSEMENT AIRLINE FLIGHT	\$575.45

NAME	CHEQUE #	DESCRIPTION	AMOUNT
DESTINATION ST. JOHN'S	00059070	3rd QUARTER ACCOMMODATION TAX TRANSFER	\$150,000.00
SOBEY'S INC	00059071	MISCELLANEOUS SUPPLIES	\$210.08
GORDON BARNES	00059072	PROFESSIONAL SERVICES	\$2,400.00
HARVEY'S TRAVEL AGENCY LTD.	00059073	AIRFARE COSTS	\$995.86
RICK MAGILL	00059074	CLEANING SERVICES	\$80.00
DARLENE SHARPE	00059075	CLEANING SERVICES	\$600.00
JONATHAN MURPHY	00059076	TRAVEL REIMBURSEMENT	\$374.51
58394 NEWFOUNDLAND & LABRADOR INC.	00059077	REFUND COURT OF APPEAL	\$200.00
FORTIS PROPERTIES	00059078	REFUND COURT OF APPEAL	\$400.00
NOEL O'DEA	00059079	REFUND COURT OF APPEAL	\$600.00
CORY ENGLISH	00059080	REFUND MAINTENANCE SECURITY DEPOSIT	\$301.88
CORY ENGLISH	00059081	REFUND MAINTENANCE SECURITY DEPOSIT	\$1,198.12
NEWFOUND CONSTRUCTION LTD.	00059082	PROGRESS PAYMENT	\$411,208.53
NEWFOUNDLAND POWER	00059083	ELECTRICAL SERVICES	\$8,362.52
CITY OF ST. JOHN'S	00059084	REPLENISH PETTY CASH	\$363.15
PUBLIC SERVICE CREDIT UNION	00059085	PAYROLL DEDUCTIONS	\$8,890.45
RECEIVER GENERAL FOR CANADA	00059086	PAYROLL DEDUCTIONS	\$514,718.71
RECEIVER GENERAL FOR CANADA	00059087	PAYROLL DEDUCTIONS	\$133,303.96
AU, WING	00059088	TRAVEL ADVANCE	\$2,049.50
O'GRADY, LYNN	00059089	TRAVEL ADVANCE	\$927.00
BUTTON, VICKI	00059090	TRAVEL REIMBURSEMENT	\$803.97
TOTAL:			<u>\$2,575,672.82</u>

MEMORANDUM

Date: October 10, 2013

To: Mayor & Members of Council

From: Robert Smart

Re: Kenmount Terrace Neighbourhood Park

The City of St. John's is currently involved in the development of the Kenmount Park residential and commercial neighbourhood. Upon completion it is expected in excess of 3,000 residential dwellings, housing a community of close to 10,000 citizens will call Kenmount Terrace home.

In this regard, it became desirable and necessary to plan for the development of a large scale neighbourhood park and associated linkages. A site was chosen off Messenger Drive, consisting of approximately 40,000 sq. m. (8.4 ac.) of land suitable for multi-purpose recreational, planned and informal open space activity. The site is situated adjacent to another 120,000 sq. m. (24 ac.) of environmentally valuable area that is suitable for trail development and passive recreational use. In total, approximately 160,000 sq.m. (32 ac.) of parkland will be appropriately developed in the community.

The acquisition of the land occurred as follows;

- Council approved the acquisition of 40,000 sq.m. as per negotiations with Bristol Development. (CD # R2013-05-21/8)
- Agreement of Purchase and Sale Conditions
 - The owner will convey to the City of St. John's 40,000 sq. m. of land for the price of Eight Hundred Thousand Dollars (\$800,000)
 - The City will pay half the cost of extending Messenger Drive. The estimated cost is One Million Five Hundred and Forty Two Thousand Dollars (\$1,542,000), therefore, the City's contribution is to be Seven Hundred and Seventy One Thousand dollars (\$771,000) which is to be paid in trust pending satisfactory completion of the road by the Developer.
 - The owner will agree to convey 160,000 sq. m. of adjacent environmentally valuable area to the City for One Dollar (\$1.00), once its debt to RCEC has been retired and the mortgage released. This is anticipated to occur within the next 2 -3 years.
- An independent appraisal indicates the value of the 40,000 sq. m. is \$1.9 Million Dollars, plus half the cost of the road and is viewed as a sound business deal for the City.

ST. JOHN'S

CITY MANAGER

Through a consultancy contract, the City of St. John's will establish a variety of mechanisms in which the neighbourhood residents, city residents and the neighbouring communities can provide input and perspective to a new park in the city. This is the first time in many of our lives that we will have created a new park to such a size. To gauge the range of possible uses the city will ensure there is ample opportunity and means by which to gather input, suggestions and considerations.

It is anticipated the community engagement process will commence within the next few months and will be linked to the results of the Open Space Master Plan.

Recommendation

Council approve execution of the Purchase and Sale Agreement for acquisition of park lands.

A handwritten signature in black ink, appearing to read 'R. Smart', written in a cursive style.

Robert Smart,
City Manager

MEMORANDUM

Date: October 10, 2013

To: Mayor and Members of Council

From: Robert Smart

**Re: Parks and Open Spaces Master Plan
Request for Proposal
Recommendation to Award: CD# R2013-07-22/27**

The City of St. John's is currently in a sustained period of residential/commercial growth and development. In an effort to ensure the open space and park land amenities meet the needs of current and future residents, a contemporary planning document is required.

A proposal call was issued, **CD # R2013-07-22/27** and produced four (4) significant responses.

- Trace Planning and Design/MQO Research Group
- Tract Consulting Inc.
- Dillon Consulting Ltd.
- Stantec Consulting Ltd.

A comprehensive review of the proposals was completed by the Department of Public Works, Parks and Open Spaces Division and the Department of Community Services, Recreation Division. In this regard it was determined the consultant that best met the Terms of Reference for the preparation of a Parks and Open Space Master Plan is the Trace Planning and Design/MQO Research group.

Trace Planning and Design, led by Jim Scott, Landscape Architect, Community /Environmental Planner, headquartered in Moncton, N.B., is well established and specialized in the field of community development, urban design and master planning. They have developed and authored several similar planning documents throughout eastern Canada and the United States. They will be responsible for the development of the Master Plan.

MQO Research, St. John's, NL, is led by Corrinne MacGillivray King, V.P. Research –NL. Their primary focus will be the engagement of the stakeholders, the collection of data and presentation of the final product. MQO is a leading and well respected, Atlantic Canada marketing and research firm established through the merger of MarketQuest Research and Omnifacts Research, in 2010.

ST. JOHN'S

CITY MANAGER

The consultant's proposal has defined the process that will guide the future direction, policies, priorities and actions of passive open space, environmentally valuable areas and programmed open space use in the City of St. John's, for the short and long term. The Master Plan will provide a blueprint for the orderly acquisition of land; development and maintenance of land and open space facilities; and the provision of associated services.

This will include a process for engaging the St. John's community and its affiliated external agencies. The consultant has proposed to complete the work program and develop the Master Plan by undertaking research, facilitating workshops and meetings and providing technical expertise on the approach, structure and content of the Master Plan.

The consultant has proposed a significant community engagement process that will develop a vision, assimilating the wants and needs of the residents, interest groups, developers, planners and the City while managing expectations.

Recommendation

It is therefore recommended the Master Plan preparation be awarded to Trace Planning and Design/MQO Research at the cost of \$98,163.00 plus HST. The document will be completed within 120 days of contract award.



Robert Smart,
City Manager

MEMORANDUM

Date: October 7, 2013

To: His Worship the Mayor and Members of Council

Re: **Council Directive R2013-04-01/3**
Development Fee and Subdivision Application Fee
St. John's Development Regulations Amendment No. 556, 2013

At its regular meeting on April 1, 2013, Council directed staff to advertise the above-noted amendment respecting the Development Fee and the Subdivision Application Fee and to consult with affected stakeholders. Since then, staff met with representatives of the Canadian Home Builders Association – NL and with the NL Construction Association. The City has also sent out a proposal call for an Open Space Master Plan and has acquired land for a new Kenmount Park (municipal park north of Kenmount Road).

These fees are listed in Section 6.4 "Fees for Subdivision" of the St. John's Development Regulations. The proposed amendment would restructure each fee and remove their dollar values from being listed in the Regulations. At present, changing the dollar value of each fee requires Council to amend the Regulations as per the Urban and Rural Planning Act. If the amendment proceeds, Council will be able to adopt a fee schedule from time to time without needing to amend the Development Regulations.

The purpose of changing these two fees is to better reflect the costs to the City of dealing with subdivision applications (covered by the Subdivision Application Fee) and in developing public parks, playgrounds, trails, and recreational facilities (covered by the Development Fee). These fees have not been increased since August, 2004, and the cost of creating open spaces has certainly escalated since then. Please note that the Development Fee would apply to non-residential as well as residential properties (the present fee applies only to residential properties). The fees have been discussed at several meetings of the City's Development Committee.

Development Fee revenue currently average \$800,000 p.a, and is estimated to double as a result of the fee increase. All Development Fee revenue is deposited to a separate Open Space Reserve, and dedicated exclusively to parks and open space initiatives. Current balance in the Open Space Reserve is \$2.4 M. In addition to the continuing development of existing parks, playgrounds, trails, etc. two new initiatives will demand funding in coming years:

- A Parks & Open Space Master Plan is being developed to guide future investments. Given the rapid growth in the City, it is likely the Master Plan will identify a need for additional funding of open spaces.
- The City has acquired 8.4 acres of land on Messenger Drive at a cost of \$1.5 Million to develop a new major park in the Kenmount Terrace area. This will require a multi-million dollar investment in facilities and attractions.

Recommendation

It is recommended that Council adopt St. John's Development Regulations Amendment No. 556, 2013, which will restructure the Development Fee and the Subdivision Application Fee. It is also recommended that Council adopt the fee schedule noted below, with new fees to be effective November 1, 2013.

ST. JOHN'S

DEPARTMENT OF PLANNING

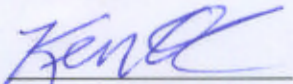
CITY OF ST. JOHN'S PO BOX 908 ST. JOHN'S NL CANADA A1C 5M2 WWW.STJOHN'S.CA

Subdivision Application Fee: Increase from \$100 to \$200 per lot.

Development Fee:

- For residential development, increase from \$1,000 per lot to \$2,000 per residential unit.
- For non-residential development, introduce a fee of \$20 per square metre (gross floor area).
- For mixed-use development, introduce \$2,000 per residential unit plus \$20 per square metre (gross floor area) for all non-residential areas of a building.

Should Council adopt the amendment, it would then be referred to the Department of Municipal Affairs for registration.



Ken O'Brien, MCIP
Manager of Planning and Information

KOB/dlm

Attachment

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 556, 2013**

WHEREAS the City of St. John's wishes to modify the current provisions of the St. John's Development Regulations dealing with the Subdivision Application Fee and the Development Fee.

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, 2000:

Repeal Section 6.4.2 ("Subdivision Application Fee") and repeal Section 6.4.3 ("Development Fee") and replace with the following new sections:

"6.4.2 Subdivision Application Fee

For any Subdivision, a Subdivision Application Fee shall be paid prior to the issue of any permits, and the amount of this Fee shall be established by Council from time to time. This Fee shall apply to every Lot created by the Subdivision, excluding the Homestead Lot. This Fee shall be in addition to any other fee or requirement."

"6.4.3 Development Fee

- (1) A Residential Development Fee shall be paid for each new Dwelling Unit to be constructed on a Lot. The Fee shall be paid prior to the issuance of any permit for the new Dwelling Unit. The amount of the Fee shall be established by Council from time to time and shall be in addition to any other fee or requirement.
- (2) A Non-Residential Development Fee shall be paid for each new structure, or expansion of an existing structure, for a non-residential use to be constructed on a Lot. The Fee shall be paid prior to the issuance of any permit for the new structure or expansion. The amount of the Fee shall be established by Council from time to time and shall be in addition to any other fee or requirement.
- (3) A Mixed Use Development Fee shall be paid for each new structure, expansion of an existing structure or each new Dwelling Unit in a mixed use to be constructed on a Lot. The Fee shall be paid prior to the issuance of any permit for the new structure, expansion or Dwelling Unit. The amount of the Fee shall be established by Council from time to time and shall be in addition to any other fee or requirement."

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

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

Mayor

City Clerk

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





REGIONAL FIRE SERVICES
COMMITTEE

BRIEFING NOTE

TITLE: TOWN OF PARADISE BECOMING A FULL MEMBER OF THE REGIONAL FIRE SERVICES COMMITTEE (RFSC)

ISSUE: To brief Council on the events leading to the signing of an MOU between the RFSC and the Town of Paradise as it relates to Paradise becoming a full member of the RFSC and to seek approval of City Council to proceed with the initiative.

BACKGROUND:

- The St. John's Regional Fire Department currently provides fire and emergency protection services to the Town of Paradise for a fee of \$700,000. These services are provided from current staffing levels and Fire Stations located in St. John's and Mount Pearl.
- In 2012, the Towns of Holyrood, Conception Bay South and Paradise conducted a fire and emergency protection services study in order to assist them in planning the future direction and needs of the community(s).
- Subsequent to this report, Paradise entered into discussions with the RFSC, with intentions of becoming a full member of the RFSC with St. John's and Mount Pearl, having a Fire Station constructed/equipped in Paradise and having it staffed 24/7 with 4 full time firefighters.
- On 2013/09/20, the Regional Fire Services Committee (RFSC) signed an MOU (**attached**) with the Town of Paradise indicating they would recommend to Council(s) that Paradise become a full member of the RFSC as indicated above. The MOU also outlined how expenditures would be recouped from the participating members.
- It is estimated that this initiative will see an increase in the SJRFD yearly budget of approximately \$2.1 million; this increase will be shared amongst the Cities of St. John's, Mount Pearl and the Town of Paradise, based upon an established property assessed value formula.

- The table below projects the budgeted operating expenditures for the municipalities under three scenarios:
 1. In the first column Paradise continues to receive standby coverage and pays their fee as per the current agreement.
 2. In the second column, Paradise continues to receive standby coverage but sees an increase in their fee to avail of the service.
 3. In the third column Paradise is a full member of the RFSC.

	1	2	3
	Paradise receiving standby coverage; current scenario	Paradise receiving standby coverage; fee increased	Paradise full member
St. John's	23,562,495	23,066,442	23,102,438
Mount Pearl	4,937,505	4,833,558	4,841,101
Paradise	700,000	1,300,000	3,356,461
	29,200,000	29,200,000	31,300,000

- The construction of an additional Fire Station in Paradise will not only result in a significant increase in service to the Town of Paradise, but will also enhance the level of service to the citizens of St. John's and Mount Pearl.

RECOMMENDATION:

The Regional Fire Services Committee recommends that: ***“Council approve the design and construction of a 3 bay/2 deep Fire Station in Paradise, the purchase of the necessary equipment for that Station and the staffing of four (4) full-time Firefighters on a 24-hour basis”.***

MEMORANDUM OF UNDERSTANDING

BETWEEN

THE REGIONAL FIRE SERVICES COMMITTEE
(CITIES OF ST. JOHN'S and MOUNT PEARL)

AND

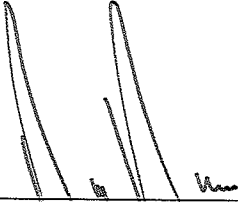
THE TOWN OF PARADISE

The purpose of the MOU is to outline the general terms and conditions mutually agreed upon in order to initiate the purchase of land, the design and construction of a 3 bay/2 deep Fire Station in Paradise, the purchase of the necessary equipment for that Station and the staffing of four (4) full-time Firefighters on a 24-hour basis.

It has been agreed that:

- The City of St. John's will purchase the identified land (through the Town of Paradise) and build, equip and staff the Paradise Fire Station.
- The existing Property Assessed Value (tenant and vacant land included) formula (Appendix A) for the yearly cost contribution will remain into effect for seven (7) years upon the opening of the Paradise Fire Station.
- The City of St. John's will estimate their tenant's portion of the Property Assessed Value.
- The current "Fire Protection Services Agreement" with the Town of Paradise will remain into effect until the expiry date of December 31, 2014 and a new Agreement will be established for January 1, 2015.
- The new "Fire Protection Services Agreement" will be based upon a report currently being finalized by the SJRFD and to be approved by the RFSC.

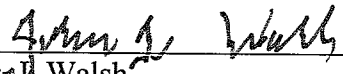
- During the first year the Paradise Fire Station operates, the new “Fire Protection Services Agreement” and the Property Assessed Value (tenant and vacant land included) formula will be applied in proportion for Paradise’s contribution for that year.
- The Town of Paradise will become a full voting member of the RFSC upon the opening of the Paradise Fire Station, and the voting membership will be:
 - (2) - St. John’s
 - (1) - Mount Pearl
 - (1) – Paradise
- Additional non-voting members may be added to the RFSC at the discretion of a Municipality.
- The RFSC Co-chairs agree to the afore mentioned items and on behalf of the RFSC recommend that they be accepted by the Cities of St. John’s and Mount Pearl.



 Mr. D. Breen
 Co-Chair, RFSC

Sept 20, 2013


 Date



 Mr. J. Walsh
 Co-Chair, RFSC

Sept. 20/13

 Date



 Mr. R. Wiseman
 Mayor, Paradise

Sept. 20, 2013

 Date

Appendix “A”

The definition of Property Assessed Value (PAV) is the total assessed value including real property, tenant (business occupancy) and vacant land.

The formula for calculating a municipality’s share of the cost to operate the St. John’s Regional Fire Department (SJRFD) is;

1. Determine the Net Operating Costs of SJRFD

Gross operating budget of SJRFD
Less shared 911 costs
Less fixed billings to other communities

2. Determine the RFSC municipality’s share of the PAV

City of St. John’s	X%
City of Mount Pearl	Y%
Town of Paradise	<u>Z%</u>
	100%

3. Determine the RFSC municipality’s share

City of St. John’s	X% x Net Operating Cost
City of Mount Pearl	Y% x Net Operating Cost
Town of Paradise	Z% x Net Operating Cost

MEMORANDUM

Date: October 11th, 2013

To: His Worship the Mayor and Members of Council

From: Deputy City Manager Corporate Services and City Clerk

Re: **Chairing Public Meetings
2013 (October, November & December)
2014 (January to December)**

The following rotation for chairing Public Meetings for 2013 (October, November & December) 2014 (January to December) is referred to Council for approval:

2013

October	Deputy Mayor Ellsworth
November	Councillor Puddister
December	Councillor Lane

2014

January	Councillor Davis
February	Councillor Galgay
March	Councillor Breen
April	Councillor Hann
May	Councillor Collins
June	Councillor Hickman
July	Councillor Tilley
August	Councillor Lane
September	Deputy Mayor Ellsworth
October	Councillor Hann
November	Councillor Puddister
December	Councillor Hickman

Neil Martin
Deputy City Manager Corporate Services & City Clerk

ST. JOHN'S

MEMORANDUM

Date: October 10th, 2013

To: His Worship the Mayor and Members of Council

From: Deputy City Manager Corporate Services & City Clerk

Re: Attendance by Councillor Galgay at the
2013 MNL Annual Convention & Trade Show
Delta St. John's & St. John's Convention Centre
November 7th - 9th 2013

Council approval is requested for Councillor Galgay's attendance at the above noted event.

Neil A. Martin
Deputy City Manager
Corporate Services & City Clerk

ST. JOHN'S

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

ECONOMIC UPDATE

OCTOBER 2013

Contact us at business@stjohns.ca to be added to our monthly distribution list

ECONOMIC INDICATORS

- The New Housing Price Index for St. John's Metro was 150.6 in July 2013 up 1.8%*
- The Consumer Price Index for St. John's Metro was 125.8 in August 2013 up 1.6%*
- Retail sales for Newfoundland and Labrador were \$724.4 million in July 2013 up 5.6%*

* same month in the previous year.

LABOUR FORCE CHARACTERISTICS

St. John's Metro, (seasonally adjusted, three-month moving average)

	Aug 13	Chg.*
Labour Force	115,100	-1.8%
Unemployment Rate	5.7%	-1.5pt
Employment Rate	65.2%	-1.7pt
Participation Rate	69.1%	-3.0pt

* same month in the previous year.

BUSINESS BRIEFS

Developing a Population Growth Strategy

The Government of Newfoundland and Labrador recently released details on its Population Growth Strategy. The document says it will take more than fertility or immigration alone to increase the population of the province. A series of 11 consultations will be held in communities across the province during the month of October to provide insight into what it will take to get people to stay in the province. Once the consultations have concluded the provincial government will implement policies to assist in the growth of the population of Newfoundland and Labrador. Feedback can be provided to populationgrowth@gov.nl.ca. Statistics

Canada reports that the province's population is 526,702 as of July 1 of this year. The population is down slightly in Newfoundland and Labrador from the year 2000 when it reached 527,966.

National Household Survey Provides Look at Housing

Details from the Housing Section of the 2011 National Household Survey were recently released. The homeownership rate in St. John's metro was 70.3%, which was higher than the Canadian homeownership rate of 69.0%. Owner households in St. John's paid an average monthly shelter cost of \$1,107. For renters, the average monthly shelter cost was \$757.

Households in St. John's metro that paid 30% or more of household total income toward shelter costs represented 21.6% of households. In St. John's metro, 6.0% of households reported living in dwellings that required major repairs. The proportion of households reporting major repair requirements was lower for owners than renters (4.4% for owner-occupied dwellings and 9.6% for renter-occupied dwellings). Out of the 79,025 households in St. John's, 2,670 lived in condominium dwellings. Of dwellings built between 2001 and 2011, 3.6% were condominiums. Of dwellings built between 1991 and 2000, 4.2% were condominiums. Between 1981 and 1990, 4.0% were condominiums, and, for 1980 or before, 2.8% were condominiums. www.statcan.gc.ca

RDC Invests in research projects

The Research & Development Corporation of Newfoundland and Labrador (RDC) is investing \$3.7 million in Memorial University to support 34 research projects aimed at solving technical challenges and closing knowledge gaps. The research is being conducted in a range of areas, including natural resource industries, manufacturing and health and life sciences. These projects have secured additional investments totalling \$6.3 million through federal funding, private sector investment and other sources.

ST. JOHN'S

Business Approvals

Gas Bar and
convenience store
265 Commonwealth
Ave.

Halloween Store
22 O'Leary Ave.

The Living Concept
15-17 Stavanger

Halloween Ally
16-72 Hamlyn Rd.

Eat Clean Healthy Grill
27 Elizabeth Ave.

Internal medicine clinic
300 Lemarchant Rd.

Intersport
Avalon Mall

Chatters hair salon
1 Kiwanis St.

Steffen Dance Studio
655 Topsail Rd.

Harbour Merchants
120 New Gower St.

Registered Homeopath
Tara Jensen
12 Gleneyre St.

New Home Based
Business

Event planning
business
2 First Ave.

Esthetics services
515 Backline Rd.

City Building Permits (Year to date as of September 30, 2013)

Type	2012	2013	% Variance
Commercial	\$171,170,900	\$74,800,000	-56
Industrial	\$3,600,100	\$131,000	-96
Institutional*	\$15,500,500	\$77,200,000	398
Residential	\$144,300,900	\$126,100,300	-13
Repairs	\$4,000,700	\$3,900,500	-3
Total	\$338,573,100	\$282,131,800	-17

* Government/institutional data does not include the full range of permit activity undertaken by the provincial government and its agencies.

Upcoming Events

Canadian Assoc. of Nephrology Nurses conference	Oct 6-8	www.cannt.ca
Petrobras Procurement Mission 2013	Oct 7-9	www.edc.ca
The Canadian Technology Accelerator Program info	Oct 8	www.ctaoutreachstjohns.eventbrite.ca
Festival of New Dance	Oct 8-13	festivalofnewdance.ca
Newleef 2013: Adapting to a Changing Environment	Oct 10-11	www.newleef.ca
Occupational Health & Safety Training	Oct 16-17	www.nlec.nf.ca
Canadian Academy on Audiology	Oct 16-19	canadianaudiology.ca
Aboriginal Business Speed Networking	Oct 15	www.bot.nf.ca
St. John's International Women's Film Festival	Oct 22-26	www.womensfilmfestival.com
NAPE Biennial Convention 2013	Oct 24-26	www.nape.nf.ca
Writing a Proposal	Oct 28-29	www.mun.ca/gardinercentre
NLOWE Entrepreneur of the Year Awards	Oct 30	www.nlowe.org

Canada Business NL's Guest Advisor Program

Canada Business NL's Guest Advisor Program provides entrepreneurs with the opportunity to speak with marketing professionals, lawyers, accountants, financial representatives and business management consultants who volunteer their time to discuss business concerns and answer questions. The confidential, one-on-one consultation service is provided without obligation, free of charge. For further information or to setup an appointment email info.cb@acoa-apeca.gc.ca. October's schedule is as follows:

- Digital Marketing with Sheldon Payne, Newfound Marketing Oct 21
- Accounting with John Dearn, Business Management Services Oct 22
- ACOA Programs & Financing with Rob Mallay Oct 23
- Business Planning & Growth with Beulah Bouzane, Bouzane Consulting Oct 24
- Legal Consultation with Beth A. Sheppard, Benson Myles PLC Inc. Oct 25

ST. JOHN'S

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(709) 576-8107
business@stjohns.ca