

**AGENDA
REGULAR MEETING**

**OCTOBER 28th, 2013
4:30 p.m.**

ST. JOHN'S

MEMORANDUM

October 25, 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 **Monday, October 28, 2013 at 4:30 p.m.**

This meeting will be preceded by a Special Meeting to be held on the same day in Conference Room A at **3:30 p.m.**

By Order

A handwritten signature in black ink that reads "Neil Martin". The signature is written in a cursive style with a large initial "N" and "M".

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 28th, 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 21st, 2013)**
4. **Business Arising from the Minutes**
 - A. **Included in the Agenda**
 - B. **Other Matters**
 - C. **Notices Published**
 - a. **A Change of Non-Conforming Use Application** has been submitted requesting permission to occupy a portion of civic number **29 Howley Avenue Extension** to accommodate a barber and hair supply business. The proposed business will occupy a floor area of approximately 171 square feet and will operate Monday to Saturday 10 a.m. to 8:30 p.m. and Sunday 9 a.m. to 6 p.m. Clients are by appointment only with two clients per appointment. The proposed business will have a staff of two employees. (**Ward 2**)
5. **Public Hearings**
6. **Committee Reports**
 - a. Planning Committee Report dated October 16, 2013
7. **Resolutions**
8. **Development Permits List**
9. **Building Permits List**
10. **Requisitions, Payrolls and Accounts**
11. **Tenders**
 - a. Tender – Water and Sewer Supplies
 - b. Tender – Hydrant Parts

12. Notices of Motion, Written Questions and Petitions

Notice of Motion – St. John’s Noise By-Law

13. Other Business

a. **Correspondence from the Mayor’s Office**

b. Items Added by Motion

14. Adjournment

October 21st, 2013

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

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, Deputy City Manager, Public Works, Director of Engineering, Chief Municipal Planner, City Solicitor and Manager, Corporate Secretariat, were also in attendance.

Call to Order and Adoption of the Agenda

SJMC2013-10-21/468R

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

Adoption of Minutes

SJMC2013-10-21/469R

It was decided on motion of Councillor Lane; seconded by Councillor Breen: That the minutes of October 15th, 2013 be adopted as presented.

Notices Published

- a. A Discretionary Use application has been submitted to operate an 'Aquaculture' use on **land adjacent to 90 Pearltown Road** as a Discretionary Use in the Agriculture (AG) Zone. The proposed structures would be greenhouse-style buildings containing closed tanks for raising tilapia fish. The tanks would be built above ground and use natural lighting plus some artificial lights when natural daylight is not sufficient to provide 14 hours per day. The buildings would be metal-frame, poly-covered greenhouses 200 feet long and 15 feet high.

The City of St. John's wishes to allow 'Aquaculture' as a Discretionary Use in the Agriculture (AG) Zone and to define 'Aquaculture' to read as follows: "AQUACULTURE' means the breeding, hatching and rearing of fish or other aquatic plants or animals for sale and/or personal use." (Ward 5)

One (1) Submission

Proposed Text Amendment to the Agriculture (AG) Zone.

SJMC2013-10-15/470R

It was moved by Councillor Collins; seconded by Deputy Mayor Ellsworth: That the application be approved subject to conditions recommended to the proposed text amendment to the Agriculture (AG) Zone.

SJMC2013-10-15/471R

It was then moved by Councillor Puddister; seconded by Councillor Collins: That a decision be deferred for one week to allow staff an opportunity to investigate the lighting issue and its impact on residences in close proximity to the proposed development.

The motion to defer being put was unanimously carried.

Public Hearings

**Rezoning from the RR Zone to the RRI Zone
Ryan's Place, Goulds – Various Properties**

Councillor Collins presented a report of a public meeting held on August 22, 2013 the purpose of which was to provide an opportunity for comments/opinions on the proposed rezoning of Ryan's Place from Rural Residential (RR) zone which requires at least one acre to a Rural Residential Infill (RRI) zone which requires only half acre lots on well and septic.

In this regard, Council considered a memorandum dated October 16, 2013 from the Chief Municipal Planner. A number of written submissions on the proposed rezoning application were presented for Council's information.

SJMC2013-10-21/472R

It was moved by Councillor Collins; seconded by Councillor Davis: That the matter be deferred pending further review.

The motion to defer being put was unanimously carried.

**Proposed Rezoning for Commercial and Residential Development
(The Light House Project) 83 & 90 Duckworth Street
Applicant – Republic Properties Inc. Republic Properties Inc.**

Councillor Hann presented the report of a public meeting held on May 22, 2013 to provide an opportunity for public review and comment on an application submitted by Republic Properties regarding the redevelopment of civic numbers 83 and 90 Duckworth Street (former East Fire Station). A six-storey building consisting of ground floor commercial and five floors of boutique hotel are proposed for civic number 83 Duckworth Street. The site is currently zoned Commercial Central Mixed Use under the St. John's Development Regulations. This zone allows the proposed development with a maximum building height of 15 metres. The applicants have requested a height of 21 metres with an increase in the floor area ratio. A four-storey building, with two levels of parking (one underground) and three floors of residential units is proposed for civic number 90 Duckworth Street, which requires a rezoning from Residential Downtown to the Apartment Downtown Zone. Existing buildings on both sites will be demolished. Parking for both buildings will be provided at civic number 90 Duckworth Street.

In this regard, Council considered a memorandum dated October 16, 2013 from the Chief Municipal Planner regarding the application. A number of written submissions on the proposed rezoning application were presented for Council's information.

SJMC2013-10-21/473R

It was moved by Councillor Hann; seconded by Councillor Tilley: That staff be directed to proceed with the amendment process for this application and draft the appropriate amendments to the St. John's Development Regulations for referral to a future Regular Meeting of Council for consideration of adoption.

SJMC2013-10-21/474R

It was then moved by Councillor Lane; seconded by Councillor Galgay: That the motion be amended to include a height reduction of one floor to the height proposed for the development.

Members of Council voting against the amendment felt that reducing the project by one floor would be of little value and cautioned against the change in terms of significant economic impacts for the proponents.

The amendment to the motion being put there voted for it the mover and seconder. The amendment was lost.

In speaking to the main motion, members of Council indicated their support of the project, spoke of its many benefits and welcomed a development of this magnitude to the revitalization of the downtown. Concern was expressed relative to the City's planning process and future development in the downtown. It was pointed out that the City embarked on its St. John's Municipal Plan Review and once completed will provide advice and direction to the City and will set out policies for planning, use, and future development of property.

Following discussion the main motion being put was unanimously carried.

Committee Reports

Development Committee Report, October 15th, 2013

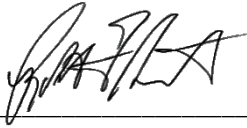
Council considered the following Development Committee Report dated October 15th, 2013:

1. Approval-in-Principle for Proposed Recreational Supply Building
Coastal Outdoors
Applicant: Ron Fougere
800 Kenmount Road
Commercial Industrial (CI) Zone (Ward 2)

The Development Committee recommends that Council grant an Approval-in-Principle for the development, subject to the following conditions:

- a. Compliance with the requirements of the Planning and Development Division;
- b. The required Building Permits must be obtained from the City, prior to the commencement of any development;
- c. This Development must meet the minimum parking requirements for the CI Zone for this type of occupancy;
- d. There is a concept plan currently under development for this area for a possible signalized roadway network, through which individual properties would access Kenmount Road, and would prohibit individual direct connections onto Kenmount Road. Therefore, the property access location will need to be modified at a later date in time to fall in line with the proposed development guidelines for the area; and

- e. If the proponent wishes to connect to the Town of Paradise services, any limitations, upgrades or permissions must be obtained from that municipality.



Robert F. Smart, City Manager
Chair – Development Committee

SJMC2013-10-21/475R

It was moved by Councillor Hann; seconded by Councillor Davis: That the Committee’s recommendation be approved.

The motion being put was unanimously carried.

Development Permits

Council considered as information the following Weekly Development Permits for the period October 11, 2013 to October 17, 2013:

**DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING
FOR THE PERIOD OF October 11, 2013 TO October 17, 2013**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
COM	Exp Services for Tim Horton's	Drive Thru Alterations & Site Work	275 Kenmount Road	4	Approved	13-10-11
COM	DSF Granite	Commercial Building	40 Eastland Drive	1	Approved	13-10-17
COM	Food For Thought	Proposed Retail of Food	84 Gower Street	2	Approved	13-10-17
RES	Fairview Investments Ltd	Forty-four(44) Residential Lots	Southlands– Area 3 and 4 (Stage 5)	5	Approved	13-10-18

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

INST - Institutional
IND - Industrial

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

Gerard Doran
Development Officer
Department of Planning

Building Permits List – October 21st, 2013

SJMC2013-10-21/476R

It was decided on motion of Councillor Collins; 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 21, 2013 Regular Meeting**

Permits Issued: 2013/ To 2013/

CLASS: COMMERCIAL

24A MEWS PL	CO	OFFICE		
83 ELIZABETH AVE	MS	COMMERCIAL GARAGE		
35 KELSEY DR- BOSTON PIZZA	SN	RESTAURANT		
31 PEET ST	MS	RETAIL STORE		
180 PORTUGAL COVE RD	MS	PLACE OF ASSEMBLY		
46-50 ROBIN HOOD BAY RD	MS	INDUSTRIAL USE		
ST. CLARE AVE	MS	PLACE OF ASSEMBLY		
397 STAVANGER DR	MS	RETAIL STORE		
415 STAVANGER DR-BOSTON PIZZA	SN	RESTAURANT		
430 TOPSAIL RD-BRIAN HEAD ASSC	SN	OFFICE		
26-34 TORBAY RD	MS	TAVERN		
430 TORBAY RD	MS	TAVERN		
140 WATER ST	SN	BANK		
13 LEMARCHANT RD	RN	MIXED USE		
49-51 KENMOUNT RD, SALVATION	SW	RETAIL STORE		
61 TORBAY RD	NC	FENCE		
644 TOPSAIL RD	RN	SHOPPING CENTRE		
50 WHITE ROSE, NORTHERN REFLEC	RN	RETAIL STORE		
50 WHITE ROSE DR	RN	RETAIL STORE		
290 EMPIRE AVE	RN	ADMIN BLDG/GOV/NON-PROFIT		
			THIS WEEK \$	663,800.00

CLASS: INDUSTRIAL

THIS WEEK \$.00

CLASS: GOVERNMENT/INSTITUTIONAL

THIS WEEK \$.00

CLASS: RESIDENTIAL

15 ALDERGROVE PL, LOT 244	NC	SINGLE DETACHED DWELLING		
40 CAPE PINE ST	NC	FENCE		

20 CAPPAHAYDEN ST	NC	ACCESSORY BUILDING
150 CASTLE BRIDGE DR LOT 197	NC	SINGLE DETACHED DWELLING
107 CASTLE BRIDGE DR, LOT 221	NC	SINGLE DETACHED DWELLING
2 COLLINS PL	NC	PATIO DECK
202 HAMILTON AVE	NC	PATIO DECK
31 HARRIS RD	NC	ACCESSORY BUILDING
20 HUSSEY DR	NC	PATIO DECK
202 HUSSEY DR	NC	ACCESSORY BUILDING
8 EASTMEADOWS PL	NC	FENCE
88 MOSS HEATHER DR	NC	ACCESSORY BUILDING
3 NEW PENNYWELL RD	NC	ACCESSORY BUILDING
10 OPHELIA PL, LOT 207	NC	SINGLE DETACHED DWELLING
147 PLEASANT ST	NC	FENCE
8 PROSPERO PL	NC	PATIO DECK
92 QUEEN'S RD	NC	PATIO DECK
22 ROSE ABBEY ST, LOT 160	NC	SINGLE DETACHED DWELLING
76 ROTARY DR, LOT 91	NC	SINGLE DETACHED DWELLING
78 ROTARY DR, LOT 92	NC	SINGLE DETACHED DWELLING
57 ROTARY DR, LOT 114	NC	SINGLE DETACHED DWELLING
24 SEQUOIA DR, LOT 306	NC	SINGLE DETACHED DWELLING
22 SINNOTT PL	NC	PATIO DECK
9 SUMAC ST	NC	ACCESSORY BUILDING
120 UNIVERSITY AVE	NC	PATIO DECK
31 GREAT EASTERN AVE	CO	HOME OFFICE
9 THOMAS ST	CR	SUBSIDIARY APARTMENT
16 CONNEMARA PL	EX	SINGLE DETACHED DWELLING
9 REGIMENT RD	EX	SINGLE DETACHED DWELLING
235 TOPSAIL RD	EX	SINGLE DETACHED DWELLING
63 BATTERY RD	RN	SINGLE DETACHED DWELLING
26 BLUE RIVER PL	RN	SINGLE DETACHED DWELLING
9 BRIGHTON PL	RN	SINGLE DETACHED DWELLING
48 CHEROKEE DR	RN	SINGLE DETACHED DWELLING
33 COCHRANE ST	RN	TOWNHOUSING
3 EASTMEADOWS CRES	RN	SINGLE DETACHED & SUB.APT
42 KENAI CRES	RN	SINGLE DETACHED DWELLING
17 LOGY BAY RD	RN	SINGLE DETACHED DWELLING
8 EASTMEADOWS PL	RN	SINGLE DETACHED DWELLING
104 PEARLTOWN RD	RN	SINGLE DETACHED DWELLING
61 PENNYWELL RD	RN	SINGLE DETACHED DWELLING
60 PRESCOTT ST	RN	SINGLE DETACHED DWELLING
134 QUEEN'S RD	RN	SEMI-DETACHED DWELLING
50 ROCHE ST	RN	SINGLE DETACHED DWELLING
15 STANFORD PL	RN	SINGLE DETACHED DWELLING
57 STIRLING CRES	RN	SINGLE DETACHED DWELLING
9 THOMAS ST	RN	SINGLE DETACHED DWELLING
12 VIMY AVE	RN	TOWNHOUSING
70 HEAVY TREE RD	SW	OTHER
8 EASTMEADOWS PL	SW	FENCE

THIS WEEK \$ 2,292,450.00

CLASS: DEMOLITION

THIS WEEK \$.00

THIS WEEK'S TOTAL: \$ 2,956,250.00

REPAIR PERMITS ISSUED: 2013/10/10 TO 2013/10/16 \$ 90,820.00

105 Castle Bridge Drive - your application to widen the driveway is rejected as contrary to Section 10.3.3(g) of St. John's Development Regulations.

LEGEND

- CO CHANGE OF OCCUPANCY
- CR CHNG OF OCC/RENOVTNS
- EX EXTENSION
- NC NEW CONSTRUCTION
- OC OCCUPANT CHANGE
- RN RENOVATIONS
- SW SITE WORK
- TI TENANT IMPROVEMENTS
- SN SIGN
- MS MOBILE SIGN
- CC CHIMNEY CONSTRUCTION
- CD CHIMNEY DEMOLITION
- DV DEVELOPMENT FILE
- WS WOODSTOVE
- DM DEMOLITION

YEAR TO DATE COMPARISONS			
October 21, 2013			
TYPE	2012	2013	% VARIANCE (+/-)
Commercial	\$179,200,300.00	\$79,400,500.00	-56
Industrial	\$5,000,000.00	\$131,000.00	-97
Government/Institutional	\$15,800,700.00	\$78,100,300.00	394
Residential	\$152,100,500.00	\$139,600,600.00	-8
Repairs	\$4,400,400.00	\$4,100,900.00	-7
Housing Units (1 & 2 Family Dwellings)	501	396	
TOTAL	\$356,501,900.00	\$301,333,300.00	-15

Respectfully Submitted,

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

Payrolls and Accounts

SJMC2013-10-21/477R

It was decided on motion of Councillor Collins; seconded by Councillor Puddister: That the following Payrolls and Accounts for the week October 17th, 2013 be approved:

**Weekly Payment Vouchers
For The
Week Ending October 17, 2013**

Payroll

Public Works	\$ 368,278.92
Bi-Weekly Casual	\$ 25,097.31
Accounts Payable	\$4,460,536.83

Total: \$ 4,853,913.06

Tenders

- a. Tender – Insurance Renewal - 2013-2014
- b. Tender – Maintenance of City Generators

SJMC2013-10-21/478R

It was decided on motion of Councillor Collins; seconded by Councillor Puddister: That the recommendations of the Deputy City Manager Corporate Services and City Clerk and the Deputy City Manager Public Works be approved and the tenders awarded as follows:

- a. Zurich Insurance in the amount of \$1,324,713.00 for the period November 1, 2013 to October 31, 2014
- b. Sansom Equipment Limited in the amount of \$56,205.00, which includes HST.

Committee Memberships of Council 2013-2014

- a. Committee Memberships of Council 2013-2014

SJMC2013-10-21/479R

It was decided on motion of Councillor Breen; seconded by Councillor Lane: That the following list of Chairs and Memberships to the City's various boards and committees (2013-2014) be approved:

Standing Committees		
Committee	Chairperson	Membership
Audit and Accountability	Deputy Mayor Ron Ellsworth	Councillor Dave Lane Councillor Danny Breen Councillor Bruce Tilley Councillor Jonathan Galgay
Economic Development, Tourism and Public Engagement	Co-Chaired by: Councillor Bruce Tilley Councillor Dave Lane	Mayor Dennis O'Keefe Deputy Mayor Ron Ellsworth Councillor Art Puddister Councillor Sandy Hickman Councillor Danny Breen Councillor Jonathan Galgay Councillor Bernard Davis
Finance and Administration	Councillor Danny Breen	Deputy Mayor Ron Ellsworth Councillor Sandy Hickman Councillor Dave Lane Councillor Art Puddister Councillor Bruce Tilley Councillor Wally Collins
Community Services and Housing	Councillor Bernard Davis	Deputy Mayor Ron Ellsworth Councillor Sandy Hickman Councillor Art Puddister Councillor Danny Breen Councillor Wally Collins
Planning & Development	Councillor Tom Hann	Deputy Mayor Ron Ellsworth Councillor Sandy Hickman Councillor Dave Lane Councillor Art Puddister Councillor Danny Breen Councillor Bruce Tilley Councillor Wally Collins
Public Works	Councillor Jonathan Galgay	Deputy Mayor Ron Ellsworth Councillor Sandy Hickman Councillor Dave Lane Councillor Art Puddister Councillor Danny Breen Councillor Bruce Tilley Councillor Wally Collins

Regional Committees		
Committee	Chairperson	Membership
Regional Fire Services	Councillor Danny Breen	Councillor Tom Hann Councillor Bruce Tilley
Regional Water Services	Deputy Mayor Ron Ellsworth	Councillor Tom Hann Councilor Jonathan Galgay Councillor Bernard Davis
Regional Waste Water Services	Deputy Mayor Ron Ellsworth	Councillor Tom Hann Councillor Bernard Davis
Eastern Waste Management		Mayor Dennis O’Keefe Councillor Tom Hann Councillor Sandy Hickman Councillor Dave Lane Councillor Art Puddister Councillor Danny Breen Councillor Jonathan Galgay Councillor Bruce Tilley Councillor Bernard Davis Councillor Wally Collins
Boards/Committees with Council Representation		
Committee	Chairperson	Membership
St. John’s Transportation Commission	Councillor Wally Collins	Deputy Mayor Ron Ellsworth Councillor Bernard Davis
St. John’s Sports & Entertainment		Councillor Danny Breen
C.A. Pippy Park Commission		Councillor Sandy Hickman
Grand Concourse Authority		Councillor Jonathan Galgay
Bowring Park Foundation		Deputy Mayor Ron Ellsworth
Quidi Vidi Rennies River Foundation		Councillor Sandy Hickman
St. John’s Clean & Beautiful		Councillor Dave Lane
Aquarena Committee		Councillor Sandy Hickman
Municipalities Newfoundland and Labrador		Councillor Jonathan Galgay
Other Committees of Council		
Committee	Chairperson	Membership
Animal Care & Control	Deputy Mayor Ron Ellsworth	Councillor Art Puddister

Cruise Ship	Mayor Dennis O'Keefe	Councillor Art Puddister
Arts Advisory	Councillor Sandy Hickman	Councillor Dave Lane Councillor Jonathan Galgay
Environmental Advisory	Councillor Dave Lane	Deputy Mayor Ron Ellsworth
Heritage Advisory	Co-Chairs: Councillor Sandy Hickman Councillor Dave Lane	Deputy Mayor Ron Ellsworth
Nomenclature	Councillor Bruce Tilley	Mayor Dennis O'Keefe
Police & Traffic	Councillor Art Puddister	Councillor Tom Hann Councillor Sandy Hickman Councillor Danny Breen Councillor Bruce Tilley Councillor Jonathan Galgay Councillor Bernard Davis Councillor Wally Collins
Public Arts Advisory		Councillor Sandy Hickman
St. John's Para-Transit		Councillor Ron Ellsworth Councillor Tom Hann
Special Events		Councillor Jonathan Galgay Councillor Bernard Davis
Taxi		Deputy Mayor Ron Ellsworth
Others		
Committee	Chairperson	Membership
Urban Forest Advisory		Councillor Sandy Hickman Councillor Dave Lane
Mayor's Advisory Committee on the Status of Persons with Disabilities		Deputy Mayor Ron Ellsworth Councillor Tom Hann
Mayor's Advisory Committee on Youth		Deputy Mayor Ron Ellsworth Councillor Bernard Davis
Mayor's Advisory Committee on Seniors		Councillor Tom Hann Councillor Bruce Tilley
Mayor's Advisory Committee on Crime Prevention		Councillor Art Puddister Councillor Jonathan Galgay
Mayor's Advisory Committee on Affordable Housing		Deputy Mayor Ellsworth Councillor Danny Breen

Committee to Review Condominium Services		Councillor Danny Breen Councillor Bruce Tilley
Joint Committee of Council and the Downtown Development Commission		Councillor Dave Lane
Rotary Sunshine Park	Mayor Dennis O'Keefe	
Bannerman Park Foundation		Councillor Sandy Hickman Councillor Jonathan Galgay
Northeast Avalon Joint Council		Councillor Art Puddister
Staff Committees with Council Representation		
Committee	Council Representative	Membership
Development Committee	Councillor Tom Hann	Deputy Mayor Ron Ellsworth

Councillor Davis

Councillor Davis noted that he has received calls from residents on Viscount Street, Airport Heights regarding signage on the park located in the middle of Viscount Street. The matter was referred to the Police and Traffic Committee for follow-up.

Councillor Davis expressed concern with respect to speeding on Ladysmith Drive asked that the matter be referred to the Police and Traffic Committee for followup.

Councillor Breen

Councillor Breen provided information on the City's Budget Consultation Process and provided dates for the sessions as follows:

- Session 1 – Wednesday, October 30, 2013 7-9 p.m. in E.B. Foran Room
- Session 2 - Saturday, November 2, 2013 9–11 a.m at the Capital Hotel, 208 Kenmount Road

Adjournment

There being no further business the meeting adjourned at 5:30 p.m.

MAYOR

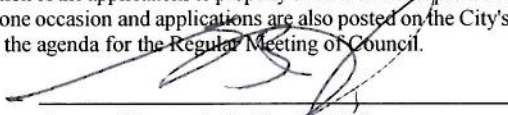
CITY CLERK

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 Monday, October 28, 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	29 Howley Avenue Ext. Residential Medium (R2) Zone	2	<p>A Change of Non-Conforming Use Application has been submitted requesting permission to occupy a portion of civic no. 29 Howley Avenue Extension to accommodate a barber and hair supply business.</p> <p>The proposed business will occupy a floor area of approximately 171 square feet and will operate Monday to Saturday 10 a.m. - 8:30 p.m. and Sunday 9 a.m. - 6 p.m. Clients are by appointment only with two (2) clients per appointment. The proposed business will have a staff of two (2) employees.</p>	171 sf	2		No 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

REPORT / RECOMMENDATIONS TO COUNCIL Planning and Housing Standing Committee Wednesday, October 16, 2013

In Attendance: Councillor Tom Hann, Chairperson
Deputy Mayor Ron Ellsworth
Councillor Wally Collins
Councillor Bruce Tilley
Councillor Danny Breen
Councillor Jonathan Galgay
Councillor Bernard Davis
Robert Smart, City Manager
Dave Blackmore, Deputy City Manager, PDE
Brendan O'Connell, Director, Engineering
Lynnann Winsor, Director, Water & Wastewater
Jason Sinyard, Director, Planning and Development
Ken O'Brien, Chief Municipal Planner
Sean Janes, City Internal Auditor
Judy Powell, Metrobus
Sandy Abbott, Recording Secretary

The following matters were considered by the Planning and Housing Committee at its meeting held on October 16, 2013.

1. Richmond Cottage, 4-6 McLea Place (formerly 18 Old Topsail Road/ 10 Shaw Street)

The Committee recognized that there is no active application to demolish the building at this time, and this matter will be addressed if and when an application is received.

Furthermore, the Committee agreed that where developers are granted bonuses or increased densities as a measure to ensure the protection and revitalization of a heritage property, the approval be conditional on dealing with the heritage protection aspect of the approval first.

ST. JOHN'S

DEPARTMENT OF PLANNING

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

2. 1 Bergeron Place

Planning File: B.17-B.33(13-00211)

**Application to Rezone Property Situate at “1 Bergeron Place”
(Bergeron Place and Groves Road) – Ward 4**

An application has been received from the owner of a parcel of undeveloped, vacant land situated at the corner of Groves Road and Bergeron Place to have this land rezoned from the Rural Residential Infill (RRI) Zone to the Residential Medium Density (R2) Zone for the purpose of developing a building lot for a single-detached house.

As the subject property is capable of being connected to municipal water and sewer services, it would be rational to rezone the subject property as requested. **It is, therefore, recommended that this application be considered for approval.**

The Planning and Housing Committee recommends that the application be advertised in accordance with the requirements of Section 5.5 of the Development Regulations and then referred to a Regular Meeting of Council for initial consideration. At a later stage, a public hearing conducted by an independent commissioner appointed by Council will be required.

3. 150 Stavanger Drive

Planning File: B.17-S.30 (13-00168)

**Proposed Rezoning to Accommodate an Apartment Building
Applicant: Northern Property REIT – Ward 1**

Northern Property REIT has submitted an application to rezone vacant, undeveloped property at 150 Stavanger Drive from the Commercial Regional (CR) Zone to the Apartment Medium Density (A2) Zone. This is to allow development of a 4-storey, 71-unit apartment building. The requested rezoning will require a Land Use Assessment Report (LUAR) and an amendment to the St. John’s Municipal Plan.

An overall objective of the Municipal Plan is to encourage compact urban form by accommodating development with higher densities where appropriate, and making better use of municipal infrastructure. This development proposal would be consistent with the Municipal Plan.

It is recommended that after Council’s confirmation and approval of the attached draft Terms of Reference and subsequent receipt of a satisfactory Land Use Assessment Report, the application be advertised in accordance with the requirements of Section 5.5 of the Development Regulations and subsequently referred to a Regular Meeting of Council for initial consideration. At a later stage, a public hearing chaired by an independent commissioner will be required.

4. 17-19-21 Cashin Avenue

Planning File: B.17-C.12 / 13-00073

Proposed Rezoning from the Residential Medium Density (R2) Zone to Commercial Mixed (CM) Zone for a Medical Clinic

Applicant: 54025 NL and Lab Ltd. – Ward 3

An application has been submitted to rezone the property located on 17-19-21 Cashin Avenue to accommodate the construction of a new medical clinic. A zoning amendment is required for this application.

One objective of the Municipal Plan is to achieve compact urban form. Another objective is to maintain neighbourhood character. Staff feel that given the infill nature of the site, this development proposal would make efficient use of land for commercial use. The applicant has sufficiently illustrated how the proposed development should be deemed appropriate for the area. Therefore, this rezoning application warrants consideration for approval.

Staff will refer this application to the public consultation process. Because there are several houses adjacent to the subject property, it would be appropriate to have this application discussed at a public meeting chaired by a member of Council. A Municipal Plan amendment would not be required.

5. 67 Hennessey's Line

Planning File: B.17-H.10 / 13-00126

Proposed Rezoning from O to RRI

Applicant: Eric and Terry Chafe – Ward 5

Eric and Terry Chafe have submitted an application to rezone the property situated on 67 Hennessey's Line in the Goulds to extend the Rural Residential Infill (RRI) Zone. The proposed rezoning would extend the Rural Residential Infill (RRI) Zone from the northern portion of the property to the southern portion of the property. A Municipal Plan amendment would be required for this application.

City staff can interpret the zone lines so that most of the subject property is in the RRI Zone, with the back portion remaining in the AG Zone. This is done in accordance with Section 3.4 of the St. John's Development Regulations "Boundaries of the Zones".

6. 288 Back Line

Planning File: B-17-B.49 / 13-00349

Proposed Rezoning from R1 and OR to R2 – Ward 5

The property owner has submitted an application to rezone the property situated on 288 Back Line in the Goulds with the intention of developing a single-family dwelling. The proposed rezoning is from the Open Space (O) Zone and Agricultural (AG) Zone to the Rural Residential Infill (RRI) Zone and Agricultural (AG) Zone. A Municipal Plan amendment will be required for this application.

This rezoning application warrants further review. The rezoning will require an amendment to the Municipal Plan. This rezoning will not require a Land Use Assessment Report (LUAR).

Because there are several single detached dwellings neighbouring the subject property, staff recommend that the application be referred to a public meeting chaired by a member of Council. At a later date, a public hearing by an independent commissioner will be required.

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

JS/sba

MEMORANDUM

Date: September 9, 2013

To: Chair and Members
Planning and Housing Committee

Re: **Planning File: B.17-B.33 (13-00211)**
Application to Rezone Property Situate at "1 Bergeron Place" (Bergeron Place & Groves Road) Ward 4

An application has been received from the owner of a parcel of undeveloped, vacant land situated at the corner of Groves Road and Bergeron Place to have this land rezoned from the Rural Residential Infill (RRI) Zone to the Residential Medium Density (R2) Zone for the purpose of developing a building lot for a single-detached house.

It is recommended that this application be considered for approval.

BACKGROUND

The subject property has an area of 813 m², is undeveloped, partially heavily-treed and designated Rural (RUR), per the St. John's Municipal Plan; it is also below the 190 metre contour. On the south it abuts a developed residential property (civic # 2 Bergeron Place) that is in the Residential Medium Density (R2) Zone. Along the Southwest side of the subject property are situated the back of several semi-detached residential properties that have frontage along Seaborn Street and are in the R2 Zone, and a large block of undeveloped, vacant land with frontage along Groves Road that is owned by Fairview Investments Ltd. and in the RRI Zone. On the opposite side of Groves Road are a number of single-detached houses on large lots that are not provided with municipal water and sewer services – these are all in the RRI Zone.

The subject property is not affected by the presence of a waterway or wetland and is not affected by an overlay zone. The two streets upon which it has frontage do not have municipal water or sewer services located under them to allow a connection for the proposed building lot.

DISCUSSION

	St. John's Municipal Plan	St. John's Development Regulations
Current	Rural (RUR) District	Rural Residential Infill (RRI) Zone
Proposed	Residential Low Density (RLD) District	Residential Low Density (R1) Zone

ST. JOHN'S

Planning Considerations

The subject property is in the Rural Land Use District. Lands designated Rural are not intended to be provided with full municipal services during the life of the Municipal Plan. If the applicant is able to extend municipal services to the subject property, it would be in order to consider redesignating the subject property to the Residential Low Density (RLD) District.

Technical/Engineering Considerations

Municipal water and sewer services are available in the area of the subject property to service the proposed development. The municipal water, sanitary and storm sewer services are presently stubbed off at the rear of #30 and #32 Seaborn Street. The applicant will have to extend them from that point across the entire frontage of the subject property to be able to connect to City systems.


CONCLUSION and RECOMMENDATION

As the subject property is capable of being connected to municipal water and sewer services, it would be rational to rezone the subject property as requested. **It is therefore recommended that this application be considered for approval.**

If the Planning & Housing Committee concurs, it is recommended that the application be advertised in accordance with the requirements of Section 5.5 of the Development Regulations and then referred to a Regular Meeting of Council for initial consideration. At a later stage, a public hearing conducted by an independent commissioner appointed by Council will be required.

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


Ken O'Brien, MCIP
Chief Municipal Planner


Paul Bountridge, MCIP
Planning Coordinator

PDB/dlm



SUBJECT PROPERTY

GROVES RD

BERGERON PL

SEABORN ST

BAMBRICK ST

35

50

62

64

66

72

2

4

30

38

32

34

36

38

40

42

44

46

48

50

52

54

56

58

8

25

27

29

28

26

24

MEMORANDUM

Date: September 9, 2013

To: Chair and Members
Planning and Housing Committee

Re: **150 STAVANGER DRIVE**
Proposed Rezoning to Accommodate an Apartment Building
Applicant: Northern Property REIT
Planning File: B.17-S.30 (13-00168) Ward 1

Northern Property REIT has submitted an application to rezone vacant, undeveloped property at 150 Stavanger Drive from the Commercial Regional (CR) Zone to the Apartment Medium Density (A2) Zone. This is to allow development of a 4-storey, 71-unit apartment building. The requested rezoning will require a land Use Assessment report (LUAR) and an amendment to the St. John's Municipal Plan.

It is recommended that this application be given consideration for approval.

BACKGROUND

The subject property has an area of 8101 m² (2 acres) and frontage along Stavanger Drive of 65 metres (213 feet). It is level, partially treed and not affected by the presence of a waterway or a wetland.

West of the subject the property are several big-box commercial buildings, including a WalMart store, that are part of the Clovelly Commercial Centre. South (to the rear) of the subject property is City-owned Open Space (O) land. Adjoining the property to the east is a 15 metres wide strip of privately-owned land that is undeveloped and zoned Open Space (O); on the opposite side of this land is a residential subdivision that is in the residential Low Density (R1) Zone. On the opposite side of Stavanger Drive is a large block of land that is zoned Apartment High Density (A3); this is part of the land which the Cabot Development Corporation Limited succeeded in having rezoned from the CR Zone and O Zone to the A3 Zone several years ago.

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

COMMENTS

Planning Considerations

	St. John's Municipal Plan	St. John's Development Regulations
Current	Commercial General (CG) District	Commercial Regional (CR) Zone
Proposed	Residential Medium Density (RMD) District	Apartment Medium Density (A2) Zone

1. The subject property is in the Commercial Regional (CR) Zone and the Commercial General (CG) Land Use District. To accommodate the rezoning from CR to A2, it would be necessary to amend the Municipal Plan by redesignating the subject property to the Residential Medium Density (RMD) Land Use District and to subject this development proposal to a Land Use Assessment Report (LUAR).
2. The subject property is the last parcel of land on the south side of Stavanger Drive designated for commercial development. The proposed apartment building is positioned along the western property line directly adjacent to a developed commercial lot. There has been no provision for buffering between the commercial and residential uses. Placement of the apartment building close to the eastern property line and the parking area between it and the adjoining commercial lot, plus suitable landscaping and screening, would be required to satisfy the requirements of the Municipal Plan and Development Regulations where commercial and residential uses are located in close proximity to each other.
3. A Land Use Assessment Report (LUAR) is usually undertaken to identify and assess the potential impacts of the different uses upon each other; the mitigative measures which could be implemented and their effectiveness; and thus assist in determining whether the proposed rezoning has merit and warrants consideration by Council. Terms of Reference for such a LUAR would have to be drafted and approved by Council before the proponent could start preparing the LUAR. Because of the adjacent developed commercial lot, it may be practical to require the applicant to undertake a LUAR.

Technical Considerations

1. Municipal water and sewer mains are located in Stavanger Drive to service the subject property.
2. The proposed development is subject to the City's Zero Net Runoff Policy; the developer is required to use on-site storage detention in accordance with the Stormwater Detention Policy.
3. Review and approval of a site development plan, including controlled site access, parking lot layout and landscaping/buffering, would ordinarily be addressed at the time an application for development approval is submitted to the City.

CONCLUSION

An overall objective of the Municipal Plan is to encourage compact urban form by accommodating development with higher densities where appropriate, and making better use of municipal infrastructure. This development proposal would be consistent with the Municipal Plan.

If the Planning & Housing Committee concurs, it is recommended that after Council's confirmation and approval of the attached draft Terms of Reference and subsequent receipt of a satisfactory Land Use Assessment Report, the application be advertised in accordance with the requirements of Section 5.5 of the Development Regulations and subsequently referred to a Regular Meeting of Council for initial consideration. At a later stage, a public hearing chaired by an independent commissioner will be required.

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


Ken O'Brien, MCIP
Chief Municipal Planner


Paul Boundridge, MCIP
Planning Coordinator

PDB/dlm

**TERMS OF REFERENCE
FOR LAND USE ASSESSMENT REPORT (LUAR)
APPLICATION TO REZONE PROPERTY @ 150 STAVANGER DRIVE
TO THE APARTMENT MEDIUM DENSITY (A2) ZONE
AND TO ALLOW
AN APARTMENT BUILDING DEVELOPMENT
PROPONENT: NORTHERN PROPERTY REIT**

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

A. Building Use

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

B. Building Materials

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

C. Building Height & Location

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

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

D. Exterior Equipment and Lighting

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

E. Landscaping & Buffering

- Identify with a landscaping plan, details of site landscaping and measures to be undertaken to buffer the proposed apartment building from the operations and activities generated at the adjoining commercial properties; including, but not limited to possible traffic noise and lights from vehicles, site/building lighting and HVAC equipment.
- Identify the location and proposed methods of screening electrical transformers and refuse containers to be used at the site.

F. Snowclearing/Snow Storage

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

G. Offstreet Parking

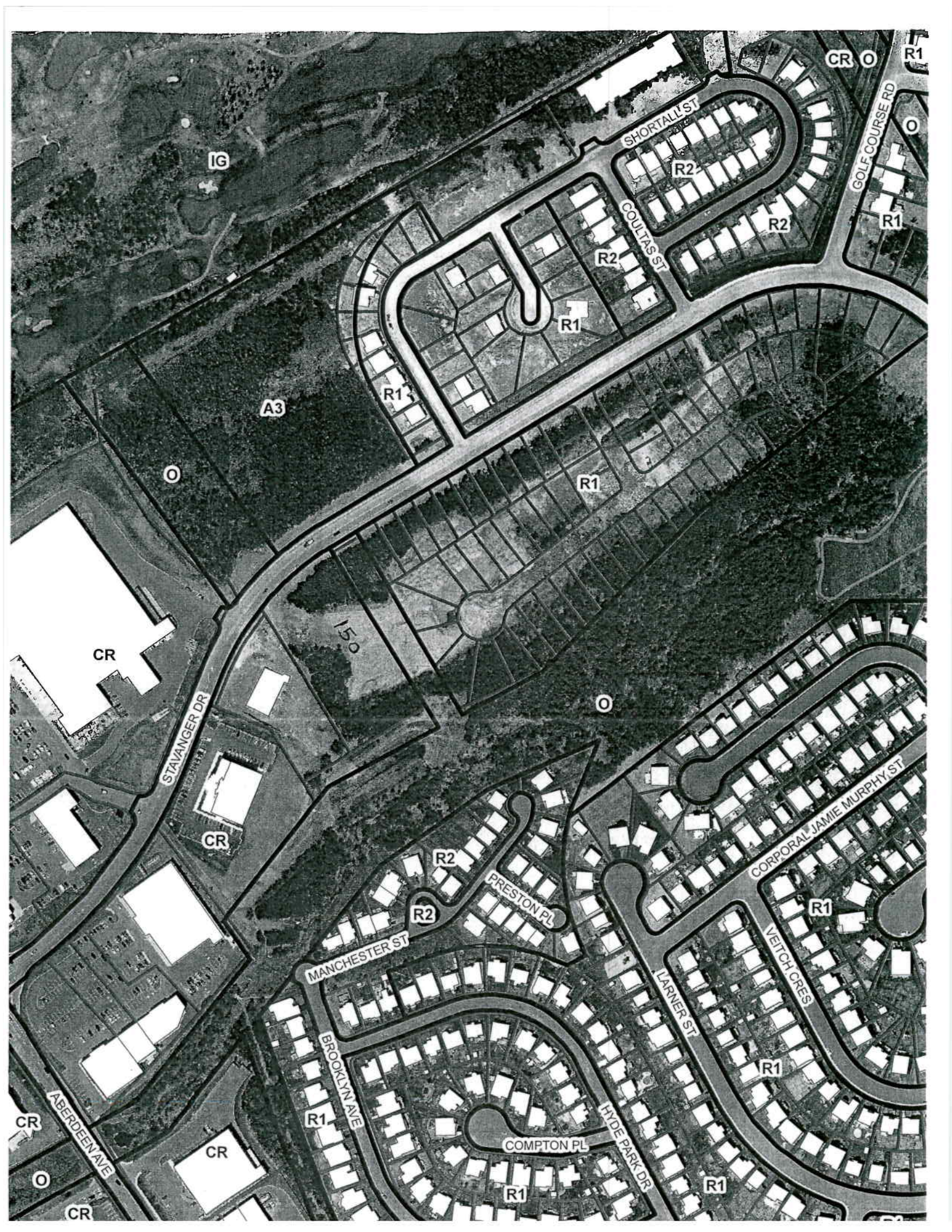
Identify the number and location of off street parking spaces to be provided and means by which parking area storm water runoff is to be managed.

H. Municipal Water and Sewer Services

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

I. Public Transit

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



IG

CR O

R1

SHORTALL ST

R2

R2

R1

COULTS ST

R2

R1

GOLF COURSE RD

A3

R1

R1

O

150

CR

STAVANGER DR

CR

R2

R2

PRESTON PL

CORPORAL JAMIE MURPHY ST

R1

MANCHESTER ST

VEITCH CRES

R1

CR

ABERDEEN AVE

O

CR

BROOKLYN AVE

R1

COMPTON PL

HYDE PARK DR

R1

R1

LARNER ST

CR

MEMORANDUM

Date: September 9, 2013

To: Chair and Members
Planning and Housing Committee

Re: **Department of Planning File Number: B-17-C.12 / 13-00073**
Proposed Rezoning from Residential Medium Density (R2) Zone to Commercial Mixed (CM) Zone for a medical clinic
17 - 19 - 21 Cashin Avenue (Ward 3)
Applicant: 54025 NL & Lab Ltd.

An application has been submitted to rezone the property located on 17-19-21 Cashin Avenue to accommodate the construction of a new medical clinic. A zoning amendment is required for this application.

It is recommended that the rezoning application be considered for further review.

BACKGROUND

The subject properties are located on the west side of Cashin Avenue, north of Campbell Avenue and south of Penneywell Road. The subject property is made up of three (3) currently separate properties: 17-19-21 and 23-25 Cashin Avenue. 17-19-21 Cashin Avenue are single detached homes and 23-25 Cashin Avenue is currently being operated as a community-based counselling service known as "Aspens & Oaks". The proposed development would require the demolition of the houses on 17-19-21 Cashin Avenue, and at least partial removal of the garage at the rear of 19-21. The proposed development would then use both 17-19-21 Cashin Avenue for the construction of the new commercial building and parking lot. The new medical clinic would have a floor area of 198 square metres (2,131 square feet) and feature 6 examination rooms and offices for three (3) doctors on the second floor.

DISCUSSION

Planning Considerations

	St. John's Municipal Plan	St. John's Development Regulations
Current	Residential Medium Density (RMD) District	Residential Medium Density (R2) Zone
Proposed	Same	Residential Mixed (RM) Zone

ST. JOHN'S

St. John's Municipal Plan

The offices operating out of 19-21 Cashin Avenue are currently in operation and are a non-conforming use. They could be permitted to change or expand, but given the significant changes proposed, this cannot be dealt with as a change of non-conforming use. Therefore, rezoning would be required.

St. John's Development Regulations

The subject lands are currently zoned Residential Medium Density (R2) Zone. This zone is for residential uses and does not accommodate a clinic use. Consequently, a zoning amendment is required to allow for this condominium development.

Sound planning principles encourage a mixture of land uses. The Residential Mixed (RM) Zone allows a clinic as a permitted use. This zone is used along several blocks of LeMarchant Road in the Residential Medium Density (RMD) District. It allows a range of residential and commercial uses, including clubs, commercial schools, offices, pharmacies, service shops and others. If there are neighbourhood concerns about the other potential uses if the RM Zone were introduced, Council could make site-specific restrictions to limit the land use at this property to a clinic only. To introduce the RM Zone at this location would be an example of spot-zoning, but would bring the zoning in-line with the existing commercial use and would allow the expansion of this use in the form of a medical clinic.

Planning staff suggest that the applicant bring the proposed building closer to Cashin Avenue and move the parking lot to the rear of the building. By establishing a smaller front-yard setback the building could better define the street edge and mimic the setbacks of the single family residences along this portion of Cashin Avenue. Also, it is worthy to note that the parking requirements are met with the proposed site plan, and should parking demand be greater, then additional parking spaces are available at the Aspens & Oaks location at 23-25 Cashin Avenue. Similarly, in the evenings when Aspens & Oaks hold their counselling sessions, the proposed clinic could provide overflow parking for them.

Technical Considerations

1. The City's Department of Engineering advises that they have no concerns with the rezoning.
2. Prior to final approval, detailed plans are to be submitted according to the City's Commercial Development Policy (Site Plan, Site Servicing, Lot Grading).
3. The Department of Engineering advises that the applicant is responsible for the cost of extending new service laterals from the water and sewer mains. Any civic works on existing mains must be performed by City forces.

CONCLUSION/RECOMMENDATION

One objective of the Municipal Plan is to achieve compact urban form. Another objective is to maintain neighbourhood character. Staff feel that given the infill nature of the site, this development proposal would make efficient use of land for commercial use. The applicant has sufficiently illustrated how the proposed development should be deemed appropriate for the area. Therefore, this rezoning application warrants consideration for approval.

If the Planning and Housing Committee agrees, staff will refer this application to the public consultation process. Because there are several houses adjacent to the subject property, it would be appropriate to have this application discussed at a public meeting chaired by a member of Council. A Municipal Plan amendment would not be required.

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



Ken O'Brien, MCIP
Chief Municipal Planner



Mark Hefferton
Planner

MH/dlm



SUBJECT PROPERTY

CASHIN AVE

MUNDY POND RD

MEMORANDUM

Date: October 9, 2013

To: Chair and Members
Planning and Housing Committee

Re: **Department of Planning File Number: B-17-H.10 / 13-00126**
67 Hennessey's Line (Ward 5)
Proposed Rezoning from O to RRI
Applicant: Eric and Terry Chafe

Eric and Terry Chafe have submitted an application to rezone the property situated on 67 Hennessey's Line in the Goulds to extend the Rural Residential Infill (RRI) Zone. The proposed rezoning would extend the Rural Residential Infill (RRI) Zone from the northern portion of the property to the southern portion of the property. A Municipal Plan amendment would be required for this application.

The application would be recommended for consideration. However, given that the subject property is partly zoned RRI and the only thing necessary is to consider rezoning the remainder to RRI, the rules of interpretation for a zone boundary can be applied. The City can interpret the line so that the entire property is considered to be zoned RRI. Thus, no decision by Council is needed. This is, therefore, provided for the Committee's information.

BACKGROUND

The subject property has an approximate total site area of 1,867 square metres (0.461 acre). The site is located east of Main Road, south of Petty Harbour Road and north of Meadowbrook Drive. No specific development proposal has been put forward as part of this rezoning application, however the intent of the applicant is to build a house with on-site services (well and septic system).

PLANNING CONSIDERATIONS

	St. John's Municipal Plan	St. John's Development Regulations
Existing	Urban Expansion (UEX) District	Rural Residential Infill (RRI) Zone and Open Space (O) Zone and Agricultural (AG) Zone
Proposed	Same	Rural Residential Infill (RRI) Zone and Agricultural (AG) Zone

ST. JOHN'S

St. John's Municipal Plan

The subject property is located within the Urban Expansion (UEX) District under the St. John's Municipal Plan. The Urban Expansion Area of the Goulds Planning Area is made up of lands that could be serviced with extensions to the municipal water and sewer systems.

This rezoning would normally require a Municipal Plan amendment to redesignate the Open Space (O) District portion of land to the Urban Expansion (UEX) District. However, given that part of the subject property is in the UEX District it is possible to interpret the District boundary to follow the property boundary, as per Section 3.4 "Boundaries of Zones" in the St. John's Development Regulations.

St. John's Development Regulations

The subject property is currently zoned Rural Residential Infill (RRI), Open Space (O) and Agricultural (AG) under the St. John's Development Regulations. By removing the Open Space (O) Zone and extending the Rural Residential Infill (RRI) Zone, the subject property would be able to accommodate future development. The RRI Zone requires 1,860 square metres for an unserviced residential lot.

The AG Zone cannot be changed, as it is the same as the Province's Agricultural Development Area (ADA). No development can occur in the AG Zone unless approved by the City and the Province.

PLANNING APPROACH

The NL Department of Environment and Conservation recently revised their floodplain mapping for the Goulds (attached). No development can occur within the 100 year floodplain (dark blue) and 15 m buffer (light green). However, the remainder of the site would be developable.

It is reasonable to allow one house on an un-serviced lot. The lot would have frontage on Hennessey's Line. Given that a portion of the lot is already correctly zoned, we can interpret the zone line to include the whole property, excluding that portion which is in the AG Zone.

TECHNICAL CONSIDERATIONS

- The applicant cannot build within the 15m buffer line. Any site grading must have a 2:1 slope with the toe of slope going no further than the buffer line.



The view of the subject property, looking east.

CONCLUSION AND RECOMMENDATION

City staff can interpret the zone lines so that most of the subject property is in the RRI Zone, with the back portion remaining in the AG Zone. This is done in accordance with Section 3.4 of the St. John's Development Regulations "Boundaries of the Zones".

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



Ken O'Brien, MCIP
Chief Municipal Planner

MH/dlm



SUBJECT PROPERTY

AG

RRI

HENNESSEY'S LINE

MEADOWBROOK DR

RIVERSIDE DR W

70

RRI

70

72

74

76

78

MHP

27

29

31

33

35

28

30

MHP

32

34

36



48A

67

70

35

78

33

76

74

72

70

68

25

27

29

31

36

34

32

30

28

MEMORANDUM

Date: September 26, 2013

To: Chair and Members
Planning and Housing Committee

Re: **Department of Planning File Number: B-17-B.49 / 13-00349**
Proposed Rezoning from RI and OR to R2 (Ward 5)
288 Back Line

The property owner has submitted an application to rezone the property situated on 288 Back Line in the Goulds with the intention of developing a single-family dwelling. The proposed rezoning is from the Open Space (O) Zone and Agricultural (AG) Zone to the Rural Residential Infill (RRI) Zone and Agricultural (AG) Zone. A Municipal Plan amendment will be required for this application.

BACKGROUND

The subject property has an approximate total site area of 0.20 hectares (2,000 square metres). The site is located on the west side of Back Line. There were two main issues surrounding the development of this site. The first issue was the status of a watercourse that runs through the property. Given the shifting grades and the changing nature of watercourses in this section of the Goulds, a letter from the Newfoundland Department of Environment and Conservation dated May 24, 2013, states that the watercourse is "not a river". Thus, only a 5-metre development buffer is required.

The second issue was the illegal dumping of fill on the property. In a November 15, 2012 email from the City's Development Engineer, it was noted that a rezoning should not be considered until the unapproved fill on the lot was removed and the flood plain and buffer are reinstated to original condition. In August 2013, the City's Hydrological Engineer noted that the applicant satisfactorily complied with the request to remove fill from the bank along the floodplain. Once the site is graded, the bank along the floodplain must be sloped at an angle of 2:1.

PLANNING CONSIDERATIONS

	St. John's Municipal Plan	St. John's Development Regulations
Existing	Open Space (O) District and Agricultural (AG) District	Open Space (O) Zone and Agricultural (AG)
Proposed	Rural (R) District and Agricultural (AG) District	Rural Residential Infill (RRI) Zone and Agricultural (AG) Zone

ST. JOHN'S

DEPARTMENT OF PLANNING

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

St. John's Municipal Plan

The subject property is located within the Open Space (O) District and Agricultural (AG) District under the St. John's Municipal Plan.

Under the Open Space (O) District, Section 6.3 of the Municipal Plan, this District shall permit uses such as parks and recreation and may permit zones to allow such uses as place of assembly and uses accessory to agriculture, forestry and farming.

If it is the preference of the Committee to allow this development to proceed, this application will require a Municipal Plan amendment (re-designation) from the Open Space District to the Rural District. The AG District that the City uses is the same as the Agricultural Development Area (ADA) of the Province, and thus could not be amended without the agreement of the Province.

Under the Rural (R) District, Section 1.3.2 of the Municipal Plan allows for:

"Rural residential infill development along existing roads, provided the quality of the rural environs is protected and the municipal services required are acceptable to the City".

Under Section IV of the Municipal Plan, the subject property falls under Planning Area 16 (Goulds). Under this secondary plan, one of the objectives is:

"a residential rural area where people can enjoy a rural lifestyle based on large rural lot development with private services".

St. John's Development Regulations

The subject property is zoned Open Space (O) Zone and Agricultural (AG) Zone under the St. John's Development Regulations. It is the intention of the applicant to develop the front (eastern) portion of the property, so it is possible for the rear (western) portion of the parcel to remain in the Agricultural (AG) Zone. Therefore the purpose of this rezoning application would be to amend the Open Space (O) Zone portion of the property to the Rural Residential Infill (RRI) Zone. A 5-metre development buffer from the watercourse would be required, and no development could be allowed on the AG Zone portion of the property except what is permitted in the AG Zone and acceptable to the Province under its ADA regulations.

PLANNING APPROACH

When the Department of Environment and Conservation determined that the watercourse running through the subject property was "not a river", the Open Space (O) zoning no longer was an applicable regulatory device to guide the future development of the subject property. Similarly, the applicant reinstated the flood plain and buffer area to its original condition to the satisfaction of City staff.

If it is the desire of the Committee, it is reasonable to consider amending the relevant sections of the Municipal Plan and the Development Regulations to provide an appropriate Residential Land-Use District and Land Use Zone.

TECHNICAL CONSIDERATIONS

- Technically, the applicant can build to the 5m buffer line. However, the required sideyard distance is 6 metres in the RRI Zone;
- The City will be resurveying the drainage ditch floodplain at a later date to ensure that the required fill has been removed.



The view of the subject property, looking west from Back Line.

CONCLUSION AND RECOMMENDATION

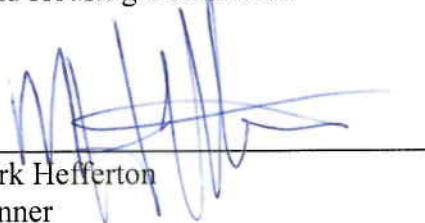
This rezoning application warrants further review. The rezoning will require an amendment to the Municipal Plan. This rezoning will not require a land-use assessment report (LUAR).

Because there are several single detached dwellings neighbouring the subject property, staff recommend that the application be referred to a public meeting chaired by a member of Council. At a later date, a public hearing by an independent commissioner will be required.

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

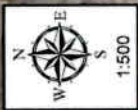


Ken O'Brien, MCIP
Chief Municipal Planner



Mark Hefferton
Planner

MH/dlm



RRI

O

BACK LINE

RRI

286

SUBJECT PROPERTY

288

RRI

AG



286

288

BACKLINE

20 Meters

10

5

0

-legend

5m Buffer

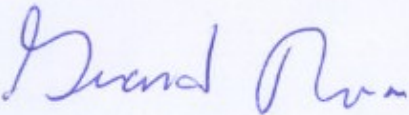


DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING
FOR THE PERIOD OF October 4, 2013 TO October 24, 2013

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES		Home Occupation-Electrical Company	19 Silverton Street	5	Approved	October 9, 2013
COM	City of Mount Pearl	Stormwater Detention for Middle Parking Lot	621 Kenmount Road		Approved	October 10, 2013
COM	Exp Services for Tim Horton's	Drive Thru Alterations & Site Work	275 Kenmount Road	4	Approved	13-10-11
COM	DSF Granite	Commercial Building	40 Eastland Drive	1	Approved	13-10-17
COM	Food For Thought	Retail of Food	84 Gower Street	2	Approved	13-10-17
COM	Pinnacle Engineering Ltd.	Clearing of Brush	Southlands-Glencrest	5	Approved	13-10-18
RES	Fairview Investment	Subdivision- Forty-four(44) Residential Lots	Southlands Area 3 & 4- Stage 5 - Street 4-1 (Cherrybark Cres)	5	Approved	13-10-18
RES		Building Lot	171 Doyles Road	5	Approved	13-10-18
RES	Fairview Investment	Building Lot	42B Bell's Turn	4	Approved	13-10-23

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

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



Gerard Doran
Development Officer
Department of Planning

Building Permits List

Council's October 28, 2013 Regular Meeting

Permits Issued: 2013/10/17 To 2013/10/23

CLASS: COMMERCIAL

149 AIRPORT RD	MS	OFFICE
57 BLACKMARSH RD	MS	PLACE OF ASSEMBLY
44 CROSBIE RD	MS	CONVENIENCE STORE
10 ELIZABETH AVE	MS	RETAIL STORE
84-86 ELIZABETH AVE	MS	SERVICE SHOP
391-395 EMPIRE AVE	MS	RETAIL STORE
324 FRECKER DR	MS	CONVENIENCE STORE
9 HALLETT CRES	MS	RETAIL STORE
10 HEBRON WAY	MS	EATING ESTABLISHMENT
12-20 HIGHLAND DR	MS	RETAIL STORE
58 KENMOUNT RD	MS	OFFICE
120 KENMOUNT RD	MS	CAR SALES LOT
274 KENMOUNT RD	MS	RETAIL STORE
81 KENMOUNT RD	MS	RETAIL STORE
351-361 KENMOUNT RD	SN	RETAIL STORE
409 KENMOUNT RD	MS	COMMERCIAL GARAGE
461 KENMOUNT RD	MS	CAR SALES LOT
479 KENMOUNT RD	MS	CAR SALES LOT
90 LOGY BAY RD	MS	CLUB
326 LOGY BAY RD	MS	CONVENIENCE STORE
484 MAIN RD	MS	CLUB
219 MAJOR'S PATH	MS	RETAIL STORE
10 MESSENGER DR	MS	RETAIL STORE
110 MUNDY POND RD	MS	CHURCH
119 NEW COVE RD	MS	CLINIC
446 NEWFOUNDLAND DR	MS	RESTAURANT
60 O'LEARY AVE	MS	RETAIL STORE
52 PIPPY PL	MS	RETAIL STORE
180 PORTUGAL COVE RD	MS	RETAIL STORE
279 PORTUGAL COVE RD-ENVY HAIR	MS	SERVICE SHOP
279 PORTUGAL COVE RD	MS	CLINIC
35 RIDGE RD	MS	CLUB
20 ROPEWALK LANE	MS	SERVICE SHOP
45 ROPEWALK LANE	MS	RETAIL STORE
386 STAVANGER DR	MS	OFFICE
410 STAVANGER DR	MS	RETAIL STORE
410 STAVANGER DR	MS	RETAIL STORE
3 STAVANGER DR	MS	RESTAURANT
415 STAVANGER DR	MS	RESTAURANT
86 THORBURN RD	MS	SERVICE STATION
88 THORBURN RD	MS	CONVENIENCE STORE
THORBURN RD	MS	RETAIL STORE
446 TOPSAIL RD	MS	SERVICE STATION
10 ELIZABETH AVE	MS	RETAIL STORE
192-194 TORBAY RD	MS	RESTAURANT
280 TORBAY RD	MS	TAKE-OUT FOOD SERVICE
320 TORBAY RD	MS	CLUB
TORBAY ROAD-TORBAY RD MALL	MS	COMMUNICATIONS USE
500 TOPSAIL RD	RN	RETAIL STORE

60 HAYWARD AVE	RN	BAKERY
274 KENMOUNT RD	RN	OFFICE
99 QUEEN'S RD, UNITED CHURCH	RN	CHURCH
100 NEW GOWER ST- 7 & 8 FLOORS	RN	OFFICE
177 KENMOUNT RD-FORMER CABOT F	SW	CAR SALES LOT
351-353 WATER ST HUSKEY ENERGY	RN	OFFICE

THIS WEEK \$ 8,682,500.00

CLASS: INDUSTRIAL

THIS WEEK \$.00

CLASS: GOVERNMENT/INSTITUTIONAL

57 BONAVENTURE AVE	RN	APARTMENT BUILDING
209 BLACKMARSH RD	NC	PARKING LOT

THIS WEEK \$ 1,205,000.00

CLASS: RESIDENTIAL

37 BEACON HILL CRES	NC	ACCESSORY BUILDING
6 BIRMINGHAM ST	NC	ACCESSORY BUILDING
44 CAPE PINE ST	NC	FENCE
53 GREAT EASTERN AVE	NC	ACCESSORY BUILDING
5 GUERNSEY PL, LOT 31, UNIT 1	NC	CONDOMINIUM
7 GUERNSEY PL, LOT 30, UNIT 1	NC	CONDOMINIUM
5 GUERNSEY PL, LOT 31, UNIT 2	NC	CONDOMINIUM
5 GUERNSEY PL, LOT 31, UNIT 3	NC	CONDOMINIUM
5 GUERNSEY PL, LOT 31, UNIT 4	NC	CONDOMINIUM
7 GUERNSEY, LOT 30, UNIT 2	NC	CONDOMINIUM
7 GUERNSEY PL, LOT 30, UNIT 3	NC	CONDOMINIUM
7 GUERNSEY PL, LOT 30, UNIT 4	NC	CONDOMINIUM
1 GUERNSEY PL, LOT 33, UNIT 1	NC	CONDOMINIUM
1 GUERNSEY PL, LOT 33, UNIT 2	NC	CONDOMINIUM
1 GUERNSEY PL, LOT 33, UNIT 3	NC	CONDOMINIUM
1 GUERNSEY PL, LOT 33, UNIT 4	NC	CONDOMINIUM
3 GUERNSEY PL, LOT 32, UNIT 1	NC	CONDOMINIUM
3 GUERNSEY PL. LOT 32 UNIT 2	NC	CONDOMINIUM
3 GUERNSEY PL, LOT 32, UNIT 3	NC	CONDOMINIUM
3 GUERNSEY PL, LOT 32, UNIT 4	NC	CONDOMINIUM
30 HOWLEY AVE EXTEN	NC	FENCE
30B HOWLEY AVE EXTEN	NC	FENCE
30C HOWLEY AVE EXTEN	NC	FENCE
30D HOWLEY AVE EXTEN	NC	FENCE
30E HOWLEY AVE EXTEN	NC	FENCE
19 JAMES LANE	NC	PATIO DECK
37 JENNMAR CRES	NC	ACCESSORY BUILDING
81 LADYSMITH DR	NC	ACCESSORY BUILDING
3 LOTUS ST	NC	ACCESSORY BUILDING
209 MUNDY POND RD	NC	ACCESSORY BUILDING
18 PARSONAGE DR	NC	FENCE
15 RIVERSIDE DR E	NC	PATIO DECK
82 ROTARY DR, LOT 94	NC	SINGLE DETACHED DWELLING
43 RUMBOLDT PL	NC	ACCESSORY BUILDING
496 SOUTHSIDE RD	NC	SINGLE DETACHED DWELLING
114 TOPSAIL RD	NC	ACCESSORY BUILDING

2 WESTVIEW AVE, LOT 1, UNIT 1	NC	CONDOMINIUM	
4 WETSVIEW AVE, LOT 2, UNIT 1	NC	CONDOMINIUM	
6 WESTVIEW AVE, LOT 3, UNIT 1	NC	CONDOMINIUM	
8 WESTVIEW AVE LOT 4, UNIT 1	NC	CONDOMINIUM	
2 WESTVIEW AVE, LOT 1, UNIT 2	NC	CONDOMINIUM	
2 WESTVIEW AVE, LOT 1, UNIT 3	NC	CONDOMINIUM	
2 WESTVIEW AVE, LOT 1, UNIT 4	NC	CONDOMINIUM	
4 WESTVIEW AVE, LOT 2, UNIT 2	NC	CONDOMINIUM	
4 WESTVIEW AVE, LOT 2, UNIT 3	NC	CONDOMINIUM	
4 WESTVIEW AVE, LOT 2, UNIT 4	NC	CONDOMINIUM	
6 WESTVIEW AVE, LOT 3, UNIT 2	NC	CONDOMINIUM	
6 WESTVIEW AVE, LOT 3, UNIT 3	NC	CONDOMINIUM	
6 WESTVIEW AVE. LOT 3, UNIT 4	NC	CONDOMINIUM	
8 WESTVIEW AVE, LOT 4, UNIT 2	NC	CONDOMINIUM	
8 WESTVIEW AVE, LOT 4, UNIT 3	NC	CONDOMINIUM	
8 WESTVIEW AVE, LOT 4, UNIT 4	NC	CONDOMINIUM	
19 SILVERTON ST	CO	HOME OFFICE	
21 SYMONDS AVE	CR	SUBSIDIARY APARTMENT	
77 CARPASIAN RD	EX	SINGLE DETACHED DWELLING	
4 OUTER BATTERY RD	RN	SINGLE DETACHED DWELLING	
31 KERRY ST	RN	SINGLE DETACHED DWELLING	
13 LONDON RD	RN	SINGLE DETACHED DWELLING	
60 SORREL DR	RN	SINGLE DETACHED DWELLING	
80 WINSLOW ST	RN	SINGLE DETACHED DWELLING	
27 ALBANY PL	SW	SINGLE DETACHED DWELLING	

THIS WEEK \$ 5,141,700.00

CLASS: DEMOLITION

71 GUY ST	DM	SINGLE DETACHED DWELLING	
-----------	----	--------------------------	--

THIS WEEK \$ 1,000.00

THIS WEEK'S TOTAL: \$ 15,030,200.00

REPAIR PERMITS ISSUED: 2013/10/17 TO 2013/10/23 \$ 119,000.00

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 28, 2013			
TYPE	2012	2013	% VARIANCE (+/-)
Commercial	\$187,000,800.00	\$88,100,000.00	-53
Industrial	\$5,000,000.00	\$131,000.00	-97
Government/Institutional	\$16,100,900.00	\$79,300,300.00	393
Residential	\$154,300,700.00	\$144,800,300.00	-6
Repairs	\$4,600,900.00	\$4,200,900.00	-9
Housing Units (1 & 2 Family Dwellings)	508	398	-22
TOTAL	\$367,003,300.00	\$316,532,500.00	-14

Respectfully Submitted,

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

MEMORANDUM

Weekly Payment Vouchers For The Week Ending October 24, 2013

Payroll

Public Works \$ 397,057.73

Bi-Weekly Administration \$ 785,186.81

Bi-Weekly Management \$ 699,347.55

Bi-Weekly Fire Department \$ 575,269.84

Accounts Payable \$7,835,904.77

Total: \$ 10,292,766.70

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
SKYMARK CONTRACTING LTD.	00059372	REFUND MAINTENANCE SECURITY DEPOSIT	\$4,800.17
SKYMARK CONTRACTING LTD.	00059373	REFUND MAINTENANCE SECURITY DEPOSIT	\$1,199.83
LANDSCAPE NFLD. & LABRADOR	00059374	MEMBERSHIP FEES	\$416.97
BRISTOL DEVELOPMENT	00059375	CONTRIBUTION MESSENGER DRIVE	\$771,000.00
COLE, SHERRY	00059376	TRAVEL REIMBURSEMENT	\$252.77
HARRIS, BRYANT	00059377	REIMBURSEMENT FOR SCALE CABLE	\$194.53
INTERNATIONAL ASSOCIATION OF EMERGENCY MANAGEI	0000000677	MEMBERSHIP RENEWAL	\$113.85
GLOBAL RISK MANAGEMENT INSTUTUTE INC. (GRMI)	0000000678	MEMBERSHIP RENEWAL	\$51.75
CMH CONSTRUCTION LIMITED	00059378	PROGRESS PAYMENT	\$371,213.49
PARTS FOR TRUCKS INC.	00059379	REPAIR PARTS	\$7,308.88
GARDINER, STEVEN	00059380	REFUND WATER DEFERRAL DIG	\$7,500.00
AGGI WESTCOTT	00059381	TRAVEL REIMBURSEMENT	\$21.99
HARRIS, BRYANT	00059382	TRAVEL REIMBURSEMENT	\$289.91
CANCELLED	00059383	CANCELLED	\$0.00
CANCELLED	00059384	CANCELLED	\$0.00
INTERNATIONAL ASSOCIATION OF ELECTRICAL INSPECTC	0000000679	MEMBERSHIP RENEWAL	\$105.57
M-B COMPANIES INC.	0000000680	REPAIR PARTS	\$25.91
WINZIP COMPUTING	0000000681	SOFTWARE RENEWAL	\$357.08
RECEIVER GENERAL FOR CANADA	00059385	PAYROLL DEDUCTIONS	\$102,283.51
RECEIVER GENERAL FOR CANADA	00059386	PAYROLL DEDUCTIONS	\$4,660.44
KEVIN O'REGAN	00059387	COURT OF APPEAL REFUND	\$60.00
JENIVEVE BARRETT & BERNARD BARRETT	00059388	COURT OF APPEAL REFUND	\$60.00
REGAL REALTY LIMITED	00059389	COURT OF APPEAL REFUND	\$400.00
THOMAS & JOANNE WARD	00059390	COURT OF APPEAL REFUND	\$60.00
NEWFOUNDLAND EXCHEQUER ACCOUNT	00059391	CIVIC MORTGAGE REGISTRATION FEE	\$134.00
NEWFOUNDLAND POWER	00059392	ELECTRICAL SERVICES	\$2,585.28
PUBLIC SERVICE CREDIT UNION	00059393	PAYROLL DEDUCTIONS	\$6,722.31
COLBERT, GERRY	00059394	REIMBURSEMENT CELLULAR BILLS JAN-SEPT	\$899.87
COLFORD, STEPHEN	00059395	TRAVEL REIMBURSEMENT	\$613.63
SMITH, DEBBIE	00059396	TRAVEL ADVANCE	\$2,332.17
ACKLANDS-GRAINGER	00059397	INDUSTRIAL SUPPLIES	\$65.22
THE WINDOW SHOP	00059398	WINDOW REPAIR	\$12,520.40
SERVICEMASTER CONTRACT SERVICE	00059399	CLEANING SERVICES	\$565.00
ATLANTIC OFFSHORE MEDICAL SERV	00059400	MEDICAL SERVICES	\$4,534.87
ATLANTIC PURIFICATION SYSTEM LTD	00059401	WATER PURIFICATION SUPPLIES	\$3,915.95
MUNICIPAL CONSTRUCTION LIMITED	00059402	SAND AND GRAVEL	\$38,681.37
COSTCO WHOLESALE	00059403	MISCELLANEOUS SUPPLIES	\$546.32
BRINK'S CANADA LIMITED	00059404	DELIVERY SERVICES	\$1,058.07
KELLOWAY CONSTRUCTION LIMITED	00059405	CLEANING SERVICES	\$83,194.60
DISCOUNT CAR & TRUCK RENTALS	00059406	VEHICLE RENTAL	\$9,533.81
QUEEN'S PRINTER	00059407	ADVERTISING	\$44.07
NEWFOUNDLAND EXCHEQUER ACCOUNT	00059408	REGISTRATION OF EASEMENT	\$214.70

NAME	CHEQUE #	DESCRIPTION	AMOUNT
HERCULES SLR INC.	00059409	REPAIR PARTS	\$75.56
BATTLEFIELD EQUIP. RENTAL CORP	00059410	REPAIR PARTS	\$1,053.16
BELL CANADA	00059411	EQUIPMENT/SOFTWARE CHARGES	\$343.52
CHARTERED PROFESSIONAL ACCOUNTANTS OF CANADA	00059412	SUBSCRIPTION RENEWAL	\$107.35
BELBIN'S GROCERY	00059413	CATERING SERVICES	\$489.29
CABOT PEST CONTROL	00059414	PEST CONTROL	\$1,035.65
CHARLES R. BELL LTD.	00059415	APPLIANCES	\$1,653.19
STANLEY CANADA CORPORATION	00059416	REPAIR PARTS	\$851.91
PIK-FAST EXPRESS INC.	00059417	BOTTLED WATER	\$70.00
ASPENS & OAKS	00059418	PROFESSIONAL SERVICES	\$160.00
ROCKWATER PROFESSIONAL PRODUCT	00059419	CHEMICALS	\$4,498.76
NEWCAP BROADCASTING LTD.	00059420	PUBLIC ANNOUNCEMENTS	\$3,133.49
STANTEC CONSULTING LTD. (SCL)	00059421	PROFESSIONAL SERVICES	\$479.62
BLACK & MCDONALD LIMITED	00059422	PROFESSIONAL SERVICES	\$22,385.98
BLAZER CONCRETE SAWING & DRILL	00059423	PROFESSIONAL SERVICES	\$3,220.50
GRAPHIC ARTS & SIGN SHOP LIMITED	00059424	SIGNAGE	\$1,120.34
BARNES/BOWMAN DISTRIBUTION	00059425	REPAIR PARTS	\$2,638.02
OVERHEAD DOORS NFLD LTD	00059426	PROFESSIONAL SERVICES	\$1,746.76
BRENKIR INDUSTRIAL SUPPLIES	00059427	PROTECTIVE CLOTHING	\$2,811.33
BROWNE'S AUTO SUPPLIES LTD.	00059428	AUTOMOTIVE REPAIR PARTS	\$516.56
RED OAK CATERING	00059429	CATERING SERVICES	\$8,877.60
ATLANTIC METAL COATINGS LTD	00059430	SANDBLASTING SERVICES	\$6,390.15
SOBEY'S #604	00059431	GROCERY ITEMS	\$278.76
OFFICEMAX GRAND & TOY	00059432	OFFICE SUPPLIES	\$438.38
PINNACLE OFFICE SOLUTIONS LTD	00059433	PHOTOCOPIES	\$1,646.16
SPECTRUM INVESTIGATION & SECURITY 1998 LTD.	00059434	SECURITY SERVICES	\$5,192.58
BROWNE FITZGERALD MORGAN AVIS	00059435	LEGAL CLAIM	\$2,101.80
MUSIC CITY	00059436	REFUND OVERPAYMENT OF TAXES	\$2,013.46
CO-OP FEEDS/COUNTRY RIBBON INC FEEDS DIVISION	00059437	DUCK FEED	\$146.00
ATLANTIC TRAILER & EQUIPMENT	00059438	REPAIR PARTS	\$369.52
STAPLES THE BUSINESS DEPOT - STAVANGER DR	00059439	STATIONERY & OFFICE SUPPLIES	\$961.96
LEXISNEXIS CANADA INC.	00059440	PUBLICATION	\$191.36
C & W INDUSTRIAL FABRICATION & MARINE EQUIPMENT L	00059441	PROFESSIONAL SERVICES	\$5,932.50
TRIWARE TECHNOLOGIES INC.	00059442	COMPUTER EQUIPMENT	\$785.35
CHESTER DAWE CANADA - O'LEARY AVE	00059443	BUILDING SUPPLIES	\$466.40
AEARO CANADA LIMITED	00059444	PRESCRIPTION SAFETY GLASSES	\$232.50
CAMPBELL RENT ALLS LTD.	00059445	HARDWARE SUPPLIES	\$272.33
CANADIAN CORPS COMMISSIONAIRES	00059446	SECURITY SERVICES	\$7,223.35
AIR LIQUIDE CANADA INC.	00059447	CHEMICALS AND WELDING PRODUCTS	\$9,485.84
CHES'S SNACKS LTD.	00059448	MEAL ALLOWANCES	\$151.83
WAL-MART 3196-ABERDEEN AVE.	00059449	MISCELLANEOUS SUPPLIES	\$1,244.92
COASTAL DOOR & FRAME LTD	00059450	DOORS/FRAMES	\$92.66

NAME	CHEQUE #	DESCRIPTION	AMOUNT
ROGERS CABLE	00059451	INTERNET SERVICES	\$92.68
NORTRAX CANADA INC.,	00059452	REPAIR PARTS	\$5,349.95
BEATTIE INDUSTRIAL	00059453	REPAIR PARTS	\$267.21
NEWFOUNDLAND GLASS & SERVICE	00059454	GLASS INSTALLATION	\$378.55
MAC TOOLS	00059455	TOOLS	\$868.97
ALLAN MURPHY'S MOBILE WELDING SERVICES	00059456	REPAIRS TO EQUIPMENT	\$3,260.05
JOE JOHNSON EQUIPMENT INC.	00059457	REPAIR PARTS	\$154.04
WM L CHAFE & SON LTD.	00059458	PROTECTIVE FOOTWEAR	\$474.60
KENT BUILDING SUPPLIES-PLACENTIA RD	00059459	BUILDING MATERIALS	\$586.24
CLARKE'S TRUCKING & EXCAVATING	00059460	GRAVEL	\$1,275.91
CLEARWATER POOLS LTD.	00059461	POOL SUPPLIES	\$223.63
WAL-MART 3093-MERCHANT DRIVE	00059462	MISCELLANEOUS SUPPLIES	\$654.39
MEC CONCRETE CUTTING LTD	00059463	DRILLING SERVICES	\$452.00
CANADIAN RED CROSS	00059464	CPR RECERTIFICATION	\$1,284.20
FORTIS PROPERTIES	00059465	ROOF RENTAL FOR TRAFFIC CAMERAS	\$3,107.50
RON FOUGERE ASSOCIATES LTD	00059466	ARCHITECTURAL SERVICES	\$16,239.30
COLONIAL GARAGE & DIST. LTD.	00059467	AUTO PARTS	\$7,530.74
EASTERN VALVE & CONTROL SPEC.	00059468	REPAIR PARTS	\$2,249.83
SCMA	00059469	2 CONFERENCE FEES	\$1,864.50
PETER'S AUTO WORKS INC.	00059470	TOWING OF VEHICLES	\$4,559.55
CONSTRUCTION SIGNS LTD.	00059471	SIGNAGE	\$4,971.72
SCOTT WINSOR ENTERPRISES INC.,	00059472	REMOVAL OF GARBAGE & DEBRIS	\$847.50
MASK SECURITY INC.	00059473	TRAFFIC CONTROL	\$26,097.40
CRANE SUPPLY LTD.	00059474	PLUMBING SUPPLIES	\$1,476.25
JAMES G CRAWFORD LTD.	00059475	PLUMBING SUPPLIES	\$704.53
CROSBIE INDUSTRIAL SERVICE LTD	00059476	PROFESSIONAL SERVICES	\$40,604.18
FASTENAL CANADA	00059477	REPAIR PARTS	\$339.00
KENDALL ENGINEERING LIMITED	00059478	PROFESSIONAL SERVICES	\$728.85
HYTEC SPECIALTIES INC	00059479	PROFESSIONAL SERVICES	\$13,062.80
CRAWFORD & COMPANY CANADA INC	00059480	ADJUSTING FEES	\$341.00
DICKS & COMPANY LIMITED	00059481	OFFICE SUPPLIES	\$2,650.41
WAJAX POWER SYSTEMS	00059482	REPAIR PARTS	\$1,096.30
MIC MAC FIRE & SAFETY SOURCE	00059483	FIRE FIGHTER PROTECTIVE CLOTHING	\$24,550.95
EAST COAST HYDRAULICS	00059484	REPAIR PARTS	\$480.91
HITECH COMMUNICATIONS LIMITED	00059485	REPAIRS TO EQUIPMENT	\$5,378.80
DOMINION RECYCLING LTD.	00059486	PIPE	\$257.64
THYSSENKRUPP ELEVATOR	00059487	ELEVATOR MAINTENANCE	\$141.25
PAT'S PLANTS & GARDENS	00059488	FALL BULBS	\$16,238.95
RUSSEL METALS INC.	00059489	METALS	\$197.75
CANADIAN TIRE CORP.-ELIZABETH AVE.	00059490	MISCELLANEOUS SUPPLIES	\$248.49
CANADIAN TIRE CORP.-MERCHANT DR.	00059491	MISCELLANEOUS SUPPLIES	\$197.51
CANADIAN TIRE CORP.-KELSEY DR.	00059492	MISCELLANEOUS SUPPLIES	\$289.21

NAME	CHEQUE #	DESCRIPTION	AMOUNT
EAST CHEM INC.	00059493	CHEMICALS	\$378.10
EASTERN MEDICAL SUPPLIES	00059494	MEDICAL SUPPLIES	\$1,844.19
ELECTRIC MOTOR & PUMP DIV.	00059495	REPAIR PARTS	\$1,215.88
ELECTRONIC CENTER LIMITED	00059496	ELECTRONIC SUPPLIES	\$12,839.63
NATIONAL ENERGY EQUIPMENT INC.	00059497	REPAIR PARTS	\$1,816.93
ENVIROMED ANALYTICAL INC.	00059498	REPAIR PARTS AND LABOUR	\$152.55
THE TELEGRAM	00059499	ADVERTISING	\$3,662.79
THE ACTIVE NETWORK, INC.	00059500	SOFTWARE RENEWAL	\$51,850.57
EXECUTIVE COFFEE SERVICES LTD.	00059501	COFFEE SUPPLIES	\$355.42
FACTORY FOOTWEAR OUTLET LTD.	00059502	PROTECTIVE FOOTWEAR	\$1,141.25
DOMINION STORE 935	00059503	MISCELLANEOUS SUPPLIES	\$234.87
BASIL FEARN 93 LTD.	00059504	REPAIR PARTS	\$879.76
IPS INFORMATION PROTECTION SERVICES LTD.	00059505	PAPER SHREDDED ON SITE	\$238.66
EMERGENCY REPAIR LIMITED	00059506	AUTO PARTS AND LABOUR	\$13,448.21
C.B.J. ENTERPRISES INC. (STOGGERS PIZZA)	00059507	MEAL ALLOWANCES	\$167.23
VESSEL SERVICES	00059508	RAISE AND LOWER FLAGS ON FLAG POLES	\$226.00
COASTLINE SPECIALTIES	00059509	LOCKERS	\$542.40
GREENWOOD SERVICES INC.	00059510	OPEN SPACE MAINTENANCE	\$1,469.00
TENCO INC.	00059511	REPAIR PARTS	\$337.98
STELLAR INDUSTRIAL SALES LTD.	00059512	INDUSTRIAL SUPPLIES	\$1,787.08
WILLIAMS MARINE LIMITED	00059513	REPAIR PARTS	\$244.03
PROVINCIAL FENCE PRODUCTS	00059514	FENCING MATERIALS	\$2,594.01
PENNEY'S HOLDINGS LIMITED	00059515	PROFESSIONAL SERVICES	\$1,469.00
WOLSELEY CANADA WATERWORKS	00059516	REPAIR PARTS	\$73.46
PETTY HARBOUR CANVAS CO. LTD.	00059517	REPAIR PARTS	\$1,050.90
EASTERN PROPANE	00059518	PROPANE	\$194.54
IN THE BOX MEDIA PROMOTIONS	00059519	PROMOTIONAL MATERIALS	\$113.00
SERVICE PLUS INC.	00059520	RENTAL OF EQUIPMENT	\$10,007.28
HARVEY & COMPANY LIMITED	00059521	REPAIR PARTS	\$526.64
A HARVEY & CO. LTD.	00059522	REFUND OVERPAYMENT OF TAXES	\$6,284.70
HARVEY'S OIL LTD.	00059523	PETROLEUM PRODUCTS	\$121,993.69
HVAC SPECIALITIES INC.	00059524	CHEMICALS	\$1,206.84
MS GOVERN	00059525	PROFESSIONAL SERVICES	\$38,573.97
GUILLEVIN INTERNATIONAL CO.	00059526	ELECTRICAL SUPPLIES	\$255.87
BRENNTAG CANADA INC	00059527	CHLORINE	\$50,465.49
GLOBAL KNOWLEDGE NETWORK (CANADA) INC.	00059528	COURSE FEES	\$401.15
ECONOLITE CANADA INC.,	00059529	REPAIR PARTS	\$15,686.10
FLUKE ELECTRONICS	00059530	REPAIR PARTS	\$1,274.64
MURRAY'S LANDSCAPE SERVICES LTD.	00059531	PROFESSIONAL SERVICES	\$39,726.28
BELL DISTRIBUTION INC.,	00059532	CELL PHONES & ACCESSORIES	\$2,972.78
HISCOCK RENTALS & SALES INC.	00059533	HARDWARE SUPPLIES	\$700.53
DENISE DUNNE PHOTOGRAPHY & DESIGN	00059534	PROFESSIONAL SERVICES	\$593.25

NAME	CHEQUE #	DESCRIPTION	AMOUNT
DISTRIBUTION BRUNET INC.,	00059535	REPAIR PARTS	\$1,723.79
PENNECON ENERGY TECHNICAL SERVICE	00059536	PROFESSIONAL SERVICES	\$3,158.35
SCOTIA RECYCLING (NL) LIMITED	00059537	TIP FLOOR PROCESSING SEPT & AUG. '13	\$266,327.08
IBM CANADA LTD.	00059538	COMPUTER EQUIPMENT	\$1,367.84
IMPRINT SPECIALTY PROMOTIONS LTD	00059539	PROMOTIONAL ITEMS	\$468.78
ISLAND HOSE & FITTINGS LTD	00059540	INDUSTRIAL SUPPLIES	\$13.22
PRINTER TECH SOLUTIONS INC.,	00059541	REPAIRS TO EQUIPMENT	\$502.85
IDEXX LABORATORIES	00059542	VETERINARY SUPPLIES	\$894.96
CHRISTOPHER'S CAFE & CATERING	00059543	CATERING SERVICES	\$270.01
VITALAIRE CUSTOMER CARE	00059544	OXYGEN	\$66.69
BOSCH REXROTH CANADA CORP.	00059545	REPAIR PARTS	\$18,141.02
KAVANAGH & ASSOCIATES	00059546	PROFESSIONAL SERVICES	\$78,247.42
KENT BUILDING SUPPLIES-STAVANGER DR	00059547	BUILDING MATERIALS	\$302.76
LEADING EDGE GEOMATICS	00059548	PROFESSIONAL SERVICES	\$51,139.85
FINE FOOD FACTORY	00059549	SANDWICH TRAYS	\$185.89
CENTURY MANUFACTURING CORPORATION	00059550	REPAIR PARTS	\$576.43
ATLANTICA MECHANICAL SERVICES	00059551	PROFESSIONAL SERVICES	\$1,863.94
JRV DISTRIBUTORS	00059552	REPAIR PARTS	\$39.53
FRESH GROUND PUBLISHING INC.,	00059553	PUBLICATION	\$326.57
HICKEY'S TIMBER MART	00059554	BUILDING SUPPLIES	\$5,516.28
KERR CONTROLS LTD.	00059555	INDUSTRIAL SUPPLIES	\$100.41
MITCHELL'S FARMS INC.,	00059556	MULCH	\$169.50
DR. DARRYL HOGAN MD CCFP	00059557	MEDICAL EXAMINATION	\$40.00
DR. DENNIS O'KEEFE	00059558	MEDICAL EXAMINATION	\$20.00
DR. JOANNE LANE	00059559	MEDICAL EXAMINATION	\$20.00
DATARITE.COM	00059560	STATIONERY & OFFICE SUPPLIES	\$698.34
MARK'S WORK WEARHOUSE	00059561	PROTECTIVE CLOTHING	\$406.77
MIKAN INC.	00059562	LABORATORY SUPPLIES	\$118.93
MODERN PAVING LTD.	00059563	ASPHALT	\$13,136.25
MOORE CANADA	00059564	CHEQUE STOCK	\$393.16
NU-WAY EQUIPMENT RENTALS	00059565	RENTAL OF EQUIPMENT	\$4,818.32
NEWFOUNDLAND DISTRIBUTORS LTD.	00059566	INDUSTRIAL SUPPLIES	\$40.68
NEWFOUNDLAND DESIGN ASSOCIATES	00059567	PROFESSIONAL SERVICES	\$195,260.06
NFLD KUBOTA LTD.	00059568	REPAIR PARTS	\$2,567.57
BELL ALIANT	00059569	TELEPHONE SERVICES	\$249.88
TOROMONT CAT	00059570	AUTO PARTS	\$5,233.50
NORTH ATLANTIC PETROLEUM	00059571	PETROLEUM PRODUCTS	\$66,689.61
PBA INDUSTRIAL SUPPLIES LTD.	00059572	INDUSTRIAL SUPPLIES	\$2,097.35
ORKIN CANADA	00059573	PEST CONTROL	\$135.26
GCR TIRE CENTRE	00059574	TIRES	\$10,505.10
PERIDOT SALES LTD.	00059575	REPAIR PARTS	\$419.97
PETER PAN SALES LTD.	00059576	SANITARY SUPPLIES	\$2,619.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
THE HUB	00059577	BUSINESS CARDS	\$847.50
PITNEY BOWES OF CANADA LIMITED	00059578	LEASING OF OFFICE EQUIPMENT	\$342.22
POWERLITE ELECTRIC LTD.	00059579	ELECTRICAL PARTS	\$293.80
PRAXAIR PRODUCTS INC.	00059580	CARBON DIOXIDE	\$259.29
K & D PRATT LTD.	00059581	REPAIR PARTS AND CHEMICALS	\$2,424.75
PUROLATOR COURIER	00059582	COURIER SERVICES	\$73.50
RIDEOUT TOOL & MACHINE INC.	00059583	TOOLS	\$1,021.52
NAPA ST. JOHN'S 371	00059584	AUTO PARTS	\$1,184.25
ROYAL FREIGHTLINER LTD	00059585	REPAIR PARTS	\$2,219.03
LIFESAVING SOCIETY NFLD & LAB.	00059586	AQUATIC RECERTIFICATION	\$3,613.44
S & S SUPPLY LTD. CROSSTOWN RENTALS	00059587	REPAIR PARTS	\$377.99
ST. JOHN'S PORT AUTHORITY	00059588	RENTAL OF QUARRY SITE	\$5,158.94
BIG ERICS INC	00059589	SANITARY SUPPLIES	\$13.09
STRONGCO	00059590	REPAIR PARTS	\$108.37
SEARS CANADA INC.	00059591	APPLIANCES	\$756.99
SMITH STOCKLEY LTD.	00059592	PLUMBING SUPPLIES	\$394.25
CHANDLER	00059593	CLOTHING ALLOWANCE	\$5,750.26
STATE CHEMICAL LTD.	00059594	CHEMICALS	\$958.25
HARRY SUMMERS LTD.	00059595	VEHICLE MAINTENANCE	\$5,650.00
SUPERIOR PROPANE INC.	00059596	PROPANE	\$319.49
AETTLNL	00059597	MEMBERSHIP RENEWAL	\$186.45
TRACTION DIV OF UAP	00059598	REPAIR PARTS	\$10,034.62
TUCKER ELECTRONICS LTD.	00059599	ELECTRONICS	\$21,649.54
TULKS GLASS & KEY SHOP LTD.	00059600	PROFESSIONAL SERVICES	\$2,099.09
URBAN CONTRACTING JJ WALSH LTD	00059601	REFUND MAINTENANCE SECURITY DEPOSIT	\$4,746.00
WATSON PETROLEUM SERVICES LTD.	00059602	PROFESSIONAL SERVICES	\$18,074.35
CANSEL WADE	00059603	REPAIR PARTS	\$2,422.72
WEIRS CONSTRUCTION LTD.	00059604	ROAD GRAVEL	\$7,343.85
WAL-MART 3092-KELSEY DRIVE	00059605	MISCELLANEOUS SUPPLIES	\$967.20
GOULDS RECREATION ASSOCIATION	00059606	2013 GRANT BALANCE	\$80,300.00
DR. KARL MISIK	00059607	MEDICAL EXAMINATION	\$20.00
DR. ANDREW S. HUTTON	00059608	MEDICAL EXAMINATION	\$20.00
SPARTAN FITNESS	00059609	YOGA CORK BLOCK	\$242.95
DR. ELIZABETH CALLAHAN	00059610	MEDICAL EXAMINATION	\$20.00
DR. H.B. DROVER	00059611	MEDICAL EXAMINATION	\$20.00
DR. MARK PORTER	00059612	MEDICAL EXAMINATION	\$20.00
INTERNATIONAL FOUNDATION OF EMPLOYEES BENEFIT PL	00059613	MEMBERSHIP RENEWAL	\$295.00
NEWFOUNDLAND EXCHEQUER ACCOUNT	00059614	CADO LICENSE RENEWAL	\$350.00
DR. D. W. J. GOUGH	00059615	MEDICAL EXAMINATION	\$40.00
HILLMAN, DR. A.	00059616	MEDICAL EXAMINATION	\$20.00
DR. JAMES A. SHEPPARD	00059617	MEDICAL EXAMINATION	\$20.00
GUARDIAN HOMES INC.	00059618	REFUND OVERPAYMENT OF TAXES	\$405.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
EVERTON HOUSE	00059619	ACCOMMODATION FOR TRAVEL WRITER	\$226.00
DR. DAVID MERCER	00059620	MEDICAL EXAMINATION	\$20.00
ST. JOHN AMBULANCE NEWFOUNDLAND & LABRADOR CC	00059621	EMERGENCY FIRST AID	\$1,813.56
BOLD CREATIVE	00059622	PROFESSIONAL SERVICES	\$101.70
SHENG YUAN	00059623	REFUND RECREATION PROGRAM	\$40.00
TONY PIKE	00059624	REFUND TEMPORARY MOBILE VENDOR LICENS	\$200.00
COREY KEAN	00059625	REFUND TEMPORARY MOBILE VENDOR LICENS	\$600.00
PAUL GOSSE	00059626	REFUND TEMPORARY MOBILE VENDOR LICENS	\$200.00
E & S ELECTRICAL	00059627	REFUND ELECTRICAL PERMIT	\$430.38
GAIL MYLES	00059628	APPEAL BOARD REFUND	\$113.00
UPSTREAM SOLUTIONS LTD.	00059629	REFUND OVERPAYMENT OF TAXES	\$214.20
JARED PERRY	00059630	REFUND OVERPAYMENT OF TAXES	\$6.32
O'BRIEN & ANTHONY	00059631	REFUND OVERPAYMENT OF TAXES	\$692.68
CRYSTAL & KEITH HAWE	00059632	REFUND OVERPAYMENT OF TAXES	\$673.77
M. ALEXANDRIA PRATT	00059633	REFUND OVERPAYMENT OF TAXES	\$211.09
THE NEW VOGUE FURRIERS LIMITED	00059634	REFUND OVERPAYMENT OF TAXES	\$396.68
RANDY & JOY DOYLE	00059635	REFUND BUILDING PERMIT	\$81.00
ROBERT CONNOLLY	00059636	REFUND MEDICAL FEE CLASS 3 LICENSE	\$75.00
COOK, CAROLYN	00059637	MILEAGE	\$123.58
COLFORD, STEPHEN	00059638	MILEAGE	\$529.23
CAREW, RANDY	00059639	REFUND FOR OTTERBOX	\$45.75
HUNT, EDMUND	00059640	MILEAGE - CROSSING GUARD PROGRAM	\$73.91
EDMUNDS, CHRISTINE	00059641	MILEAGE	\$39.41
PENNEY, LISA	00059642	MILEAGE - CROSSING GUARD PROGRAM	\$139.00
BARFITT, ANGELA	00059643	MILEAGE	\$30.79
COLE, JONATHAN	00059644	REFUND FOR MEMBERSHIP FEE	\$468.95
RALPH, SUSAN	00059645	MILEAGE	\$227.88
SHERRY MERCER	00059646	MILEAGE	\$35.60
CHRISTA NORMAN	00059647	MILEAGE	\$104.96
CREWE, RYAN	00059648	MILEAGE	\$183.18
MACNEIL, GARY	00059649	REFUND IMA MEMBERSHIP FEE	\$323.32
BENNETT, GLENN	00059650	MILEAGE - CROSSING GUARD PROGRAM	\$139.00
KRISTA BABIJ	00059651	MILEAGE	\$70.31
JENNIFER LAKE	00059652	VEHICLE BUSINESS INSURANCE	\$198.00
ALLISON VINCENT	00059653	VEHICLE BUSINESS INSURANCE	\$297.88
HARRIS & ROOME SUPPLY LIMITED	00059654	ELECTRICAL SUPPLIES	\$988.70
MCLOUGHLAN SUPPLIES LTD.	00059655	ELECTRICAL SUPPLIES	\$4,853.38
WATERWORKS SUPPLIES DIV OF EMCO LTD	00059656	REPAIR PARTS	\$3,564.57
MAGNA CONTRACTING & MANAGEMENT	00059657	PROGRESS PAYMENTS	\$733,848.30
INSTITUTE OF INTERNAL AUDITORS NEWFOUNDLAND LAE	00059658	CONFERENCE FEE	\$40.00
ROGERS MEDIA INC.	00059659	PUBLICATION	\$446.35
COADY CONSTRUCTION & EXCAVATION LTD.	00059660	PROGRESS PAYMENTS	\$1,272,423.32

NAME	CHEQUE #	DESCRIPTION	AMOUNT
REDWOOD CONSTRUCTION LIMITED	00059661	PROGRESS PAYMENTS	\$350,599.09
BARACO-ATLANTIC CORPORATION	00059662	PROGRESS PAYMENTS	\$256,454.56
MODERN HEAVY CIVIL LIMITED	00059663	PROGRESS PAYMENTS	\$827,043.38
PYRAMID CONSTRUCTION LIMITED	00059664	PROGRESS PAYMENTS	\$1,045,296.06
JEWER, DR. DAVID	00059665	MEDICAL EXAMINATION	\$22.60
MCDONALD, DEREK	00059666	REIMBURSEMENT EQUIPMENT REPAIRS	\$3,412.50
POWER, BRENDA	00059667	REIMBURSEMENT REFRESHMENTS	\$12.40
TRIDENT CONSTRUCTION	00059668	PROGRESS PAYMENTS	\$283,640.23
Total:			<u>\$7,835,904.77</u>

MEMORANDUM

Date: October 22, 2013

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

From: Chris Davis – Buyer

Re: Council Approval

Below are the results of Tender # 2013090 “Water and Sewer Supplies.”

Section #	Emco Corporation	Crane Supply	Wolseley	Distribution Brunet	Atlantic Industrial
1	\$19,252.65	\$21,798.21	\$23,166.55	\$33,261.84	NO BID
2	\$13,514.90	\$13,190.22	\$12,554.32	\$16,084.40	NO BID
3	\$20,692.03	NO BID	\$22,683.44	23,505.30	\$27,761.25
4	\$3,961.19	\$4,192.00	\$4,361.84	\$5,133.00	NO BID
5	\$25,333.97	\$27,720.41	\$26,932.63	\$27,247.50	NO BID
6	\$6,750.00	NO BID	\$ Incorrect	\$8,250.00	NO BID
7	\$92,817.80	\$91,025.55	\$93,333.00	\$98,617.36	NO BID
8	\$16,303.50	\$14,364.44	\$22,991.53	\$14,730.92	NO BID
9	\$3,816.85	\$4,217.90	\$4,094.70	\$6,539.00	NO BID
10	\$30,923.23	\$38,395.55	\$36,046.68	\$31,628.28	NO BID
11	\$7,050.00	NO BID	\$2,243.20	\$13,350.00	NO BID
12	\$19,968.00	\$20,434.00	\$19,252.21	\$20,100.00	NO BID

It is recommended that this Tender be awarded to the lowest bidder meeting specifications for each section. Emco Corporation for sections 1, 3, 4, 5, 6, 9, and 10. Crane Supply for sections 7 and 8 and Wolseley for sections 2, 11 and 12, as per the Public Tender Act. (Taxes not included)

Chris Davis

ST. JOHN'S

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

MEMORANDUM

Date: October 22, 2013
To: Mr. Neil Martin, Ms. Margaret Bennett, Ms. Phyllis Bartlett.
From: Chris Davis – Buyer
Re: Council Approval

Below are the results of Tender # 2013091 “Hydrant Parts.”

Section #	Emco Corporation	Crane Supply	Distribution Brunet
1	\$4,344.85	\$7,586.73	\$5,124.90
2	\$7,204.92	\$8,382.21	Incomplete
3	\$14,017.23	\$16,443.82	Incomplete

It is recommended that this Tender be awarded to the lowest bidder meeting specifications for each section. Emco Corporation for sections 1, 2 and 3, as per the Public Tender Act. (Taxes not included)

Chris Davis

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

