

**AGENDA
REGULAR MEETING**

**February 29, 2016
4:30 p.m.**

ST. JOHN'S

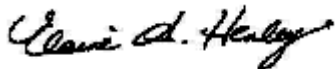
MEMORANDUM

February 26, 2016

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 February 29, 2016 at 4:30 p.m.**

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

By Order



Elaine Henley
City Clerk

ST. JOHN'S

CITY MANAGER

AGENDA
REGULAR MEETING - CITY COUNCIL
February 29, 2016 – 4:30 p.m. – Council Chambers, 4th Floor, City Hall

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

3. ADOPTION OF THE MINUTES

- a. Minutes of February 22, 2016

4. DELEGATIONS

5. BUSINESS ARISING FROM THE MINUTES

Included in the Agenda:

Other Matters

6. NOTICES PUBLISHED

7. PUBLIC HEARINGS

8. COMMITTEE REPORTS

- a. Development Committee Report of February 23, 2016
- b. Planning & Development Standing Committee Report of February 16, 2016
- c. Community Services & Housing Standing Committee Report of February 23, 2016

9. RESOLUTIONS

10. DEVELOPMENT PERMITS LIST

- February 18 – 21, 2016

11. BUILDING PERMITS LIST

- February 18 - 24, 2016

12. REQUISITIONS, PAYROLLS AND ACCOUNTS LIST

- Week Ending – February 24, 2016

13. TENDERS/RFPS**14. NOTICES OF MOTION, WRITTEN QUESTIONS AND PETITIONS****15. OTHER BUSINESS**

- a. Memo dated February 25, 2016 from the City Solicitor re: Charter Avenue – Easement and Temporary Working Easement
- b. Memo dated February 25, 2016 from City Solicitor re: Densmore Lane
- c. Quarterly Travel Report - Fourth Quarter 2015
- e. City Employees' Salaries (background information re: Freedom of Information By-Law)

16. ADJOURNMENT

MINUTES
REGULAR MEETING - CITY COUNCIL
February 22, 2016 - 4:30 p.m. - Council Chambers

Present Mayor D. O'Keefe
Councillor D. Lane
Councillor A. Puddister
Councillor D. Breen
Councillor J. Galgay
Councillor W. Collins
Councillor S. Hickman

Regrets: Deputy Mayor R. Ellsworth
Councillor B. Tilley
Councillor T. Hann

Others Associate City Manager
Deputy City Manager of Community Services
Deputy City Manager of Planning, Development & Engineering
Deputy City Manager of Finance & Administration
Deputy City Manager of Public Works
City Solicitor
Chief Municipal Planner
City Clerk
Supervisor of Legislative Services

CALL TO ORDER/ADOPTION OF AGENDA

SJMC2016-02-22/71R

Moved – Councillor Collins; Seconded – Councillor Puddister

That the agenda be adopted as presented with the following additions:

- **Decision Note re: Travel – Federation of Canadian Municipalities (FCM) – 2016 Annual Conference and Trade Show – Winnipeg, Manitoba – June 2 – 5, 2015 (Councillors Galgay and Hickman)**
- **Travel for Mayor O'Keefe for Seatrade Cruise Global during March 13 – 19, 2016 (Fort Lauderdale)**
- **Memo dated February 22, 2016 from City Solicitor re: Steers Cove – Zorin Easement.**

- Decision Note dated February 18, 2016 re: Shea Heights Community Centre and Kilbride Lions Community Centre Daycamp Summer Program Fee Structure.

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

SJMC2016-02-22/72R

Moved – Councillor Breen; Seconded – Councillor Hickman

That the minutes of February 15, be adopted as presented.

CARRIED UNANIMOUSLY

NOTICES PUBLISHED

- A Discretionary Use Application has been submitted requesting permission to occupy 26 Courtney Street as a Home Occupation for "SoBella Dog Grooming" for small-breed dogs.

SJMC2016-02-22/73R

Moved – Councillor Puddister; Seconded – Councillor Collins

That the application be approved subject to all applicable City requirements.

CARRIED UNANIMOUSLY

COMMITTEE REPORTS

Development Committee Report of February 16, 2016

SJMC2016-02-22/74R

Moved – Councillor Puddister; Seconded – Councillor Lane

That the report be approved as presented.

CARRIED UNANIMOUSLY

DEVELOPMENT PERMITS LIST

Council considered as information the above noted for the period February 11 – 17, 2016.

BUILDING PERMITS LIST

[Link to List](#)

Council considered the Building Permits list for the period of February 10 - 17, 2016.

SJMC2016-02-22/75R

Moved – Councillor Pudister; Seconded – Councillor Hickman

That the building permits list for the period February 10 - 17, 2016 be approved as presented.

CARRIED UNANIMOUSLY

REQUISITIONS, PAYROLLS AND ACCOUNTS

[Link to Memo](#)

Council considered the requisitions, payrolls and accounts for the week ending February 17, 2016.

SJMC2016-02-22/76R

Moved – Councillor Collins; Seconded – Councillor Hickman

That the Payrolls and Accounts for the weeks ending February 17, 2016 be approved.

CARRIED UNANIMOUSLY

OTHER BUSINESS

Decision Note re: Results of Membership Selection Process of January 28, 2016 for Advisory Committees, Experts Panels and Working Groups

SJMC2016-02-22/77R

Moved – Councillor Lane; Seconded – Councillor Breen

That Council approve the organizational and public memberships recommended by the Membership Selection Process of January 28, 2016 in relation to the new advisory committees, experts panels and working groups. Further, given the quality of many of the applications received, that the unselected applications be retained on file for

potential future involvement in various special projects stemming from these groups. As well, they may also be considered for the filling of any vacancies that may occur throughout the term of office for each.

CARRIED UNANIMOUSLY

Decision Note re: Selection of Members to the Victoria Park Foundation Inc.

SJMC2016-02-22/78R

Moved – Councillor Galgay; Seconded – Councillor Hickman

That the following individuals be formally invited to become directors of the Victoria Park Foundation Inc.:

- **Mr. Doug Bennett, Bennett Group of Companies**
- **Mr. Sam Walters, retired Vice President, Royal Bank**
- **Mr. Cory Basha, District Vice President, TD Commercial Banking**
- **Mr. Steve Power, Managing Partner, Grant Thornton LLP**
- **Mr. Steve Doussis, Merchant Tavern (GM)**
- **Ms. Bev Ellis, Sun Life**

Further, that a public call for three to four members be issued to complement the above referenced directors.

CARRIED UNANIMOUSLY

Memo dated February 22, 2016 from Mayor O’Keefe re: Travel to Fort Lauderdale

SJMC2016-02-22/79R

Moved – Councillor Hickman; Seconded – Councillor Galgay

That Mayor O'Keefe be approved to attend Cruise St. John's and Cruise NL marketing meetings with senior executives with major cruise lines at Seatrade Cruise Global during the week of March 13 – 19, 2016 in Fort Lauderdale, Florida.

CARRIED UNANIMOUSLY

Decision Note re: Travel – Federation of Canadian Municipalities (FCM) – 2016 Annual Conference and Trade Show – Winnipeg, Manitoba – June 2 – 5, 2015 (Councillors Galgay and Hickman)

SJMC2016-02-22/80R

Moved – Councillor Breen; Seconded – Councillor Collins

That Council approve the costs associated with Councillors Galgay and Hickman attending FCM's 2016 Annual Conference and Trade Show in Winnipeg, Manitoba from June 2 – 5, 2016.

CARRIED UNANIMOUSLY

Memo dated February 22, 2016 from City Solicitor re: Steers Cove – Zorin Easement.

SJMC2016-02-22/81R

Moved – Councillor Puddister; Seconded – Councillor Lane

That Council approve the proposed easement as shown in the diagram presented.

CARRIED UNANIMOUSLY

Decision Note dated February 18, 2016 re: Shea Heights Community Centre and Kilbride Lions Community Centre Daycamp Summer Program Fee Structure.

SJMC2016-02-22/82R

Moved – Councillor Hickman; Seconded – Councillor Lane

That Council approve a 3 year phased fee adjustment for Easter and Summer Daycamp in Shea Heights and Kilbride change to the Day Camp Model. Those with financial restraints may avail of the Recreation Division subsidy program.

CARRIED UNANIMOUSLY

Councillor Collins

- Councillor Collins felt that the City should investigate regulations in relation to heat pumps, particularly around the need for noise baffling of such.

Councillor Puddister:

- Referenced a council directive from the early to mid 1990's wherein the salaries of staff making over \$50,000 per year was published. He requested that this directive be researched and reconsidered.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:34 p.m.

MAYOR

CITY CLERK

Building Permits List

Council's February 22, 2016 Regular Meeting

Permits Issued: 2016/02/10 To 2016/02/17

Commercial

40 Aberdeen Ave	Ms	Retail Store
37 Anderson Ave	Ms	Eating Establishment
Avalon Mall	Sn	Retail Store
12 Bay Bulls Rd	Ms	Eating Establishment
414 Blackmarsh Rd	Ms	Industrial Use
92 Elizabeth Ave	Ms	Club
92 Elizabeth Ave	Ms	Club
92 Elizabeth Ave	Ms	Office
336 Freshwater Rd	Ms	Retail Store
336 Freshwater Rd	Ms	Office
179 Hamlyn Rd	Ms	Club
12-20 Highland Dr	Ms	Clinic
35 Kelsey Dr	Ms	Restaurant
45 Kelsey Dr	Ms	Retail Store
55b Kelsey Dr	Ms	Retail Store
55 Kelsey Dr	Ms	Office
55 Kelsey Dr	Ms	Take-Out Food Service
65 Kelsey Dr	Sn	Retail Store
75 Kelsey Dr	Ms	Restaurant
54 Kenmount Rd	Ms	Eating Establishment
302 Kenmount Rd	Ms	Restaurant
33 Kenmount Rd	Ms	Office
35 Kenmount Rd	Ms	Eating Establishment
85-95 Kenmount Rd	Ms	Car Sales Lot
85-95 Kenmount Rd	Ms	Car Sales Lot
275 Kenmount Rd	Ms	Eating Establishment
497 Kenmount Rd	Ms	Car Sales Lot
345-349 Main Rd	Ms	Eating Establishment
136 Military Rd	Sn	Drycleaning Establishment
446 Newfoundland Dr.	Ms	Eating Establishment
78 O'leary Ave	Ms	Retail Store
37 O'leary Ave	Ms	Retail Store
54 Pippy Pl	Ms	Retail Store
180 Portugal Cove Rd	Ms	Eating Establishment
279 Portugal Cove Rd	Ms	Take-Out Food Service
14 Stavanger Dr	Ms	Restaurant
16 Stavanger Dr	Ms	Retail Store
386 Stavanger Dr	Ms	Commercial School
386 Stavanger Dr	Ms	Retail Store
15 Stavanger Dr	Ms	Retail Store
25 Stavanger Dr	Ms	Retail Store
25-27 Stavanger Dr	Ms	Retail Store
15-27 Stavanger Dr	Ms	Retail Store
95a Stavanger Dr	Ms	Retail Store
92 Thorburn Rd	Ms	Eating Establishment
506 Topsail Rd	Ms	Eating Establishment
644 Topsail Rd	Ms	Club
686 Topsail Rd	Ms	Restaurant
286 Torbay Rd	Ms	Retail Store
286 Torbay Rd	Ms	Restaurant
286 Torbay Rd	Ms	Retail Store
320 Torbay Rd	Ms	Retail Store
320 Torbay Rd	Ms	Restaurant
320 Torbay Rd	Ms	Eating Establishment

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436 Torbay Rd	Ms	Retail Store
141 Torbay Rd	Ms	Office
351 Water St	Sn	Restaurant
225 Logy Bay Rd	Nc	Accessory Building
113 Blackmarsh Rd	Nc	Accessory Building
280-282 Main Rd	Cr	Commercial Garage
14-24 Pepperrell Rd	Rn	Industrial Use
94 Elizabeth Ave	Rn	Office
135 Mayor Ave	Rn	Club
260 Blackmarsh Rd	Rn	Retail Store
42 Elizabeth Ave	Rn	Service Station
45 Hebron Way, Suite 101	Rn	Club
100 Crosbie Rd	Ex	Recreational Use
90 Crosbie Rd	Ex	Recreational Use
135 Harbour Dr., Cara Foods	Cr	Restaurant

This Week \$ 4,381,175.00

Class: Industrial

This Week \$.00

Class: Government/Institutional

This Week \$.00

Class: Residential

59 Birmingham St	Nc	Accessory Building
16 Carson Ave	Nc	Accessory Building
75 Cherokee Dr	Nc	Fence
28 Hazelwood Cres	Nc	Accessory Building
18 Gleneyre St	Co	Home Office
44 Thorburn Rd	Cr	Subsidiary Apartment
6 Middle Battery Rd	Rn	Semi-Detached Dwelling
132 Bond St	Rn	Semi-Detached Dwelling
4 Cappahayden St	Rn	Single Detached Dwelling
72 Cheyne Dr	Rn	Single Detached Dwelling
188 Merrymeeting Rd	Rn	Single Detached Dwelling
55 Rennie's Mill Rd	Rn	Apartment Building
53 Firdale Dr	Sw	Single Detached Dwelling
11 Weymouth St	Sw	Single Detached Dwelling

This Week \$ 211,800.00

Class: Demolition

This Week \$.00

This Week's Total: \$ 4,592,975.00

Repair Permits Issued: 2016/02/10 To 2016/02/17 \$ 39,500.00

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Legend

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

YEAR TO DATE COMPARISONS			
February 22, 2016			
TYPE	2015	2016	% VARIANCE (+/-)
Commercial	\$8,172,000.00	\$7,853,000.00	-4
Industrial	\$0.00	\$0.00	0
Government/Institutional	\$7,500,000.00	\$0.00	-100
Residential	\$2,699,000.00	\$3,518,000.00	30
Repairs	\$588,300.00	\$6,820.00	-77
Housing Units(1 & 2 Family Dwelling	4	5	
TOTAL	\$18,959,300.00	\$11,507,820.00	-39

Respectfully Submitted,

Jason Sinyard, P. Eng., MBA
 Deputy City Manger
 Planning & Development & Engineering

Appendix to Regular Minutes, February 22, 2016

MEMORANDUM

**Weekly Payment Vouchers
For The
Week Ending February 17, 2016**

Payroll

Public Works	\$ 574,714.63
Bi-Weekly Casual	\$ 24,570.44
Accounts Payable	\$ 3,612,115.26

Total: \$ 4,211,400.33

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DEPARTMENT OF FINANCE

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

REPORTS/RECOMMENDATION

Development Committee

February 23, 2016 – 10:00 a.m. – Conference Room A, 4th Floor, City Hall

1. 350 Empire Avenue – DEV1400343 – Request for Parking Relief – Senior’s Apartment Building

The Development Committee recommends that Council exercise its authority under Section 9.1.2 (1) of the St. John’s Development Regulations and approve the application for Parking Relief.

2. Artic Avenue – DEV1600030 – Proposed Rear Extension to S. J. Carew Building – Memorial University of Newfoundland

The Development Committee recommends that Council exercise its authority under Section 11.2.4(2) of the St. John’s Development Regulations and approve the subject development in the flood plain buffer.

3. 60 Gleneyre Street – INT1600010 – Request for Building Line Setback

The Development Committee recommends that Council approve the 5.1 metre Building Line setback.

**Jason Sinyard
Deputy City Manager – Planning, Development & Engineering
Chairperson**

DECISION/DIRECTION NOTE

Title: Request for Parking Relief – Senior’s Apartment Building – Northview Apartment REIT - 350 Empire Avenue - DEV1400343

Date Prepared: February 23, 2016 (Date of Next Meeting: February 29, 2015)

Report To: His Worship the Mayor and Members of Council

Councillor & Role: Councillor Art Puddister, Chair, Planning and Development Committee

Ward: 4

Decision/Direction Required:

To seek approval by Council regarding Parking Relief for a senior’s apartment building.

Discussion – Background and current status:

Council granted an Approval-In-Principle to the subject development on February 2, 2015. The applicant was advised once the final number of apartment units for the building was determined, staff would review the revised plans and a request for parking relief. The total number of units in the building is 46, an increase of 7 units from the Approval-In-Principle total. The proposed building will be an expansion to the existing 139 unit Kenny Brook Senior’s Apartment Complex at No. 346 Empire Avenue, which has 88 parking spaces. A recent survey of the parking utilization for the complex shows just 55 vehicles use the lot, such that the site has a surplus of 33 parking spaces.

The St. John’s Development Regulations state that a senior’s apartment building requires one parking space for each self-contained apartment unit. As previously noted, the proposed building has 46 units, the existing complex has 139 units. Parking required for the entire complex under Section 9 of these Regulations is 185 spaces. The applicant has shown that the parking utilization rate is 62% of the available spaces for the existing complex. There will be 120 parking spaces available for the entire development such that 114 spaces would satisfy the built project.

Key Considerations/Implications:

- 1. Budget/Financial Implications:**
N/A
- 2. Partners or other stakeholders:**
Neighbouring properties.
- 3. Alignment with Strategic Directions/Adopted Plans:**
N/A



- 4. Legal or Policy Implications:**
Council has the discretion to grant Parking Relief by wavering up to 50% of the required parking spaces in accordance with Section 9.1.2 (1) of these Regulations.
- 5. Engagement and Communications Considerations:**
N/A
- 6. Human Resource Implication:**
N/A
- 7. Procurement Implications:**
N/A
- 8. Information Technology Implications:**
N/A
- 9. Other Implications:**
N/A

Recommendation:

That Council exercise its authority under Section 9.1.2 (1) of the St. John's Development Regulations and approve the application for Parking Relief.

Prepared by/Signature:

Gerard Doran, CET, Development Supervisor, Department of Planning and Development

Signature: _____

Approved by/Date/Signature:

Jason Sinyard, Deputy City Manager - Planning, Development and Engineering

Signature: _____

GJD/bln

Attachments:

N/A

DECISION/DIRECTION NOTE

Title: Proposed Rear Extension to S.J. Carew Building– Memorial University of Newfoundland – Arctic Ave. - DEV1600030

Date Prepared: February 22, 2016 (Date of Next Meeting: February 29, 2015)

Report To: His Worship the Mayor and Members of Council

Councillor & Role: Councillor Art Puddister, Chair, Planning and Development

Ward: 4

Decision/Direction Required:

To seek approval by Council regarding an application for development of a private road in a flood plain buffer.

Discussion – Background and current status:

Memorial University has made application to construct an extension to the rear of the S.J. Carew Building on the MUN campus. The property is located in Pippy Park and borders Long Pond and the flood plain buffer of Leary’s Brook. In order to accommodate the extension and maintain vehicle access to the loading bays at the rear, vehicle access will extend in the flood plain buffer of Leary’s Brook.

Key Considerations/Implications:

1. **Budget/Financial Implications:**

N/A

2. **Partners or other stakeholders:**

Pippy Park Commission.

3. **Alignment with Strategic Directions/Adopted Plans:**

N/A

4. **Legal or Policy Implications:**

Council has the discretion to allow development for a private road and development for educational pursuits in a flood plain buffer in accordance with Section 11.2.4(2) of the St. John’s Development Regulations.

5. **Engagement and Communications Considerations:**

N/A



6. Human Resource Implication:

N/A

7. Procurement Implications:

N/A

8. Information Technology Implications:

N/A

9. Other Implications:

N/A

Recommendation:

That Council exercise its authority under Section 11.2.4(2) of the St. John's Development Regulations and approve the subject development in the flood plain buffer.

Prepared by/Signature:

Gerard Doran, CET, Development Supervisor, Department of Planning and Development

Signature: _____

Approved by/Date/Signature:

Jason Sinyard, Deputy City Manager - Planning, Development and Engineering

Signature: _____

GJD/bln

Attachments:

N/A

DECISION/DIRECTION NOTE

Title: Request for Building Line Setback – 60 Gleneyre Street – INT1600010

Date Prepared: February 23, 2016 (Date of next meeting: February 29, 2016 2015)

Report To: His Worship the Mayor and Members of Council

Councillor & Role: Councillor Art Puddister, Chair, Planning and Development Committee

Ward: 1

Decision/Direction Required:

To seek approval for a 5.1 metre Building Line setback to accommodate a 1.4 metre front porch extension on an existing dwelling.

Discussion – Background and Current Status:

An application was submitted to construct a 1.4 metre extension in the front yard at 60 Gleneyre Street. The front porch extension does not extend past the existing front deck. The property is situated in the Residential Low Density (R1) Zone where the minimum Building Line for existing streets or service streets can be established by Council.

Key Considerations/Implications:

1. **Budget/Financial Implications:**
N/A
2. **Partners or Other Stakeholders:**
N/A
3. **Alignment with Strategic Directions/Adopted Plans:**
N/A
4. **Legal or Policy Implications:**
Section 10.3.3 (1) (ii) and Section 8.3.1 of the St. John's Development Regulations.
5. **Engagement and Communications Considerations:**
N/A
6. **Human Resource Implications:**
N/A
7. **Procurement Implications:**
N/A

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8. Information Technology Implications:
N/A

9. Other Implications:
N/A

Recommendations:

It is recommended that Council approve the 5.1 metre Building Line setback.

Prepared by/Signature:

Andrea Roberts–Development Officer

Signature: _____

Approved by/Date/Signature:

Jason Sinyard, Deputy City Manager - Planning, Development and Engineering

Signature: _____

AAR/ bln

Attachments:

None

**REPORT
PLANNING & DEVELOPMENT COMMITTEE MEETING
February 16, 2016 – 12:00 p.m. – Conference Room A, 4th Floor, City Hall**

Present: Councillor A. Puddister, Chair
Councillor T. Hann
Councillor S. Hickman
Councillor W. Collins
Councillor D. Breen
Jason Sinyard, Deputy City Manager of Planning, Development & Engineering
Linda Bishop, Senior Legal Counsel
Judy Powell, Manager – Metrobus
Ken O'Brien, Chief Municipal Planner
Brian Head, Manager – Parks & Open Spaces
Sylvester Crocker, Manager – Technical Services (arrived at 12:33 pm)
Samantha Long, allnovascotia.com
Kathy Driscoll, Legislative Assistant

Report

1. 1000 Main Road – Rezoning to RR1 – Ward 5

A delegation consisting of Krista Hudson spoke to the above noted explaining the history of her application process.

Moved – Councillor Hann; Seconded – Councillor Collins

The Committee agreed that staff advertise for public notification, as per Section 5.5 of the Development Regulations, and that the affected property owners be specifically written to seek their consent for rezoning. Once advertised, the rezoning would be referred to a future regular meeting of Council for consideration. A Municipal Plan amendment is not required.

CARRIED UNANIMOUSLY

2. 121 Cuckhold's Cove Road – Rezoning from O to RR1 for dwelling and livestock barn – Ward 2

A delegation consisting of Brian Young spoke to the above noted.

Moved – Councillor Hickman; Seconded – Councillor Hann

The proposed development of the subject property is affected by the Municipal Plan's Planning Area 2 Development Plan and the Quidi Vidi Village Development

ST. JOHN'S

Plan, 2006. The application to rezone is contrary to the City's policy concerning residential development in unserviced areas and the planning policies for Quidi Vidi Village. Therefore, the Committee recommended that the proposed rezoning for 121 Cuckhold's Cove Road from the Open Space (O) Zone to the Rural Residential Infill (RRI) Zone be rejected.

CARRIED UNANIMOUSLY

3. 161 Old Pennywell Road – Rezoning from RR1 Zone for 5 Townhouses – Ward 4

A delegation consisting of Bonnie Butler and Dave Grouchy spoke to the above noted.

Moved – Councillor Collins; Seconded – Councillor Puddister

Development of the subject property is contrary to the Municipal Plan's Planning Area 4 Development Plan policies and this increased density is premature as a secondary access to the property is not available at this time. Therefore, the Committee recommended that the rezoning application for 161 Old Pennywell Road, from the Rural Residential Infill (RRI) Zone to the Residential Medium Density (R2) Zone be rejected.

CARRIED UNANIMOUSLY

4. 16 Francis Street – Rezoning for Residential Apartment Building – Reactivating the Application – Ward 5

The Committee discussed the above noted. The proponent had asked to reactivate the original application (dating from 2010) to rezone land from the Residential Low Density (R1) Zone to the Apartment Medium Density (A2) Zone to develop a six (6) storey residential condominium building in St. John's plus another six (6) storey residential condominium building in Mount Pearl. Staff will confirm that the application is the same, plus ensure that other matters such as our stormwater detention policy are accounted for.

Even though the application progressed through a public meeting, a public hearing and a commissioner's report, staff recommend that the application be referred to a public information session to be held in co-operation with the City of Mount Pearl. Enough time has passed since the original application that it would not be fair to area residents and property owners to simply proceed to bring the commissioner's report forward to Council without further public review.

Moved – Councillor Hickman; Seconded – Councillor Breen

That after a public session be held, the minutes from it, along with all pertinent staff reports and the original commissioner's report, be brought to Council for its deliberation and decision.

CARRIED UNANIMOUSLY

5. 4 Ricketts Road

The Committee discussed the above noted.

Moved – Councillor Hickman; Seconded – Councillor Breen

The Committee recommended that a proposed text amendment be considered to add “take-out food service” as a discretionary use in the Commercial Local (CL) Zone, and at the same time, a pizza take-out at 4 Ricketts Road be advertised before a decision of Council. Staff can be directed to prepare the amendment and advertise it for public review and comment. Upon completion of this process, the amendment and the application at 4 Ricketts Road would then be referred to a future Regular Meeting of Council for consideration of adoption.

CARRIED UNANIMOUSLY

6. 80 Pearltown Road

The Committee considered the above noted.

Moved - Hickman; Seconded – Councillor Hann

The Committee recommended that a proposed text amendment be considered to add “subsidiary apartment” as a discretionary use in the AG zone, and at the same time, a subsidiary apartment at 80 Pearltown Road be advertised before a decision of Council. Staff can be directed to prepare the amendment and advertise it for public review and comment. Upon completion of this process, the amendment and the application at 80 Pearltown Road would then be referred to a future Regular Meeting of Council for consideration of adoption.

CARRIED UNANIMOUSLY

7. Residential Accessory Buildings

The Committee discussed the above noted.

Moved - Hickman; Seconded – Councillor Breen

The Committee approved the text amendment to Section 8.3.6 of the St. John’s Development Regulations regarding the height, size and location of residential accessory buildings. Further, Council will direct staff to prepare the amendment, which can then be advertised as per Section 5.5 concerning public notification. The amendment can then be brought to a future regular meeting of Council for consideration of adoption. No Municipal Plan amendment would be required.

CARRIED UNANIMOUSLY

Councillor Art Puddister
Chairperson

DECISION/DIRECTION NOTE

Title: Application to Rezone to Develop a Dwelling Unit and an Agriculture-Livestock Use
PDE # REZ1500014
121 Cuckhold's Cove Road

Date Prepared: February 11, 2016

Report to: Chair and Members, Planning & Development Committee

Councillor & Role: Councillor Art Puddister, Chair

Ward: 2

Decision/Direction Required:

To consider an application to rezone land at 121 Cuckhold's Cove Road from the Open Space (O) Zone to the Rural Residential Infill (RRI) Zone to permit a single-detached dwelling and an Agriculture-Livestock use.

Discussion – Background and Current Status:

The City has received a rezoning application from the owner of 121 Cuckhold's Cove Road, involving approximately 2,000 square metres (0.5 acre) of a larger property (approximately 2 acres total). The application is to allow conversion of the existing "boat storage and auxiliary-use building" to a single detached house, and to allow an Agriculture-Livestock use for a 2-storey barn. To accommodate the rezoning, Municipal Plan amendments would be required, redesignating from the Open Space District to the Rural District and changing the development plan for Planning Area 2 - East End/Battery/Quidi Vidi. A concept plan has been provided.

The subject property is in an area without municipal water and sewer services and has frontage on a narrow gravel section of Cuckhold's Cove Road that is not maintained to municipal standards. Cuckhold's Cove Road is classed by the Public Works Division as a gravel public road from Regiment Road to the turn-around area (see map) which is approximately 120 metres (394 feet) short of the subject property. Beyond the turn-around, Public Works considers Cuckhold's Cove Road as a public right-of-way, not a public road. There is no safe place for City equipment to turn around past the existing turn-around area. There would be significant cost to upgrade the road (see below).

The subject property is designated and zoned Open Space and is undeveloped except for the existing building. The property is surrounded by undeveloped land zoned Open Space. Within 150 metres of the subject property is the Quidi Vidi Battery Provincial Historic Site at 132 Cuckhold's Cove Road and a private house at 128 Cuckhold's Cove Road, both of which are zoned Open Space. The house is a non-conforming use.

The existing boat storage and auxiliary-use building on the subject property is a discretionary use. It had to comply with a Conditional Use Agreement signed on September 12, 1994, acknowledging and agreeing to the conditions of Council approval. Council has been allowing the applicant ("without prejudice") to temporarily live in the building for the past several years.

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Since the Conditional Use Agreement was signed in 1994, there have been several unsuccessful efforts to alter the building, rezone the property, and change the status of the building. The most recent application was in 2011 when the owner applied to have 1,860 square metres (0.5 acre) of land rezoned to recognize the building as a dwelling. The owner also asked for the remainder of the property (6,340 square metres or 1.6 acres) rezoned from Open Space to Industrial Quidi Vidi (IQ), the zone used around the harbour below. At its Regular Meeting of March 28, 2011, Council rejected this rezoning application as being contrary to City policy.

Key Considerations/Implications:

1. Budget/Financial Implications:

If the application was approved and the public right-of-way was upgraded to a public road (at an estimated cost of \$2.7 million), the City would be responsible for ongoing costs such as snowclearing, garbage collection and road maintenance.

2. Partners or Other Stakeholders: Neighbouring property owners and residents.

3. Alignment with Strategic Directions/Adopted Plans:

- The application is not consistent with the Municipal Plan's objectives for Planning Area 2 - East End/Battery/Quidi Vidi Village - to preserve and enhance "landmarks, heritage buildings, historical landscapes, natural features, and recreational facilities" (Municipal Plan, Part IV, Section 3.1).
- The application conflicts with the Quidi Vidi Village Development Plan, 2006, which recommended that the Open Space zoning be maintained and no new development be permitted other than a walking trail.

4. Legal or Policy Implications:

New residential development cannot be permitted without frontage on a public road. This section of Cuckhold's Cove Road is a public right-of-way, not a public road, and is not maintained by the City. It would have to be upgraded at significant cost. As well, the City has a policy not to rezone new lands to the RRI Zone; the zone was intended to be used for lands where there was an existing public road as of January 1, 1992 (see Municipal Plan, Part III, Section 1.3).

The City estimated the cost of upgrading and paving of the road in 2007 and updated the estimates in 2014. Three options were looked at:

Option A – Upgrading from Regiment Road to the Young property with a 15-metre bulb – 500 metres of road - \$603,344. This option reaches the Young property but does not reach the Bragg property. Normally, an upgrade of this nature would go to the last property.

Option B – Upgrading from Regiment Road to the Bragg property (end of road) with 15-metre bulb and two (2) large retaining walls, each 4.5 metres high – 570 metres of road - \$2,681,965. This option reaches the last property and uses a cud-de-sac bulb, which is the preferred option for Public Works, as their equipment does not have to be backed up.

Option C – Same as Option B but with a hammerhead turnaround and one (1) large retaining wall 6.7 metres high - \$2,035,189. This option reaches the last property. Public Works does

not prefer a hammerhead because it still requires their equipment to be backed up which is a safety concern.

5. Engagement and Communications Considerations: N/A
6. Human Resource Implications: N/A
7. Procurement Implications: N/A
8. Information Technology Implications: N/A
9. Other Implications:
 - The applicant has not provided information about the proposed barn or livestock. This would be governed by Section 7.14 "Residential Uses – Agricultural Livestock Operations" and is limited to five (5) Animal Units. That could be up to five (5) horses, or 20 goats, or 20 sheep, or other animals.
 - Quidi Vidi Battery Provincial Historic Site at the end of Cuckhold's Cove Road operated during summer months. For the past several years it has been closed due to conflict regarding site access. A sign has been erected at the end of the existing turn-around area that reads: "Private Property - Walking Guests Only - Bragg & Young Family".

Recommendation:

The proposed development of the subject property is affected by the Municipal Plan's Planning Area 2 Development Plan and the Quidi Vidi Village Development Plan, 2006. The application to rezone is contrary to the City's policy concerning residential development in unserviced areas and the planning policies for Quidi Vidi Village. Therefore, it is recommended that the proposed rezoning for 121 Cuckhold's Cove Road from the Open Space (O) Zone to the Rural Residential Infill (RRI) Zone be rejected.

Prepared by:

Ken O'Brien, MCIP – Chief Municipal Planner

Signature: _____

Approved by:

Jason Sinyard, P.Eng. – Deputy City Manager – Planning, Development and Engineering

Signature: _____

KO'B/dlm

Attachments:

1. Location Map
2. Concept plan
3. Streetview photo of "Private Property" sign.

DECISION/DIRECTION NOTE

Title: Proposed rezoning to the Residential Medium Density (R2) Zone
PDE # REZ1500011
161 Old Pennywell Road

Date Prepared: February 11, 2016

Report To: Chair and Members, Planning & Development Committee

Councillor & Role: Councillor Art Puddister, Chair

Ward: 4

Decision/Direction Required: To consider an application at 161 Old Pennywell Road to rezone land from the Rural Residential Infill (RRI) Zone to the Residential Medium Density (R2) Zone for the purpose of developing townhousing.

Discussion – Background and Current Status: An application was received from the owner of 161 Old Pennywell Road to rezone this land from the Rural Residential Infill (RRI) Zone to the Residential Medium Density (R2) Zone. The purpose for the rezoning was for the development of townhousing. An amendment to the St. John's Municipal Plan would be required to support the proposed development.

The current R2 Zone boundary ends approximately 100 metres east of the subject property. The land between this boundary and 161 Old Pennywell Road is undeveloped with heavy tree coverage. The subject property has an area of 2309 m² (0.57 acre), with 36.6 m (120 feet) of frontage and is occupied by a large single detached dwelling. Based on the proposed R2 Zone standards, the property could accommodate the creation of 5 townhousing lots. The area is designated Urban Expansion (UEX), per the St. John's Municipal Plan; is located below the 190 metre contour; and is within the boundary of Planning Area 4 (Mundy Pond).

In 2006 the City of St. John's installed municipal water and sanitary sewer mains along this section of Old Pennywell Road. The purpose for infrastructure expansion was to alleviate or reduce the risk of environmental concerns by eliminating septic disposal systems and shallow wells. At the time, the infrastructure project of 2006 was intended for the connection of existing dwellings along Old Pennywell Road and to allow for the development of future lots that could meet the RRI Zone lot requirements. The infrastructure expansion was not intended to accommodate or promote higher density development of the area or contemplate rezoning for the same. An application in 2010 to rezone property in this area from RRI to Residential Low Density (R1) was rejected by Council.

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The City has a policy that requires two street access routes to any given property, in order to ensure that property access and emergency services can be maintained should one of the accesses be blocked. A common exception to this is for cul-de-sacs which are typically permitted up to 200m. There are also some instances in the city where this requirement is not satisfied because the area was developed long before these standards were in place. Old Pennywell Road is one such case, and extends approximately two kilometres without a second access. Draft development plans have identified secondary connections to Old Pennywell Road via Kenmount Road or Redmond's Road that will bring this road into compliance and provide the second access requirement. Until such time as this second access is provided, it is a risk to permit an increase in development intensity along Old Pennywell Road as it further compounds an existing known deficiency in our transportation network.

Key Considerations/Implications:

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders: N/A
3. Alignment with Strategic Directions/Adopted Plans: N/A
4. Legal or Policy Implications:

The proposed rezoning is contrary to Planning Area 4 – Mundy Pond:

 - The overall objective of Planning Area 4 states that land west of Columbus Drive shall be developed in a planned manner as demand warrants and services become available. Consideration of one property for rezoning, which is geographically separated from existing residential development and is located in a rural zone, does not support the intent of comprehensive planning within the Urban Expansion District or Planning Area 4.
 - *Section 4.2.6 Road Network West of Columbus Drive (Planning Area 4):* states that “a road network shall be developed that will link Old Pennywell Road to Hamlyn Road and Topsail Road, and provide a system of internal linkages that will facilitate development of residential lands.” Draft Development Plans for above the 190metre contour also identifies future road connections extending to/from Old Pennywell Road. At this time no secondary access point from Old Pennywell Road has been developed, and until such time as these road networks are established, development would be considered as premature.
5. Engagement and Communications Considerations: N/A
6. Human Resource Implications: N/A
7. Procurement Implications: N/A
8. Information Technology Implications: N/A

9. Other Implications: N/A

Recommendation:

Development of the subject property is contrary to the Municipal Plan's Planning Area 4 Development Plan policies and this increased density is premature as a secondary access to the property is not available at this time. It is recommended that the rezoning application for 161 Old Pennywell Road, from the Rural Residential Infill (RRI) Zone to the Residential Medium Density (R2) Zone be rejected.

Prepared by/Signature:

Lindsay Lyghtle-Brushett, MCIP, Planner III

Signature: _____

Approved by/Date/Signature:

Ken O'Brien, MCIP, Chief Municipal Planner

Signature: _____

LLB/dlm

Attachments:

Site Plans

INFORMATION NOTE

Title:	Proposed Rezoning for 16 Francis Street
Date Prepared:	February 10, 2016
Report to:	Chair and Members, Planning and Development Committee
Councillor & Role:	Councillor Art Puddister, Chair
Ward:	5
Issue:	Reactivating an application at 16 Francis Street to rezone to develop a six (6) storey residential condominium building – PDE file 1000220

Discussion – Background and Current Status:

Greer Hunt of Brookfield Plains Inc. has advised that he wishes to reactivate an application from 2010 for a residential condominium development that requires rezoning from the Residential Low Density (R1) Zone to the Apartment Medium Density (A2) Zone and a Municipal Plan amendment. The application went through a public meeting, a public hearing and a commissioner's report before being withdrawn by the applicant. Staff advised him that the reactivated application would be subject to a public information session (see attached staff memo dated June 5, 2015).

Please note that the application was subject to significant public opposition. A second application from Northern Property REIT on this property was rejected by Council in March 2015.

As per previous applications, staff recommend that this be referred to a joint information session with the City of Mount Pearl, as the property crosses the municipal boundary and the application is to develop one building in St. John's and another building in Mount Pearl. In Mount Pearl, the land is already zoned appropriately; their only decision is whether to allow the proposed height.

Key Considerations/Implications:

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders:
Neighbouring property owners and residents; and the City of Mount Pearl.
3. Alignment with Strategic Directions/Adopted Plans:
Strategic Plan 2015-18: Neighbourhoods build our city.
4. Legal or Policy Implications: N/A
5. Engagement and Communications Considerations:
 - The original application was referred to a public meeting chaired by a member of Council, then to a public hearing in March 2014 chaired by an independent commissioner

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who was appointed by Council. The commissioner submitted his report, which was due to go to a regular meeting of Council. When Northern Property REIT submitted an application for the same property, the commissioner's report was held. Ultimately, the Northern Property application was rejected by Council.

- Both applications met with significant public opposition due to the change from how the rest of the neighbourhood has developed with single detached houses.

6. Human Resource Implications: N/A
7. Procurement Implications: N/A
8. Information Technology Implications: N/A
9. Other Implications: N/A

Conclusion/Next Steps:

The proponent has asked to reactivate the original application (dating from 2010) to rezone land from the Residential Low Density (R1) Zone to the Apartment Medium Density (A2) Zone to develop a six (6) storey residential condominium building in St. John's plus another six (6) storey residential condominium building in Mount Pearl. Staff will confirm that the application is the same, plus ensure that other matters such as our stormwater detention policy are accounted for.

Even though the application progressed through a public meeting, a public hearing and a commissioner's report, staff recommend that the application be referred to a public information session to be held in co-operation with the City of Mount Pearl. Enough time has passed since the original application that it would not be fair to area residents and property owners to simply proceed to bring the commissioner's report forward to Council without further public review.

After the public session is held, the minutes from it, along with all pertinent staff reports and the original commissioner's report, will be brought to Council for its deliberation and decision.

Prepared by/Signature:

Mark Hefferton, MURP, Planner

Signature: _____

Approved by/Date/Signature:

Ken O'Brien, MCIP - Chief Municipal Planner

Signature: _____

MH/dlm

Attachments:

Staff Memorandum, June 5, 2015

DECISION/DIRECTION NOTE

Title: Application for a Take-out Food Service in the CL Zone
PDE # REZ1600001
4 Ricketts Road

Date Prepared: February 11, 2016

Report To: Chair and Members, Planning & Development Committee

Councillor & Role: Councillor Art Puddister, Chair

Ward: 2

Decision/Direction Required:

To consider an application for a take-out food service in the Commercial Local (CL) Zone. This would require a text amendment to the St. John's Development Regulations.

Discussion – Background and Current Status:

An application was received in January 2016 to develop a pizza take-out in the commercial building at 4 Ricketts Road (see attached map). This property is in the Commercial Local (CL) Zone, which does not allow a take-out food service. Under the Municipal Plan, it is in the Residential Medium Density Land-Use District.

The subject property is located on Ricketts Road near the corner of Campbell Avenue, next to a convenience store which is at the corner. It contains Studio “S” Hair Design. There are other stores and offices nearby and Holy Cross School is across the street with St. Clare’s Mercy Hospital being a short walk away. A row of houses is immediately north of the property, plus houses along Beaumont Street that back onto it, which are all zoned Residential Medium Density (R2).

The proposal is to use almost half of the floor area of the building for a pizza take-out, leaving the other part of the building for the hair salon. This would provide a service to the neighbourhood and would appeal to some students on lunch breaks. It is expected to generate vehicular traffic as well as foot traffic. Staff have determined that the proposed development could meet the parking requirements of the Development Regulations.

The CL Zone includes convenience stores, daycares, offices and service shops as permitted uses. The zone is typically used in neighbourhoods to provide local services on a small scale that is not intrusive. Adding take-out food service as a discretionary use would be in keeping with the zone. Expected concerns would be noise, more activity, litter, and smell.

Key Considerations/Implications:

1. Budget/Financial Implications: N/A



2. Partners or Other Stakeholders:
Nearby residents and property owners.
3. Alignment with Strategic Directions/Adopted Plans:
St. John's Municipal Plan, Part III, Section 1.2.4: The City shall encourage the mixture of land uses in all areas.
4. Legal or Policy Implications: N/A
5. Engagement and Communications Considerations:
Public advertisement would be sufficient for the proposed amendment and for the particular application at 4 Ricketts Road.
6. Human Resource Implications: N/A
7. Procurement Implications: N/A
8. Information Technology Implications: N/A
9. Other Implications: N/A

Recommendations:

It is recommended that a proposed text amendment be considered to add "take-out food service" as a discretionary use in the Commercial Local (CL) Zone, and at the same time, a pizza take-out at 4 Ricketts Road be advertised before a decision of Council. Staff can be directed to prepare the amendment and advertise it for public review and comment. Upon completion of this process, the amendment and the application at 4 Ricketts Road would then be referred to a future Regular Meeting of Council for consideration of adoption.

Prepared by:

Ken O'Brien, MCIP – Chief Municipal Planner

Signature: _____

Approved by:

Jason Sinyard, P.Eng. – Deputy City Manager – Planning, Development and Engineering

Signature: _____

KO'B/

Attachments:

1. Location Plan
2. Site plan

DECISION/DIRECTION NOTE

Title: Application to provide a Text Amendment to allow for Subsidiary Apartments in the Agricultural (AG) Zone
PDE # REZ1500015
80 Pearltown Road

Date Prepared: February 11, 2016

Report To: Chair and Members, Planning & Development Committee

Councillor & Role: Councillor Art Puddister, Chair

Ward: 5

Decision/Direction Required: To consider a proposed text amendment to the St. John's Development regulations to permit subsidiary apartments in the Agricultural (AG) Zone.

Discussion – Background and Current Status:

An application was received in 2015 to develop a subsidiary apartment in a house at 80 Pearltown Road. At present, the AG zone does not allow such apartments. It only allows single detached dwellings under certain conditions. The way to address this is with a text amendment to permit a subsidiary apartment in the AG zone. This application is supported by the Forestry and Agrifoods Agency of the Government of Newfoundland and Labrador (see attached).

The subject property has a single-detached house and an area of 7,690 square metres (1.9 acres) with 109.3 metres frontage along Pearltown Road. The eastern boundary of the property appears to be bound by a waterway. There are several single-detached houses in the vicinity of the subject property. They are located immediately to the south of the Pitts Memorial Drive overpass and are all located in the Agricultural (AG) Zone.

The proposed text amendment would provide affordable housing opportunities (for the landlord and the tenant), increase the number of rental units within the City and support increase density.

Key Considerations/Implications:

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders: N/A
3. Alignment with Strategic Directions/Adopted Plans: City's Strategic Plan 2015-18: Neighbourhoods Build our City – Increase access to range/type of housing.

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4. Legal or Policy Implications: N/A
5. Engagement and Communications Considerations:
A Public Meeting chaired by a member of Council is not necessary. Public advertisement would be sufficient for the proposed amendment and for the particular application at 80 Pearltown Road.
6. Human Resource Implications: N/A
7. Procurement Implications: N/A
8. Information Technology Implications: N/A
9. Other Implications: N/A

Recommendations:

It is recommended that a proposed text amendment be considered to add “subsidiary apartment” as a discretionary use in the AG zone, and at the same time, a subsidiary apartment at 80 Pearltown Road be advertised before a decision of Council. Staff can be directed to prepare the amendment and advertise it for public review and comment. Upon completion of this process, the amendment and the application at 80 Pearltown Road would then be referred to a future Regular Meeting of Council for consideration of adoption.

Prepared by - Date/Signature:

Mark Hefferton, Planner

Signature: _____

Approved by - Date/Signature:

Ken O’Brien, MCIP – Chief Municipal Planner

Signature: _____

MH/dlm

Attachments:

1. Location Plan
2. Letter from the Forestry and Agrifoods
Agency of the Government of Newfoundland and Labrador

DECISION/DIRECTION NOTE

Title: St John's Development Regulations, Section 8.3.6
Residential Accessory Buildings - Proposed Text Amendment

Date Prepared: February 11, 2016

Report To: Chair and Members, Planning & Development Committee

Councillor & Role: Councillor Art Puddister, Chair

Ward: All

Decision/Direction Required:

To consider a text amendment to Section 8.3.6 of the St. John's Development Regulations regarding the height, size and location of residential accessory buildings.

Discussion – Background and Current Status:

The St. John's Development Regulations set out the size, height and location requirements for accessory buildings. The City regularly receives applications for accessory buildings that are higher or larger than permitted. Changes were made to the Regulations three (3) years ago, but there are still problems when lot sizes are less than 1,860 square meters (0.5 acre). Newer house designs have steep roof slopes, and owners want to use the same roof slope on their accessory buildings but cannot due to height limits.

An Accessory Building is defined as *“a detached subordinate building not used as a dwelling, located on the same lot as the main building to which it is an accessory and which has a use that is customarily incidental or complementary to the main use of the building or land; for residential uses, domestic garages, carports, ramps, sheds, swimming pools, greenhouses, cold frames, fuels sheds, vegetable storage cellars, shelters for domestic pets or radio and television antennae; ...”*

As indicated in the definition, an accessory building is primarily a complementary, incidental or secondary use in relation to the main building.

On a lot larger than 1,860 square metres (0.5 acre), Section 8.3.6 of the Development Regulations allows an accessory building to be up to 35% of the rear yard. That can allow a substantial building. For lot sizes less than 1,860 square metres, Section 8.3.6 limits an accessory building to 35% of the rear yard, to a maximum floor size of 55 square metres (592 square feet – for example, 25 by 23 feet). This caps the footprint of an accessory building for lots that are greater than minimum lot size but less than 1,860 square metres. In some cases the City has rejected accessory buildings larger than 55 square metres on lots that were fairly large but just less than 1,860 square metres. This is inequitable and warrants consideration for change to a system that is based on a percentage of lot area.

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Revision to maximum building heights is also warranted for consideration. Under the definition of Building Height in Section 2, the “mean” height is used to determine maximum height. Mean (or average) height is defined as the level between the eave and the ridge of a gable, hip or gambrel roof. The City has received applications for steeper roof designs. Owners who want to have an accessory building in scale with the roofline of their house are sometimes limited in building height. Increasing the maximum height slightly will allow popular roof designs to be built.

The placement of large accessory buildings on a lot creates a concern with the possible spread of fire from one property to another. Accessory buildings may be constructed as close as 0.6 metre (2 feet) to a property line. Therefore, it is possible to have two accessory buildings on different properties within 1.2 metres (4 feet) of each other. Large eave projections, increased building footprints, and taller heights with limited access could pose difficulties for firefighters. The proposed changes below will require greater distances between structures and address concerns with the spread of fire; they meet the approval of the St. John’s Regional Fire Department.

The regulations of some other Canadian municipalities were reviewed; they show that the size of accessory buildings is commonly regulated as a percentage of lot area. The following is recommended for approval:

Current Requirements	Proposed Changes
1. Section 8.3.6 (2) maximum accessory building area:	
<p>Lot size 1860 m² in area or greater = 35% of the rear yard (mostly rural).</p> <p>Lot size less than 1860 m² = 35% of the rear yard but in no case shall exceed 55 m² for all accessory buildings.</p>	<p>Lesser of 10% of the lot area or 75% of the building footprint of the residence located on the lot.</p> <p>Lesser of 10% of the lot area or 75% of the building footprint of the residence located on the lot.</p>
2. Section 8.3.6 (3) Maximum accessory building height:	
<p>Lot size 1860 m² or greater in area = 4.5m mean height.</p> <p>Lot size less than 1860 m² in area = 3.5m mean height.</p>	<p>Lesser of 5m in building height or the established building height of the residence located on the lot.</p>
3. Section 8.3.6 (4) Clearance to property lines and building:	
<p>0.6m to property lines 1.8m to a building Restricted to the side or rear yards only</p>	<p>1.2m to the property lines 2.4m to a building Restricted to the side or rear yards only</p>

Key Considerations/Implications:

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders:
Neighbouring property owners.
3. Alignment with Strategic Directions/Adopted Plans:
City's Strategic Plan 2015-18: Value – Continue to do things better.
4. Legal or Policy Implications: N/A
5. Engagement and Communications Considerations:
Any proposed changes should be publicized for property owners, builders, and building-supply stores.
6. Human Resource Implications: N/A
7. Procurement Implications: N/A
8. Information Technology Implications: N/A
9. Other Implications: N/A

Recommendation:

It is recommended that the Planning and Development Committee approve this text amendment to Section 8.3.6 of the St. John's Development Regulations regarding the height, size and location of residential accessory buildings. If Council wishes to proceed, Council should direct staff to prepare the amendment, which can then be advertised as per Section 5.5 concerning public notification. The amendment can then be brought to a future regular meeting of Council for consideration of adoption. No Municipal Plan amendment would be required.

Prepared by:

Sylvester Crocker

Signature: _____

Approved by:

Jason Sinyard

Signature: _____

SSC/dlm

Attachments:

None

**Report to Council
Community Services & Housing Standing Committee
Tuesday, February 23, 2016 @ 12:00 Noon
Conference Room A, 4th Floor, City Hall**

Present: Councillor Hickman, Acting Chairperson
Councillor Danny Breen
Tanya Haywood, Deputy City Manager of Community Services
Jason Sinyard, Deputy City Manager of Planning, Development & Engineering
Judy Tobin, Manager of Housing
Maria Callahan, Affordable Housing & Development Facilitator
Susan Bonnell, Manager of Communications
Chris Pitcher, Supervisor of Parking Services
Karen Chafe, Supervisor of Legislative Services

Report

1. Time Allotment for Parking Meters

The Committee considered a Decision Note dated February 12, 2016 from the Supervisor of Parking Services regarding the above noted.

Moved – Councillor Breen; Seconded – Councillor Hickman

That the following recommendations be approved by Council:

- i. **Eliminate the 10 hour time allotment for parking meters.**
- ii. **Status quo for the 20 minute short term meters.**
- iii. **For all other meters in the downtown core, based on sections, if occupancy rates are on average less than 85%, the time allotment to remain as status quo. If the occupancy rates are higher than 85%, reduce the time allotment to two (2) hours. (Attached is a list of the meters and their locations that the time allotment will be adjusted).**

UNANIMOUSLY CARRIED

2. Electronic Ticketing Update

The Committee considered a Decision Note dated February 15, 2016 from the Supervisor of Parking Services regarding the above noted.

Moved – Councillor Breen; Seconded – Councillor Hickman

That Council approve proceeding with a Request for Proposals (RFP) for Electronic Ticketing.

UNANIMOUSLY CARRIED

3. Parkside Community Centre Summer Program Fee Structure

The Committee considered a Decision Note dated February 18, 2016 from the Manager of Community Development regarding the above noted.

Moved – Councillor Breen; Seconded – Councillor Hickman

That the Recreation Division work the NLHC to offer recreation programming suitable to the Parkside residents in support of the long standing partnership with this promising but still at-risk community. Registration will be open to non-area residents in the same format as other Activity Centre programs throughout the City.

Councillor Sandy Hickman
Acting Chairperson

DECISION/DIRECTION NOTE

Title: Adjustment to Parking Meter Time Allotments

Date Prepared: February 12, 2016

Report To: Community Services Committee

Ward: 2

Decision/Direction Required: To consider reducing various parking meter time allotments in the downtown core.

Discussion – Background and Current Status:

Parking meters are intended for short-term parking. The purpose of time limits on parking meters is to ensure that parking spaces regularly become available for customers of area businesses and visitors to the area. Parking meter industry standard identifies 85% occupancy as the most desirable outcome for municipalities to ensure both revenue and availability of spaces.

Due to a previous shortage of long term parking in the downtown, many meters in the downtown were assigned longer time allotments up to and including ten (10) hours.

In partnership with the City of St. John's, two new parking garages were recently created in the downtown, which provide four hundred and sixty one (461) new parking spaces in a combination of monthly and transient spaces, (183 spaces were designated long term, and 278 as transient spaces).

As a result of the new additional parking spaces, a comparison review of occupancy rates for parking meters was completed and compiled into "sections" which accompany City blocks. In addition, occupancy information was obtained from the two parking garages. Results indicate a significant availability of transient parking spaces in the two garages, (which can accommodate both short and long term parking). It is recommended that the parking meter time allotments be adjusted to reflect the purpose of parking meters, that is short term use and to maximize parking opportunities in the downtown core.



Further to Decision/Direction Note presented at the Community Services and Housing Standing Committee on Tuesday, October 27, 2015, regarding the adjustment for parking meter time allotment, subsequent meetings were held on October 30, 2015 and December 2, 2015, with representatives from Downtown St. John's and the St. John's Board of Trade to discuss any issues or concerns with the recommendation regarding the adjustments to parking meter time allotment. All parties accepted the recommendation.

In addition, communication with both the administration of Metro Park and 351 Water Street confirmed that their transient parking was well below their expectation, however, their monthly parking passes were at full capacity. They too welcomed the recommendation regarding the adjustments to the parking meter time allotment.

It is recommended to proceed with these changes effective May 1, 2016. This target date will allow adequate time for those who have been using the meters as long term parking to find other parking alternatives. A part of this recommendation is to ensure an effective communication plan is implemented to make the public and other key stakeholders aware of these changes.

Key Considerations/Implications:

1. Budget/Financial Implications
No financial impact. Based on requirement of additional human resources (detailed below) which would be offset by anticipated ticketing enforcement revenue.
2. Partners or Other Stakeholders
Owners of the 351 Water Street, and the Duckworth Street Parking lots. Individuals seeking parking in the downtown core. Business owners in the downtown core.
3. Alignment with Strategic Directions/Adopted Plans
Responsive and Progressive by adjusting meters to their original use which increases the availability of short term parking spaces for residents and visitors.
4. Legal or Policy Implications
n/a
5. Engagement and Communications Considerations
Communications Division has been made aware and a Communications Plan will be developed two months prior to implementation, to ensure the public and other key stakeholders are made aware of these changes.
6. Human Resource Implications
0.5 of a FTE required for enforcement purposes, which will be offset by anticipated ticketing enforcement revenue.



7. Procurement Implications
n/a
8. Information Technology Implications
n/a
9. Other Implications
10. n/a

Recommendation:

1. Eliminate the 10 hour time allotment for parking meters.
2. Status quo for the 20 minute short term meters.
3. For all other meters in the downtown core, based on sections, if occupancy rates are on average less than 85%, the time allotment to remain as status quo. If the occupancy rates are higher than 85%, reduce the time allotment to two (2) hours.(Attached is a list of the meters and their locations that the time allotment will be adjusted)

Prepared by/Signature:

Chris Pitcher Supervisor, Parking Services

Approved by/Date/Signature:

Tanya Haywood Deputy City Manager, Community Services

Attachment:

Current Status vs Proposed Status

Adjustment to Parking Meter Time Allotment Projected Revenue

ST. JOHN'S

Proposed Changes to Parking Meter Time Allotment

Street	# of Meters	Current Maximum length of Stay	Proposed Change
Harbour Drive	127	10 Hours	2 Hours
Water Street from Waldegrave to Prescott	140	2 Hours	No Change
Water Street West of Waldegrave	12	4 Hours	No Change
Water Street East of Prescott	42	4 Hours	No Change
Clift Bairds Cove	13	4 Hours	2 Hours
Bishops Cove	4	4 Hours	2 Hours
Becks Cove	12	4 Hours	2 Hours
Duckworth Street New Gower to Cavendish Square	179	2 Hours	No Change
Cavendish Sqaure	20	4 Hours	No Change
Cochrane Street	4	4 Hours	No Change
Kings Road	5	4 Hours	No Change
Holloway Street	2	4 Hours	No Change
St. John's Lane	3	4 Hours	No Change
Church Hill	7	4 Hours	No Change
Cathedral Street	31	4 Hours	No Change
Baites Hill	8	4 Hours	No Change
Casey Street	7	4 Hours	No Change
Central Street	4	4 Hours	No Change
New Gower Street	48	4 Hours	No Change
Queen Street	11	4 Hours	2 Hours
George Street	21	4 Hours	2 Hours
Adailade Street	6	4 Hours	2 Hours
*Springdale Street	5	4 Hours	No Change (+5)
George Street West	14	4 Hours	No Change
Buchanan Street	5	4 Hours	No Change

Other

Short Term Meters	14	20 Minute	No Change
Handicap Meters	13	4 Hours	No Change

Total Meters **757**

Summary

Currently	Propose Changes
10 Hours Meters = 127	
4 Hour Meters = 284	4 Hour Meters = 222
2 Hour Meters = 319	2 Hour Meters = 513
20 Minute Meters = 14	20 Minute Meters = 14
Handicap Meters = 13	Handicap Meters = 13

* Denotes the removal of the Parking by Permit area and the replacemeent of 5 Parking Meters

Denotes current changes in the time allotment of parking meters

ST. JOHN'S

Parking Meter Time Allotment Adjustments						
Actual						
2015	Number of Meters Harbour Drive	Total Meter Revenue	Total Ticket Revenue	Total	Less Expenditure	
	127	\$284,169.00	\$21,600.00	\$305,769.00	\$0.00	\$305,769.00
Projected						
	Number of Meters Harbour Drive	Total Meter Revenue	Total Ticket Revenue	Total	Less Expenditure	
	127	\$277,000.00	\$108,000.00	\$385,000.00	\$33,660.00	\$351,340.00
2016		(based on an average of parking meter revenue on 2 hours meters in the downtown core.	(based on the average of 6000 tickets issued per year)		Increase a part time permanent Parking Enforcement Officer classification to Full Time Equivalency to provide enforcement of the parking meters located on Harbour Drive as a result of reducing these meters from a maximum time limit of 10 hours to a maximum time limit of 2 hours.	
					Projected Revenue Increase	\$45,571.00



DECISION/DIRECTION NOTE

Title: Electronic Ticketing Update
Date Prepared: February 15, 2016
Report To: Community Services Committee
Ward: All

Decision/Direction Required: To provide an update on the status of electronic ticketing

Discussion – Background and Current Status:

In October 2015 the Provincial Government made the necessary regulation changes to its Provincial Offences Act allowing the City of St. John's authority to issue tickets electronically. This change allows the City to issue tickets electronically. Electronic ticketing systems replace conventional citation pads with mobile printers and mobile computers or handheld e-ticketing devices. The physical citations are produced on a mobile printer that can be carried by hand, worn on a belt or shoulder strap, or mounted in a patrol vehicle.

Benefits of electronic ticketing include;

Automate the enforcement process for increased speed and accuracy

- Less officer ticket voids and replacements
- Reduced errors due to poor handwriting
- Will increase ticket volume
- Provide real time wireless connectivity

Ticket and Permit Management Software

- Automatic generation of permit renewal dates
- Electronic notifications to permit holders
- Automatic generation of waitlists
- Ability to create e-visitors' permits for City Hall guests

Generate Comprehensive Reports

- Generation of accurate monthly reports
- Pairing of violations and photographs
- E-filing of parking tickets through Fines and Administration and Traffic Court
- Minimizing of staff data entry and filing

Allow easy integration with other parking technologies

- Integrate with pay by cell phone technology and license plate recognition
- Integrate with other Parking Permit Programs

Improve Service to Citizens

- Pay on-line
- View on-line ticket violation, including photographs
- Improve parking ticket review process

ST. JOHN'S

During the last month there have been several meetings with key internal staff identifying the best practice towards implementing this project. The core committee has identified that working with the Province's Office of the Chief Information Officer (OCIO), Fines and Administration and Traffic Court will be necessary to ensure all parties are aware of the capabilities of this software and also ensure it meets all parties' operational requirements. Several vendors that supply electronic ticketing have shown interest in providing a web session to all parties that will provide an opportunity for key stakeholders to clarify any concerns or issues each individual party may have.

After all key stakeholders are satisfied with the delivery of electronic ticketing the City will prepare a Request for Proposal (RFP). Anticipated implementation for electronic ticket is Fall of 2016.

Key Considerations/Implications:

1. Budget/Financial Implications

The estimated upfront cost for both hardware and software applications is \$250,000.
This project would be funded from the Downtown Parking Reserve Fund.

2. Partners or Other Stakeholders

Provincial Government – Fines and Administration, Traffic Court and the Office of the Chief Information Officer (OCIO).

3. Alignment with Strategic Directions/Adopted Plans

- Effective Organization by stream-lining processes
- Responsive and Progressive
- Fiscally Responsible

4. Legal or Policy Implications

New operational policies will be developed

5. Engagement and Communications Considerations

A Communications Plan will be developed two months prior to implementation to ensure the public and other key stakeholders are made aware.

6. Human Resource Implications

n/a

7. Procurement Implications

n/a

8. Information Technology Implications

Implementation and support necessary from our Information Technology Team

9. Other Implications

n/a



Recommendation:

1. To gain Council's approval to proceed with a Request for Proposals (RFP) for Electronic Ticketing.

Prepared by/Signature:

Chris Pitcher. Supervisor, Parking Services

Approved by/Date/Signature:

Tanya Haywood, Deputy City Manager, Community Services

Attachments:

ST. JOHN'S

DECISION/DIRECTION NOTE

Title: Parkside Community Centre Summer Program Fee Structure

Date Prepared: February 18, 2016

Report To: Community Services and Housing Committee

Ward: Councilor Tilley – Ward 3

Decision/Direction Required:

To review the current Parkside summer program offerings and commit to ensure a quality, affordable program exists for the Parkside Neighbourhood area residents.

Discussion – Background and Current Status:

Parkside Community Centre is located at 126 Barachois Street and is within a Newfoundland and Labrador Housing (NLHC) community. There has been an ongoing partnership between NLHC and City of St. John's for over twenty years to support and assist the area residents in maintaining programming and positive relationships within the neighbourhood. A lot of effort, collaboration and cooperation has brought this from a community in crisis to a neighbourhood with a functional Neighbourhood Association that operates free and low-cost programs for the community from September to June while the City of St. John's offers summer programming. A City staff member represents the City on the Parkside Neighbourhood Association and collaborates with this group to deliver youth, seniors and children programs, as well as policy support.

A recent review of programs and services in this neighbourhood recommended that Parkside Community Centre follow the City of St. John's Activity Centre model offering programs from 9:00 am – 4:30 pm with an unsupervised lunch period. While Parkside offers a small programmable space at 550 square feet and a small park compared to other activity centers such as one located at Cowan Heights Elementary School where they have full use of a gymnasium, equipment room, playground, baseball field, tennis courts, and expansive green space: it was felt that a modified activity centre program is suitable at the Parkside location ensuring that the children of this low income neighbourhood were able to participate in quality programming right in their own backyard, lessening financial and transportation barriers.

Key Considerations/Implications:

1. Budget/Financial Implications

Significant concern has been raised by NLHC regarding cost increases and the impact it will have on the children from this area and their inability to participate in this much needed program.

NLHC, in partnership, has offered to help support the Parkside summer program by offering one of their Summer Student Employment grants to help relieve some financial pressure from the program.

2. Partners or Other Stakeholders

NLHC, Vibrant Communities, and neighbourhood residents.



3. Alignment with Strategic Directions/Adopted Plans

- Neighbourhoods Build Our City – A neighbourhood focused plan to deliver appropriate and quality programming to residents.
- A Culture of Cooperation - the partnership and collaboration with NLHC strengthens multi-level government relations and has created an effective City-community collaboration. Having this recreation program available to the residents of this at-risk neighbourhood promotes active and healthy living and a feeling of “place” through a local amenity and service.
- Fiscally Responsible - the City strategy aims to develop appropriate user fee policies and explore partnerships to share costs.

4. Legal or Policy Implications N/A

5. Engagement and Communications Considerations

Advertising through City Guide and Recreation Division registration process.

6. Human Resource Implications

NLHC has offered to support the Parkside summer program by offering one of their Summer Student Employment grants in effort to relieve some financial pressure from the program.

7. Procurement Implications N/A

8. Information Technology Implications N/A

9. Other Implications

Recommendation:

It is recommended the Recreation Division work the NLHC to offer recreation programming suitable to the Parkside residents in support of the long standing partnership with this promising but still at-risk community. Registration will be open to non-area residents in the same format as other Activity Centre programs throughout the City.

Prepared by/Signature: Karen Sherriffs, Manager, Community Development,
Department of Community Services

Approved by/Signature: Tanya Haywood, Deputy City Manager Department of Community Services



DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING
FOR THE PERIOD OF February 18, 2016 TO February 24, 2016

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES		Home Office for Mobile Personal Trainer	47 Birmingham Street	3	Approved	16-02-18
RES		Home Office for Project Management Consulting	23 Almond Crescent	5	Approved	16-02-22
RES		Building lot for Single Family Dwelling	Hillview Drive West	5	Approved	16-02-23
COM		Home Office – Architect	57 Military Road	2	Approved	16-02-23

* 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 Supervisor
Development Division –
PDE Department

Building Permits List

Council's February 29, 2016 Regular Meeting

Permits Issued: 2016/02/25 To 2016/02/24

Class: Commercial

114 Cumberland Cres	Co	Semi-Detached Dwelling
57 Blackmarsh Rd	Ms	Place Of Assembly
23 Cashin Ave	Ms	Clinic
44 Crosbie Rd	Ms	Retail Store
84-86 Elizabeth Ave	Ms	Service Shop
84-86 Elizabeth Ave	Ms	Retail Store
65 Elizabeth Ave	Sn	Bank
391-395 Empire Ave	Ms	Service Shop
324 Frecker Dr	Ms	Convenience Store
16-72 Hamlyn Rd	Sn	Club
16-72 Hamlyn Rd., Subway	Sn	Eating Establishment
14 Hebron Way	Ms	Restaurant
25 Hebron Way	Ms	Retail Store
25 Hebron Way	Ms	Restaurant
189 Higgins Line	Ms	Office
61 James Lane	Ms	Warehouse
50 Kelsey Dr	Ms	Retail Store
58 Kenmount Rd	Ms	Office
222 Kenmount Rd	Ms	Retail Store
409 Kenmount Rd	Ms	Car Sales Lot
515 Kenmount Rd	Ms	Car Sales Lot
90 Logy Bay Rd	Ms	Club
101 Macdonald Dr	Ms	Place Of Amusement
215 Major's Path	Ms	Retail Store
10 Messenger Dr	Ms	Retail Store
34 New Cove Rd	Ms	Clinic
119 New Cove Rd	Ms	Clinic
87 Old Pennywell Rd	Ms	Retail Store
60 O'leary Ave	Ms	Retail Store
279 Portugal Cove Rd	Ms	Clinic
283 Portugal Cove Rd	Ms	Retail Store
35 Ridge Rd	Ms	Club
46-50 Robin Hood Bay Rd	Ms	Industrial Use
20 Ropewalk Lane	Ms	Retail Store
10 Stavanger Dr	Ms	Retail Store
16 Stavanger Dr	Ms	Restaurant
386 Stavanger Dr	Ms	Office
386 Stavanger Dr	Ms	Office
410 Stavanger Dr	Ms	Retail Store
415 Stavanger Dr	Ms	Restaurant
415 Stavanger Dr	Ms	Restaurant
Horburn Rd	Ms	Convenience Store
86 Thorburn Road	Ms	Convenience Store
88 Thorburn Rd	Ms	Retail Store
446 Topsail Rd	Ms	Service Station
446 Topsail Rd	Ms	Service Station
462 Topsail Rd	Ms	Convenience Store
681 Topsail Rd	Ms	Place Of Amusement
10 Elizabeth Ave	Ms	Office
10 Elizabeth Ave	Ms	Office
120 Torbay Rd	Ms	Office
192-194 Torbay Rd	Ms	Eating Establishment
320 Torbay Rd	Ms	Club
320 Torbay Rd	Ms	Club
370 Torbay Rd	Ms	Office

426 Torbay Rd	Ms	Retail Store		
430 Torbay Rd	Ms	Tavern		
710 Torbay Rd	Ms	Retail Store		
710 Torbay Rd	Ms	Retail Store		
141 Torbay Rd	Ms	Office		
585 Torbay Rd	Ms	Retail Store		
199 Water St	Co	Retail Store		
38-42 Ropewalk Lane	Cr	Retail Store		
430 Topsail Rd	Nc	Fence		
32-34 Pippy Pl	Rn	Office		
40 Airport Heights Dr.	Co	Office		
32 Mount Pleasant Ave	Rn	Single Detached Dwelling		
6 Guernsey Pl, Common Area	Nc	Condominium		
6 Guernsey Pl, Unit C	Nc	Condominium		
6 Guernsey Pl, Unit D	Nc	Condominium		
6 Guernsey Pl, Unit A	Nc	Condominium		
6 Guernsey Pl, Unit B	Nc	Condominium		
64 Airport Rd.Whitecap, 2nd Fl	Cr	Office		
			This Week \$	732,365.00

Class: Industrial

This Week \$.00

Class: Government/Institutional

200 Military Rd	Rn	Church		
			This Week \$	20,000.00

Class: Residential

12 Country Grove Pl	Nc	Fence		
12 Country Grove Pl	Nc	Accessory Building		
54 Perlin St	Nc	Accessory Building		
63 Glenview Terr	Co	Home Office		
41 Notre Dame Dr	Co	Single Detached Dwelling		
40 Halifax St	Cr	Subsidiary Apartment		
42 Alexander St	Ex	Semi-Detached Dwelling		
80 Boulevard, 701	Rn	Apartment Building		
18 Cavell Ave	Rn	Single Detached Dwelling		
2 Donnelly's Lane	Rn	Single Detached Dwelling		
387 Hamilton Ave	Rn	Single Detached & Sub.Apt		
115 Merrymeeting Rd	Rn	Single Detached Dwelling		
17 Sprucedale Dr	Rn	Single Detached Dwelling		
3 First Ave	Sw	Single Detached Dwelling		
			This Week \$	210,650.00

Class: Demolition

This Week \$.00

This Week 'S Total: \$ 963,015.00

Repair Permits Issued: 2016/02/18 To 2016/02/24 \$

24,200.00

Legend

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

YEAR TO DATE COMPARISONS			
February 29, 2016			
TYPE	2015	2016	% VARIANCE (+/-)
Commercial	\$9,501,000.00	\$8,585,000.00	-10
Industrial	\$0.00	\$0.00	0
Government/Institutional	\$7,500,000.00	\$20,000.00	-100
Residential	\$3,447,000.00	\$3,730,000.00	8
Repairs	\$591,000.00	\$160,000.00	-73
Housing Units(1 & 2 Family Dwelling	4	5	
TOTAL	\$21,039,000.00	\$12,495,000.00	-41

Respectfully Submitted,

Jason Sinyard, P. Eng., MBA
 Deputy City Manger
 Planning & Development & Engineering

Building Permits List

Council's February 29, 2016 Regular Meeting

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Class: Commercial

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This Week \$.00

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Class: Demolition

This Week \$.00

This Week 'S Total: \$ 963,015.00

Repair Permits Issued: 2016/02/18 To 2016/02/24 \$

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Legend

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Cr	Chng Of Occ/Renovtns	Sw	Site Work
Ex	Extension	Ms	Mobile Sign
Nc	New Construction	Sn	Sign
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February 29, 2016			
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Government/Institutional	\$7,500,000.00	\$20,000.00	-100
Residential	\$3,447,000.00	\$3,730,000.00	8
Repairs	\$591,000.00	\$160,000.00	-73
Housing Units(1 & 2 Family Dwelling	4	5	
TOTAL	\$21,039,000.00	\$12,495,000.00	-41

Respectfully Submitted,

Jason Sinyard, P. Eng., MBA
 Deputy City Manger
 Planning & Development & Engineering

MEMORANDUM

Weekly Payment Vouchers For The Week Ending February 24, 2016

Payroll

Public Works	\$ 536,316.34
Bi-Weekly Administration	\$ 822,297.11
Bi-Weekly Management	\$ 873,040.25
Bi-Weekly Fire Department	\$ 649,626.75
Accounts Payable	\$ 4,805,035.00

Total: \$ 7,686,315.45

ST. JOHN'S

DEPARTMENT OF FINANCE

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

NAME	CHEQUE #	DESCRIPTION	AMOUNT
ROBERT BAIRD EQUIPMENT LTD.	93482	RENTAL OF EQUIPMENT	\$1,410.12
ROBERT BAIRD EQUIPMENT LTD.	93483	RENTAL OF EQUIPMENT	\$253.95
CANADIAN LINEN & UNIFORM	93484	MAT RENTALS	\$6,746.61
AMEC FOSTER WHEELER AMERICAS LTD.	93485	PROFESSIONAL SERVICES	\$1,718.88
SPICERS CANADA LIMITED	93486	OFFICE SUPPLIES	\$501.74
GRAYBAR CANADA AUTOMATION CONTROLS	93487	REPAIR PARTS	\$602.00
DARLENE SHARPE	93488	CLEANING SERVICES	\$750.00
NEWFOUNDLAND POWER	93489	ELECTRICAL SERVICES	\$17,017.64
NLOWE	93490	MEMBERSHIP RENEWAL	\$350.00
INTERNATIONAL ASSOCIATION OF ELECTRICAL INSPECTC	1084	MEMBERSHIP RENEWAL	\$1,046.74
FASTPATH SOLUTIONS INC.	1085	SOFTWARE RENEWAL	\$3,140.21
VIPAMAT USA	1086	REPAIR PARTS	\$232.61
RECEIVER GENERAL FOR CANADA	93491	PAYROLL DEDUCTIONS	\$190,865.32
RECEIVER GENERAL FOR CANADA	93492	PAYROLL DEDUCTIONS	\$4,207.79
O'GRADY, LYNN	93493	VEHICLE BUSINESS INSURANCE	\$505.97
COLE, SHERRY	93494	VEHICLE BUSINESS INSURANCE	\$505.97
NICK VINNICOMBE	93495	REFUND SECURITY DEPOSIT	\$7,500.00
GUSHUE, RICK	93496	MILEAGE	\$12.73
NEWFOUNDLAND EXCHEQUER ACCOUNT	93497	REGISTRATION OF EASEMENT	\$100.00
CITY OF ST. JOHN'S	93498	REPLENISH PETTY CASH	\$198.46
PUBLIC SERVICE CREDIT UNION	93499	PAYROLL DEDUCTIONS	\$5,645.85
NEWFOUNDLAND EXCHEQUER ACCOUNT	93500	ANNUAL OPERATING FEES	\$350.30
*** PRINTER ERROR CHQ 93501-93508 CANCELLED & REPRINTED ON CHQ 93509-93516 ***			
WAJAX POWER SYSTEMS	93509	REPAIR PARTS	\$0.00
EASTERN MEDICAL SUPPLIES	93510	MEDICAL SUPPLIES	\$54,692.00
EXECUTIVE TAXI LIMITED	93511	TRANSPORTATION SERVICES	\$320.32
ENTERPRISE RENT-A-CAR	93512	RENTAL OF VEHICLE	\$640.71
NEWFOUNDLAND POWER	93513	ELECTRICAL SERVICES	\$16,009.21
BOARD OF CANADIAN REGISTERED SAFETY PROFESSION	93514	MEMBERSHIP RENEWAL	\$1,943.83
CANADIAN BAR ASSOCIATION - NL BRANCH	93515	CONFERENCE FEE	\$282.50
ROCHE, WAYNE	93516	REIMBURSEMENT TUITION	\$67.80
GLENN BARRY	93517	INSTRUCTOR FEE	\$645.00
BERT RIGGS	93518	INSTRUCTOR FEE	\$108.84
APEX CONSTRUCTION SPECIALTIES INC.	93519	REPAIR PARTS	\$300.00
ASHFORD SALES LTD.	93520	REPAIR PARTS	\$1,610.25
			\$65.43

NAME	CHEQUE #	DESCRIPTION	AMOUNT
CABOT AUTO GLASS & UPHOLSTERY	93521	CLEANING SERVICES	\$1,401.66
ATLANTIC PURIFICATION SYSTEM LTD	93522	WATER PURIFICATION SUPPLIES	\$300.60
AUDIO SYSTEMS LTD.	93523	AUDIO EQUIPMENT	\$156.79
EASTERN HEALTH	93524	GOBUS TRANSIT	\$9,809.44
GRANT THORNTON	93525	PROFESSIONAL SERVICES	\$6,287.32
NEWFOUNDLAND EXCHEQUER ACCOUNT	93526	ANNUAL OPERATING FEES	\$1,915.35
NEWFOUNDLAND EXCHEQUER ACCOUNT	93527	FINES ADMINISTRATION	\$30.00
DF BARNES LIMITED	93528	FLAT BAR	\$1,178.42
HERCULES SLR INC.	93529	REPAIR PARTS	\$339.00
DOMINION STORES 924	93530	MISCELLANEOUS SUPPLIES	\$549.39
BELL ALIANT	93531	TELEPHONE SERVICES	\$343.52
BELBIN'S GROCERY	93532	CATERING SERVICES	\$628.33
SMS EQUIPMENT	93533	REPAIR PARTS	\$8,065.09
CABOT PEST CONTROL	93534	PEST CONTROL	\$380.25
HOSPITALITY NEWFOUNDLAND AND LABRADOR	93535	CONFERENCE FEE	\$836.20
BEST DISPENSERS LTD.	93536	SANITARY SUPPLIES	\$1,410.24
CREDIT INFORMATION SERVICES NFLD LTD.	93537	CREDIT INFORMATION	\$38.42
ROCKWATER PROFESSIONAL PRODUCT	93538	CHEMICALS	\$2,106.04
BLACK & MCDONALD LIMITED	93539	PROFESSIONAL SERVICES	\$18,672.39
THE PRINT & SIGN SHOP	93540	SIGNAGE	\$58.76
DESTINATION ST. JOHN'S	93541	2ND PAYMENT IN MOU 2015 & SUPPORT 2016	\$656,356.00
CLASS C SOLUTIONS GROUP	93542	REPAIR PARTS	\$2,326.00
BRENKIR INDUSTRIAL SUPPLIES	93543	PROTECTIVE CLOTHING	\$2,721.14
PAUL MURPHY SERVICES INC	93544	REPAIR PARTS	\$946.80
CARQUEST CANADA LTD.	93545	AUTO PARTS	\$112.14
AON REED STENHOUSE INC	93546	INSURANCE ON TRACTOR	\$665.00
PINNACLE OFFICE SOLUTIONS LTD	93547	PHOTOCOPIES	\$550.40
BROWNE FITZGERALD MORGAN AVIS	93548	LEGAL CLAIM	\$16,389.58
WESTERN HYDRAULIC 2000 LTD	93549	REPAIR PARTS	\$1,508.55
FLAGHOUSE INC	93550	RECREATIONAL SUPPLIES	\$1,844.29
BDI CANADA INC	93551	CHEMICALS	\$105.54
CO-OP FEEDS/COUNTRY RIBBON INC FEEDS DIVISION	93552	DUCK FEED	\$234.70
LEVITT SAFETY	93553	SAFETY SUPPLIES	\$220.69
PRACTICA LIMITED	93554	SCOOP BAGS	\$2,307.64
SKYHIGH AMUSEMENTS ENT. SERVICES	93555	ENTERTAINMENT FOR EVENT	\$474.60
CAMPBELL'S SHIP SUPPLIES	93556	PROTECTIVE CLOTHING	\$1,119.44

NAME	CHEQUE #	DESCRIPTION	AMOUNT
AIR LIQUIDE CANADA INC.	93557	CHEMICALS AND WELDING PRODUCTS	\$140,851.65
HISCOCK'S SPRING SERVICE	93558	REPAIR PARTS	\$6,167.10
CARSWELL DIV. OF THOMSON CANADA LTD	93559	PUBLICATIONS	\$407.51
CHES'S SNACKS LTD.	93560	MEAL ALLOWANCES	\$118.93
LAT49 ARCHITECTURE INC.	93561	PROFESSIONAL SERVICES	\$1,977.50
BEATTIE INDUSTRIAL	93562	REPAIR PARTS	\$38.42
MAC TOOLS	93563	TOOLS	\$997.15
CITY SAND AND GRAVEL LTD.	93564	ROAD GRAVEL	\$5,203.84
CBCL LIMITED	93565	PROFESSIONAL SERVICES	\$34,143.92
COLONIAL GARAGE & DIST. LTD.	93566	AUTO PARTS	\$2,748.98
PETER'S AUTO WORKS INC.	93567	TOWING OF VEHICLES	\$2,800.00
BMC SOFTWARE	93568	SUPPORT MAINTENANCE	\$7,661.85
CONCRETE PRODUCTS 2001 LTD.	93569	CONCRETE	\$418.71
CONSTRUCTION SIGNS LTD.	93570	SIGNAGE	\$4,726.23
CONTROLS & EQUIPMENT LTD.	93571	REPAIR PARTS	\$1,700.65
MASK SECURITY INC.	93572	TRAFFIC CONTROL	\$4,282.28
J3 CONSULTING & EXCAVATION LIMITED	93573	RENTAL OF EQUIPMENT	\$44,210.12
CROSBIE INDUSTRIAL SERVICE LTD	93574	PROFESSIONAL SERVICES	\$44,504.45
THE NEWFOUND CABS	93575	TRANSPORTATION SERVICES	\$7,190.14
THOMAS ECONOMY GLASS	93576	PROFESSIONAL SERVICES	\$840.57
FASTENAL CANADA	93577	REPAIR PARTS	\$253.75
HARTY'S INDUSTRIES	93578	STEEL FLAT BAR	\$768.40
ATLANTIC RECREATION	93579	AUTO PARTS	\$325.42
CYGNUS GYMNASTICS	93580	REAL PROGRAM	\$3,377.60
CABOT READY MIX LIMITED	93581	PROFESSIONAL SERVICES	\$2,969.22
DICKS & COMPANY LIMITED	93582	OFFICE SUPPLIES	\$427.30
WAJAX POWER SYSTEMS	93583	REPAIR PARTS	\$889.40
MADSEN POWER SYSTEMS	93584	REPAIR PARTS	\$2,788.58
DOMINION STORES #922	93585	MISCELLANEOUS SUPPLIES	\$270.49
REEFER REPAIR SERVICES (2015) LIMITED	93586	REPAIR PARTS	\$9,095.63
CAHILL INSTRUMENTATION LTD.	93587	PROFESSIONAL SERVICES	\$1,780.32
CANADIAN TIRE CORP.-MERCHANT DR.	93588	MISCELLANEOUS SUPPLIES	\$84.36
CANADIAN TIRE CORP.-KELSEY DR.	93589	MISCELLANEOUS SUPPLIES	\$327.14
EAST COAST MARINE & INDUSTRIAL	93590	MARINE & INDUSTRIAL SUPPLIES	\$1,101.75
DR. LAWRIE RAY	93591	MEDICAL EXAMINATION	\$20.00
EAST CHEM INC.	93592	CHEMICALS	\$2,401.25

NAME	CHEQUE #	DESCRIPTION	AMOUNT
ELECTRIC MOTOR & PUMP DIV.	93593	REPAIR PARTS	\$8,391.21
EXECUTIVE COFFEE SERVICES LTD.	93594	COFFEE SUPPLIES	\$982.45
DOMINION STORE 935	93595	MISCELLANEOUS SUPPLIES	\$88.00
BASIL FEARN 93 LTD.	93596	REPAIR PARTS	\$525.90
DOMINION VOTING SYSTEMS CORP.	93597	40% OF VOTING SYSTEM	\$12,091.00
NL EMPLOYERS' COUNCIL	93598	MEMBERSHIP RENEWAL	\$1,711.95
EMERGENCY REPAIR LIMITED	93599	AUTO PARTS AND LABOUR	\$18,290.42
CHBA- NEWFOUNDLAND LABRADOR	93600	BOOTH RENTAL	\$1,271.25
EXECUTIVE TAXI LIMITED	93601	TRANSPORTATION SERVICES	\$854.28
OMB PARTS & INDUSTRIAL INC.	93602	REPAIR PARTS	\$188.21
FRESHWATER AUTO CENTRE LTD.	93603	AUTO PARTS/MAINTENANCE	\$2,278.80
BRUCE SUTHERLAND ASSOCIATES LTD	93604	PROFESSIONAL SERVICES	\$6,463.60
MARY KENNEDY	93605	INSTRUCTOR FEE	\$453.50
IMPACT SIGNS AND GRAPHICS	93606	SIGNAGE	\$527.16
MILLENNIUM EXPRESS	93607	COURIER SERVICES	\$576.30
DALHOUSIE UNIVERSITY	93608	TUITION FEES	\$1,538.00
GLOBALSTAR CANADA SATELLITE CO	93609	SATELLITE PHONES	\$112.95
STELLAR INDUSTRIAL SALES LTD.	93610	INDUSTRIAL SUPPLIES	\$989.95
REVOLUTION ENVIRONMENTAL SOLUTIONS LP/TERRAPUF	93611	PROFESSIONAL SERVICES	\$1,443.21
BOOMIT	93612	REPAIR PARTS	\$5,497.40
APLIANCE SOLUTIONS	93613	REPAIR PARTS	\$84.69
HARRIS & ROOME SUPPLY LIMITED	93614	ELECTRICAL SUPPLIES	\$393.78
HARVEY & COMPANY LIMITED	93615	REPAIR PARTS	\$3,408.44
A HARVEY & CO. LTD.	93616	ROAD SALT	\$327,124.05
HARVEY'S OIL LTD.	93617	PETROLEUM PRODUCTS	\$144,625.19
CANADIAN LINEN & UNIFORM	93618	MAT RENTALS	\$6,026.05
BRENNTAG CANADA INC	93619	CHLORINE	\$102,479.00
GRAYMONT (NB) INC.,	93620	HYDRATED LIME	\$20,933.25
ECONOLITE CANADA INC.,	93621	REPAIR PARTS	\$14,935.78
HICKMAN MOTORS LIMITED	93622	AUTO PARTS	\$213.57
KNIGHTSBRIDGE ROBERTSON SURRETTE	93623	HUMAN RESOURCES CONSULTING FEES	\$2,825.00
HOLDEN'S TRANSPORT LTD.	93624	RENTAL OF EQUIPMENT	\$423.75
FLEET READY LTD.	93625	REPAIR PARTS	\$3,828.03
SOURCE ATLANTIC INDUSTRIAL DISTRIBUTION	93626	PROTECTIVE CLOTHING	\$671.23
TOTAL CANADA INC.	93627	REPAIR PARTS	\$2,306.15
NL NEWS NOW INC.	93628	ADVERTISING	\$342.19

NAME	CHEQUE #	DESCRIPTION	AMOUNT
4IMPRINT	93629	PROMOTIONAL ITEMS	\$2,963.55
PENNECON ENERGY TECHNICAL SERVICE	93630	PROFESSIONAL SERVICES	\$7,250.08
IMPRINT SPECIALTY PROMOTIONS LTD	93631	PROMOTIONAL ITEMS	\$10,935.75
HICKMAN DODGE JEEP CHRYSLER	93632	AUTO PARTS	\$634.97
ONX ENTERPRISE SOLUTIONS LIMITED	93633	PROFESSIONAL SERVICES	\$19,944.51
MERCER'S PAVING INCORPORATED	93634	SNOW CLEARING SERVICES	\$11,149.33
CREIGHTON ROCK DRILL	93635	REPAIR PARTS	\$131.06
CDMV	93636	VETERINARY SUPPLIES	\$1,069.85
DBI-GARBAGE COLLECTION REMOVAL LTD.	93637	GARBAGE COLLECTION	\$966.15
TRANE CANADA CO.	93638	PROFESSIONAL SERVICES	\$358.66
BOSCH REXROTH CANADA CORP.	93639	REPAIR PARTS	\$310.70
KENT BUILDING SUPPLIES-STAVANGER DR	93640	BUILDING MATERIALS	\$42.92
CENTINEL SERVICES	93641	PROFESSIONAL SERVICES	\$673.48
BLACKOUT DRIVEWAY SEALING	93642	SNOW CLEARING SERVICES	\$565.00
SWISS CHALET - KELSEY DR.	93643	MEAL ALLOWANCES	\$491.22
CANADAWIDE SCIENTIFIC	93644	REPAIR PARTS	\$2,473.57
DATARITE.COM	93645	STATIONERY & OFFICE SUPPLIES	\$721.90
STAPLES ADVANTAGE	93646	OFFICE SUPPLIES	\$123.45
PETHEALTH SERVICES INC.,	93647	VETERINARY SUPPLIES	\$342.30
COMPRESSED AIR & EQUIPMENT SERVICES	93648	REPAIR PARTS	\$288.09
J.A. LARUE	93649	REPAIR PARTS	\$168.01
MARK'S WORK WEARHOUSE	93650	PROTECTIVE CLOTHING	\$378.49
MARTIN'S FIRE SAFETY LTD.	93651	SAFETY SUPPLIES	\$6,681.99
MARTIN INDUSTRIAL GROUP	93652	REPAIR PARTS	\$83.12
EATING DISORDER FOUNDATION OF NL.	93653	WORKSHOP FEE	\$250.00
HARDY'S ASBESTOS CONSULTING	93654	PROFESSIONAL SERVICES	\$13,224.39
DR. V. KEEPING	93655	MEDICAL EXAMINATION	\$20.00
DOCU GUARD/SHRED GUARD	93656	PROFESSIONAL SERVICES	\$84.75
REXEL CANADA ELECTRICAL INC.,	93657	PROFESSIONAL SERVICES	\$3,236.09
MCLOUGHLAN SUPPLIES LTD.	93658	ELECTRICAL SUPPLIES	\$1,292.89
MIKAN INC.	93659	LABORATORY SUPPLIES	\$354.99
UNIQUE INVENTIONS INC.,	93660	RECREATIONAL SUPPLIES	\$1,936.82
CUTTING EDGE LAWN CARE INC.,	93661	SNOW CLEARING SERVICES	\$5,802.55
DR. MICHAEL ORGAN	93662	MEDICAL EXAMINATION	\$20.00
DR. ALLISON DROVER	93663	MEDICAL EXAMINATION	\$20.00
CENTRAL REHAB INC.,	93664	PROFESSIONAL SERVICES	\$495.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
WAJAX INDUSTRIAL COMPONENTS	93665	REPAIR PARTS	\$510.99
NU-WAY EQUIPMENT RENTALS	93666	RENTAL OF EQUIPMENT	\$1,906.31
NEWFOUND DISPOSAL SYSTEMS LTD.	93667	DISPOSAL SERVICES	\$5,973.30
NEWFOUNDLAND DISTRIBUTORS LTD.	93668	INDUSTRIAL SUPPLIES	\$340.00
NEWFOUNDLAND DESIGN ASSOCIATES	93669	PROFESSIONAL SERVICES	\$161,112.04
NEWFOUNDLAND BROADCASTING CO.	93670	ADVERTISING	\$3,094.04
RECREATION NL	93671	MEMBERSHIP RENEWAL	\$760.00
BELL MOBILITY PAGING	93672	PAGING SERVICES	\$56.64
BELL ALIANT	93673	TELEPHONE SERVICES	\$208.84
TOROMONT CAT	93674	AUTO PARTS	\$442.00
NORTH ATLANTIC PETROLEUM	93675	PETROLEUM PRODUCTS	\$28,345.12
NOVA CONSULTANTS INC.	93676	PROFESSIONAL SERVICES	\$4,136.34
PENNECON ENERGY HYDRAULIC SYSTEMS	93677	REPAIR PART	\$152.20
PBA INDUSTRIAL SUPPLIES LTD.	93678	INDUSTRIAL SUPPLIES	\$496.41
ORKIN CANADA	93679	PEST CONTROL	\$237.30
GCR TIRE CENTRE	93680	TIRES	\$7,403.26
CW PARSONS LIMITED	93681	SNOW CLEARING SERVICES	\$52,916.13
K & D PRATT LTD.	93682	REPAIR PARTS AND CHEMICALS	\$914.29
PROFESSIONAL UNIFORMS & MATS INC.	93683	PROTECTIVE CLOTHING	\$261.58
REPROGRAPHICS LTD.	93684	TONER CARTRIDGES	\$258.70
NAPA ST. JOHN'S 371	93685	AUTO PARTS	\$699.84
THE ROYAL GARAGE LTD.	93686	AUTO PARTS	\$184.19
LIFESAVING SOCIETY NFLD & LAB.	93687	AQUATIC RECERTIFICATION	\$690.43
S & S SUPPLY LTD. CROSSTOWN RENTALS	93688	REPAIR PARTS	\$9,835.65
ST. JOHN AMBULANCE ASSOCIATION	93689	FIRST AID SUPPLIES	\$2,254.52
ST. JOHN'S VETERINARY HOSPITAL	93690	PROFESSIONAL SERVICES	\$64.41
BIG ERICS INC	93691	SANITARY SUPPLIES	\$441.31
SAUNDERS EQUIPMENT LIMITED	93692	REPAIR PARTS	\$16,593.09
SANSOM EQUIPMENT LTD.	93693	REPAIR PARTS	\$5,602.70
SPEEDY AUTOMOTIVE LTD.	93694	AUTOMOTIVE SUPPLIES	\$1,580.74
STEEFAB INDUSTRIES LTD.	93695	STEEL	\$284.58
SUPERIOR OFFICE INTERIORS LTD.	93696	OFFICE SUPPLIES	\$998.92
BELL DISTRIBUTION INC.	93697	CHARGER & USB PORT	\$62.13
TOWER TECH COMMUNICATIONS & SPORTS FIELD LIGHTI	93698	NETTING REPAIRS & INSTALLATION	\$535.62
TRACTION DIV OF UAP	93699	REPAIR PARTS	\$3,564.52
TULKS GLASS & KEY SHOP LTD.	93700	PROFESSIONAL SERVICES	\$142.98

NAME	CHEQUE #	DESCRIPTION	AMOUNT
FJ WADDEN & SONS LTD.	93701	SANITARY SUPPLIES	\$188.65
WATSON PETROLEUM SERVICES LTD.	93702	PROFESSIONAL SERVICES	\$1,073.50
CANSEL WADE	93703	MAPPING SUBSCRIPTION	\$1,356.00
WATERWORKS SUPPLIES DIV OF EMCO LTD	93704	REPAIR PARTS	\$12,919.13
CREDIT BUREAU COLLECTIONS	93705	WATCHDOG SUBSCRIPTION	\$26.56
ELTON, DOUG	93706	REAL PROGRAM	\$565.00
DR. F.F. JARDINE	93707	MEDICAL EXAMINATION	\$20.00
FRENCH, DAVID	93708	INSTRUCTOR FEE	\$680.25
TUCKER, DAVID	93709	INSTRUCTOR FEE	\$136.05
TITFORD, JUNE	93710	INSTRUCTOR FEE	\$143.80
FARDY, BRENDA	93711	INSTRUCTOR FEE	\$272.10
WALSH, BASIL	93712	INSTRUCTOR FEE	\$272.10
SMITH, BOYD	93713	INSTRUCTOR FEE	\$474.60
STACK AND ASSOCIATES	93714	REFUND OVERPAYMENT OF TAXES	\$25.00
GOODLIFE FITNESS	93715	FITNESS MEMBERSHIP	\$828.68
DR. MARK PORTER	93716	MEDICAL EXAMINATION	\$20.00
HUNGRY HEART CAFE	93717	REFRESHMENTS	\$264.22
EASTERN WASTE MANAGEMENT	93718	PROFESSIONAL SERVICES	\$87,522.76
TRAVERSE, BRENDAN	93719	INSTRUCTOR FEE	\$181.40
DR. KATHLEEN HALLEY	93720	MEDICAL EXAMINATION	\$20.00
ALL-TECH ENVIRONMENTALSERVICES LIMITED	93721	PROFESSIONAL SERVICES	\$3,367.40
MC-PIX: MELANIE COURAGE PHOTOGRAPHER	93722	INSTRUCTOR FEE	\$300.00
ATLANTIC COUNSELLING SERVICES INC.	93723	PROFESSIONAL SERVICES	\$250.00
BENSON, BUFFETT PLC INC.	93724	REFUND COMPLIANCE LETTER	\$150.00
BARRY ROSS	93725	PROFESSIONAL SERVICES	\$137.50
DR. ELIZABETH BANNISTER	93726	MEDICAL EXAMINATION	\$20.00
SOBEYS PROPERTIES LIMITED	93727	REFUND OVERPAYMENT OF TAXES	\$1,247.86
MCINNES COOPER	93728	PROFESSIONAL SERVICES	\$8,636.86
IRIS KIRBY HOUSE INC.	93729	HPS MONEY ALLOCATED TO COMMUNITY GROUPS	\$3,461.63
DR. CHRIS SMITH	93730	MEDICAL EXAMINATION	\$20.00
CHOICES FOR YOUTH INC.	93731	HPS MONEY ALLOCATED TO CFY	\$7,607.90
JENNY GRIFFIOEN	93732	INSTRUCTOR FEE	\$498.85
LESLEY JANES	93733	INSTRUCTOR FEE	\$390.01
NOVELTY ENGRAVERS PLUS INC.	93734	PLAQUE	\$126.90
AMCO ELECTRIC	93735	REFUND SECURITY DEPOSIT	\$278.30
NEWFOUNDLAND AND LABRADOR LUMBER PRODUCERS / 93736	93736	PROFESSIONAL SERVICES	\$210.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
JASON SELLARS	93737	HONORARIUMS	\$300.00
MACAULAY ERICA	93738	INSTRUCTOR FEE	\$136.05
MCGRUER CECILIA	93739	INSTRUCTOR FEE	\$136.05
MONICA LEDWELL	93740	REFUND SECURITY DEPOSIT	\$100.00
DION OTTENHEIMER	93741	REFUND SECURITY DEPOSIT	\$2,000.00
COREY REID	93742	LEGAL CLAIM	\$5,000.00
LORRAINE WILLIAMS	93743	CHILLFEST COSTUME RENTALS	\$115.00
ADAM HARDING	93744	DJ CHILLFEST	\$200.00
EMMA PRINGLE BOUTILIER	93745	RECREATION PROGRAM REFUND	\$84.00
PATRICK & MAUREEN WALSH	93746	REFUND OVERPAYMENT OF TAXES	\$1,257.82
INTERNATIONAL MARINE CONSERVATION CONGRESS (IMC)	93747	GRANT	\$1,000.00
NLDUNKTANK.CA	93748	ENTERTAINMENT FOR EVENT	\$376.06
MARIA MURPHY	93749	RECREATION PROGRAM REFUND	\$54.00
CANADIAN CELIAC ASSOCIATION (CCA), NL CHAPTER	93750	GRANT	\$750.00
CRITCH, ROBERT	93751	VEHICLE BUSINESS INSURANCE	\$212.00
JONES, CHRISTINA	93752	RECREATION PROGRAM EVENTS SUPPLIES	\$46.89
HUNT, EDMUND	93753	MILEAGE - CROSSING GUARD PROGRAM	\$34.19
MYRICK, JOHN	93754	VEHICLE BUSINESS INSURANCE	\$304.00
STRAIT, MARIE	93755	MILEAGE - CROSSING GUARD PROGRAM	\$77.33
RYAN, LEANN	93756	MILEAGE	\$70.15
SPURRELL, SHALANE	93757	REFUND OVERPAYMENT OF TAXES	\$751.76
O'BRIEN, LESLIE	93758	VEHICLE BUSINESS INSURANCE	\$340.96
AMY BUTT	93759	MILEAGE	\$9.33
GUSHUE, RICK	93760	MILEAGE	\$16.50
WILLIAMS, NICOLE	93761	MILEAGE	\$40.87
COLIN CLARKE	93762	VEHICLE BUSINESS INSURANCE	\$224.00
BLAIR MCDONALD	93763	MILEAGE	\$52.71
CHRISTA NORMAN	93764	MILEAGE	\$53.39
TOBIN, JUDY	93765	MILEAGE	\$155.22
MACNEIL, GARY	93766	VEHICLE BUSINESS INSURANCE	\$359.00
KRISTA GLADNEY	93767	MILEAGE	\$169.51
JONATHAN GALGAY	93768	FCM CONFERENCE REGISTRATION	\$1,622.36
WILLOW ANDERSON	93769	MILEAGE	\$29.78
BYRON OSMOND	93770	MILEAGE	\$100.40
TIFFANY PAWLETT	93771	MILEAGE	\$16.08
STEPHEN KELSEY	93772	MILEAGE - CROSSING GUARD PROGRAM	\$139.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
TROJAN TECHNOLOGIES INC	93773	PROGRESS PAYMENT	\$37,844.68
ANCHORAGE CONTRACTING LTD.	93774	PROGRESS PAYMENT	\$65,404.99
BARACO-ATLANTIC CORPORATION	93775	PROGRESS PAYMENT	\$307,737.88
POMERLEAU INC.,	93776	PROGRESS PAYMENT	\$762,738.78
ELLISDON CORPORATION	93777	PROGRESS PAYMENT	\$808,193.12
JMJ HOLDINGS	93778	PROGRESS PAYMENT	\$169,036.58
Total: \$ 4,805,035.00			

MEMORANDUM

Date: February 25, 2016

To: His Worship the Mayor and Members of Council

From: Cheryl Mullett, City Solicitor

Re: **Charter Avenue – Easement and Temporary Working Easement**

The City requires an easement over land at Charter Avenue for the purpose of a sanitary sewer. The land is owned by 10910 Newfoundland Inc. with negotiations having been completed resulting in an agreed price of \$4,800.00 for the easement plus reasonable legal fees associated with same.

Further, the City also requires a temporary working easement over this portion of property as well as the adjacent property. We have negotiated a 6 month term at a cost of \$350.00 per month to be renewed at the City's discretion "as needed" on a month to month basis.

The City has been using this easement since August 1, 2015 and its anticipated completion is June 2016.

I recommend that approval be given to execute the attached Easement Agreement and Temporary Working Easement and I request that this matter be brought before Council at the next Regular Meeting.

Cheryl Mullett, LL.B.
City Solicitor

AGMW/mp

ST. JOHN'S

LEGAL DEPARTMENT

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

MEMORANDUM

Date: February 25, 2016
To: His Worship the Mayor and Members of Council
From: Cheryl Mullett, City Solicitor
Re: **Densmore Lane**

On November 4th, 2015 the City expropriated land from Bernard Healey and Lena Nugent for the purpose of a water treatment plant at Petty Harbour/Long Pond. Since that time the City has been negotiating with the property owners as to the amount of compensation owed to the property owners.

We have recently reached an agreement with the terms as follows:

- 1) Compensation in the amount of \$136,150.00;
- 2) Reconveying of land not used by the City outside the fence; and
- 3) New survey to be completed by the City.

The compensation is comprised of the following breakdown:

Compensation for land	\$72,000.00
*Interest on land compensation	36,900.00
Amount in lieu of fencing	12,500.00
Appraisal Fee	3,450.00
Legal fees	10,000.00
HST on legal fees	1,300.00
Total	136,150.00

*We are legally required to compensate the owners for interest on the land expropriated from the date of expropriation to settlement date.

I recommend that approval be given to proceed with this compensation amount and the above terms and request that this matter be brought before Council at the next Regular Meeting.

Cheryl Mullett, LL.B.
City Solicitor

AGMW/mp

ST. JOHN'S

LEGAL DEPARTMENT

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

MEMORANDUM

Date: February 19, 2016

To: His Worship the Mayor
and Members of Council

From: Derek Coffey CPA, CA, MBA
Deputy City Manager, Financial Management

Re: Quarterly Travel Report
Fourth Quarter 2015

Attached in accordance with the City's Freedom of Information By-Law is the Quarterly Travel Report for the fourth quarter of 2015.

Derek Coffey CPA, CA, MBA
Acting Deputy City Manager,
Financial Management

DC/lp

Enclosure

ST. JOHN'S

DEPARTMENT OF FINANCE

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

Quarterly Travel Report 2015 4th Quarter

ST. JOHN'S

DEPARTMENT OF FINANCE

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

City Council

Bernard Davis	1111-52111	
<ul style="list-style-type: none"> • Gander, NL • Recreation NL Conference • May 22 - 23, 2015 		Total: \$ 474.06
(2 nd Quarter Travel)		
Sandy Hickman	1111-52111	
<ul style="list-style-type: none"> • Gander, NL • MNL Convention • November 5 - 7, 2015 		Total: \$ 1,079.70
Danny Breen	1111-52111	
<ul style="list-style-type: none"> • Gander, NL • MNL Convention • November 5 - 7, 2015 		Total: \$ 999.92
Art Puddister	1111-52111	
<ul style="list-style-type: none"> • Gander, NL • MNL Convention • November 5 - 7, 2015 		Total: \$ 1,260.38

Financial Services

Robert Bishop	1221-52111	
<ul style="list-style-type: none"> • Philadelphia, PA • GFOA Conference • May 31 – June 3, 2015 		Total: \$ 731.55
(2 nd Quarter Travel – Trip Cancelled – Unused Airfare & Credit Expired)		

Public Works

Brian Head	7121-52111	
<ul style="list-style-type: none"> • Ottawa, Ontario • Anti-Graffiti TAGS 2015 Conference • October 19 - 22, 2015 		Total: \$ 2,113.12
Lynnann Winsor	4123-52111	
<ul style="list-style-type: none"> • Whistler, B.C. • National Water & Wastewater Conference / Board Meetings • October 23 - 29, 2015 		Total: \$ 4,309.47

Gary Brown	3231-52347	
<ul style="list-style-type: none"> • St. Paul, Minnesota • 3M Seminar • November 3 - 7, 2015 		Total: \$ 1,571.81
Stephen Fagan	3231-52347	
<ul style="list-style-type: none"> • St. Paul, Minnesota • 3M Seminar • November 3 - 7, 2015 		Total: \$ 1,611.73
Deborah Smith	4123-52111	
<ul style="list-style-type: none"> • Salt Lake City, Utah • Water Quality Technology Conference • November 14 - 20, 2015 		Total: \$ 5,021.27
Byron Osmond	3231-52347	
<ul style="list-style-type: none"> • Phoenix, Arizona • APWA Conference • August 28 – September 4, 2015 		Total: \$ 979.50
(3 rd Quarter Travel – Trip Cancelled – Airfare Cost – 12 month Credit Available)		

Community Services

Janine Halliday	1274-52111	
<ul style="list-style-type: none"> • Toronto, Ontario • MSDO AGM & Conference / ICCS Course • October 4 - 9, 2015 		Total: \$ 3,235.55
Chris Pitcher	2141-52111	
<ul style="list-style-type: none"> • Vancouver, B.C. • CPA Conference & Tradeshow • October 17 - 21, 2015 		Total: \$ 3,062.81
Deborah Cook	6612-52111	
<ul style="list-style-type: none"> • Kelowna, B.C. • Creative City Summit • October 26 - 29, 2015 		Total: \$ 2,849.59
Jill Brewer	6211-52111	
<ul style="list-style-type: none"> • Montreal, Quebec • National Conference on Ending Homelessness • November 1 - 4, 2015 		Total: \$ 2,257.13

Bruce Pearce	6211-52111	
<ul style="list-style-type: none"> • Montreal, Quebec • National Conference on Ending Homelessness • November 1 - 4, 2015 		Total: \$ 2,112.16
Judy Tobin	6211-52111	
<ul style="list-style-type: none"> • Montreal, Quebec • National Conference on Ending Homelessness • November 1 - 4, 2015 		Total: \$ 2,136.47
Willow Jackson Anderson	7553-52111	
<ul style="list-style-type: none"> • Gander, NL • AGM of Municipalities NL • November 6 - 7, 2015 		Total: \$ 335.00
Leslie White	7301-52111	
<ul style="list-style-type: none"> • Minett, Ontario • Aquatics Conference • November 10 - 13, 2015 		Total: \$ 2,604.11
Heather Hickman	7553-52111	
<ul style="list-style-type: none"> • Toronto, Ontario • Pathways to Prosperity Conference • November 29 – December 2, 2015 		Total: \$ 213.50
(Trip was cancelled – Non-refundable Registration and Insurance)		

Fire Department

Dallis Hamlyn	2503-52111	
<ul style="list-style-type: none"> • Vancouver, B.C. • FDM Education Workshop • October 25 - 29, 2015 		Total: \$ 3,422.35
Don Byrne	2503-52111	
<ul style="list-style-type: none"> • Gander, NL • NL Fire Services Annual Conference • October 1 - 4, 2015 		Total: \$ 1,019.87

Corporate Services/City Clerk

Lynn O'Grady	1216-52111	
<ul style="list-style-type: none"> • Ottawa, Ontario • Better Workplace Conference • October 13 - 17, 2015 		Total: \$ 2,778.22
Sarah Hayward	1213-52111	
<ul style="list-style-type: none"> • Mississauga, Ontario • 2015 HR Leaders Summit • October 17 - 20, 2015 		Total: \$ 2,499.21
Barbara Dawe	1213-52113	
<ul style="list-style-type: none"> • Las Vegas, Nevada • IFEBP Annual Canadian Employee Benefits Conference • November 21 - 26, 2015 		Total: \$ 3,940.57
Roshni Antony	1268-52111	
<ul style="list-style-type: none"> • Toronto, Ontario • WordTask's Documenting Policy and Procedure Workshop • November 23 - 25, 2015 		Total: \$ 2,015.99
Elaine Henley	1268-52111	
<ul style="list-style-type: none"> • Toronto, Ontario • WordTask's Documenting Policy and Procedure Workshop • November 23 - 25, 2015 		Total: \$ 2,036.81

Planning, Development and Engineering

Carlie White	2921-52111	
<ul style="list-style-type: none"> • Saskatoon, SK • Saskatoon Farmers Market • October 1 - 4, 2015 		Total: \$ 1,952.81
David Blackmore	2921-52111	
<ul style="list-style-type: none"> • Whistler, B.C. • National Water & Wastewater Conference • October 24 - 28, 2015 		Total: \$ 3,334.07
Gord Tucker	2921-52111	
<ul style="list-style-type: none"> • Toronto, Ont. • Construct Canada Seminar • December 1 - 5, 2015 		Total: \$ 2,420.90

BY-LAW NO. 1331

AMENDMENT NO. 1334, 1417

*gazetted
May 7, 1999*

FREEDOM OF INFORMATION BY-LAW

PASSED BY COUNCIL ON JANUARY 10, 1994

Under and by virtue of the powers conferred by The City of St. John's Act, the St. John's Municipal Council in regular session convened on this 10th day of January, A.D., 1994, hereby passes and enacts the following by-law for the purpose of ensuring freedom of information for the general public of the City of St. John's.

FREEDOM OF INFORMATION BY-LAW

1. **Public and Private Meetings**

1.1 Only matters of a personnel or legal nature, intergovernmental matters where discussion at a public meeting would be prejudicial to the interests of the citizens of the City or the Province and recommendations of the Payment Review Board shall be placed on the agenda for Special Meetings of Council; and discussion of these matters shall be confined to Special Meetings of Council. (05/24/94; #1334)

1.2 All matters not encompassed by the provisions of Section 1.1 shall be placed on the agenda for Public Meetings of Council.

1.3 In the event of a dispute as to whether or not a matter should be placed on the agenda for a Special Meeting of Council or on the agenda for a Public Meeting of Council, a majority vote of Council at a public meeting of Council shall determine the appropriate agenda. (05/24/94; #1334)

2. A Councillor shall not have access to the personnel files of City employees without the approval of Council. (04/20/99; #1417)

3. **Committee Reports**

3.1 All Committee meetings of Council shall be open to the public. Should a dispute as to confidentiality of a matter arise at a Committee meeting, a majority vote of Committee Members shall be required to exclude the public from the said meeting.

- 3.2 In the event that a matter is declared confidential, such declaration must be reported to Council in the form of a Committee report. A majority vote of Council shall then be required if such confidentiality is to continue.

4. **Collective Agreements, Employment Contracts**

- 4.1 All collective agreements and any individual contracts of employment shall be entered into the public record of the City.
- 4.2 It shall be a violation of this By-Law for Council to vote for any financial benefit to any Member of Council or any member of Staff at a private meeting.
- 4.3 All individual contracts of employment shall be placed on the agenda of a public meeting of Council for its consideration and decision.

(05/24/94; #1334)

5. **Tax Concessions**

- 5.1 Corporations seeking tax concessions must be prepared to publicly justify their case; and no discussions of tax concessions shall be permitted at Special Meetings.
- 5.2 All Council votes on tax concessions must be preceded by a four week notice to the general public of such vote.

6. **General**

- 6.1 Travel expenditures by Council and Senior Staff shall be itemized and published quarterly. Itemization of all out of province travel expenditures shall include the following:
- i) name of person travelling;
 - ii) event attended;
 - iii) location of event attended; and
 - iv) total cost of trip.
- 6.2 Council shall annually publish a list of salaries paid to the Mayor and Council, salaries paid to any classification of \$50,000 a year or more, and any other remuneration paid to the Mayor, Council and Senior Staff. The salary range of any employee of the City shall also be made available on request.

#1331 - Repealed

CRIMINAL CODE OF CANADA

**ATTORNEY GENERAL
OF NEWFOUNDLAND AND LABRADOR
ANNUAL REPORT
SECTION 83 - PART II.1 TERRORISM
*Criminal Code of Canada***

For the period December 24, 2003 to December 24, 2004.

Section 83 of the *Criminal Code* requires that the Attorney General of every province shall publish, or otherwise make available to the public, an Annual Report for the previous year on the operation of sections 83.28, 83.29 and 83.3. The specific reporting requirements are specified in section 83.31.

No actions or activities have been initiated or taken by the Royal Newfoundland Constabulary in relation to either of these sections of the *Criminal Code*.

JOHN R. CUMMINGS, QC
Deputy Minister of Justice and
Deputy Attorney General

Mar 11

**ATTORNEY GENERAL
OF NEWFOUNDLAND AND LABRADOR
ANNUAL REPORT
SECTION 25.3 - *Criminal Code of Canada***

For the period January 1 to December 31, 2004.

Section 25.3 of the *Criminal Code* requires the publication of an annual report concerning the activities of public officers and senior officers who have committed acts or omissions that would otherwise constitute an offence.

No actions or activities have been undertaken by the Royal Newfoundland Constabulary in relation to this provision of the *Criminal Code*.

JOHN R. CUMMINGS, QC
Deputy Minister of Justice and
Deputy Attorney General

Mar 11

URBAN AND RURAL PLANNING ACT

**NOTICE OF REGISTRATION
TOWN OF STEPHENVILLE DEVELOPMENT
REGULATIONS AMENDMENT NO. 2, 2004 and
DEVELOPMENT REGULATIONS
AMENDMENT NO. 3, 2004**

Take notice that the Town of Stephenville Development Regulations Amendment No. 2, 2004 and Development Regulations Amendment No. 3, 2004, adopted on the 10th

day of February, 2005 have been registered by the Minister of Municipal and Provincial Affairs.

In general terms, the purpose of Development Regulations Amendment No. 2, 2004 is to clarify home businesses in the Residential Zones and to allow medical and professional uses as a discretionary use in the Residential Medium Density Zone.

In general terms, the purpose of Development Regulations Amendment No. 3, 2004 is to amend Zoning Plan Map 1 from Conservation to Residential Medium Density on the Hansen Highway to accommodate one or more dwellings and to amend Zoning Plan Map 2 from Commercial General to Public Assembly and Institutional on Minnesota Drive to accommodate a senior's complex.

The Stephenville Development Regulations Amendment No. 2, 2004 and Development Regulations Amendment No. 3, 2004 come into effect on the day that this notice is published in *The Newfoundland and Labrador Gazette*. Anyone who wishes to inspect a copy of the Stephenville Development Regulations Amendment No. 2, 2004 and Development Regulations Amendment No. 3, 2004 may do so at the Town Office, Stephenville during normal working hours.

TOWN OF STEPHENVILLE
Wayne Reilly, Fire Chief

Mar 11

CITY OF ST. JOHN'S ACT



**ST. JOHN'S MUNICIPAL COUNCIL
NOTICE
ST. JOHN'S FREEDOM OF INFORMATION
BY-LAW**

TAKE NOTICE that the St. John's Municipal Council has repealed the St. John's Freedom of Information By-Law.

The said By-Law was repealed by Council on the 21st day of February, 2005 as effective January 7, 2005 the City is subject to the access to information provisions contained in the *Access to Information and Protection of Privacy Act*, A-1.1, SNL 2002.

Dated this 2nd day of March, 2005.

NEIL MARTIN
City Clerk

P. O. # 35743

Mar 11

gazetted.

**AT THE REGULAR MEETING OF COUNCIL
ON MONDAY, MARCH 25, 1996**

1. A Conditional Use Application by Mr. John Roberts to establish a business office as a Home Occupation in his residence at **13 Savannah Park Drive**. The office will consist of a business phone line. Mr. Roberts will be the sole employee at this office.
2. A Variance of Non-Conformity Application from Mr. Tony Healey requesting permission to construct a 20m² extension to the rear of the semi-detached dwelling located at **Civic #9 Meighen Street**.
3. A Conditional Use Application from Mr. Kevin Hynes requesting permission to install a business telephone for Kevin's Driver Training Service as a Home Occupation in his residence located at **Civic #30 Portugal Cove Road**.
4. A Conditional Use Application from Mr. Shane Downs requesting permission to install a business telephone for a disc jockey service for Weddings, Parties, etc., as a Home Occupation in his residence located at **Civic #46 Glenview Terrace**.
5. A Conditional Use Application from Mr. Carlos Rivera requesting permission to establish and operate an office for a Software Development business as a Home Occupation in his residence located at **Civic #16 Grenfell Avenue**.

Written representation on these applications may be filed with the City Clerk (P.O. Box 908, St. John's, Nfld. A1C 5M2; by Fax 576-8474) by **NOON, THURSDAY, MARCH 21, 1996**.

These applications may be inspected Monday to Friday between the hours of 9:00 a.m. through 4:30 p.m. at the City's Department of Engineering and Planning, 3rd Floor, St. John's City Hall. Telephone enquiries may be directed to 576-8389 and 576-8430.

The following list of salaries is published pursuant to Section 6.2 of The Freedom of Information By-Law:

CITY OF ST. JOHN'S LISTING MAYOR & COUNCILLORS SALARIES

	YEARLY SALARY
MAYOR	53,734
DEPUTY MAYOR	34,776
COUNCILLORS	26,914

CLASSIFICATION

CLASSIFICATION	YEARLY SALARY
CHIEF COMMISSIONER AND CITY SOLICITOR	87,826
ASS. COMM./DIRECTOR OF BUILDING & PROPERTY MANAGEMENT	85,590
ASS. COMM./DIRECTOR OF ENGINEERING & PLANNING	81,605
DIRECTOR OF INFORMATION & CORPORATE SERVICES	77,257
FIRE CHIEF	75,299
DIRECTOR OF PUBLIC WORKS & PARKS	74,410
DIRECTOR OF HUMAN RESOURCES	72,404
DIRECTOR OF FINANCE	71,714
DIRECTOR OF ADMINISTRATIVE SERVICES & CITY CLERK	71,334
DEPUTY FIRE CHIEF	67,210
MANAGER OF STREETS & SANITATION	64,810
MANAGER OF INTERNAL AUDIT	62,526
MANAGER - DIVISION OF PROPERTY MANAGEMENT	60,762
SOLICITOR - ADVANCED	58,107
MANAGER - SYSTEM DEVELOPMENT & OPERATIONS	57,365
FIRE CAPTAINS (23)	57,210
FIRE PREVENTION OFFICER	57,210
MANAGER - WATER SUPPLY SYSTEMS	56,402
MANAGER - FLEET SERVICES	56,337
MANAGER - ACCOUNTING SERVICES	55,682
SOLICITOR - ADVANCED	55,569
MANAGER - ENVIRONMENTAL SERVICES	54,748
MANAGER - PARKS SERVICES	54,748
MANAGER - ST. JOHN'S MEMORIAL STADIUM	54,048
MANAGER - RECREATION & LEISURE SERVICES	53,876
MANAGER - BUDGETARY SERVICES	53,249
MANAGER - REGULATORY SERVICES	53,080
DESIGN ENGINEER	52,462
MANAGER - PLANNING & DEVELOPMENT	51,872
DEVELOPMENT ENGINEER	51,687
MATERIALS MANAGER	51,687
MANAGER OF ASSESSMENTS	51,523
MANAGER - INSURANCE & RISK ADMINISTRATION	51,105
OPERATIONS ASSISTANT - ENVIRONMENTAL SERVICES	50,923
OPERATIONS ASSISTANT TO MANAGER	50,923
CONSTRUCTION ENGINEER	50,170
MANAGER - END USER SUPPORT	50,170
TRANSPORTATION ENGINEER	50,170

WINTER PARKING BAN REGULATION IS IN EFFECT - VIOLATIONS OF THIS REGULATION CAN RESULT IN A \$45

INVITATION TO TENDER

COMMODITY OR SERVICE	TENDER NO.	CLOSING DATE
Trees & Shrubs	96-012	3 p.m. T March 2
Propane	96-013	2 p.m. T March 2
Shovels, Rakes & Picks	96-014	3 p.m. W March 2

Tender documents and specifications are available from the Building Department, 3rd Floor, City Hall Annex, New Gower Street, St. John's, NF.

Tenders in sealed envelopes marked "TENDER # and Commodity or Service noted above", must be received at the office of the City Clerk, 4th Floor, City Hall, not later than the date and time noted above, for an immediate public opening.

The lowest or any tender not necessarily accepted.

EMPLOYMENT OPPORTUNITIES

**1996 SUMMER STAFF
(TEMPORARY POSITIONS)**

The City of St. John's Department of Recreation will be seeking employees to assist in the operation of our 1996 Summer Recreation Program.

Applications and Employment Booklets outlining the role and qualifications for each position are available at the following locations:

- Human Resources, 2nd Floor, City Hall Annex
- H.G.R. Mews Community Centre, Mundy Pond Road
- Wedgewood Park Recreation Centre, Gleneyre Street
- Goulds Recreation Centre, Main Highway, Goulds
- Aquarena, Westerland Road

Applications for Supervisory positions will be accepted up to 4:30 p.m., Friday, April 12, 1996.

Applications will be received by the **SUMMER EMPLOYMENT** Department of Human Resources, P.O. Box 908, St. John's, NF, **TELEPHONE INQUIRIES PLEASE.**

ONE (1) SUPERVISOR, TRAFFIC & PARKING

The City of St. John's is presently accepting applications for this permanent position with the Department of Engineering & Planning reports to the Transportation Engineer.

DUTIES:

The successful applicant will be responsible for the operation and maintenance of traffic signals and signs. This position will include the development of signal timing and coordination plan of Traffic related studies and reports including signal warrants, crossing warrants, speed and gap studies, as well as standard intersection analysis. This position will also involve responsibilities associated with traffic counting programs, complaint investigation and other long term traffic related reports.

This successful applicant will also become responsible for supervising Traffic Analysts. Related duties to include the daily assignment of work of performance, etc.

QUALIFICATIONS:

Applicants for this position must be graduates from a recognized institution with a diploma of Transportation Engineering Technology. Preference will be given to those applicants with at least three (3) years direct experience in a traffic operations environment. Good communication and a strong knowledge of normal PC software and standard transportation software would be an asset. Applicants must have a valid Class 5 Driver's Licence.

COMPENSATION:

This is a Management position, the salary scale being set at \$38,969

CLOSING DATE:

Applications will be received up to 4:30 p.m., Tuesday, March 19, 1996. Applications, with resumes and references, will be accepted by EMPLOYMENT MANAGER, Department of Human Resources, City of St. John's, P.O. Box 908, St. John's, NF, A1C 5M2, up to the closing date and time.

Wednesday, March 13/96

John J. Murphy
John J. Murphy, Mayor

Pursuant to Section 6.2 of the Freedom of Information By-Law, the following is a list of salaries paid to Mayor and Council, as well as staff in any and all classifications over \$50,000 a year or more:

POSITION	DEPARTMENT	PRESENT SALARY
Chief Commissioner and City Solicitor	City Solicitor	87,827
Director and Associate Commissioner	Building & Property Mgmt	85,590
Director and Associate Commissioner	Engineering & Planning	82,829
Director	Information & Corp Services	77,257
Director	Public Works & Parks	76,811
Fire Chief	St. John's Reg Fire Dept.	75,299
Director	Human Resources	73,490
Director	Finance	71,714
Director	Admin Serv/City Clerk	71,334
Deputy Fire Chief	St. John's Reg Fire Dept.	68,218
Manager - Streets & Sanitation	Public Works & Parks	65,782
Manager - Internal Audit	Information & Corp Services	62,526
Mgr - Division of Property Management	Building & Property Mgmt	61,673
Solicitor - Advanced	City Solicitor	58,107
Mgr-System Dev & Operations	Info & Corporate Services	57,365
Manager - Water Supply Systems	Engineering & Planning	57,248
Communications Officer	St. John's Reg Fire Dept.	57,209
Fire Captain (25 positions)	St. John's Reg Fire Dept.	57,209
Fire Prevention Officer	St. John's Reg Fire Dept.	57,209
Training Officer	Public Works & Parks	57,182
Manager - Fleet Services	Info & Corporate Services	57,182
Manager - Assessments	Finance	56,517
Mgr, Accounting Services	Engineering & Planning	56,337
Manager - Planning & Development	Public Works & Parks	55,569
Manager - Environmental Services	City Solicitor	55,569
Solicitor - Advanced	Building & Property Mgmt	54,859
Manager - St. John's Memorial Stadium	Public Works & Parks	54,748
Manager - Parks Services	Building & Property Mgmt	54,684
Mgr. Rec & Leisure Services	Building & Property Mgmt	53,876
Manager - Regulatory Services	Building & Property Mgmt	53,249
Manager - Budgetary Services	Finance	52,462
Design Engineer	Engineering & Planning	52,462
Development Engineer	Engineering & Planning	52,462
Materials Manager	Finance	52,296
Manager - End User Support	Info & Corporate Services	51,687
Op Asst - Environmental Serv	Public Works & Parks	51,687
Operations Assistant - Streets & San	Public Works & Parks	51,687
Supervisor - Inspection Services	Building & Property Mgmt	51,687
Mgr. - Ins & Risk Admin	Information & Corp Services	51,105
Construction Engineer	Engineering & Planning	50,923
Transportation Engineer	Engineering & Planning	50,923
		SALARY
Mayor		\$35,464.57
Deputy Mayor		\$22,952.19
Members of Council		\$17,763.17

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CITY OF ST. JOHN

CITY OF ST. JOHN'S SALARIES - \$50,000/ANNUM AS OF DECEMBER 31, 1997

Pursuant to Section 6.2 of the Freedom of Information By-Law, the following is a list of salaries paid to Mayor and Council, as well as staff in any and all classifications over \$50,000 a year or more:

POSITION	DEPARTMENT	PRESENT SALARY
Chief Commissioner & City Solicitor	City Solicitor	\$87,827
Director & Associate Commissioner	Building & Property Mgmt	\$86,874
Director & Associate Commissioner	Engineering & Planning	\$84,071
Director	Public Works & Parks	\$79,132
Director	Information & Corp Services	\$78,416
Fire Chief	St. John's Reg Fire Dept.	\$76,428
Director	Human Resources	\$74,592
Director	Finance	\$72,790
Director	Admin Serv/City Clerk	\$72,404
Deputy Fire Chief	St. John's Reg Fire Dept.	\$69,241
Manager - Streets & Sanitation	Public Works & Parks	\$66,769
Mgr - Div. of Property Management	Building & Property Mgmt	\$62,598
Manager, Internal Audit	Information & Corp Services	\$62,526
Manager - End User Support	Info & Corporate Services	\$61,080
Solicitor - Advanced II	City Solicitor	\$58,978
Mgr-Applications Dev & Operations	Info & Corporate Services	\$58,226
Manager - Water Supply Systems	Engineering & Planning	\$58,107
Manager - Fleet Services	Public Works & Parks	\$58,040
Manager, Assessments	Info & Corporate Services	\$58,040
Mgr. Accounting Services	Finance	\$57,365
Communications Officer	St. John's Reg Fire Dept.	\$57,210
Dangerous Goods Officer	St. John's Reg Fire Dept.	\$57,210
Fire Captain (25 positions)	St. John's Reg Fire Dept.	\$57,210
Fire Prevention Officer	St. John's Reg Fire Dept.	\$57,210
Training Officer	St. John's Reg Fire Dept.	\$57,210
Mgr. Planning & Development	Engineering & Planning	\$57,182
Manager - Environmental Services	Public Works & Parks	\$56,402
Manager - Parks Services	Public Works & Parks	\$56,402
Mgr. St. John's Memorial Stadium	Building & Property Mgmt	\$56,402
Solicitor - Advanced II	City Solicitor	\$56,402
Mgr, Rec & Leisure Services	Building & Property Mgmt	\$55,504
Manager, Regulatory Services	Building & Property Mgmt	\$54,684
Foreperson - Traffic	Public Works & Parks	\$54,595
Manager - Budgetary Services	Public Works & Parks	\$54,048
Mayor	Finance	\$54,048
Op Asst - Environmental Serv.	Mayor's Office	\$53,734
Operation Assistant - Streets & San.	Public Works & Parks	\$53,699
Design Engineer	Public Works & Parks	\$53,699
Development Engineer	Public Works & Parks	\$53,699
Materials Manager	Engineering & Planning	\$53,249
Supervisor - Inspection Services	Engineering & Planning	\$53,249
Mgr, Ins & Risk Adminin	Finance	\$53,249
Construction Engineer	Building & Property Mgmt	\$53,249
Transportation Engineer	Information & Corp Services	\$51,872
Supv - Electrical Maintenance	Engineering & Planning	\$51,687
Lead Foreperson	Engineering & Planning	\$51,687
Mgr - Facilities Division	Building & Property Mgmt	\$51,350
Deputy Mayor	Public Works & Parks	\$50,678
Councillors (9)	Building & Property Mgmt	\$50,170
		\$34,776
		\$26,914

**PARKING SERVICES DIVISION - CITY HALL ANNEX
- NEW GOWER STREET LEVEL - PHONE: 576-8941
FAX: 576-6100**

1) Snow Removal Regulations for the following streets located in the downtown area:

- Water Street
- Adelaide Street
- Bishop's Cove

APPLICATION TO BE CONSIDERED MEETING OF COUNCIL ON MONDAY

A Variance of Non-Conformity Application for requesting permission to change the use of the **Marconi Place** from its former use, a convenience for a window and siding business. Parking for 13. Written representation on this application may be **NOON, THURSDAY, JANUARY 29, 1998.** This application may be inspected Monday to Friday a.m. through 4:30 p.m. at the City's Department 3rd Floor, St. John's City Hall. Telephone enquiries 8389 and 576-8430.

NOTICE

A Public Meeting is to be held at the Foran/Greene Hall) on **Thursday, January 27, 1998 at 7:00 p.m.** to allow discussion and receive public representation which will subsequently be referred to a Regular Meeting. 1. An application for a Change of Non-Conforming Use, Harold Ryan, to establish a convenience store on the site located at **75 Golf Avenue.** The proposed store is having a total area of 7500 sq. ft. and will have two (2) employees. The application also includes 1000 sq. ft. of street parking spaces available for the business. Written representation on this application may be submitted to the City Clerk's Office **NOON, FRIDAY, JANUARY 23, 1998.** This application may be inspected at the office of the Planning Department, Third Floor, St. John's City Hall, Monday through Friday. Telephone enquiries 8389 or 576-8430.

NOTICE

WELLS AND SEPTIC

The Provincial Department of Government Services has assumed responsibility for the design of private on site water supply systems has been transferred to the private sector effective December 31, 1997. The design function includes the site evaluation for the sewage disposal system and water supply system. Inspectors with the Department of Health, not the Government Service Centre, provided the design. The change will require the applicant to submit the design accompanied by the site evaluation data to the Government Service Centre for assessment. The site evaluation includes water supply system and preparation of plans for the design. **Approved Designer.** Environmental Health Officers will conduct inspections or prepare the design plans for on site water supply systems. Environmental Health Officers will conduct inspections or prepare the design plans for on site water supply systems to ensure that the design meets the requirements of the **St. John's will not issue an Occupancy Certificate, a Final Inspection Certificate, or a Certificate of Approval, until the septic system and water supply system has been approved.** If an application only involves an extension of a water supply system or water supply system, an Environmental Health Officer will conduct a site assessment and make recommendations on the policy change. However, if in any case a site assessment is indicated, the applicant/person will be required to submit the design plans as outlined above for new development, submitted by an Approved Designer to the Government Service Centre. Enquiries on this matter may be referred to the Government Service Centre at 3699.

The City of St. John's offers **FOR SALE** property located at Mountbatten Drive.

Sealed tenders clearly marked as to contents should be submitted to the City Clerk, City Hall, New Brunswick, at 10:00 a.m. on **Monday, January 26, 1998.**