

**AGENDA
REGULAR MEETING**

**August 10, 2015
4:30 p.m.**

ST. JOHN'S

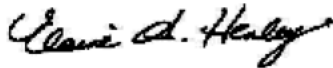
MEMORANDUM

August 7, 2015

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 August 10, 2015 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



AGENDA

REGULAR MEETING - CITY COUNCIL

August 10, 2015 – 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 July 27, 2015

4. Delegations

5. Business Arising from the Minutes

Included in the Agenda

- a. Notice of Motion: Electrical By-Law
- b. Department of Planning File# REZ1400018
Proposed Rezoning to the Industrial General (IG) Zone
Glencrest Development – Trans-Canada Highway, Ward 5
Applicant: KMK Capital Inc.
- c. PDE File #: REZ1400019
140 and 156 Ladysmith Drive, Ward 4
Proposed Rezoning to Residential Narrow Lot (RNL) Zone
11368 NL. Ltd.
- d. PDE File Number: REZ1400020
275 Conception Bay South Bypass Road, Ward 5
Application to Rezone Land to Industrial General (IG) Zone for a
Proposed Transportation and Logistic Park
Applicant: Oceanex Inc.

Other Matters

6. Notices Published

- A Discretionary Use Application has been submitted by Nolan Hall Development Inc. requesting permission to occupy **21 Rennie's Mill Road** (a designated Heritage Use building) as an office with a residential unit located on the third floor.
- A Change of Non-Conforming Use Application has been submitted requesting permission to convert a portion of **176 Freshwater Road** into office use.

7. Public Hearings

8. Committee Reports

- a. Police & Traffic Committee Report – July 16, 2015
- b. Planning & Development Committee Report – July 28, 2015
- c. Heritage Advisory Committee Report – July 31, 2015
- d. Special Events Advisory Committee – August 6, 2015

9. Resolutions

10. Development Permits List - (July 23, 2015 – August 5, 2015)

11. Building Permits List - (July 23, 2015 – August 5, 2015)

12. Requisitions, Payrolls and Accounts List (Weeks ending July 29, 2015 and August 5, 2015)

13. Tenders/RFPs

- a. Tender – Heat Pump Replacement, City Hall

14. Notices of Motion, Written Questions and Petitions

15. Other Business

- a. Memo dated July 23, 2015 from the Deputy City Manager – Community Services re: Street Piano Proposal: Come Play with Me NL, Downtown St. John's
- b. Economic Update – August 2015

16. Adjournment

MINUTES

REGULAR MEETING - CITY COUNCIL

July 27, 2015 – 4:30 p.m. - Council Chambers

Present	Mayor D. O’Keefe Deputy Mayor R. Ellsworth Councillor T. Hann Councillor S. Hickman Councillor D. Lane Councillor D. Breen Councillor J. Galgay Councillor B. Tilley Councillor B. Davis Councillor W. Collins	Absent	Councillor A. Puddister
Others	Acting City Manager Deputy City Manager of Planning, Development and Engineering Deputy City Manager of Public Works Deputy City Manager of Community Services Deputy City Manager of Financial Management (Acting) Acting City Solicitor Chief Municipal Planner Acting City Clerk Senior Legislative Assistant		

CALL TO ORDER/ADOPTION OF AGENDA

SJMC2015-07-27/339R

Moved – Councillor Davis; Seconded – Councillor Galgay

That the agenda be adopted with the following additions:

- Memo dated July 24, 2015 from Deputy City Manager of Community Services re: Approval to Apply for Citizenship and Immigration Canada Funding (CIC)

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

SJMC2015-07-27/340

Moved – Deputy Mayor Ellsworth; Seconded – Councillor Tilley

That the minutes of July 14, 2015 be adopted as presented.

CARRIED UNANIMOUSLY

BUSINESS ARISING

- PDE File # 1100116
Council Directives CD #R2015-03-02/3 and R2015-04-21/15
St. John's Municipal Plan Amendment No. 115, 2015, and
St. John's Development Regulations Amendment No. 576, 2015
Application to rezone to CCO Zone for proposed hotel development
Applicant: Manga Hotels
150 New Gower Street (corner of Springdale Street) - Ward 2

SJMC2015-07-27/341R

Moved – Councillor Hann; Seconded – Councillor Lane

That Council adopt-in-principle the resolutions for St. John's Municipal Plan Amendment No. 115, 2015, and St. John's Development Regulations Amendment No. 576, 2015. These amendments must now be sent to the Department of Municipal and Intergovernmental Affairs with a request for provincial review and release. Once the release is issued, the amendments would be referred to a future regular meeting of Council for consideration of adoption and the appointment of an independent commissioner to conduct a public hearing.

CARRIED UNANIMOUSLY

- PDE File #: B-17-M.34 / 12-00242
Proposed Rezoning from R1 to R2-Condo
Applicant: Dynamic Engineering
465 - 467 Main Road – Ward 5

SJMC2015-07-27/342R

Moved – Councillor Breen; Seconded – Councillor Tilley

That Council adopt the St. John's Development Regulations Amendment Number 618, 2015. It will then be referred to the Department of Municipal and Intergovernmental Affairs with the request for Provincial registration of the amendment.

Councillor Collins referenced the concerns outlined by the Murphy's as noted in the public meeting minutes of June 18, 2015 as well as in their e-mail attached to the minutes. He requested that these issues be addressed prior to any development taking place on the site. Council concurred.

CARRIED UNANIMOUSLY

- St. John's Municipal Plan Amendment No. 132, 2015, St. John's Development Regulations Amendment No. 614, 2015; Proposed amendments to accommodate a North Atlantic Petro Station, a convenience store and a coffee shop with a drive-thru.
257 – 261 Blackmarsh Road - Ward 3

SJMC2015-07-27/343R

Moved – Councillor Hann; Seconded – Councillor Tilley

That Council accept the Commissioner's report and recommendation to proceed with the proposed amendments to the St. John's Municipal Plan and Development Regulations for this development. These amendments will then be sent in accordance with the provisions of the Urban and Rural Planning Act to the Department of Municipal and Intergovernmental Affairs with a request for Provincial registration.

Councillor Lane requested that staff investigate the possibility of installing a round-about at this location to offset the increased traffic.

CARRIED UNANIMOUSLY

NOTICES PUBLISHED

- A Discretionary Use Application has been submitted requesting municipal approval to establish and operate a Place of Amusement for Mochanopoly at 279 Duckworth Street.

SJMC2015-07-27/344R

Moved – Councillor Galgay; Seconded – Councillor Breen

That the Place of Amusement for Mochanopoly at 279 Duckworth Street be approved subject to all applicable City requirements.

CARRIED UNANIMOUSLY

- A Discretionary Use Application has been submitted requesting municipal approval to occupy 69-71 Howlett's Line as a home occupation for a hair salon. The studio will have a total floor area of 20.6m².

SJMC2015-07-27/345R

Moved – Councillor Tilley; Seconded – Councillor Collins

That the home occupation for a hair salon at 69-71 Howlett's Line be approved subject to all applicable City requirements.

CARRIED UNANIMOUSLY

COMMITTEE REPORTS

Mayor's Advisory Committee on Crime Prevention – June 2015 (Final Report)

Council considered the above noted Committee report which is available at the Office of the City Clerk.

SJMC2015-07-27/346R

Moved – Councillor Galgay; Seconded – Councilor Hann

That with the exception of recommendation 6.3, the recommendations of the report be deferred for staff's review and report to the Community Services & Housing Standing Committee. Recommendation 6.3 which deals with municipal alcohol policies and the proposed restriction of bar hours will instead be referred to the Province for review and response in line with their strategy on crime prevention. The City Manager (Acting) will write a letter to the Province in this regard.

CARRIED UNANIMOUSLY

Heritage Advisory Committee – July 10, 2015

[Link to Report](#)

Council considered the above noted Committee report.

SJMC2015-07-27/347R

Moved – Councillor Lane; Seconded – Councillor Hickman

That the recommendations of the report be approved as presented.

CARRIED UNANIMOUSLY

Finance & Administration Standing Committee Report – July 15, 2015

[Link to Report](#)

Council considered the above noted Committee report.

SJMC2015-07-27/348R

Moved – Councillor Breen; Seconded – Councillor Tilley

That with the exception of item # 7, recommendation #'s 1-13 of the report be approved as presented.

**CARRIED
(Councill Galgay abstaining #5)**

SJMC2015-07-27/349R

Moved – Councillor Breen; Seconded – Deputy Mayor Ellsworth

That recommendation #7 of the report be approved with the following amendments:

- **Subsection 4 (reinstatement of funding to the Fleet Acquisition Fund from \$1.9 M to \$3.6 M annually) to be referred for budget review;**
- **That the implementation timeframe be adjusted so as to proceed as budgeted monies permit;**
- **That the purchase of garbage carts, noted as being \$3.9 M is actually \$3.3 million.**

**CARRIED
(Mayor O'Keefe dissenting)**

Special Events Advisory Committee – July 20, 2015

[Link to Report](#)

Council considered the above noted Committee report.

SJMC2015-07-27/350R

Moved – Councillor Davis; Seconded – Councillor Lane

That the recommendations of the report be approved as presented.

CARRIED UNANIMOUSLY

Development Committee Report - July 21, 2015

[Link to Report](#)

Council considered the above noted Committee report.

SJMC2015-07-27/351R

Moved – Councillor Hann; Seconded – Councillor Lane

That the recommendations of the report be approved as presented.

CARRIED UNANIMOUSLY

DEVELOPMENT PERMITS LIST - July 9 – July 22, 2015

[Link to List](#)

Council considered as information the Development Permits List for the period July 9 - July 22, 2015.

BUILDING PERMITS LIST - July 8 – July 22, 2015

[Link to List](#)

Council considered the Building Permits list for the period of July 8 – July 22, 2015.

SJMC2015-07-27/352R

Moved – Councillor Hickman; Seconded - Councillor Tilley

That the building permits list for the period July 8 – July 22, 2015 be approved as presented.

CARRIED UNANIMOUSLY

REQUISITIONS, PAYROLLS AND ACCOUNTS - July 15 and July 22, 2015

[Link to Memo](#)

Council considered the requisitions, payrolls and accounts for the weeks ending July 15, 2015 and July 22, 2015.

SJMC2015-07-27/353R

Moved – Councillor Hickman; Seconded – Councillor Tilley

That the Payrolls and Accounts for the weeks ending July 15, 2015 and July 22, 2015 be approved.

CARRIED UNANIMOUSLY

TENDERS/RFPS

Council considered the following tenders:

- Tender Supply of Heavy Truck Tires (Tender # 2015100)
- Tender Truck and Loader Tire Retreading Service (Tender # 2015089)

SJMC2015-07-27/354R

Moved - Councillor Hickman; Seconded – Councillor Tilley

That the following tenders be approved with the amounts noted:

- **Supply of Heavy Truck Tires:**
 - **Bridgestone Canada Inc. (o/a GCR Tire Centres) Bid # 1**
 - **(\$123,874.44)**
- **Truck and Loader Tire Retreading Services:**
 - **GCR Tire Centres**
 - **(\$292,416.60)**

CARRIED UNANIMOUSLY

NOTICES OF MOTION

Councillor Hann gave the following Notice of Motion:

TAKE NOTICE that I will at the next regular meeting of the St. John's Municipal Council move to enact an amendment to the St. John's Electrical By-Law so as to adopt the 2015 Canadian Electrical Code.

Dated at St. John's, NL this 27th day of July, 2015.

COUNCILLOR Tom Hann

OTHER BUSINESS

E-poll – Victoria Park Revitalization Phase 1 Design and Construction

SJMC2015-07-27/355R

Moved - Councillor Tilley; Seconded – Deputy Mayor Ellsworth

That Council ratify the above noted E-poll to award the Phase 1 design and construction of the Victoria Park Revitalization and contract administration to Tract Consulting Inc. for \$117,186 plus HST, with construction inspection to be additional on a per diem basis.

CARRIED UNANIMOUSLY

E-poll – Special Events Advisory Com. Road Closures – Tely 10 (July 26)

SJMC2015-07-27/356R

Moved - Councillor Tilley; Seconded – Deputy Mayor Ellsworth

That Council ratify the above noted E-poll to approve the road closures as outlined in the Special Events Advisory Committee report of July 23, 2015 in relation to the Tely 10 Road Race to be held on July 26, 2015.

CARRIED UNANIMOUSLY

Approval to Apply for Citizenship and Immigration Canada Funding (CIC)

A memo dated July 24, 2015 from Deputy City Manager of Community Services was tabled regarding approval to Apply for Citizenship and Immigration Canada Funding (CIC).

SJMC2015-07-27/357R

Moved - Councillor Davis; Seconded – Councillor Hann

That Council approve staff's recommendation that the City continue as the co-chair role of the LIP and take on the responsibility as contribution holder for the next three years of the funding agreement.

CARRIED UNANIMOUSLY

ADJOURNMENT

There being no further business, the meeting adjourned at 6:03 pm.

MAYOR

CITY CLERK

**Report/Recommendations
Heritage Advisory Committee
July 10, 2015**

Present: Councillor Lane, Co-Chair
Councillor Hickman, Co-Chair (left at 12:20)
Gerard Hayes, Citizen Representative
Peter Jackson, NL Historic Trust
Maria Lear, Citizen Representative
Wayne Purchase, Downtown St. John's
Garnet Kindervater, Canadian Homebuilders
Shannie Duff, Citizen Representative
Kevin Breen, Acting City Manager
Elizabeth Lawrence, Director of Strategy & Engagement (1st issue)
Sylvester Crocker, Manager of Technical Services
Lindsay Lyghtle Brushett, Planner
Peter Mercer, Heritage Officer
Margaret Donovan, Supervisor of Tourism & Culture
Karen Chafe, Supervisor of Legislative Services

Recommendations

1. 42 Rennie's Mill Road – Replacement of Siding

The Committee considered the above noted application to replace the existing horizontal wooden siding (clapboard) with new horizontal wooden siding (Cape Cod siding). This is a heritage designated property.

The Committee recommends approval of the application to replace the existing siding with Cape Cod siding.

2. 49 Rennie's Mill Road Designated Property.

The Committee considered an application to demolish the existing garage and kitchen extension and replace with new structure as well as to refurbish the existing conservatory and drill new geothermal well under garage.

The Committee recommends approval of the application with the stipulation that the applicant delineate the detailed trim work which is not apparent on the elevations submitted so that they are in keeping with heritage area 1 requirements.

3. 8 Kenna's Hill - Demolition and Replacement of Existing Sunroom

The Committee considered the above noted as well as the attached elevations. They also met with Gil Robichaud and Sean O'Reilly representing the proponent. The Committee had previously considered this matter and recommended that the proponent revise the plan to incorporate a shingled roof instead of glazing and metal framing. The latest plan reflects this.

ST. JOHN'S

The Committee with the abstention of Wayne Purchase and Garnet Kindervater recommends approval of the plan as submitted.

4. **Taj Mahal – Redesign of Existing Sign Band**

The Heritage Officer informed the Committee that the building occupied by the former Taj Mahal Restaurant will now be taken over by Mustang Sally's Restaurant and they have applied to recover the existing sign band with black paint and raised lettering "Mustang Sally's" similar to the existing raised letter.

The Committee recommends approval.

**Councillor Dave Lane
Co-Chairperson**

**REPORT
FINANCE AND ADMINISTRATION COMMITTEE - CITY COUNCIL**

July 15, 2015 – 12:00 p.m. – Conference Room A

Present Councillor D. Breen, Chair
Councillor T. Hann
Councillor S. Hickman
Councillor D. Lane
Councillor D. Breen
Councillor J. Galgay
Councillor B. Tilley
Councillor B. Davis
Councillor W. Collins
Councillor A. Puddister

Others Acting City Manager
Deputy City Manager of Planning, Development and Engineering
Deputy City Manager of Public Works
Acting Deputy City Manager of Financial Management
Manager of Waste & Recycling
Manager of Community Development
City Internal Auditor
Safety Advisor
Senior Legislative Assistant (Kathy Driscoll)

1. BUDGET 2016-2018 DIRECTION

Budget direction for budget 2016-2018

Moved – Councillor Davis; Seconded – Councillor Tilley

That Council approve budget direction and guidelines for Budget 2016-2018. Parameters need to be set in terms of increases to expenditures, including staffing, as well as new service requests.

CARRIED UNANIMOUSLY

2. Memo dated July 10, 2015 from the Acting City Manager re: Revision of Policy 03-07-14 – Use of Intoxicants and Illegal Drugs

The Committee considered the above noted memo:

Moved – Councillor Galgay; Seconded – Councillor Hickman

That Council approve the revision of Policy 03-07-14 that identified needs/gaps in light of the risk/safety considerations around the City’s operations and developed revisions to policy and practices to address those needs/gaps. The outcome of this process is the current Policy 03-07-14 “Alcohol and Drug Policy”.

CARRIED UNANIMOUSLY

- 3. Memo dated July 9, 2015 from the Acting City Manager re: Recreational Center Generator Support**

The Committee considered the above noted memo:

Moved – Councillor Hickman; Seconded – Councillor Collins

To move forward with the installation of a permanent generator at Buckmaster Circle as recommended by AMEC at an estimated cost of \$64,500. The funds are budgeted and will come out of the public buildings capital account. It is further recommended that for the 2016 budget year, \$85,000 be allocated for a portable generator for use at current or future Community Centers. Further discussion will occur once the 2016-2018 budget is prepared.

CARRIED UNANIMOUSLY

- 4. Verbal Update – Request for Bulb/Turnaround on Allandale Road to be considered under the City’s Capital Works Budget**

Moved – Councillor Collins; Seconded – Councillor Tilley

That the request for bulb/turnaround on Allandale Road be considered under the City’s Capital Works budget.

CARRIED WITH COUNCILLOR HICKMAN DISSENTING

- 5. Memo dated June 23, 2015 from the Acting City Manager – Financial Services re: NL Heart Support Group Funding Request**

The Committee considered the above noted memo:

Moved – Councillor Tilley; Seconded – Councillor Hann

To approve Staff’s recommendation to deny the funding request as it does not fit within current City policy.

Due to conflict, Councillor Galgay removed himself from discussion.

CARRIED WITH COUNCILLOR GALGAY ABSTAINING

- 6. Memo dated July 3, 2015 from the Director of Community Services re: Proposed changes to programs at Shea Heights and Kilbride Community Centres**

The Committee considered the above noted memo:

Moved - Councillor Hickman; Seconded – Councillor Tilley

That as both Shea Heights and Kilbride Community Centres move from a four-day per week to a five-day per week program, registration fees at both centers be phased in gradually to match those offered at Wedgewood Park, Airport Heights and Southland Community Centers

CARRIED UNANIMOUSLY

- 7. Memo dated July 8, 2015 from the Deputy City Manager – Public Works re: Automated Garbage Collection**

The Committee considered the above noted memo:

Moved - Councillor Galgay; Seconded by Councillor Davis

That the implementation of automated garbage collection on an accelerated phased approach as per attached Scenario “ B” be approved (full implementation by September 2018):

COSTING

ITEM	YEAR				TOTAL
	2016	2017	2018	2019	
	Phase 1	Phase 2	Phase 3		
Anticipated Start	Nov 2016	Sept 2017	Sept 2018		
Number of Trucks Purchased with Arms	4	5	5	1	15
Number of Carts	4,000	18,000	18,000		40,000

ITEM	YEAR				TOTAL
	2016	2017	2018	2019	
Marginal Truck Cost-Arms	\$216,000	\$297,000	\$324,000	\$64,800	\$901,800
Additional Fleet Capital Cost	\$669,600	\$334,800	\$348,192		\$1,352,592
Cart Cost	\$380,160	\$1,710,720	\$1,779,149	\$0	\$3,870,029
Total Capital Cost	\$1,265,760	\$2,342,520	\$2,451,341	\$64,800	\$6,124,421

Further, with the following estimated capital funding commitments:

- 1. Purchase of garbage carts \$3.9 million**
- 2. Mechanical arms for 15 trucks \$0.9 million**
- 3. 4 garbage collection trucks \$1.35 million**
- 4. Reinstatement of funding to the Fleet Acquisition Fund to historical levels (increase from approximately 1.9M to \$3.6M annually). Amount is updated annually based on a calculation for replacement of equipment at the end of its useful life. This funding reinstatement is required to replace existing fleet where or not automated collection is implemented.**

Furthermore, that no costs for standard garbage carts be incurred to residents who fall under automated garbage service routes.

CARRIED UNANIMOUSLY

- 8. Memo dated July 9, 2015 from the City Clerk re: Request for Financial Support for Meetings and Conventions (POLICY: 04-09-02)**

The Committee considered the following financial support requests:

Name	Date	Criteria	Recommendation
Community Youth Network – Southern Labrador/Strait of Bell	Nov. 5 – 7, 2015	<ul style="list-style-type: none"> • Does not meet 	DENY

Isle			
Aerospace & Defence Industry Assoc. of NL – MASS15	Oct. 13 – 15, 2015	<ul style="list-style-type: none"> Professional Association International 300 participants (worldwide) 	\$750
MusicNL – MusicNL Week 2015	October 2015	<ul style="list-style-type: none"> Does not meet 	DENY
Public Sector Delivery Council & Public Sector Chief Information Officer Council – National Meetings	September 15-17, 2015	<ul style="list-style-type: none"> Professional Association National 60 participants (Canada) City sponsored 	Reception/Quidi Vidi Plantation
Memorial University – SHAD Memorial	July 2015	<ul style="list-style-type: none"> Professional Association National 60 participants (Canada) City sponsored 	Breakfast/City Tour

Moved - Councillor Galgay; Seconded – Councillor Hann

To approve recommendations as outlined in the above noted table.

CARRIED UNANIMOUSLY

9. Memo dated July 9, 2015 from the City Clerk re: Royal St. John's Regatta Committee – Hall of Fame Induction Luncheon

The Committee considered the above noted memo:

Moved – Councillor Tilley; Seconded by Councillor Puddister

That the City approve the Hall of Fame Induction luncheon which is scheduled for July 29, 2015 in the Foran/Greene Room. The money will be allocated from the civic events budget with the Office of the City Clerk.

CARRIED UNANIMOUSLY

10. **Memo dated July 9, 2015 from the City Clerk re: LJH Films Inc. – Gemma Hickey’s Walk “Hope Walks On”**

The Committee considered the above noted memo:

Moved – Councillor Hickman; Seconded – Councillor Hickman

To accept Staff’s recommendation to deny this funding request as it does not meet policy.

CARRIED UNANIMOUSLY

11. **Sponsorship Support for third annual Maritime and Arctic Security & Safety (MASS) Conference, to be held October 13-15, 2015, in St. John’s**

The Committee considered the above noted funding request:

To accept Staff’s recommendation to approve sponsorship funding request of \$750 for the third annual Maritime and Arctic Security and Safety (MASS) Conference, to be held October 13-15, 2015, in St. John’s.

CARRIED UNANIMOUSLY

12. **Newfoundland Symphony Orchestra (NSO) Request for additional \$20,000 in funding for WWI Production**

The Committee considered the above noted funding request:

Moved – Councillor Hickman; Seconded – Councillor Puddister

To deny the additional funding request of \$20,000, as \$20,000 had been allocated and the event was properly evaluated in the context of all projects requesting assistance.

CARRIED UNANIMOUSLY

13. Canadian Public Works Association (CPWA) NL Chapter – Request for Luncheon Sponsorship

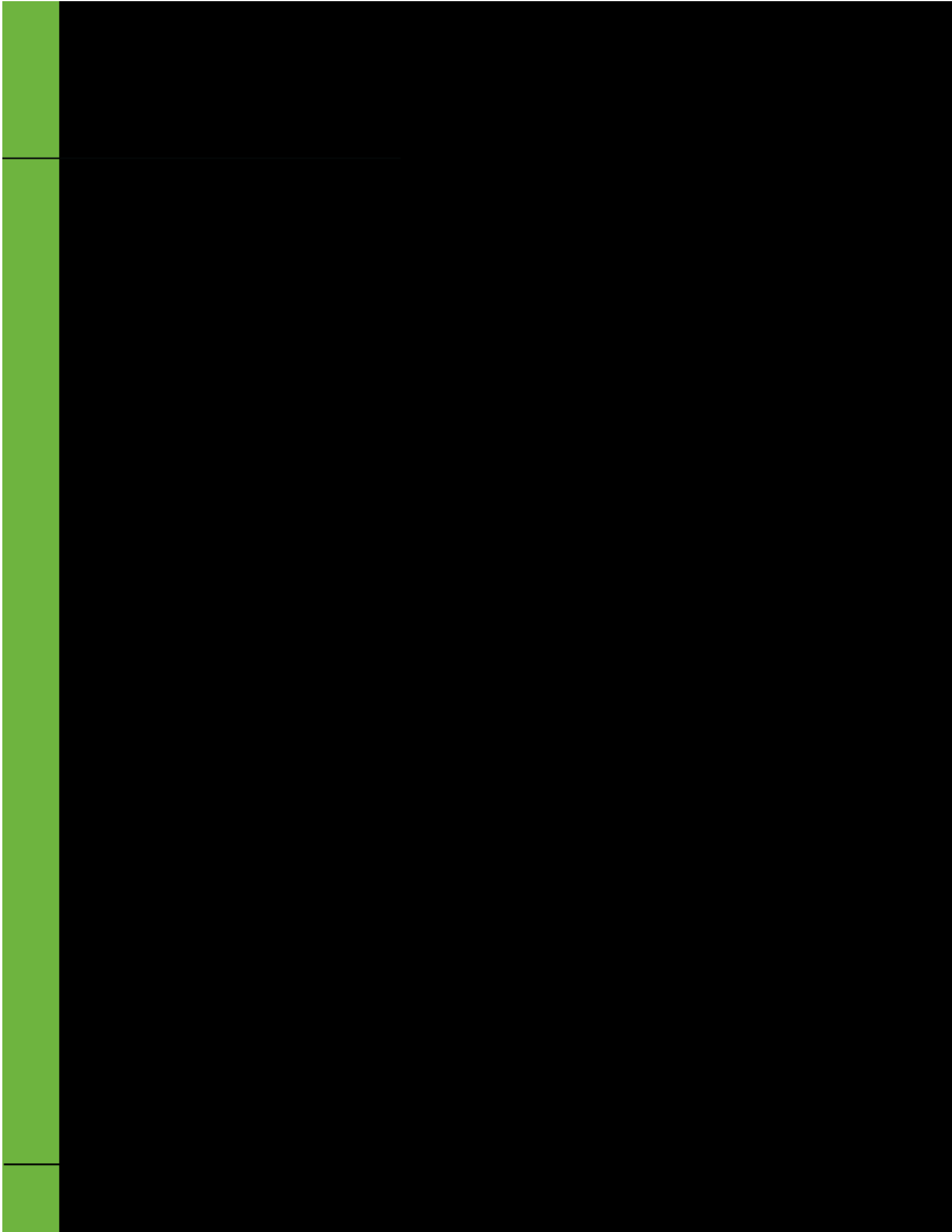
The Committee considered the above noted funding request:

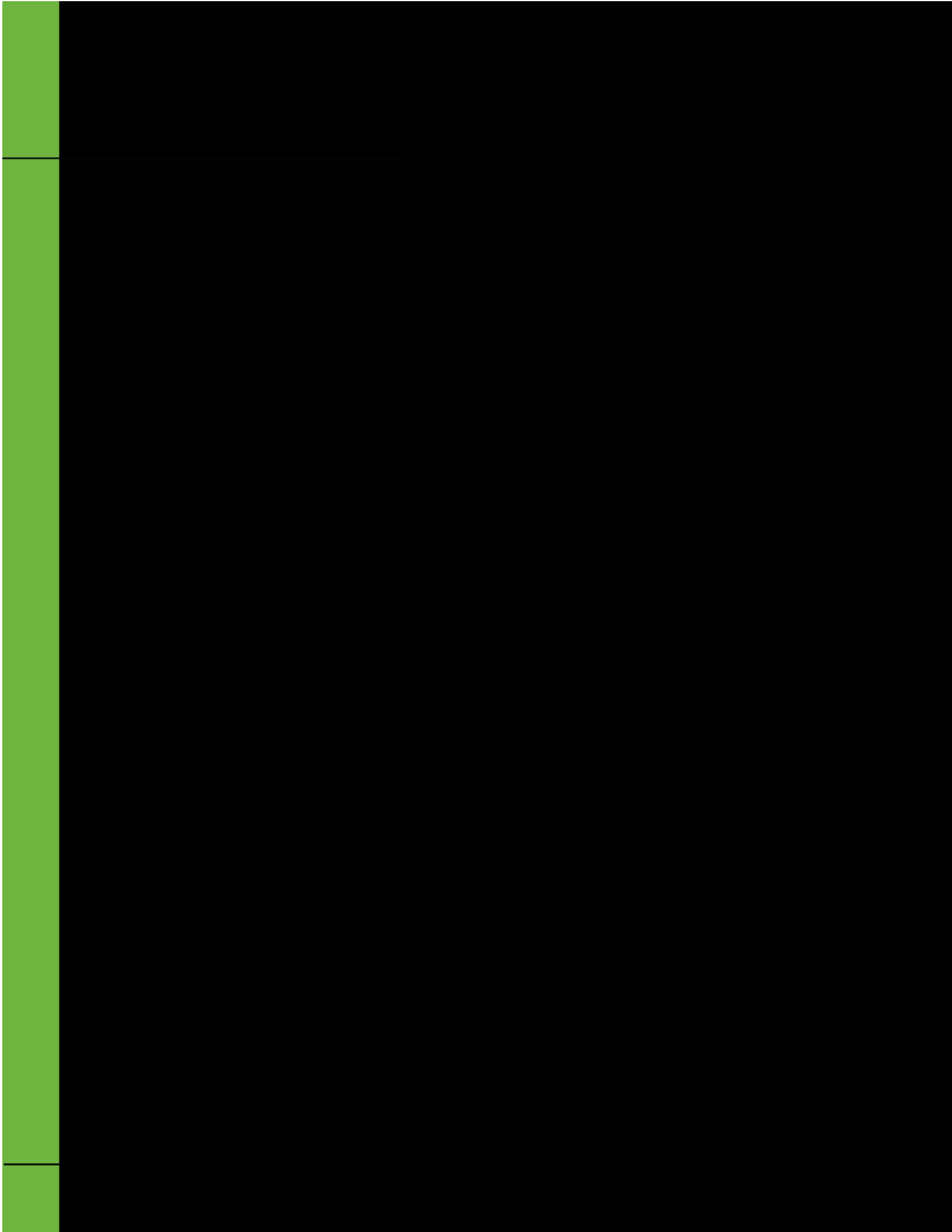
Moved – Councillor Puddister; Seconded – Councillor Hickman

To approve sponsorship of a luncheon for the NL Chapter of CPWA at an estimated cost of \$1,800.

CARRIED UNANIMOUSLY

Councillor Danny Breen, Chair
Finance & Administration Committee





REPORTS/RECOMMENDATION

Development Committee

July 21, 2015 – 10:00 a.m. – Conference Room A, 4th Floor, City Hall

1. 1451 Blackhead Road – Crown Land Grant Referral

It is the recommendation of the Development Committee that the request for the Crown Land Grant be **approved**.

2. 40 Heavy Tree Road – Crown Land Grant Referral

It is the recommendation of the Development Committee that the request for the Crown Land Grant be **approved**.

3. 678 Thorburn Road – Proposed Demolition & Rebuild of Dwelling

It is the recommendation of the Development Committee that Council **approve** the application for the rebuild of the dwelling subject to the following conditions:

1. Compliance with the requirements of the Planning and Development Division;
2. The required building permits must be obtained from the City, prior to the commencement of any development;
3. The required demolition/building permits must be obtained from Access St. John's prior to the commencement of any development on the site;
4. As it is the intent of the application to live in the existing dwelling while the new dwelling is being constructed, a security must be deposited with the City to ensure that the older dwelling is removed from the site upon occupancy of the new structure.

4. 121 Cuckhold's Cove Road – Proposed Accessory Building

It is the recommendation of the Development Committee that Council **reject** the proposed Accessory Building as it is contradictory to section 10.33.1 of the Development Regulations.

5. 235 Water Street – Emergency Generator Installation

This application has been approved and is provided for the information of Council.

David Blackmore, Deputy City Manager
Planning, Development and Engineering
Chair

DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING
FOR THE PERIOD OF July 9, 2015 TO July 22, 2015

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
COM	Ratan Holdings Inc.	Burger King Restaurant	38-42 Ropewalk Lane	3	Approved	15-07-17
RES		3-3 Storey Townhouses	62 Blackler Avenue	3	Approved	15-07-20

* 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
Department of Planning

Building Permits List

Council's July 27, 2015 Regular Meeting

Permits Issued: 2015/07/08 To 2015/07/22

Class: Commercial

11 Boncloddy St	Co	Tavern
371-373 Duckworth St	Co	Tavern
323 Kenmount Rd	Co	Retail Store
40 Aberdeen Ave	Ms	Service Shop
40 Aberdeen Ave	Ms	Office
40 Aberdeen Ave	Ms	Service Shop
40 Aberdeen Ave	Ms	Clinic
46 Aberdeen Ave	Ms	Restaurant
50 Aberdeen Ave	Ms	Retail Store
22-24 Blackmarsh Rd	Ms	Retail Store
77 Blackmarsh Rd	Ms	Retail Store
109 Blackmarsh Rd	Ms	Retail Store
245 Blackmarsh Rd	Ms	Convenience Store
Carpasian Rd	Ms	Place Of Assembly
395 East White Hills Rd	Ms	Commercial Garage
94 Elizabeth Ave	Ms	Retail Store
71-77 Elizabeth Ave	Ms	Service Station
2 Fogwill Pl	Ms	Restaurant
336 Freshwater Rd	Ms	Service Shop
336 Freshwater Rd	Ms	Office
12 Gleneyre St	Ms	Retail Store
15 Goldstone St	Ms	Service Shop
169 Hamlyn Rd	Ms	Service Shop
35 Hebron Way	Ms	Office
12-20 Highland Dr	Ms	Convenience Store
121 Kelsey Dr , Munn Insurance	Sn	Office
102 Kenmount Dr	Ms	Hotel
102 Kenmount Dr	Ms	Office
150 Kenmount Rd	Ms	Car Sales Lot
274 Kenmount Rd	Ms	Retail Store
274 Kenmount Rd	Ms	Retail Store
300 Kenmount Rd, Kelsey Rest.	Sn	Restaurant
161 Kenmount Rd	Ms	Retail Store
193 Kenmount Rd	Ms	Place Of Amusement
193 Kenmount Rd Sherwin Willia	Sn	Retail Store
193 Kenmount Rd	Ms	Restaurant
195 Kenmount Rd	Ms	Service Shop
323 Kenmount Rd	Ms	Retail Store
541 Kenmount Rd	Ms	Retail Store
75 Kiwanis St	Ms	Club
147 Lemarchant Rd	Ms	Service Shop
484 Main Rd	Ms	Club
53-59 Main Rd	Ms	Retail Store
355b Main Rd	Ms	Service Shop
355-367 Main Rd	Ms	Office
146 Major's Path	Ms	Service Shop
146 Major's Path	Ms	Service Shop
120 Mundy Pond Rd	Ms	Place Of Assembly
57 Old Pennywell Rd	Ms	Retail Store
31 Peet St	Ms	School
36 Pearson St	Ms	Retail Store
20 Peet St	Ms	Car Sales Lot
154 Pennywell Rd	Ms	Service Station

34 Pippy Pl	Ms	Office
260 Portugal Cove Rd	Ms	Retail Store
279 Portugal Cove Rd	Ms	Service Shop
150 Clinch Cres	Ms	Lodging House
30 Ropewalk Lane	Ms	Retail Store
10 St. Clare Ave	Ms	Recreational Use
86 Thorburn Rd	Ms	Office
86 Thorburn Rd	Ms	Service Station
390 Topsail Rd	Ms	Retail Store
390 Topsail Rd	Ms	Retail Store
644 Topsail Rd	Ms	Service Shop
644 Topsail Rd	Ms	Day Care Centre
668 Topsail Rd	Ms	Retail Store
660 Topsail Rd	Ms	Tavern
656 Topsail Rd	Ms	Tavern
393 Topsail Rd	Ms	Day Care Centre
681 Topsail Rd	Ms	Retail Store
26 Torbay Rd	Ms	Tavern
26 Torbay Rd	Ms	Tavern
26 Torbay Rd	Ms	Tavern
10 Elizabeth Ave	Ms	Office
10 Elizabeth Ave	Ms	Office
286 Torbay Rd, Nailed-The Tips	Sn	Service Shop
286 Torbay Rd	Ms	Service Shop
350 Torbay Rd	Ms	Service Shop
660 Torbay Rd	Ms	Service Station
611 Torbay Rd	Ms	Retail Store
369 Duckworth St	Nc	Accessory Building
286 Torbay Rd, Suite 5	Cr	Service Shop
92 Elizabeth Ave, Body Quest	Rn	Clinic
203 Water St, Mustang Sallys	Cr	Eating Establishment
362 Water St	Rn	Office
150 Clinch Cres	Rn	Lodging House
365 Empire Ave	Rn	Service Station
330 Portugal Cove Pl	Rn	Other
672 Topsail Rd	Sw	Restaurant
75 Kenmount Rd	Rn	Restaurant
71 Goldstone St, Pippy Insuran	Rn	Office
215 Water St, 5th Floor	Rn	Office
180 Portugal Cove Rd	Rn	Hotel
15 International Pl	Rn	Office
60 Elizabeth Ave	Rn	Retail Store
8-10 Rowan St	Cr	Restaurant
55 Duckworth St	Rn	Office
1 Clift's - Baird's Cove	Rn	Parking Lot
300 Kenmount Rd	Nc	Restaurant
10 Factory Lane	Rn	Office

This Week \$ 6,800,468.00

Class: Industrial

This Week \$.00

Class: Government/Institutional

1 Westerland Rd	Sw	Church
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This Week \$ 56,560.00

Class: Residential

27 Adventure Ave	Nc	Fence
27 Adventure Ave	Nc	Patio Deck
12 Allan Sq	Nc	Fence
12 Allan Sq	Nc	Patio Deck
12 Allan Sq	Nc	Accessory Building
33 Almond Cres	Nc	Accessory Building
302 Back Line	Nc	Accessory Building
28 Ballylee Cres, Lot 397	Nc	Single Detached & Sub.Apt
15 Ballylee Cres-Lots 378&379	Nc	Single Detached Dwelling
12 Bar Haven St	Nc	Accessory Building
40b Barrows Rd	Nc	Fence
46 Bavidge St	Nc	Accessory Building
41 Bell's Turn	Nc	Fence
41 Bell's Turn	Nc	Accessory Building
17 Boland St	Nc	Accessory Building
24 Burgeo St	Nc	Fence
24 Cappahayden St	Nc	Accessory Building
22 Caravelle Pl	Nc	Accessory Building
22 Caravelle Pl	Nc	Fence
48 Castle Bridge Dr	Nc	Accessory Building
154 Castle Bridge Dr	Nc	Fence
28-30 Central St	Nc	Patio Deck
5 Cessna St	Nc	Accessory Building
39 Cherrybark Cres	Nc	Fence
6 Crestview Pl	Nc	Fence
27 Dauntless St	Nc	Accessory Building
15 Devine Pl	Nc	Patio Deck
123 Doyle's Rd	Nc	Accessory Building
34 Druken Cres	Nc	Accessory Building
6 Duke St	Nc	Single Detached & Sub.Apt
8 Duke St	Nc	Single Detached & Sub.Apt
19 Dundas St	Nc	Patio Deck
6 Dunkerry Cres, Lot 287	Nc	Single Detached Dwelling
123 Edison Pl	Nc	Fence
99 Elizabeth Ave	Nc	Accessory Building
7 Flavin St	Nc	Fence
107 Forest Rd	Nc	Fence
31 Gary Dr	Nc	Single Detached & Sub.Apt
19 Glen Abbey St	Nc	Fence
88 Glenlonan St	Nc	Accessory Building
88 Glenlonan St	Nc	Fence
171 Green Acre Dr	Nc	Accessory Building
43 Hazelwood Cres	Nc	Fence
10 Hebbard Pl	Nc	Accessory Building
4 Hickman Pl	Nc	Patio Deck
18 Hopedale Cres	Nc	Accessory Building
100 Hussey Dr	Nc	Accessory Building
31 Iceland Pl	Nc	Accessory Building
60 Kenai Cres, Lot 205	Nc	Single Detached Dwelling
84 Kenai Cres	Nc	Swimming Pool
88 Kenai Cres	Nc	Patio Deck
37 Kenai Cres	Nc	Fence
9 Labrador Pl	Nc	Fence
30 Ladysmith Dr	Nc	Accessory Building
170 Ladysmith Dr	Nc	Fence
135 Ladysmith Dr	Nc	Fence
10 Legacy Pl	Nc	Accessory Building
15 Legacy Pl	Nc	Fence
14 Lismore Pl, Lot 309	Nc	Single Detached Dwelling
36 Long Pond Rd	Nc	Patio Deck
23 Mccrae St	Nc	Fence
49 Maxwell Pl	Nc	Accessory Building

30 Moss Heather Dr	Nc	Accessory Building
8 Mount Pleasant Ave	Nc	Patio Deck
10 Mullock St	Nc	Patio Deck
24 Murphy's Ave	Nc	Accessory Building
548 Newfoundland Dr	Nc	Patio Deck
46 Old Bay Bulls Rd	Nc	Fence
25 O'reilly St	Nc	Accessory Building
12 Orlando Pl, Lot 256	Nc	Single Detached & Sub.Apt
3 Outerbridge St	Nc	Accessory Building
99 Pearltown Rd	Nc	Patio Deck
285 Pennywell Rd	Nc	Fence
24 Petite Forte Dr	Nc	Accessory Building
45 Petty Harbour Rd	Nc	Accessory Building
133 Petty Harbour Rd	Nc	Patio Deck
25 Pine Bud Ave	Nc	Fence
7 Pine Bud Pl	Nc	Patio Deck
13 Pluto St	Nc	Fence
11 Pole Cres	Nc	Fence
8 Rawlins Pl	Nc	Accessory Building
270 Ruby Line	Nc	Single Detached Dwelling
112 St. Clare Ave	Nc	Accessory Building
26 Sequoia Dr, Lot 307	Nc	Single Detached Dwelling
641 Southside Rd	Nc	Accessory Building
65 Sprucedale Dr	Nc	Fence
13 Stanley's Lane	Nc	Accessory Building
10 Stead Pl	Nc	Patio Deck
8 Sugar Pine Cres, Lot 356	Nc	Single Detached & Sub.Apt
25 Sugar Pine Cres	Nc	Fence
15 Thompson Pl	Nc	Accessory Building
453 Thorburn Rd	Nc	Accessory Building
234 Topsail Rd	Nc	Accessory Building
26 Virginia Pl	Nc	Accessory Building
14-16 Westmount Place, Lot 9-10	Nc	Single Detached Dwelling
7 Willenhall Pl - Lot 47	Nc	Single Detached Dwelling
26 Jennmar Cres	Co	Single Detached Dwelling
2 Julieann Pl	Co	Office
32 O'reilly St	Co	Home Occupation
7 Ben Avon Pl	Ex	Single Detached Dwelling
27 Cypress St	Ex	Patio Deck
180b Forest Rd	Ex	Single Detached Dwelling
54 Franklyn Ave	Ex	Accessory Building
22 Macbeth Dr	Ex	Single Detached & Sub.Apt
9 Middle Battery Rd	Rn	Single Detached Dwelling
63 Campbell Ave	Rn	Apartment Building
13 Carnell St	Rn	Townhousing
17 Carnell St	Rn	Semi-Detached Dwelling
5 Charlton St	Rn	Townhousing
24 Cherrybark Cres	Rn	Single Detached Dwelling
20 Dorset St	Rn	Subsidiary Apartment
96 Freshwater Rd	Rn	Single Detached Dwelling
286 Freshwater Rd	Rn	Single Detached Dwelling
10 Gill Pl	Rn	Townhousing
72 Glenlonan St	Rn	Single Detached Dwelling
75 Grenfell Ave	Rn	Fence
164 Hussey Dr	Rn	Mobile Home
7 Inverness Pl	Rn	Single Detached Dwelling
5 Jennmar Cres	Rn	Single Detached Dwelling
3 Kite St	Rn	Single Detached & Sub.Apt
194 Ladysmith Dr	Rn	Single Detached & Sub.Apt
94 Mayor Ave	Rn	Patio Deck
550 Newfoundland Dr	Rn	Single Detached Dwelling
37 Parade St	Rn	Single Detached Dwelling
133 Pennywell Rd	Rn	Semi-Detached Dwelling
90 Pitcher's Path	Rn	Subsidiary Apartment

22 St. Joseph's Lane-Unit 107	Rn	Condominium
22 St. Joseph's Lane	Rn	Condominium
25 Shea St	Rn	Single Detached Dwelling
10 Sorrel Dr	Rn	Patio Deck
27 Sudbury St	Rn	Single Detached Dwelling
3 Tanner St	Rn	Single Detached Dwelling
27 Warbury St	Rn	Patio Deck
32 Warren Pl	Rn	Single Detached Dwelling
6 York St	Rn	Single Detached Dwelling
309 Anspach St	Sw	Single Detached Dwelling
3 Cahill Dr	Sw	Single Detached & Sub.Apt
242 Freshwater Rd	Sw	Single Detached Dwelling
217 Hamilton Ave	Sw	Single Detached Dwelling
70 Hennessey's Line	Sw	Single Detached Dwelling
34 Malka Dr	Sw	Single Detached Dwelling
60 Parsonage Dr	Sw	Single Detached Dwelling

This Week \$ 5,731,769.00

Class: Demolition

257 Blackmarsh Rd	Dm	Single Detached Dwelling
259 Blackmarsh Rd	Dm	Single Detached Dwelling
102 Freshwater Rd	Dm	Single Detached Dwelling
364 Kenmount Rd	Dm	Accessory Building
11 Parrell's Lane	Dm	Car Sales Lot
345 Duckworth St	Dm	Mixed Use

This Week \$ 225,000.00

This Week 's Total: \$ 12,813,797.00

Repair Permits Issued: 2015/07/08 To 2015/07/22 \$ 334,995.00

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

14 Bartlett Place - your application for an enclosed side stairwell is rejected as contrary to Section 10.3.3(1) (d) of the 1994 Development Regulations.

511 Thorburn Road - your application for a fence is rejected as contrary to Section 8.3.9 of the St. John's Development Regulations.

YEAR TO DATE COMPARISONS			
July 27, 2015			
TYPE	2014	2015	% VARIANCE (+/-)
Commercial	\$59,219,000.00	\$99,998,000.00	69
Industrial	\$125,300.00	\$0.00	-100
Government/Institutional	\$77,661,000.00	\$8,729,000.00	-89
Residential	\$73,275,000.00	\$48,934,000.00	-33
Repairs	\$2,693,000.00	\$2,504,000.00	-7
Housing Units (1 & 2 Family Dwellings)	177	124	
TOTAL	\$212,973,300.00	\$160,165,000.00	-25

Respectfully Submitted,

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

MEMORANDUM

Weekly Payment Vouchers For The Week Ending July 15, 2015

Payroll

Public Works	\$ 506,274.44
Bi-Weekly Administration	\$ 914,176.77
Bi-Weekly Management	\$ 845,617.57
Bi-Weekly Fire Department	\$ 768,317.74
Accounts Payable	\$1,344,412.96

Total: \$ 4,378,799.48

ST. JOHN'S

DEPARTMENT OF FINANCE

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

MEMORANDUM

Weekly Payment Vouchers For The Week Ending July 22, 2015

Payroll

Public Works	\$ 501,755.00
Bi-Weekly Casual	\$ 146,349.50
Accounts Payable	\$ 8,115,431.33
Total:	\$ 8,763,535.92

ST. JOHN'S

DEPARTMENT OF FINANCE

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

NOTICE OF MOTION

TAKE NOTICE that I will at the next regular meeting of the St. John's Municipal Council move to enact an amendment to the St. John's Electrical By-Law so as to adopt the 2015 Canadian Electrical Code.

DATED at St. John's, NL this _____ day of July, 2015.

COUNCILLOR

BY-LAW NO.

ST. JOHN'S ELECTRICAL (AMENDMENT NO. 1 – 2015) BY-LAW

PASSED BY COUNCIL ON _____, 2015

Pursuant to the powers vested in it under the City of St. John's Act, RSNL 1990 c.C-17, as amended and all other powers enabling it, the City of St. John's enacts the following By-Law.

BY-LAW

1. This By-Law may be cited as the St. John's Electrical (Amendment No. 1 – 2015) By-Law.
2. Section 13 of the St. John's Electrical By-Law is repealed and the following substituted:
 - "13. The 2015 Canadian Electrical Code of the Canadian Standards Association and all amendments thereto adopted by the said Association are hereby declared to be and shall be taken as part and parcel of this By-Law as if same were repeated herein, in full, and all provisions of the said code shall apply to all electrical work and installations."

IN WITNESS WHEREOF the Seal of the City of St. John's has been hereunto affixed and this By-Law has been signed by the Mayor and City Clerk this _____ day of _____, 2015.

MAYOR

CITY CLERK

MEMORANDUM

Date: August 4, 2015

To: His Worship the Mayor and Members of Council

**Re: Department of Planning File# REZ1400018
Proposed Rezoning to the Industrial General (IG) Zone
Glencrest Development – Trans-Canada Highway, Ward 5
Applicant: KMK Capital Inc.**

At the Regular Meeting of Council held on July 14, 2015, Council accepted the recommendation from the Planning and Development Committee to advertise the proposed amendment to the St. John's Development Regulations. The amendment would allow the rezoning of two parcels of land from the Comprehensive Development Area – Southlands to the Industrial General (IG) Zone located along the Trans-Canada Highway. The purpose of the rezoning application is to allow for future industrial development of the site, which is part of the Glencrest development.

The proposed amendment has been advertised on two occasions in The Telegram newspaper, has been posted on the City website, and notices were mailed to property owners within a minimum radius of 150 metres from the application site. Additional letters were also sent to the City of Mount Pearl and the Town of Paradise. Any written public submissions received by the City Clerk will be referred to the agenda for the Regular Meeting of Council.

A detailed concept plan outlining the location of buildings, public roadways, water and sewer services, and other required infrastructure is required prior to final development approval and would be reviewed in regard to the City's planning policy and development regulations.

Recommendation

It is recommended that Council adopt the attached resolution for the St. John's Development Regulations Amendment Number 619, 2015, which has the effect of rezoning two parcels of land along the Trans-Canada Highway from the Comprehensive Development Area – Southlands to the Industrial General (IG) Zone. If the amendment is adopted by Council, it will then be referred to the Department of Municipal and Intergovernmental Affairs with the request for Provincial registration.

(Original Signed)

Ken O'Brien, MCIP
Chief Municipal Planner

LLB/dlm
Attachments

G:\Planning and Development\Planning\2015\Mayor and Council\Mayor - Glencrest IG Rezoning Aug 4 2015(11b) docx

ST. JOHN'S



SUBJECT PROPERTY

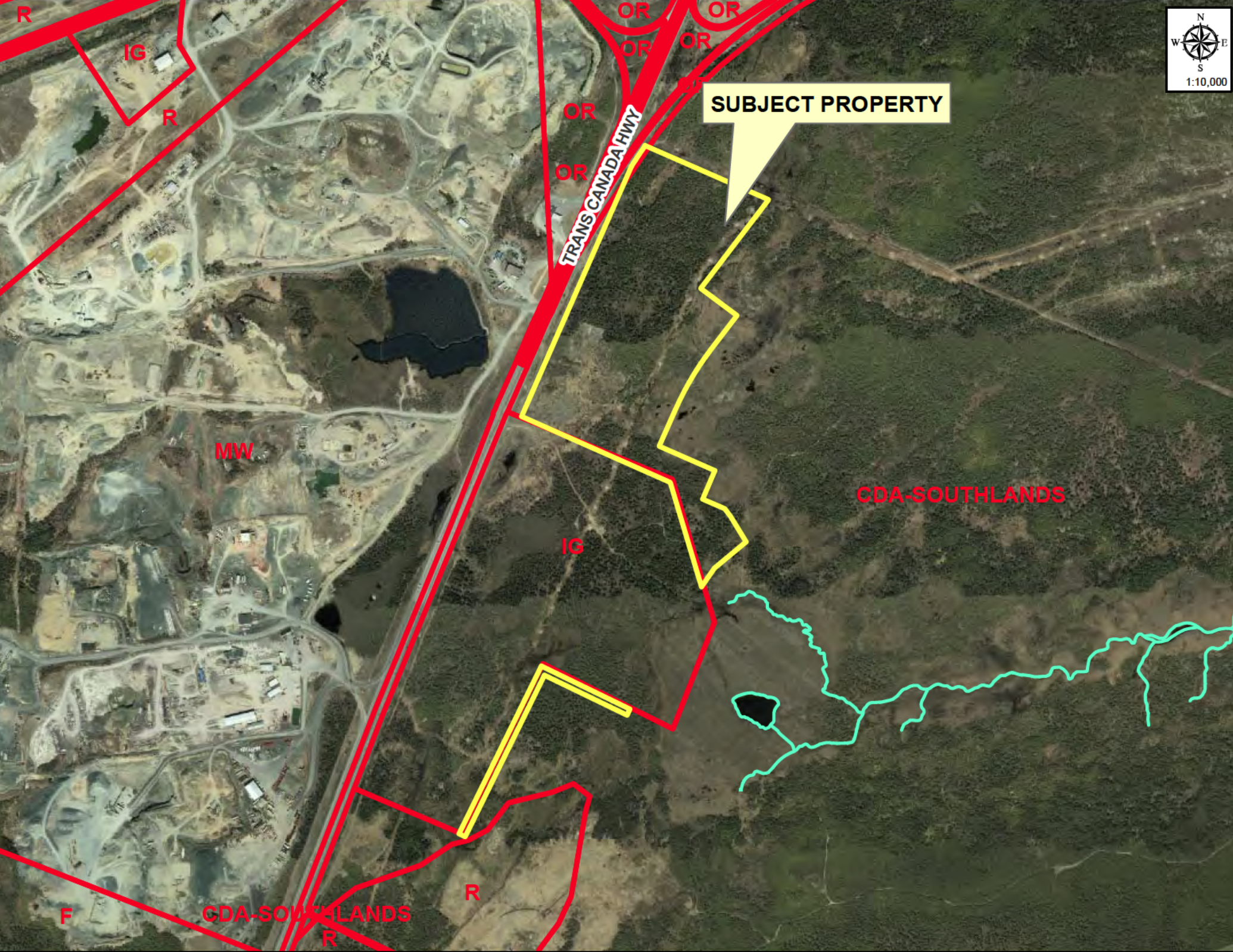
TRANS CANADA HWY

CDA-SOUTHLANDS

MW

IG

CDA-SOUTHLANDS



**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 619, 2015**

WHEREAS the City of St. John's wishes to accommodate industrial development along the Trans-Canada Highway, in the Glencrest development.

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

Rezone land along the Trans-Canada Highway from the Comprehensive Development Area - Southlands (CDA – Southlands) Zone to the Industrial General (IG) Zone as shown on Map Z-1A attached.

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

IN WITNESS THEREOF the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this day of , 2015.

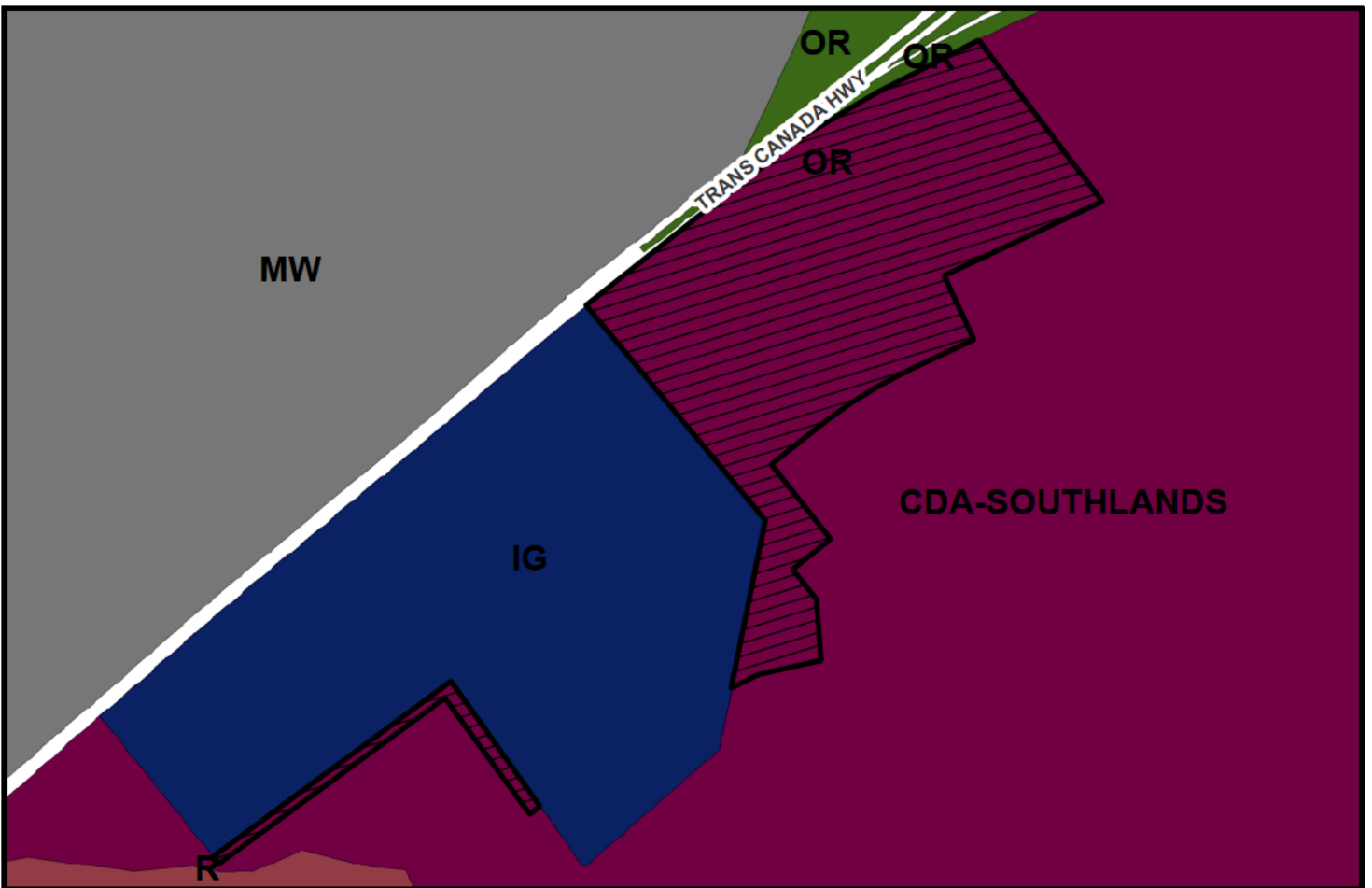
Mayor

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

City Clerk

Council Adoption

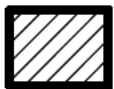
Provincial Registration



**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 619, 2015
[Map Z-1A]**

2015 07 31 SCALE: 1:10000
CITY OF ST. JOHN'S
DEPARTMENT OF PLANNING,
DEVELOPMENT & ENGINEERING

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



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

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

August 4, 2015

File: 122-3

Ms. Lindsay Lyghtle Brushett, MCIP
Planner, Department of Planning,
Development and Engineering
City of St. John's
P. O. Box 908
St. John's, NL A1C 5M2

Dear Ms. Brushett:

REFERRALS
TRANS CANADA HIGHWAY - GLENCREST DEVELOPMENT AND
725 SOUTHLANDS BOULEVARD – GALWAY DEVELOPMENT

Thank you for your letters of July 16, 2015 regarding the above-noted referrals. The City has reviewed the documentation provided and it appears to be consistent with the concept plan information presented by representatives of DEW Corp. at a recent meeting where Council and senior City staff were provided with information on the proposed development in these areas.

On behalf of Council, please be advised that the City has no objections to the rezonings as proposed in your letters and attachments of July 16, 2015, subject to the future development of these areas not negatively affecting the City of Mount Pearl's existing water and sewer capacities and future needs.

Yours very truly,



Stephen B. Jewczyk, FCIP
Director of Planning and Development

SBJ/paf
cc Mona Lewis, Deputy City Clerk

MEMORANDUM

Date: August 3, 2015

To: His Worship the Mayor and Members of Council

**Re: PDE File #: REZ1400019
140 and 156 Ladysmith Drive, Ward 4
Proposed Rezoning to Residential Narrow Lot (RNL) Zone
11368 NL. Ltd.**

A public meeting, chaired by Councillor Hickman, was held on July 28, 2015 to provide an opportunity for public review and comment on an application submitted by 11368 NL Limited. The proposal is for the rezoning of land located at 140 and 156 Ladysmith Drive from the Institutional (INST) and Residential Kenmount (RK) Zones to the Residential Narrow Lot (RNL) Zone. The purpose of the proposed rezoning is to permit the development of 22 single detached dwellings on narrow lots. In order to accommodate the proposed rezoning, it will be necessary to undertake an amendment to the St. John's Municipal Plan, re-designating property from Institutional (INST) to the Residential Low Density (RLD) Land Use District.

The Residential Narrow Lot (RNL) Zone is a new residential land use zone that allows lots that have a minimum frontage of 10-metres (32 feet), with a minimum building line setback of 8-metres (26 feet) and a single-width driveway. The new RNL Zone allows only single detached dwellings, with no subsidiary apartment. The new zone responds to the need for housing at a more affordable price, making efficient use of land while allowing the City to be more efficient its delivery of services. The smaller lots permitted within the RNL Zone account for snow clearing and storage requirements, based on the City's recently adopted snow volume requirements.

The minutes of the public meeting are attached for reference.

Recommendation

It is recommended that Council now adopt-in-principle the attached resolutions for St. John's Municipal Plan Amendment Number 133, 2015 and St. John's Development Regulations Amendment Number 615, 2015, to rezone property at 140 and 156 Ladysmith Drive to the Residential Narrow Lot (RNL) Zone.

ST. JOHN'S

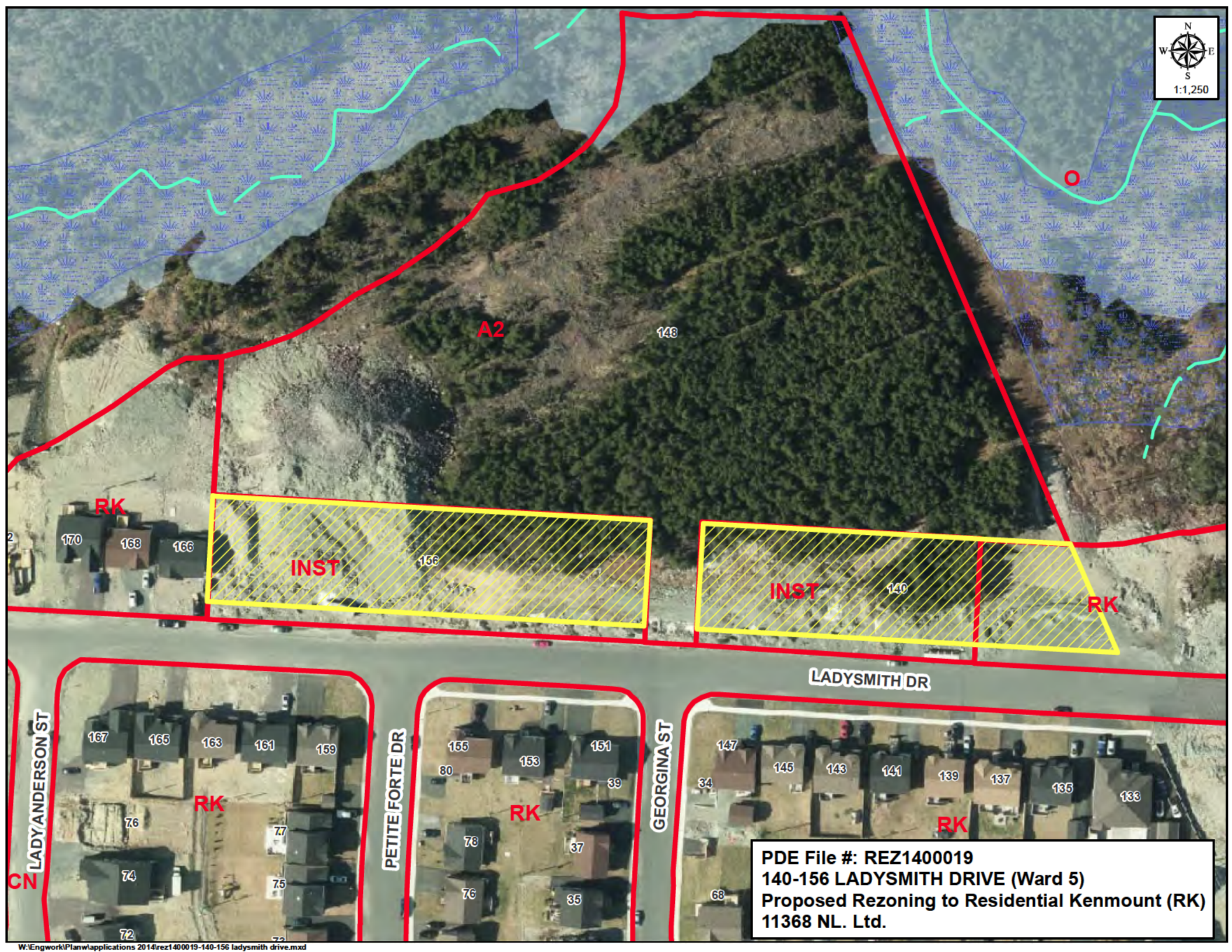
If the amendments are adopted-in-principle by Council, they will then be sent to the Department of Municipal and Intergovernmental Affairs with a request for the issuance of a Provincial release. Upon issuance of the Provincial release, the amendments will be referred back to a future Regular Meeting of Council for consideration of formal adoption and the appointment of a commissioner to conduct a public hearing on the amendments as required by the Urban and Rural Planning Act.

(Original Signed)LLB for Ken

Ken O'Brien, MCIP
Chief Municipal Planner

LLB/dlm

Attachments



A2

148

RK

170 168 166

INST

156

INST

140

RK

LADYSMITH DR

LADY ANDERSON ST

167 165 163 161 159

RK

76 77 74 75 72

PETITE FORTE DR

155 153 151

RK

80 39 78 37 76 35

GEORGINA ST

147 145 143 141 139 137 135 133

RK

34 68

PDE File #: REZ1400019
140-156 LADYSMITH DRIVE (Ward 5)
Proposed Rezoning to Residential Kenmount (RK)
11368 NL. Ltd.

**RESOLUTION
ST. JOHN'S MUNICIPAL PLAN
AMENDMENT NUMBER 133, 2015**

WHEREAS the City of St. John's wishes to accommodate the development of property situated situated at 140 Ladysmith Drive (Parcel ID #400476) and 156 Ladysmith Drive (Parcel ID #400475) for the purpose of narrow frontage housing;

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

Redesignate land situated at 140 Ladysmith Drive (Parcel ID #400476) and 156 Ladysmith Drive (Parcel ID #400475) from the Institutional (INST) Land Use District to the Residential Low Density (RLD) Land Use District as shown on Map III-IA attached.

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

IN WITNESS THEREOF the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this _____ day of _____, **2015**.

Mayor

MCIP

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

City Clerk

Council Adoption

Provincial Registration

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 615, 2015**

WHEREAS the City of St. John's wishes to accommodate the development of property situated situated at 140 Ladysmith Drive (Parcel ID #400476) and 156 Ladysmith Drive (Parcel ID #400475) for the purpose of narrow frontage housing;

BE IT THEREFORE RESOLVED that the City of St. John's hereby adopts the following text and map amendments to the St. John's Development Regulations under the provisions of the Urban and Rural Planning Act, 2000:

1. Create a new Zone in Section 10 of the St. John's Development Regulations to read as follows:

“10.52 Residential Narrow Lot (RNL) Zone

10.52.1 Permitted Uses

- (a) **Single Detached Dwelling containing only 1 Dwelling Unit (subject to Section 8.7)**
- (b) **Home Office**
- (c) **Accessory Building**

10.52.3 Zone Requirements

- (a) **Lot Area (minimum):** **300m²**
- (b) **Lot Frontage (minimum)** **10m**
- (c) **Building Line (minimum)** **8m**
- (d) **Side Yard (minimum)** **1.2m**
- (e) **Side Yard on Flanking Road (minimum)** **6m**
- (f) **Rear Yard (minimum)** **6m**
- (g) **Landscaping (minimum)**
No building except a driveway is permitted within the first 6.6m of depth as measured from the Front Lot Line
- (h) **Parking (minimum)**
Driveway shall not have a width exceeding 3.6m

2. Rezone the property situated Civic Number 140 Ladysmith Drive (Parcel ID #400476) and Civic Number 156 Ladysmith Drive (Parcel ID #400475) from the Institutional (INST) Zone and Residential Kenmount (RK) Zone to the Residential Narrow Lot (RNL) Zone as shown on Map Z-1A attached.

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

IN WITNESS THEREOF the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this _____ day of _____, **2015**.

Mayor

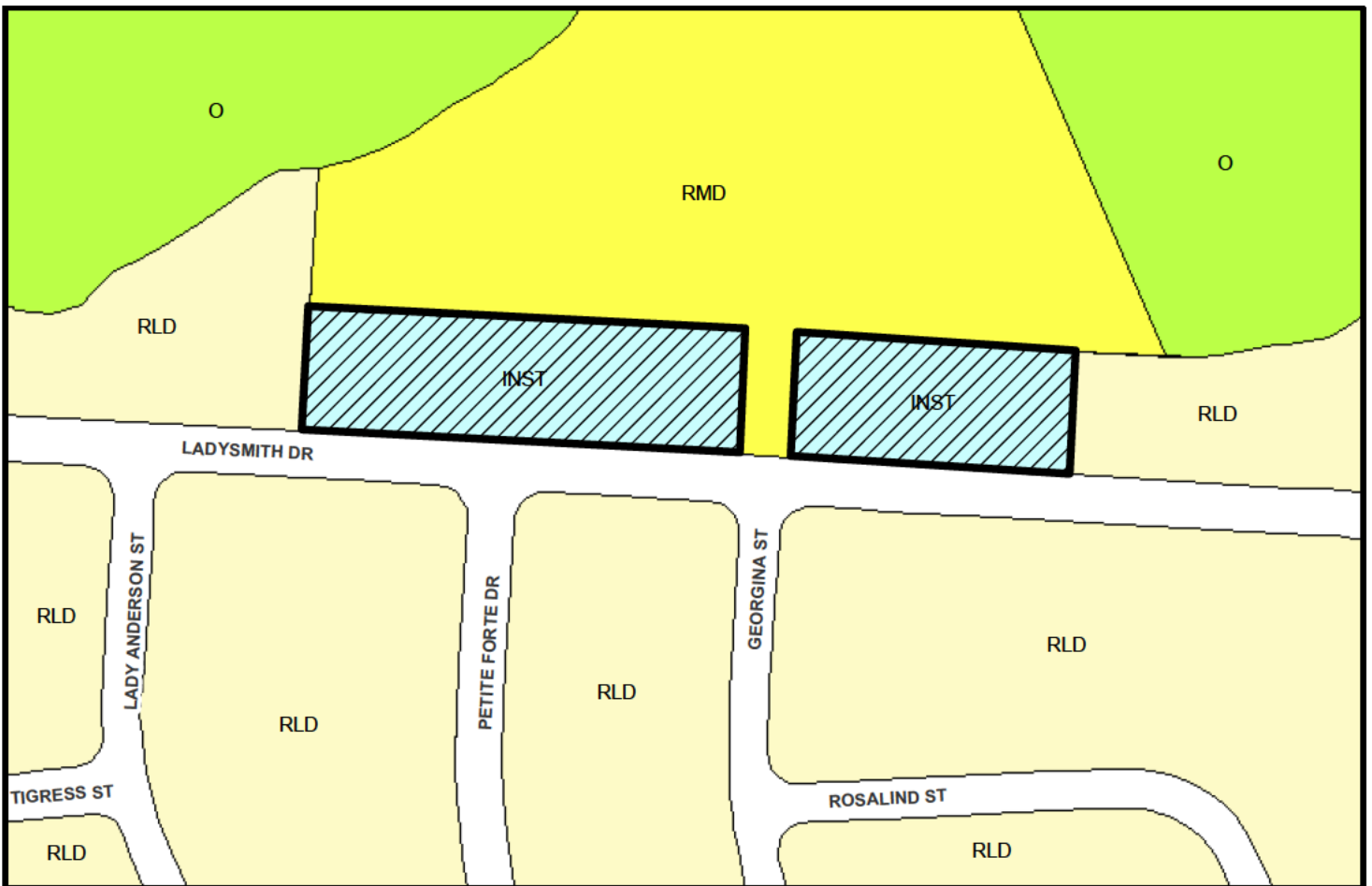
MCIP

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

City Clerk

Council Adoption

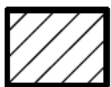
Provincial Registration



**CITY OF ST. JOHN'S
MUNICIPAL PLAN
Amendment No. 133, 2015
[Map III-1A]**

2015 06 29 SCALE: 1:2000
CITY OF ST. JOHN'S
DEPARTMENT OF PLANNING,
DEVELOPMENT & ENGINEERING

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



AREA PROPOSED TO BE REDESIGNATED FROM
INSTITUTIONAL (INST) LAND USE DISTRICT TO
RESIDENTIAL LOW DENSITY (RLD) LAND USE DISTRICT

140 & 156 LADYSMITH DRIVE

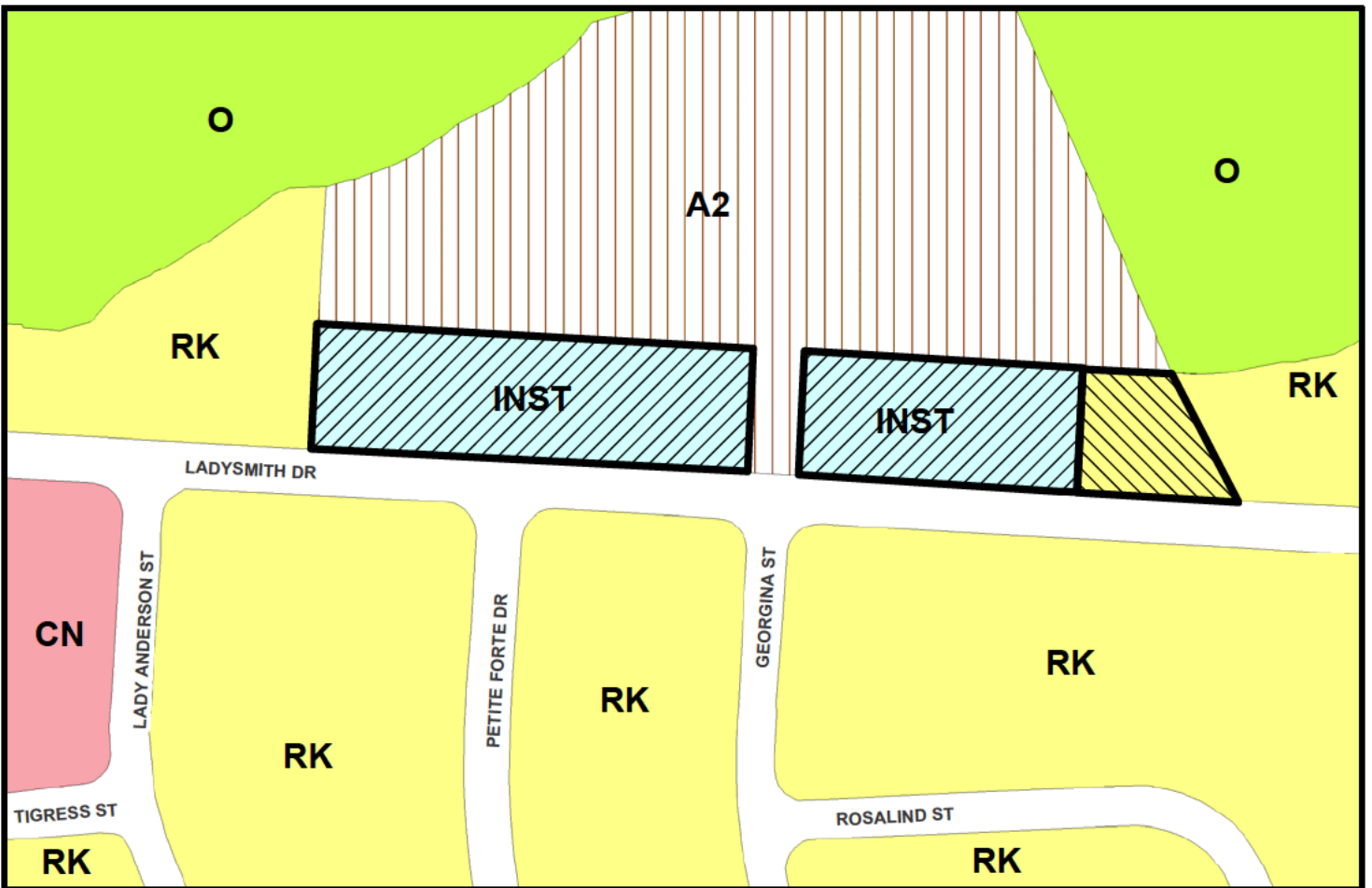
M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

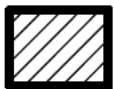
Provincial Registration



**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 615, 2015
[Map Z-1A]**

2015 06 29 SCALE: 1:2000
CITY OF ST. JOHN'S
DEPARTMENT OF PLANNING,
DEVELOPMENT & ENGINEERING

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



AREA PROPOSED TO BE REZONED FROM
INSTITUTIONAL (INST) LAND USE ZONE TO
RESIDENTIAL NARROW LOT (RNL) LAND USE ZONE



AREA PROPOSED TO BE REZONED FROM
RESIDENTIAL KENMOUNT (RK) LAND USE ZONE TO
RESIDENTIAL NARROW LOT (RNL) LAND USE ZONE

140 & 156 LADYSMITH DRIVE

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

A public meeting was held on Tuesday, July 28, 2015 at 7:00 p.m. in the Foran/Greene Room, 4th Floor City Hall.

In Attendance: Councillor S.Hickman, Chairperson
 Councillor B. Davis
 Lindsay Lyghtle Brushett, Planner III
 Mike Cantwell, Development Engineer
 Kathy Driscoll, Senior Legislative Assistant

Also present representing the Developer were:

 Mr. Bill Clarke
 Mr. Ryan Clarke

There were three people from the general public in attendance.

The purpose of the meeting was to discuss the following issue:

The St. John's Municipal Council is considering an application from 11368 NL Ltd. to rezone properties at 140 & 156 Ladysmith Drive. These amendments would have the dual-effect of introducing a new residential land use zone – the Residential Narrow Lot (RNL) Zone; and rezoning the above properties to the RNL Zone.

The proposed rezoning is to accommodate the development of 22 building lots for single detached houses. Each lot would have a minimum frontage of 10 metres (32 feet), a minimum building line setback of 8 metres (26 feet), and a single-width driveway. An amendment to the Municipal Plan will be required.

Councillor Hickman called the meeting to order and outlined the format for the meeting. Ms. Lindsay Lyghtle Brushett, Planner conducted an overview of the planning review process. The following is an excerpt from the March 11, 2015 memo from the Chief Municipal Planner with respect to this application:

RECOMMENDATION

The Municipal Plan encourages increased density in residential areas where feasible and desirable from a general planning and servicing point. Council is also committed to providing increase opportunities for more affordable housing. The rezoning and text amendment to introduce standards for development of 10-metre wide lots for single detached house would be consistent with Planning and Technical/Engineering considerations. Rezoning would be subject to restrictions on driveway width and location to ensure enough space for snow storage. It is recommended that the proposed rezoning to the Residential Narrow Lot (RNL) zone be considered. This application will require an amendment to the Municipal Plan. At a later time, a commissioner's public hearing would be required.

Mr. Bill Clarke, representing the proponent, presented the proposed design and layout of the development with the aid of artist renderings. The proposed density will enable a more marketable price point for prospective buyers searching in the \$329 - \$349,000 price range and the proposed development will have no subsidiary apartments. The square footage will be 950 square feet per floor.

Mr. Clarke offered to meet with the two area residents after the meeting. He advised this development would be beneficial to this area and emphasized allowance are made for parking and snow storage.

Helen and Dion Stagg, Ladysmith Drive

- Mr. Stagg's main concern is the traffic that will be created. He is very disappointed at with the proposed development and feels that City had its mind already made up. He bought his home in this location as he felt it was a good place to invest his money and did not know this proposed development would be considered. Another concern he had was that homeowners would park on their lawns in the winter time. The City Planner advised that there were allowances made so that a car could be parked in the driveway and another in the garage. She further advised that they have worked with Public Works to create a formula for snow volume and storage to make allowances for these considerations with new construction.
- Mr. Stagg asked why the developer was creating smaller homes. The Planner advised that the zoning was created to encourage all forms of housing and not just single family housing. She further noted that affordable housing could be accommodated with this proposed development and could be a stepping stone for potential buyers as these families could upgrade as they became more established.
- Mr. Stagg suggested the proposed development may decrease the value of his home. The Planner advised that she was not an assessor but advised this proposed development was for single family dwellings that would be created on a different size frontage.
- Mr. Stagg advised a lot of residents in Kenmount Terrace are parking on their lawns. Councillor Davis advised that the City should be contacted and a compliant made so that Staff can address this issue.
- Mr. Stagg further advised that a vacant lot was being used for dumping by contractors in the area and it was an eyesore. The Chair reiterated that the City's 3-1-1 should be contacted to file a complaint so that Staff could follow up.
- Mr. and Mrs. Stagg felt there were too many rentals in the Kenmount Terrace area which has resulted in a lot of garbage and unmaintained lawns. The Chair advised that there are City By-Laws in place to contend with these issues.

- Mr. Stagg inquired into apartment building development. Councillor Davis noted that the apartment buildings may be delayed for a bit and may not begin until 2016.
- Mr. Stagg questioned the placement of the Park and Staff indicated the location on the provided map.
- Mrs. Stagg questioned where access would be for the possible new construction and was advised that it would be close proximity to Georgina Street.

The Chair asked if anyone had any further questions. He thanked everyone for their time and proceeded to advise that this information would be provided for Council's consideration within the next few weeks.

The meeting adjourned at 7:24 pm.

Councillor Sandy Hickman
Chairperson

MEMORANDUM

Date: August 4, 2015

To: His Worship the Mayor and Members of Council

Re: **PDE File Number: REZ1400020**
275 Conception Bay South Bypass Road, Ward 5
Application to Rezone Land to Industrial General (IG) Zone for a Proposed
Transportation and Logistic Park
Applicant: Oceanex Inc.

Oceanex Inc. has applied to have land situated at 275 Conception Bay South Bypass Road rezoned to the Industrial General (IG) Zone. The rezoning is to accommodate the development of a "Transportation and Logistic Park". A road interchange would have to be constructed to provide the subject property with access. The diamond layout interchange would provide access to residential lands adjoining Three Island Pond in the neighbouring Town of Paradise and a future connection to Trans-Canada Highway (TCH Route 1). To accommodate the requested rezoning, a Land Use Assessment Report (LUAR) is required. No amendment to the Municipal Plan is required.

The City received the LUAR and additional supporting information, (*Letter of Permission*) for a temporary access road issued by the Department of Municipal and Intergovernmental Affairs which was forwarded to the Town of Paradise, the Town of Conception Bay South and to the Government of Newfoundland and Labrador, Department of Transportation and Works (Highways) for review. Comments from both the Town of Paradise and the Town of Conception Bay South were received.

The Town of Paradise advised that it has no objection to the proposed rezoning and asked that any public notification by the City of St. John's regarding the Oceanex application be extended to include residents of Stokes Road and the southern portion of Three Island Pond Road. They also requested that any new information be forwarded to the Town for review.

The Town of Conception Bay South stated concerns about the impacts on the functioning of the CBS Bypass Highway/Manuels Access Road. The Town asserted that the LUAR was deficient as it did not include a traffic impact study that would "document the impacts of the transportation and logistics park as well as the proposed interchange and connection with Paradise on the regional transportation network... (and) identify the improvements to the Manuels Access Road required to meet the increased traffic demand."

The concerns of the Town of Conception Bay South were brought forward to Council and were then referred to the Provincial Government, while other aspects of the application are to advance through the normal business processes of the Planning and Development Division." The Department of Transportation and Works advised that a traffic study will be initiated addressing the concerns raised

ST. JOHN'S

by the Town of Conception Bay South. The Department of Transportation and Works has no immediate concerns with the Land Use Assessment Report submitted by Oceanex, but findings of the traffic study may provide some further feedback.

The application was advertised in the Telegram and public notices were issued to neighbouring properties within 150 meter radius. Notices of the proposed rezoning were also forwarded to the Town of Paradise and the Town of Conception Bay South.

In response to the public notification, comments were received from several residents of the Three Island Pond Road area and a householders group (“Stand Up for Paradise”) in regards to:

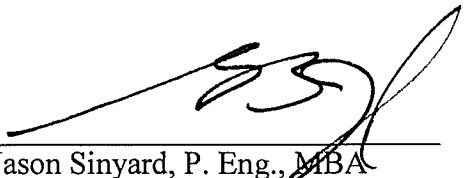
- Noise pollution from onsite activities,
- Noise pollution from heavy truck traffic volumes,
- Light pollution from onsite lighting,
- Environmental degradation of Arm Pond and downstream waterways and wetlands,
- Public health risk from degradation of private wells caused by disruption of aquifers during development of the subject property,
- Impacts of traffic from connecting the Three Island Road area to the proposed new interchange.

CONCLUSION

The proposed rezoning to allow the development of an industrial “Transportation and Logistics Park” is contemplated by the Municipal Plan. A Land Use Assessment Report (LUAR) was submitted in regards to the proposed application based on the approved Terms of Reference, and the City consulted with neighbouring municipalities and the Provincial Government.

It is recommended that Council adopt the attached resolution for St. John’s Development Regulations Amendment Number 620, 2015, which has the effect of rezoning 275 Conception Bay South Bypass Road to the Industrial General (IG) Zone.

This is for the consideration of Council.



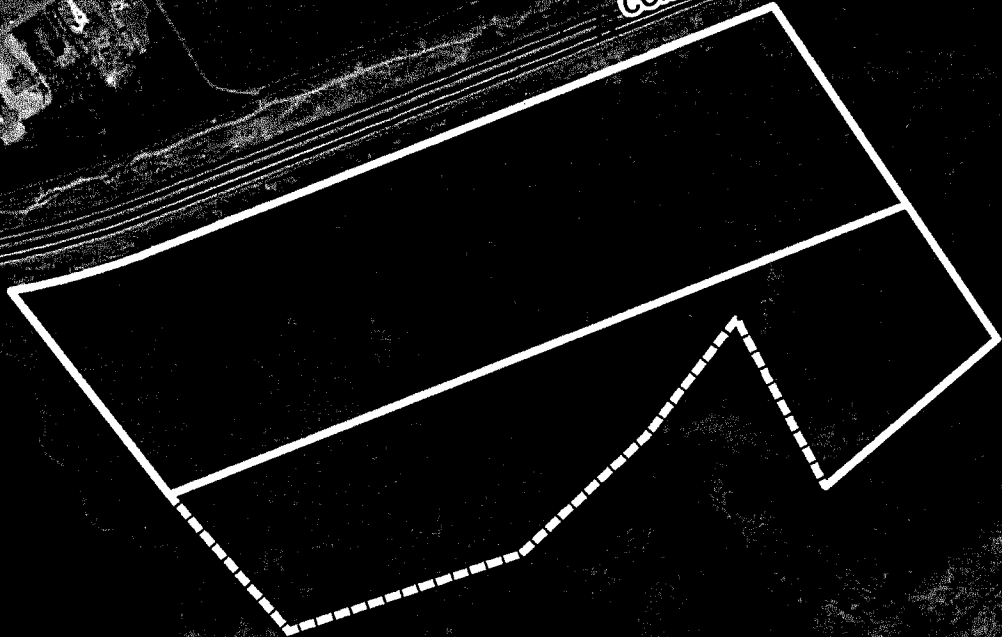
Jason Sinyard, P. Eng., MBA
Director of Planning & Development

PDB/dlm

Attachments



CONCEPTION BAY SOUTH BYPASS



PDE File Number: REZ1400020
275 CONCEPTION BAY SOUTH BY-PASS ROAD (Ward 5)
Application to Rezone Land to Industrial General (IG) Zone
and Proposed Transportation and Logistic Park
Applicant: Oceanex Inc.

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 620, 2015**

WHEREAS the City of St. John's wishes to accommodate development of a Transportation and Logistics Park on land situated at 275 Conception Bay South Bypass Road.

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

Rezone land situate at 275 Conception Bay South Bypass Road from the Rural Zone to the Industrial General Zone, as shown on Map Z-1A attached.

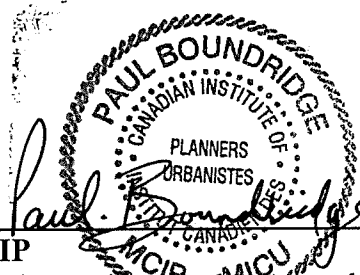
BE IT FURTHER RESOLVED that the City of St. John's requests the Minister of Municipal and Intergovernmental Affairs to register the proposed amendment in accordance with the requirements of the Urban and Rural Planning Act, 2000.

IN WITNESS THEREOF the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this ____ day of _____, 2015.

Mayor

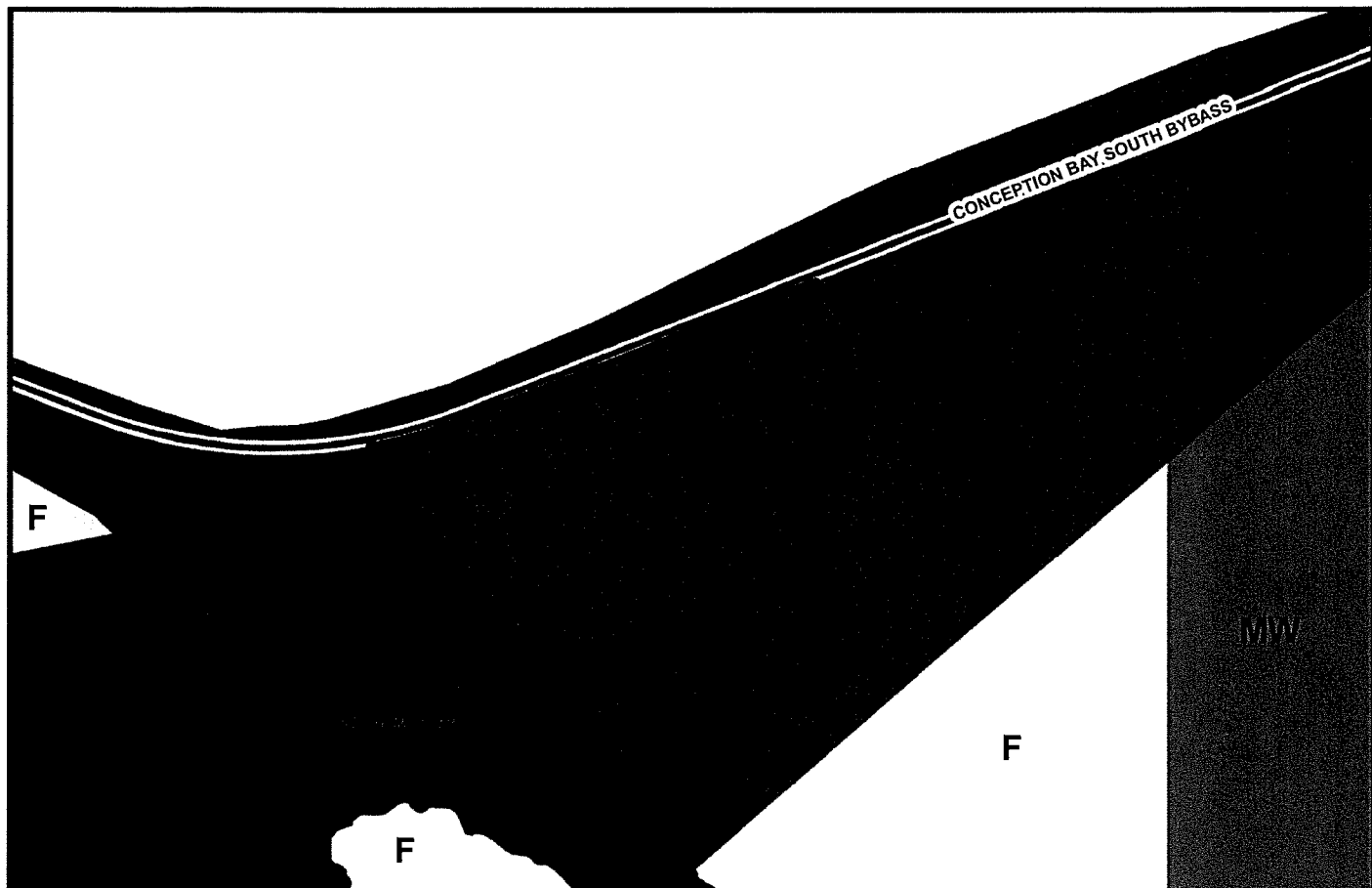
City Clerk

Council Adoption



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

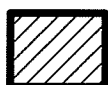
Provincial Registration



**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 620, 2015
[Map Z-1A]**

2015 07 06 SCALE: 1:12500
CITY OF ST. JOHN'S
DEPARTMENT OF PLANNING,
DEVELOPMENT & ENGINEERING

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



AREA PROPOSED TO BE REZONED FROM
RURAL (R) LAND USE ZONE TO
INDUSTRIAL GENERAL (IG) LAND USE ZONE

275 CBS Bypass Road - Oceanex

Paul Boudridge
M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration



Fw: Proposed development by Oceanex , 729 CBS Bypass Road, St. John's

City Clerk and Council to: Karen Chafe

2015/07/27 09:26 AM

Sent by: Karen Chafe

----- Forwarded by Karen Chafe/CSJ on 2015/07/27 09:26 AM -----

From: Ken O'Brien/CSJ
To: John Mallam <[REDACTED]>
Cc: "Alton Glenn" <aglenn@townofparadise.ca>, "cityclerk@stjohns.ca" <cityclerk@stjohns.ca>, "mayor@townofparadise.ca" <mayor@townofparadise.ca>, Jason Sinyard/CSJ@CSJ, Paul Boundridge/CSJ@CSJ, Lindsay Lyghtle Brushett/CSJ@CSJ, Dave Wadden/CSJ@CSJ, Gerard Doran/CSJ@CSJ, Elaine Henley/CSJ@CSJ, Dave Blackmore/CSJ@CSJ
Date: 2015/07/23 09:15 AM
Subject: Re: Proposed development by Oceanex, 729 CBS Bypass Road, St. John's

Mr. Mallam, thank you for your comments below. We will consider them when a report on public comments comes to Council for its regular meeting on August 10.

Noise: We recognize that the Three Island Pond residential neighbourhood of Paradise is in the area. However, please bear in mind that the proposal by Oceanex is for round-the-clock operations. The City does have a noise by-law to keep noise to a minimum after 11:00 p.m.

Lights: We do not have specific provisions in our Development Regulations to prevent light pollution upwards into the sky but we do regulate lighting so that it does not spill over onto neighbouring properties and cause disruption or excessive glare. This will certainly be kept in mind for the safety of drivers on the CBS Bypass Road nearby.

Access: Oceanex is working with the Province and the City to gain access from their site to the CBS Bypass Road for highway traffic. My understanding is that the Town of Paradise is also exploring access between this proposed new interchange and the Three Island Pond area. Ultimately, the Three Island Pond access is a question for you to pursue with your Council in Paradise.

I invite you to keep in touch with your Planning staff at the Town of Paradise as well as with us. As mentioned, the application is scheduled to be brought back to Council on Monday, August 10, at Council's regular meeting for consideration. The agenda for regular meetings is usually posted on the previous Friday on the City's website; see <http://www.stjohns.ca/city-hall/about-city-hall/agenda>.

Regards,

Ken O'Brien

.....
Ken O'Brien, MCIP

Chief Municipal Planner

City of St. John's, Department of Planning, Development and Engineering

10 New Gower Street, 3rd floor - Mail: PO Box 908, St. John's, NL, Canada A1C 5M2

Phone 709-576-6121

Fax 709-576-8625

Email kobrien@stjohns.ca

* MCIP - Member of the Canadian Institute of Planners

This email communication (and any attached documents) is intended only for the individual or entity to which it is addressed and may contain information that is confidential, privileged or exempt from disclosure under applicable law. Any use of this information by anyone other than the intended recipient is prohibited. If you have received this email in error, sorry for the inconvenience; please notify the sender and delete all copies (electronic or otherwise) immediately.

City Clerk and Council Good Afternoon Mr. Mallam: We acknowledg... 2015/07/22 04:56:43 PM

From: City Clerk and Council/CSJ
To: John Mallam [REDACTED]
Cc: "aglenn@townofparadise.ca" <aglenn@townofparadise.ca>, "cityclerk@stjohns.ca" <cityclerk@stjohns.ca>, "mayor@townofparadise.ca" <mayor@townofparadise.ca>, "planner@stjohns.ca" <planner@stjohns.ca>, Jason Sinyard/CSJ@CSJ, Ken O'Brien/CSJ@CSJ, Paul Boundridge/CSJ@CSJ, Lindsay Lyghtle Brushett/CSJ@CSJ, Mark Hefferton/CSJ@CSJ, Dave Wadden/CSJ@CSJ, Gerard Doran/CSJ@CSJ, Andrea Roberts/CSJ@CSJ, Melissa Bragg/CSJ@CSJ, Karen Chafe/CSJ@CSJ, Maureen Harvey/CSJ@CSJ, Planning/CSJ@CSJ
Date: 2015/07/22 04:56 PM
Subject: Re: Proposed Development by Oceanex
Sent by: Elaine Henley

Good afternoon, Mr. Mallam:

We acknowledge receipt of your email and advise that your concerns have been forwarded to the City's Planning, Development and Engineering for consideration.

We thank you for your feedback.

Elaine Henley
City Clerk

John Mallam I have just finished reading a document (copy att... 2015/07/20 05:31:37 PM

From: John Mallam [REDACTED]
To: "cityclerk@stjohns.ca" <cityclerk@stjohns.ca>, "planner@stjohns.ca" <planner@stjohns.ca>, "mayor@townofparadise.ca" <mayor@townofparadise.ca>, "aglenn@townofparadise.ca" <aglenn@townofparadise.ca>
Date: 2015/07/20 05:31 PM
Subject: Proposed Development by Oceanex

I have just finished reading a document (copy attached) from the City of St. John's concerning the proposed development by Oceanex near Three Arm Pond. I have several concerns regarding this development which I am sure are shared by my neighbours, specifically:

1. Noise pollution. The loading and unloading of shipping containers is a very noisy process, as anyone who has walked past the facility at St. John's harbour can attest. If the development is approved stringent measures must be implemented to prevent noise from reaching the residents of Three Island Pond, including retaining a wide buffer of existing trees, installing noise barriers and whatever other measures are required. Operation must also not be permitted during nighttime hours as even if extensive noise controls are implemented, noise will be intrusive during periods of low cloud cover, which tends to reflect sound.
2. Light pollution. The only dark sky remaining in the area is to the South, exactly where the development is proposed. If approved, the lighting for the development must consider this and must incorporate measures adopted in other jurisdictions to minimize light pollution.
3. Access to residential land around Three Island Pond. This is mentioned as a possibility within the attached document. Several years ago when development was first proposed between Octagon Pond and Three Island Pond, residents made it quite clear at a town meeting that they are opposed to providing access to Three Island Pond Road from future developments because the road is very narrow and any additional traffic would pose a risk to residents and pedestrians. The Town must be aware that Three Island Pond Road and Topsail Pond Road are favourite routes for walkers, joggers, runners and cyclists and additional traffic would pose a great risk.

In reviewing the enclosed document I am unclear on how best to make my concerns known and to how to keep informed as to the progress of this proposed development, which is exacerbated by the fact that this development involves three municipalities. Could you advise how this could be achieved ?

Yours truly

John Mallam

■ Three Island Pond Road[attachment "275 CBS Bypass Road - Oceanex.pdf" deleted by Elaine Henley/CSJ]



Re: Rezoning 275 Conception Bay South bypass Road (revised copy spelling corrections)

City Clerk and Council to: Barry Gillingham
Sent by: Karen Chafe

2015/07/31 09:29 AM

Cc: "cityclerk@stjohns.ca", "mayor@townofparadise.ca",
"pdinn@townofparadise.ca", "vburton@townofparadise.ca",
Planning Group List for Submission from General Public, Karen

Good Morning Mr. Gillingham:

This is to acknowledge receipt of your e-mail below which will be forwarded to our Department of Planning, Development & Engineering for consideration. The matter will go forth to Council during its August 10th meeting at which time your e-mail will also be included with any others received.

Thank you for taking the time to outline your concerns in writing.

Karen Chafe
Acting City Clerk

Barry Gillingham Sent from my iPad > On Jul 30, 2015, at 11:58,... 2015/07/30 04:03:08 PM

From: Barry Gillingham [REDACTED]
To: "cityclerk@stjohns.ca" <cityclerk@stjohns.ca>
Cc: "mayor@townofparadise.ca" <mayor@townofparadise.ca>, "vburton@townofparadise.ca" <vburton@townofparadise.ca>, "pdinn@townofparadise.ca" <pdinn@townofparadise.ca>
Date: 2015/07/30 04:03 PM
Subject: Re: Rezoning 275 Conception Bay South bypass Road (revised copy spelling corrections)

Sent from my iPad

> On Jul 30, 2015, at 11:58, Barry Gillingham <[REDACTED]>
wrote:
>
> To Chair and Members of the Planning and Development Committee
>
> This email is to express my concern and objection to the the proposed
rezoning and development planned by Oceanex Inc.
>
> Being a resident of Paradise and residing along the southern portion of
Three Island Pond Road, it was of great surprise and disappointment when i
became aware of this plan only two days ago. In your memorandum, it states
that public notification regarding this application would be given to the
effected residence of Paradise. I personally received notice in the mail two
days ago, with a date to respond Monday August 3rd.
>
> A development of this magnitude requires much more advance notice and
detailed consultation then that of a week. To date my neighbours were unaware
of the proposed development. Its disappointing to discover that more advance
dialogue and debate was not conducted by the Town of Paradise to its
residence.
>
> The proposed change will forever destroy the quality of lives currently
enjoyed by residents in the Communities of Paradise and Conception bay South:
>

> -the development itself bring the pollution of noise, dust, increase traffic, destruction of landscape, risk of water pollution and natural habit.
>
> -following the development: the increase in traffic will only add to the already existing traffic delays and motor vehicle accidents along this route.
>
> -pollution from industrial runoff will cause pollution to the near by Three Arm pond, which subsequently will find its way into Three Island Pond, Topsail pond and all the way to Topsail Beach.
>
> -the current live style currently enjoyed by the residents in the surrounding area will become a complete opposite. For many family, the decision to become residents of this area was for the quiet, scenic and beautiful landscape. Providing an opportunity to get away from the hustle and bustle of city life. Now, this developer wants to bring grave change to our doorsteps personal and monetary gain, without any due respect for local residents.
>
> This location is not ideal for such a development. Boarding on the the doorstep of residential property. That is why, when 275 was originally zone as rural, it was what suited the area. Commercial development need to be kept away from community and residence.
>
> This proposal needs to be stopped and closed. Rural development only in this area.
>
> Also, the deadline for the submission of concerns or objections has to be extended. The residence of Paradise were not provided with adequate notice. For most residence, they are totally unaware of this proposal. The town of Paradise and CBS need to hold public meetings and provide detailed information regarding to this development and the impact to local areas.
>
> I ask that you give respect to the wishes of the current residence, respect our properties, respect the environment, respect to this beautiful area and refuse this application.
>
> Thank You
>
> Barry
>
> Sent from my iPad



Re: Rezoning of 275 Conception Bay South Bypass Road 

City Clerk and Council to: Paradise Committee

2015/07/31 02:33 PM

Sent by: Karen Chafe

Cc: "cityclerk@stjohns.ca", "dokeefe@stjohns.ca",
"mayor@townofparadise.ca", "premier@gov.nl.ca", rellsworth,
"vburton@townofparadise.ca", Council_group, Planning Group

Good Afternoon Representatives of the Paradise Committee:


This is to acknowledge receipt of your e-mail below which has been forwarded to our Department of Planning, Development & Engineering for their review and response, as well as to all members of Council with the City of St. John's. This matter is scheduled to be referred to the August 10th public meeting of Council for Council's direction as to how to proceed with the processing of this application.

Thank you

Karen Chafe
Acting City Clerk

Paradise Committee Good morning;

2015/07/31 01:21:46 PM

From: Paradise Committee 
To: "cityclerk@stjohns.ca" <cityclerk@stjohns.ca>, "dokeefe@stjohns.ca" <dokeefe@stjohns.ca>,
<rellsworth@stjohn.ca>, "mayor@townofparadise.ca" <mayor@townofparadise.ca>,
"vburton@townofparadise.ca" <vburton@townofparadise.ca>
Cc: "premier@gov.nl.ca" <premier@gov.nl.ca>
Date: 2015/07/31 01:21 PM
Subject: Rezoning of 275 Conception Bay South Bypass Road

Good morning;

In response to the ongoing proposal for the rezoning of 275 Conception Bay South Bypass Road, we the parties concerned, are requesting information regarding the planning process that has been conducted to date.

The St. John's Development Regulations set out standards and land-use zones for the City of St. John's. They implement the policies and development regulations of all land and property.

As per the City of St. John's Rezoning bylaws, under the process, various steps must be followed, which include:

step 1. The Planning and Development Division gathers background information and refers the application to other departments and public agencies as required.

step 4. If council decides to consider the application, the City publishes a public notice of the proposed amendment in local newspaper and email notices to effected property owners. Council usually sets up a public meeting to discuss the application.

step 5. The general public is invited to attend the public meeting,It is advertised in the newspaper at least 10 days beforehand. Notices are mailed at least 14 days beforehand. The applicant is asked to attend and present information about the application.

step 9. The general public is invited to send in written comments....

Under the Urban and Rural Planning Act, a plan made under this act and amendments to them shall be certified by a person who is a full member of the Canadian Institute of Planners.

A Plan shall include the following

- include a statement of the objectives of the plan
- include proposals for the implementation of the plan
- provide for the development of the planning area for a 10 year period
- describe and determine the physical, economic and social environment
- describe existing and proposed transportation networks
- propose the phasing in of development
- provide for the protection, use and development of environmentally sensitive lands
- provide for storm water control and erosion control
- provide for the protection, use and development of natural resources and for the prevention of natural resource development with incompatible negative impacts
- provide for the excavation, filling in or reclamation of land
- provide for the non-removal of trees and vegetation and for other environmental matters including requiring that environmental studies be carried out prior to undertaking specified developments
- provide for the use and conservation of energy
- provide for and recommend the attraction, location, development and diversification of economic activity

Public consultation:

The council or regional authority responsible for that area shall, during the preparation of a plan and development regulations, provide a consultation opportunity for interested persons, community groups, municipalities, local service districts, regional economic development boards and the the departments of the government of the province to;

- a. provide input with respect to the proposed development
- b. receive information on the development of the plan and development regulations

Public Hearing:

Where a proposed plan and development regulations have been adopted, a council or a regional authority shall set a date, time and place for the holding of a public hearing to consider objections and representations which may be made by a person or association of persons

This committee feel that proper notification of this development and plan was not provided by local council and representative bodies, thereby keeping the residents and persons impacted unaware, thus not providing any acceptable time frame to inquire, object or respond to the proposed rezoning.

We are requesting this information regarding the steps and process taken, to ensure proper protocol was followed. Also, we feel that all decisions should be put on hold and this process halted, until such time that public notification and hearings are conducted in such a manner that all parties and affected residents can collaborate on this issue. Lack of information and untimely notice to residents and community have violated our right to participate in this decision.

We look forward in your support in this issue and respecting our concerns.

Paradise Committee

Protecting our community

Three Island Pond Road

Paradise, NL A1L2E6

3 August 2015

Ms. Elaine Henley

City Clerk, City of St. John's

P.O. Box 908

St. John's, NL A1C5M2

Re: Rezoning- 275 Conception Bay South Bypass Road (Oceanex application)

Dear Ms. Henley:

Please find enclosed a letter dated 30 July 2015 addressed to the Mayor and Council. It is provided per our email indication sent to you 1 August 2015.

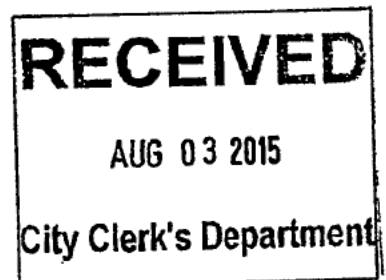
It is requested that our letter be included in the agenda for the regular meeting of Council on Monday, August 10, 2015, or whenever Council would meet to make a decision on the Oceanex application.

Thank you for your consideration of this request.

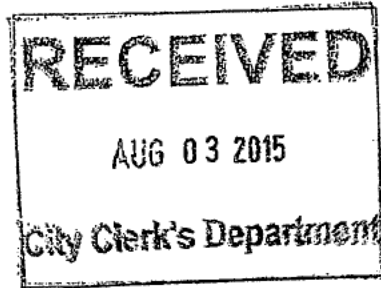
Sincerely,



Neal Ludlow, Kathryn Snow



Mayor and Council
City of St. John's



Three Island Pond Road
Paradise, NL A1L 2E6
30 July 2015

Gentlemen:

Please accept and consider this submission in relation to your deliberations regarding the Oceanex Inc. application to rezone land along 275 Conception Bay South Bypass Road.

We are residents of the rural residential area closest to the proposed development, and there are several concerns about the plan we must identify for you.

First, we live within the municipal boundaries of the town of Paradise but that municipality does not provide any water and sewer services, nor do they have any plans or intentions to do so. Residents of this entire area are obliged to depend on shallow (dug) wells or artesian wells for our water, and on septic systems, all of which are provided at the homeowners' expense. Our wells will work only if the source of water remains intact and undisturbed. We are concerned that the heavy construction necessary to build the development contemplated in the Oceanex proposal will upset the sub-strata and the underground course of water such that our wells will be rendered inoperative, or that the water in our wells will be made unfit for consumption. This would be much the same situation as has been experienced by St. John's residents in certain parts of the Goulds in recent years.

There is a strong risk to local public health and safety should our normal water and sewer service be disrupted and there would be great cost associated with the repair or replacement of systems that have existed without any problems for many, many years. We raise this issue with you now in the hope and expectation that, should the development be permitted, the City of St. John's would ensure conditions are in place to forestall these problems arising. In the alternative, we request the City set conditions on the development which make the developer fully responsible to make complete reparation and pay full compensation to any homeowners who experience interruption of their well water and septic systems.

Second, there are reasons for environmental concern regarding the proximity of the proposed development to Arm Pond. The pond is a viable part of the local ecosystem supporting flora and fauna in the area. The pond is the main source of the water flow into Three Island Pond and on through to Topsail Pond. Though the development plan calls for a 15 metre buffer beyond an established floodplain boundary of Arm Pond, it

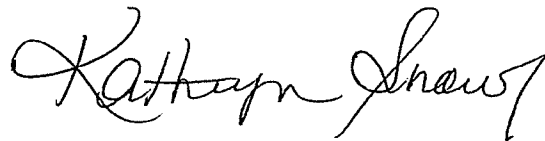
is recommended to Council that the buffer be increased to 100 metres all along Arm Pond, and any part of the overall 83 acre area to be developed be regained by adding to the rear of the planned development area, in a roughly southerly direction. Should equivalent development in that direction not be feasible, then it is recommended that a smaller area be approved for this development after a 100 metre buffer is provided along Arm Pond.

Third, we have concerns that the proposed highway interchange would eventually allow the cul-de-sac which is Three Island Pond Road to be extended to join the CBS Bypass Road. Were that to happen, there would be a significant increase of traffic volume and a consequential negative effect on property values along this country road. The road itself has never been improved, except for paving, because it is too narrow to permit further construction; the required easements from the road edge and from the pondside overlap one another in many places. Increased traffic from parts of Paradise on to the CBS Bypass along this narrow lane would make for an extremely dangerous risk of accidents.

Fourth, the plan notes there would be a buffer 10 metres in depth along the frontage of the intended subject property. Since the Bypass road must also have a 10 metre buffer on the opposite side, Council should include a condition that the development plan provide for a similar berm there to protect residents on that side from the noise of a considerably increased traffic volume.

Thank you for the opportunity to express these concerns to you. Because of the implications for public health and safety and the environment, as expressed above, this letter will be forwarded to relevant ministries of the Provincial government. Similarly, the Town of Paradise will be provided a copy in regard to our concerns about potential future traffic patterns.

Sincerely,



Neal Ludlow, Kathryn Snow

NOTICES PUBLISHED

Applications which have been advertised in accordance with the requirements of Section 5.5 of the St. John's Development Regulations and which are to be considered for approval by Council at the **Regular Meeting of Council on August 10, 2015**

Ref #	Property Location/ Zone Designation	Ward	Application Details	Floor Area (square metres)	# of Employees (includes the applicant)	# of On-Site Parking Spaces	Written Representations Received	Planning and Development Division Notes
1	21 Rennie's Mill Road Residential Low Density (R1) Zone	2	A Discretionary Use Application has been submitted by Nolan Hall Development Inc. requesting permission to occupy 21 Rennie's Mill Road (a designated Heritage Use building) as an office with a residential unit located on the third floor. The business occupies a floor area of approximately 139.4 m ² and will operate Monday to Friday 8 a.m. - 5 p.m. The business will employ up to twelve (12) employees. On-site parking is provided.	139 m ²	12		Eight submissions received (attached)	The Planning and Development Division recommends approval of the application subject to all applicable City requirements.
2	176 Freshwater Road Residential High Density (R3) Zone	2	A Change of Non-Conforming Use Application has been submitted requesting permission to convert a portion of 176 Freshwater Road into office use. The office use will occupy 85m ² of the first level of the building and will replace the previous hair salon. Hours of operation will be Monday to Friday, 9 a.m. - 4:30 p.m. On-site parking is provided.	85 m ²	1		Two submissions received (attached)	The Planning and Development Division recommends this application be deferred pending further information

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



Fw: Discretionary Use Application - 21 Rennie's Mill Road
City Clerk and Council to: Karen Chafe
Sent by: **Karen Chafe**

2015/07/28 10:37 AM

----- Forwarded by Karen Chafe/CSJ on 2015/07/28 10:37 AM -----

From: City Clerk and Council/CSJ
To: "Noel Roy" [REDACTED]
Cc: cityclerk@stjohns.ca, [REDACTED], Jason Sinyard/CSJ@CSJ, Ken O'Brien/CSJ@CSJ, Paul Boundridge/CSJ@CSJ, Lindsay Lyghtle Brushett/CSJ@CSJ, Mark Hefferton/CSJ@CSJ, Dave Wadden/CSJ@CSJ, Gerard Doran/CSJ@CSJ, Andrea Roberts/CSJ@CSJ, Melissa Bragg/CSJ@CSJ, Planning/CSJ@CSJ
Date: 2015/07/28 10:37 AM
Subject: Re: Discretionary Use Application - 21 Rennie's Mill Road
Sent by: Karen Chafe

Good Morning Mr. Roy:

Thank you for your e-mail. I have forwarded this to our Dept. of Planning, Development & Engineering for their consideration. It will also be included with any correspondence that goes to Council during the regular meeting of August 10th.

Karen Chafe
Acting City Clerk

"Noel Roy"

I am in receipt of your notification of a Discretion...

2015/07/27 01:44:47 PM

From: "Noel Roy" [REDACTED]
To: <cityclerk@stjohns.ca>
Cc: [REDACTED]
Date: 2015/07/27 01:44 PM
Subject: Discretionary Use Application - 21 Rennie's Mill Road

I am in receipt of your notification of a Discretionary Use Application from Nolan Hall Development re: 21 Rennie's Mill Road.

I am seriously concerned about the implications of this application for parking. Twelve employees and one apartment could require fourteen parking spaces, plus additional customer parking; there is insufficient space on the property to accommodate these. Zoning, as I understand it, requires only six spaces. The only nearby parking alternatives are the metered parking at Rawlin's Cross and the restricted parking on Catherine Street. Both are congested at times, particularly in the winter months. Snow clearance is difficult in both places. I assume that the property would be eligible to apply for Area 8 Parking Permits, making the present difficult situation even worse. In the absence of sufficient permits, I would anticipate an outbreak of illegal parking along Catherine Street.

Unless the proponent can arrange for dedicated parking space nearby to meet his requirements, I can't see this working.

Signature attached.

Noel Roy



St. John's Newfoundland



A1C 3T2 Nolan Hall Application.pdf



Fw: 21 Rennie's Mill Rd - discretionary use application
City Clerk and Council to: Karen Chafe
Sent by: **Karen Chafe**

2015/07/27 11:36 AM

----- Forwarded by Karen Chafe/CSJ on 2015/07/27 11:36 AM -----

From: "Andrew Anderson" [REDACTED]
To: "City Clerk and Council" <cityclerk@stjohns.ca>
Cc: <kobrien@stjohns.ca>, "Darren O'Keefe" [REDACTED] "Elaine Henley"
<Ehenley@stjohns.ca>
Date: 2015/07/27 11:16 AM
Subject: RE: 21 Rennie's Mill Rd - discretionary use application

Further to my letter below, Emily Leonard (General Manager of Bannerman Park Suites at 23 Rennie's Mill) went to city hall on behalf of the owners of 23 Rennie's Mill and viewed the application. She was told that the application had been deferred "because of an outstanding lawsuit".

Can you please confirm the status of the application and the reason for its deferral? If it is to be considered at a later date, will a separate notice be published?

You should also know that, according to Emily, some of the parking area shown on the application is on an area in dispute because of the survey error that is the cause of the Lis Pendens currently filed on 21 Rennie's Mill.

Thank you for your assistance on this matter.

Andrew Anderson
[REDACTED]

From: Andrew Anderson [REDACTED]
Sent: July-20-15 9:25 PM
To: 'City Clerk and Council'
Cc: 'kobrian@stjohns.ca'; Darren O'Keefe; 'Elaine Henley'
Subject: 21 Rennie's Mill Rd - discretionary use application

I am writing on behalf of the owners of 23 Rennie's Mill to object to the application by Nolan Hall for permission to occupy 21 Rennie's Mill Road as an office with a residential unit located on the third floor. The notice states that the business will operate during regular business hours, employ up to twelve employees, and provide five onsite parking spaces.

In 2012 Nolan Hall marketed 23 Rennie's Mill (adjoined and north of 21) as eight condominiums. Subsequent to detailed negotiations, the eight condominiums were purchased on an individual basis by the current owners of 23 Rennie's Mill. The condominiums were registered with the provincial registrar, we received the condominium declaration and bylaws, and the purchase and sale agreements all show that individual condominium units were indeed being sold and purchased.

The problem is that Nolan Hall never let the city know that they were converting 23 Rennie's Mill to condominiums. No applications for a zoning change were made. It over a year, but after numerous requests for individual unit tax assessments, and particularly after an attempt by one owner to lease her unit, the city came to us and said we do not own condominiums. It took more time to learn that 23 is actually zoned as described in an email I received from Sylvester Crocker, Manager of Technical Services:

We have now finished an assessment of the file relating to #23 Rennie's Mill Road relating to the approved use. The City will recognize the property as a 16 person bed and breakfast with no connection to #21. We will allow you to have a microwave in each unit but no other cooking appliances or devices. You should now make application for the renovations that were done to isolate this from #21 and the new stairs that were installed in #23. We acknowledge a copy of the RJ Bartlett report and will comment on its content within the next week. Once the review of the Bartlett report is complete we would expect that any required upgrading be completed in a timely manner and will issue occupancy when we are satisfied that the required life safety upgrading is completed.

So we found ourselves owners of a B&B not approved to operate as such due to outstanding buildings violations - all well documented and part of the city's file on 21 & 23. After a great deal of time, money and effort, we are now approved to operate as zoned. But what we really wanted and thought we were buying were condominiums approved for full time residential occupancy.

Also important is that the survey provided by Nolan Hall as part of the condo declaration and the purchase and sale agreements is not correct. It shows the property line between 21 and 23 encroaching approximately two feet inside the interior space of 23. We have filed a Lis Pendens on 21 regarding this particular issue. We do not want this problem passed on to unknowing future lessees or owners of 21 until the survey is corrected and deeds are changed to reflect that agreement. The Lis Pendens is part of our overall statement of claim against Nolan Hall.

We have filed a statement of claim against Nolan Hall, its principals Kevin Nolan and Robert Hall, and the lawyer who represented both sides in the eight separate sales transactions, Denis Barry. This case is due to come before the courts this fall.

Aside from our legal problems with Nolan Hall, we don't think that the offices are a compatible with the residential and heritage environment of this area. We have read the files, and getting discretionary permission for bed and breakfast at 23 came under close scrutiny. There are other examples of heritage residences operating as B&B's in the area and they seem compatible with the residential nature of the neighbourhood. A continuously (business hours plus) occupied office space would be a different story.

Most importantly and given Nolan Hall's history with respect to zoning requests at 21 and 23 Rennie's Mill, we think a request for a discretionary zoning change should be denied or at least deferred until the issues described above have been resolved in court.

Darren O'Keefe of Cox and Palmer is representing the plaintiffs/owners of 23 Rennie's Mill. By copy of this to Darren, we are advising him that he may receive requests for additional

information on this matter from the city. You are welcome to contact Mr. O'Keefe for this purpose. I will be communicating separately with Cox and Palmer to find out if there is anything additional we should be submitting in support of our objection to the proposed zoning.

Respectfully submitted by

Andrew Anderson

on behalf of the owners of [REDACTED] Rennie's Mill, listed below.

Roxanne O'Connor

Cindy Manners

Anne Harrison

Martha O'Connor

Lynne Calafiore

Kelly Sinclair

Louise Neville

City of St. John's Media Relations has issued the following:

Public Notice

Tue, 2015/07/28 - 12:00pm

Application - 21 Rennie's Mill Road

A Discretionary Use Application has been submitted by Nolan Hall Development Inc. requesting permission to occupy *21 Rennie's Mill Road *(a designated Heritage Use building) as an office with a residential unit located on the third floor. The business occupies a floor area of approximately 139.4 m² and will operate Monday to Friday 8 a.m. - 5 p.m. The business will employ up to twelve employees. On-site parking is provided.

This application may be viewed at the Department of Planning, Development and Engineering, third floor, St. John's City Hall. For further information or to view this application, please phone 709-576-8220, or email planning@stjohns.ca [1].

Any person wishing to make a submission on this application must provide a signed written statement to the Office of the City Clerk by *noon, Tuesday, July 28, 2015*, either by mail: P.O. Box 908, St. John's, NL, A1C 5M2; fax:

709-576-8474 or email cityclerk@stjohns.ca [2]. Written submissions received will become a matter of public record and will be included in the agenda for the regular meeting of Council on *Monday, August 10, 2015*, at which time Council is scheduled to make a decision on this application.

Location Map [3]



Fw: 21 Rennie's Mill Rd (Ryan Mansion)

Planning to: Karen Chafe

Sent by: **Donna L Mullett**

2015/07/30 03:59 PM

----- Forwarded by Donna L Mullett/CSJ on 2015/07/30 03:58 PM -----

From: Maria Lear [REDACTED]
To: "planning@stjohns.ca" <planning@stjohns.ca>
Date: 2015/07/24 11:26 AM
Subject: 21 Rennie's Mill Rd (Ryan Mansion)

Good morning,

I see by a public notice that the designated municipal heritage property 21 Rennie's Mill Rd (*Ryan Mansion*) has submitted an application for creating an office space (up to 12 employees) & an upper level residential unit.

I'm just wondering what type of business this will be as I believe the structure functioned as a boutique hotel. Will this no longer be the case as I know the structure was recently for sale? I'm also wondering if this new business will mean a lot of changes/modifications to the interior as well as I know it had been restored to a very high degree with respect to historic & heritage features inside.

Thanks for any information you can provide at this time.

Best,

Maria Lear

■ Monkstown Road

St. John's NL A1C 3T2

July 27, 2015

Office of the City Clerk

St. John's NL

Dear sirs,

I am in receipt of your notification of a Discretionary Use Application from Nolan Hall Development re: 21 Rennie's Mill Road.

I am seriously concerned about the implications of this application for parking. Twelve employees and one apartment could require fourteen parking spaces, plus additional customer parking; there is insufficient space on the property to accommodate these. Zoning, as I understand it, requires only six spaces. The only nearby parking alternatives are the metered parking at Rawlin's Cross and the restricted parking on Catherine Street. Both are congested at times, particularly in the winter months. Snow clearance is difficult in both places. I assume that the property would be eligible to apply for Area 8 Parking Permits, making the present difficult situation even worse. In the absence of permits, I would anticipate an outbreak of illegal parking along Catherine Street.

Unless the proponent can arrange for dedicated parking space nearby to meet his requirements, I can't see this working.

Best wishes,



Noel Roy

Office of the City Clerk
P.O. Box 908
St. John's, NL A1C 5M2
Fax: 709.576.8474
Email: cityclerk@stjohns.ca

Tuesday, July 28th, 2015

Office of the City Clerk:

RE: Objection to Discretionary Use Application at 21 Rennie's Mill Road

I object to the Discretionary Use Application to operate a Business (with up to 12 employees) at the Heritage Use building at 21 Rennie's Mill Road.

The main reasons for this objection include:

1. Parking – Incremental Problems and Harm

There already exists a significant problem for parking availability and capacity in this immediate area for current residents – including on Rennie's Mill Road and Monkstown Road, as well as in the few public parking lots in the vicinity, in all seasons and particularly during the winter months.

It is neither fair nor ethical to exacerbate the already worsened parking problems of long-time residents and taxpayers in this area.

It is neither fair nor ethical to cause harm to current residents in order to provide a new commercial property for personal profit for a new business.

A new business with 12 employees means 12 more vehicles in the area – and, perhaps even more significantly, all the additional 'new' vehicles of customers, clients, suppliers (such as large FedEx and Staples trucks) and service companies (such as cleaning companies and tradespeople) competing for scarce parking spaces on the street (and, as we all see around the City, parked up on the sidewalks and half on the street).

It would be neither fair nor ethical to cause this harm to current residents and their right to peaceful and enjoyable possession and use of their properties and neighbourhood.

2. Parking – Incremental Congestion and Safety Problems

There is already busy vehicular traffic on this street and Monkstown Road. The incremental traffic requirements for 12 employees of a new business, plus residential tenants in the building, as well as the traffic from clients and customers of the new business, and its suppliers and service companies: this area cannot sustain – and should not be subjected to – even further traffic congestion and disruption.

3. Further Encroachment on – and Erosion of – Residential Neighbourhoods

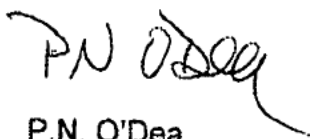
The City offers new businesses a multitude of carefully planned and serviced options for the establishment and locating of new businesses – including in commercial zones designed specifically to serve new businesses and their customers with efficiency and safety.

There is no location-specific need or requirement for any new business to locate in this residential neighbourhood – a neighbourhood already holding on by its fingernails to maintain its residential family-based neighbourhood and invaluable heritage character.

The only harm or damage to be inflicted here is to existing residents and owners in this neighbourhood; new businesses have many, many cost-effective location options to choose from.

Residents have no options – and no alternatives – should this creeping commercialization of their residential neighbourhood cause it to be further harmed and/or destroyed – except, perhaps, to sell out and move away (or, heaven forbid, start up new businesses in their heritage homes and properties).

Thank you for the opportunity to present this objection to the Application.



P.N. O'Dea

[REDACTED]
St. John's, NL

**APPLICATION
TO BE REFERRED TO COUNCIL
MONDAY, AUGUST 10, 2015**

A Discretionary Use Application has been submitted by Nolan Hall Development Inc. requesting permission to occupy 21 Rennie's Mill Road (a designated Heritage Use building) as an office with a residential unit located on the third floor. The business occupies a floor area of approximately 139.4 m² and will operate Monday to Friday 8 a.m. - 5 p.m. The business will employ up to twelve (12) employees. On-site parking is provided. Please see location plan on the back of this notice.

This application may be viewed at the Department of Planning, Development and Engineering, third floor, St. John's City Hall. For further information or to view this application, please phone 709-576-8220, or email planning@stjohns.ca. This application may also be viewed on the City's website (www.stjohns.ca) under "Public Notices".

Any person wishing to make a submission on this application must provide a signed written statement to the Office of the City Clerk by noon, Tuesday, July 28, 2015, either by mail: P.O. Box 908, St. John's, NL, A1C 5M2; fax: 709-576-8474 or email: cityclerk@stjohns.ca. Written submissions received will become a matter of public record and will be included in the agenda for the regular meeting of Council on Monday, August 10, 2015, at which time Council is scheduled to make a decision on this application.

In accordance with the City's policy on public notification, properties within a radius of 150 metres of the application site are notified in writing by the City of this application. Notices are sent to property owners and not tenants. If you own but do not live at the property identified to receive this notice, we ask that you forward this notice to any tenants which you may have. Property ownership information is based on the City's assessment roll.

ST. JOHN'S



Re: 21 Rennies Mill Rd development 

City Clerk and Council to: William Pryse-Phillips

2015/07/22 04:58 PM

Sent by: **Elaine Henley**

Cc: Jason Sinyard, Ken O'Brien, Paul Boundridge, Lindsay Lyghtle
Brushett, Mark Hefferton, Dave Wadden, Gerard Doran,
Andrea Roberts, Melissa Bragg, Karen Chafe, Maureen

Good Afternoon Mr. Pryse-Phillips:

We acknowledge receipt of your email and advise that your comments have been forwarded to the City's Department of Planning, Development and Engineering for consideration.


We thank you for your feedback.

Elaine Henley
City Clerk


William Pryse-Phillips

Dear Sir, Thank you for the information maile...

2015/07/20 05:37:04 PM

From: William Pryse-Phillips < >
To: cityclerk@stjohns.ca
Date: 2015/07/20 05:37 PM
Subject: 21 Rennies Mill Rd development

Dear Sir,
Thank you for the information mailed to me.
I have no objection to this project.

William Pryse-Phillips
 Monkstown Rd. St John's



Re: 21 Rennie's Mill Road 

City Clerk and Council to: Georgestown Neighbourhood Association

2015/07/29 10:56 AM

Sent by: **Karen Chafe**

Cc: Neil Martin, Jason Sinyard, Ken O'Brien, Paul Boundridge, Lindsay Lyghtle Brushett, Mark Hefferton, Dave Wadden, Gerard Doran, Andrea Roberts, Melissa Bragg, Planning,

Good Morning Ms. Simonsen:

This is to acknowledge receipt of your e-mail. It will be forwarded as per your request and as well to our Department of Planning, Development & Engineering.

Thank you

Karen Chafe
Acting City Clerk

Georgestown Neighbourhood Association | Please include the follow... | 2015/07/28 05:29:41 PM

From: Georgestown Neighbourhood Association <[REDACTED]>
To: Neil Martin <cityclerk@stjohns.ca>
Date: 2015/07/28 05:29 PM
Subject: 21 Rennie's Mill Road

Please include the following letter in the hearing agenda and forward it to the mayor and city councillors. Thank you very much.

Office of the City Clerk

Re: 21 Rennie's Mill Road

The Georgestown Neighbour Association (the GNA) would like to raise some concerns which should be considered as you review this application.

Traffic: While this building is already used for commercial purposes, a change to office use brings additional traffic problems to the ones it has already created in the immediate neighbourhood. The GNA notes that, since the original change from a residence to a commercial property, it has been used as a B & B, a boutique hotel, and a spa.

However it was used, it meant that vehicles were entering and exiting stall-type parking at a blind and, at times, very busy intersection. The problems have been exacerbated by delivery and other service vehicles often parking on the sidewalk in a way which pushes pedestrian traffic out into that same blind and busy intersection. (While we realize this is not a planning issue but an enforcement one, we do feel it is worth noting.)

To some extent, however, the dangers were alleviated by the fact that the traffic generated by these commercial uses tended not to be during morning or evening rush hours. This will not be the case with an office use which, according to the City's notice, will operate Monday to Friday, 8 a.m. - 5 p.m. It should be further noted that in the morning there is also considerable pedestrian traffic, including children from Georgetown going to school at Bishop Field Elementary School.

Community impacts: Its current uses, while not entirely desirable in a residential neighbourhood, at least have value in providing a non-workday presence on the street. While it is true that the third floor will be residential, this does not have the same impact on safety and community as residential or other uses which provide eyes on the street.

Parking: The site, as currently laid out, provides only four of the six parking spaces required. In order to provide the additional two spaces, it appears that the applicants propose to add two additional stall-type spots off this dangerous intersection. The proposed location of this additional parking is also problematic as it will most likely require the removal of at least one or both of the two public trees on the site.

Streetscape and heritage values: This structure and the one to which it has recently been rather shoddily and unsympathetically attached have historically significant features at the beginning of an historically significant street. 21 Rennie's Mill Road is designated as a heritage building, but surrounding any heritage structure with parking lots very clearly detracts from its value as part of our built heritage, which consists not just of structures but the settings in which they are placed. Furthermore, surrounding these particular structures with parking lots also detracts significantly from the protected streetscapes across the street (13, 15 and 17 Monkstown Road and 23, 25 and 27 Monkstown Road).

Urban Forest: The loss of the trees, as mentioned under "Parking", needs to be considered. Without going into the established value of trees in an urban setting, we note that these are also an integral part of the heritage structure's setting and the streetscape.

Neighbourhood Fit: The GNA is generally supportive of commercial uses in the neighbourhood, providing they meet certain criteria. They should be small in scale and provide services likely to be used by at least some of nearby residents. While it is understood that any change in use will also mean changes in the character and amenities of the neighbourhood, it is also important to be sure that what may be gained is not outbalanced by what will be lost. The GNA is quite uncertain that these requirements are met in this case.

Thank you for attention to this matter. The GNA strongly urges you to consider these points as you make your decisions about this application.

Yours sincerely,

Kathy Simonsen, Chair (2014-2015)
Georgetown Neighbourhood Association

--

Stay in touch with your neighbourhood at www.georgetown.org



Re: Application - 21 Rennie's Mill Road ... Discretionary Use

City Clerk and Council to: K.N.I. Bell

2015/07/28 10:41 AM

Sent by: **Karen Chafe**

Cc: Adrian McKeever, cityclerk, Elizabeth Oliver, Jason Sinyard,
Ken O'Brien, Paul Boundridge, Lindsay Lyghtle Brushett, Mark
Hefferton, Dave Wadden, Gerard Doran, Andrea Roberts,

History: This message has been forwarded.

Good Morning Dr. Bell:

This is to acknowledge receipt of your e-mail which I have referred to the Dept. of Planning, Development & Engineering for their review. It will also be forwarded to Council's regular meeting of August 10th for Council's consideration.

Thank you.

Karen Chafe
Acting City Clerk

"K.N.I. Bell"

cityclerk@stjohns.ca Dear City Clerk:

2015/07/27 09:04:44 PM

From: "K.N.I. Bell" [REDACTED]
To: cityclerk@stjohns.ca
Cc: Adrian McKeever [REDACTED] Elizabeth Oliver <[REDACTED]>
Date: 2015/07/27 09:04 PM
Subject: Application - 21 Rennie's Mill Road ... Discretionary Use

cityclerk@stjohns.ca

Dear City Clerk:

Regarding the application ("Application - 21 Rennie's Mill Road ... Discretionary Use") below:

1.

The application seems not correctly framed as "21 Rennie's Mill ..." because most of the meagre parking available to the owners would seem to pertain to the adjacent address that they also own.

Any applications for the conjoined properties should be made on the basis of both properties, not just one of them. So if it refers to both properties then a revised application and notice should be sent out.

If the Application is truly referent to #21 alone, then that also should be made clear to prevent giving the impression that parking space (and there is still not enough of it) pertaining to the neighbouring address is available to support the Application.

2.

May I please be informed as to the location of the parking spaces, which are claimed as "On-site parking is provided". These should number and total approximately as follows, unless the application is deceptive.

12 spaces for employees, plus

2? spaces for the occupant(s) of the residential unit (one for resident, or two?), plus

4? spaces for visitors to the business, plus

1 space for a visitor to the residential unit.

17? TOTAL

I do not see how the required number of parking spaces can be satisfied with “on-site” parking. I therefore expect to see past habits continued: vehicles routinely using the Monkstown sidewalk for deliveries — this has happened often and poses a considerable hazard to pedestrians who are then obliged to step into dangerous traffic rounding a corner where the view is obstructed by an outbuilding of the subject property.

The gossip is that the owners plan to cut trees to expand parking. They have already been denied parking on the basis of traffic hazard connected with the blind corner, but nevertheless they seem to have ignored that denial by routinely until about a year ago driving over the sidewalk onto an area done in interlock brick.

3.

The property cannot accommodate anything like that number (see [1]) of parking spaces.

I count 4-5 opposite Catherine Street, and 3-4 (that are questionable, see [3] below) to the south of the building (or to the right of the historic outbuilding).

The information below does not provide any reasoning to support a lower number of parking spaces.

Therefore the phrase “on-site parking is provided” would appear to be deceptive. Such glossing over problems seems to be a prominent feature of representations about the subject property whenever it is applying for yet another variance. Perhaps the Applicant has neglected to inform us of the 3-level underground parking structure that is perhaps in mind to be built?

4.

Furthermore: the parking spaces to the south of the building raise a question of their own, independently of the application. As a long-time resident I recall when the public path from Monkstown to Rennie's Mill roads ran more or less immediately to the south of the building. After the change of ownership the public path was moved in order to accommodate the parking. The question is: are those parking spaces (that are claimed by the owners) [A] actually on their property or [B] perhaps instead on public property?

I tend to think the latter, for the simple reason that I find it unlikely that previous owners would have left their own property unmarked and with a public path over it for decades.

I THEREFORE REQUEST that the City investigate the Deeds of the property and determine what the property's southern boundary has been in the past 50 years, and where it was, and if it was close along the southern side (garage) then determine whether, when, and how the owners came to occupy space on public ground to the south of it. I request a reply to this point from the City.

5.

I oppose the application for the reasons above concerning parking.

“Discretionary use” privileges for these owners seem to lack justification because of their past treatment of their neighbours (e.g. by routinely treating the sidewalk on Monkstown Road as their overflow and delivery parking, sometimes obstructing it for many hours and the better part of the day). Their record — indeed their record after having benefited from previous concessions by the City on behalf of citizens — does not leave me minded to be comfortable resting on their good faith. That is added to by their having built on a room before obtaining permission, and I suspect also joining two separate buildings likewise.

No doubt the applicants' response to my opposition may well be to abuse the City's anonymous

complaint system and grumble about something on our property, as seems likely they did already. But note please that I have never made an anonymous complaint about anybody. If Nolan and Hall feel it unfair that an anonymous complaint may have in some small way contributed to my mistrust of them, then let that properly show against the practise of making anonymous complaints and the City's practise of accepting them, let them decry those practises, and let the City eliminate that route of mischief.

Sincerely,

KNIB

Dr. K.N.I. Bell (B.Sc., M.Sc., Ph.D.)

Monkstown Rd., St. John's, NL, Canada A1C 3T2

www.razorbillpress.com/democracy/ (democracy pages)

www.ucs.mun.ca/~kbell (main academic page)

www.ucs.mun.ca/~kbell/pubs (publications page)

See my book "ANALYSING CYCLES..." on Amazon.

<http://m.stjohns.ca/public-notice/application-21-rennies-mill-road>

Application - 21 Rennie's Mill Road

Start Date:

Tue, 2015/07/28 - 12:00pm

A Discretionary Use Application has been submitted by Nolan Hall Development Inc. requesting permission to occupy **21 Rennie's Mill Road** (a designated Heritage Use building) as an office with a residential unit located on the third floor. The business occupies a floor area of approximately 139.4 m² and will operate Monday to Friday 8 a.m. - 5 p.m. The business will employ up to twelve employees. On-site parking is provided.

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

Any person wishing to make a submission on this application must provide a signed written statement to the Office of the City Clerk by **noon, Tuesday, July 28, 2015**, either by mail: P.O. Box 908, St. John's, NL, A1C 5M2; fax: 709-576-8474 or email cityclerk@stjohns.ca. Written submissions received will become a matter of public record and will be included in the agenda for the regular meeting of Council on **Monday, August 10, 2015**, at which time Council is scheduled to make a decision on this application.

[Location Map](#)

Aug. 19, 2015

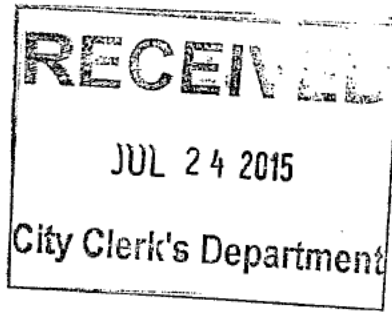
City of St. John's
P.O. Box 908
St. John's, NL
Canada
A1C 5M2

Dear Councillor:

I am responding to your letter of Aug. 10/15 re Application for Change of NonConforming Use at 176 Freshwater Road, St. John's.

I have no issue with the business application as I called the Planning Dept. and there is a smaller business going there. However I live close to the above 176 Freshwater Road and I am concerned about the fact that there is only 3-5 parking spaces presently on the property. However, I am thinking that they will correct this situation by putting in more parking on the BACK of the buildings as there is space behind the premises and that piece of land is only grass at this point. On my street there is VERY little parking! Therefore, it would be VERY inappropriate if we were to have people from that business taking up parking spaces on our street. Thank you for sending your letter and thank you for acknowledging our concerns in Advance!!

Sylvia Rowse



July 22, 2015

■ Hamel St.
St. Johns, NL
A1C 5A2

To Whom It May Concern,

We would like to make a submission concerning a change of Non-Conferring use Application that have been submitted requesting permission to convert a portion of 176 Freshwater Road into office use. The first level of the building and will replace the previous hair salon. On-site parking is provided.

We don't have any problem with this but the top of Hamel St there is no parking on either side, we still get a lot of people that go to the hair salon and park in the no-parking zones, this causes a lot of ~~at~~ traffic congestion on this busy street. We think this will cause even more problems for our street. There is some parking at 176 Freshwater Road but not enough for office use.

We do not want the same problems as we had before the no parking signs were put up. It was almost impossible for emergency vehicles to get up and down this street. We think office space will cause more traffic concerns again for Hamel St. We would like for you to include this letter in the agenda for the regular meeting of Council on Monday, August 10, 2015.

Thank you.

Wayne Staples
Christine McGrath



■ Hamel St.

Hamel St is a very busy St. Always a lot of Traffic. We don't want the problem again of people blocking up the top of Hamel St again and people disobeying the no-parking signs on both sides.

**REPORT
POLICE AND TRAFFIC COMMITTEE MEETING
July 16, 2015 – 12:00 p.m. – Conference Room A**

Present Councillor A. Puddister, Chair
Councillor S. Hickman (Arrived at 12:37pm)
Councillor J. Galgay (Left at 1:18pm)
Councillor B. Tilley
Acting City Manager (Arrived at 12:48pm)
Deputy City Manager – Public Works
Director – Roads & Traffic
Manager – Traffic
Supervisor - Traffic
Supervisor – Traffic Signals
Transportation Engineer
Manager – Citizen Services
Senior Legislative Assistant

Others Chris Whelan – Transit Planner – Metrobus
Joe Boland – Superintendent - RNC
Paul Didham – Sergeant – RNC
Len LeRiche - Chairman of the Board of Directors of the NL Injury
Prevention Coalition
Percy Rideout – Citizen Representative

1. Update on Permit Parking, Churchill Square

Moved – Councillor Galgay; Seconded – Councillor Puddister

To take 32 spaces and provide one side with short term parking meters and one side with long term parking meters and to prepare notification to business owners/staff of the same.

CARRIED UNANIMOUSLY

2. Request for Crosswalk at Circular Road and Monkstown Road

Crosswalk studies were conducted on Monkstown Road at various locations, the results of which indicated that cross walks are not warranted or could not be safely installed due to insufficient site distance

Recommendation

Maintain status quo.

CARRIED UNANIMOUSLY

3. Driver Speed Feedback Signage – Blackhead Road @ Linegar Avenue/Jordan

Councillor Collins had requested feedback signs for the above noted area. The police have since determined that after placing the signs up for a few days there wasn't any issue with speed and therefore no file was generated.

The Chair asked for the Manager of Traffic to provide him with the average speed of cars that travelled through this area via the police data report.

Recommendation

Maintain status quo.

CARRIED UNANIMOUSLY

4. Update on Linscott Street at Freshwater Road Intersection

The Acting City Manager and the Deputy City Manager – Public Works met on the above noted issue. A full realignment of the intersection will be considered by Engineering Staff.

Recommendation

That the section of Linscott Street between Freshwater Road and Merrymeeting Road be designated one way southbound only and that a full realignment of the intersection be deferred to the Capital Works budget for consideration.

CARRIED UNANIMOUSLY

5. Merrymeeting Road – Crosswalk Request

Staff have conducted a study in the vicinity of Coleman's store to assess if a crosswalk would be warranted at the above noted location. The results indicated that based on Transportation of Canada's pedestrian crosswalk warrants a crosswalk is not warranted at this location.

Recommendation

Maintain status quo.

CARRIED UNANIMOUSLY

6. Relocate Loading Zone – Garda World – 147 Duckworth Street

Garda World's Occupation Health and Safety team asked consideration be given to movement of the above noted loading zone. Garda World will incorporate all costs associated with the movement. The request is to relocate the permit zone on Water Street adjacent to the Bank of Nova Scotia to be moved adjacent to the Royal Bank of Canada. As a result, there will be a parking space lost in which Garda will cover cost of the same.

Recommendation

The Committee recommends approval of relocating the existing Loading Zone to a location closer to their door.

CARRIED UNANIMOUSLY

7. Request for Residential Permit Parking (RPP) – Barnes Place

Residents would like their current restriction to be changed to Residential Permit Parking from 9:00 am – 5:00 pm, Monday to Friday, Area 8, presently it is two hour parking.

Recommendation

The Committee recommends the restriction of Residential Parking Area 8. All residents have signed the petition and further requested that they be advised all Area 8 permit holders can park on their street.

CARRIED UNANIMOUSLY

8. Request for Residential Permit Parking – Carter's Hill

There is a Yoga Studio in the area noted above and it is providing some parking concerns for other residents. All residents have signed a petition for Residential Permit Parking only.

Recommendation

That the existing parking restriction on Carter's Hill be changed to Residential Permit Parking.

CARRIED UNANIMOUSLY

9. **Request for “No Parking” Restriction – Brighton Place/Paddy Dobbin Drive**

Resident of Brighton Place has some concerns with sight distance leaving Brighton Place due to parked vehicles.

Recommendation

Maintain status quo and have Planning, Development and Engineering Staff follow up.

CARRIED UNANIMOUSLY

10. **Request for “No Parking” – East White Hills Road**

The General Manager at Central Laundry acted on a request of his OHS Committee to request “No Parking Anytime” on East White Hills Road as there is limited site distance when leaving the Central Laundry parking.

Recommendation

The Committee approved the installation of “No Parking Anytime” 20 meters to the South and North of the entrance.

CARRIED UNANIMOUSLY

11. **Request for “No Parking” – Pastureland Road**

A business owner advised Staff he is having issues reaching his business on Pastureland Road as vehicles are parked on both sides of the road obstructing traffic. He further advised that Emergency Services would have difficulty reaching the Scout Camp and businesses in the area.

Recommendation

The Committee recommends installation of a “No Parking Anytime” restriction on Pastureland Road.

CARRIED UNANIMOUSLY

12. **Request for Parking Restriction – Kennedy Road**

There is an issue with people parking at the end of the cul-de-sac, possibly visitors to the apartment building. This may become a bigger issue in the evening with the proximity of the apartment building, which may cause potential issues with Emergency Services and City Equipment trying to turn around in the area.

Recommendation

The Committee recommends installation of “No Parking Anytime” restriction at the end of Kennedy Road.

CARRIED UNANIMOUSLY

13. Parking on Riverview Avenue

There had previously been an issue with an Emergency vehicle not being able to get through on the street.

Recommendation

The Committee recommends proceeding with “No Parking Anytime” restriction on one side of the street and to provide area residents with notification.

CARRIED UNANIMOUSLY

Councillor Art Puddister
Chairperson
Police & Traffic Committee

REPORT

PLANNING & DEVELOPMENT COMMITTEE MEETING

July 28, 2015 – 12:00 p.m. – Conference Room A, 4th Floor, City Hall

Present: Councillor T. Hann
Deputy Mayor R. Ellsworth
Councillor S. Hickman
Councillor B. Tilley
Acting City Manager (arrived at 12:40 pm)
Deputy City Manager of Planning, Development and Engineering
Director of Engineering
Director of Planning & Development
Manager of Development Engineering
Manager of Parks and Open Space
Director of Engineering
Chief Municipal Planner
Senior Legislative Assistant

1. **315 Torbay Road – Rezoning to R2 Condo Zone for 43 townhouses**

The Committee considered the above noted memo dated July 16, 2015 from the Chief Municipal Planner.

Moved – Councillor Hickman; Seconded - Councillor Tilley

That the applicant be directed to prepare a Land Use Assessment Report (LUAR). Upon completion of the LUAR and its review by City staff, it is recommended that the proposed rezoning and LUAR be advertised publicly for review. Given the previous applications for this property, staff recommends that this rezoning and LUAR be referred to a public meeting chaired by a member of Council. A commissioner's public hearing would not be required as there is no Municipal Plan amendment.

CARRIED UNANIMOUSLY

2. **362 -374 Empire Avenue – Rezoning to A1 for forty units in two buildings**

The Committee considered the above noted memo dated July 20, 2015 from the Chief Municipal Planner.

Moved – Councillor Tilley; Seconded - Councillor Hickman

To rezone the property located at 362-374 Empire Avenue to accommodate a 40 unit condominium development which is in keeping with the objectives of the Municipal Plan. This development requires rezoning from the Residential Medium Density (R2) Zone to the Apartment Low Density (A1) Zone. This zone appears to be appropriate for the area.

The Department of Planning, Development and Engineering recommends that this application warrants further review.

If the Planning & Development Committee concurs, it is recommended that this application be referred to a public meeting chaired by a member of Council. No Municipal Plan amendment would be required therefore no public hearing will be required.

CARRIED UNANIMOUSLY

3. Parsonage Drive – Request for Deletion of Sidewalk Installation Requirement

The Committee considered a memo dated July 15, 2015 from the Director of Planning and Development on the above noted.

This request has been reviewed. The features of a cul-de-sac that allow for no sidewalks are related to their short length and small number of dwelling units resulting in slow speeds and limited traffic, respectively. These features do not exist on Parsonage Drive given its length which allows for higher speeds and increased traffic, both pedestrian and vehicular. Sidewalk installation on Parsonage Drive will improve safety, walkability and accessibility.

Moved –Deputy Mayor Ellsworth; Seconded – Councillor Hickman

To install the sidewalk on Parsonage Drive as per the approved subdivision plan and City policy.

CARRIED UNANIMOUSLY

4. Storm Water Retention Policy

The Committee considered a memo dated July 23, 2015 from the Director of Planning and Engineering on the above noted.

Moved – Deputy Mayor Ellsworth; Seconded – Councillor Hickman

That the Storm Water Retention Policy be referred to the Environmental Advisory Committee for comment.

CARRIED UNANIMOUSLY

Councillor Tom Hann
Chairperson



DISCUSSION

In the St. John's Development Regulations there was a new zone created in 2014 - the Residential Medium Density – Condominium (R2-Condo) Zone, which was specifically created to encourage medium density residential infill developments. This is a form of development whereby a condominium corporation would maintain all infrastructure (including private access parking lot, snowclearing, garbage collection, and so on). Water and sewer infrastructure on this site would also be privately owned and maintained.

Planning Considerations

	St. John's Municipal Plan	St. John's Development Regulations
Current	Residential Low Density (RLD) District	Residential Low Density (R1) Zone and Residential Medium Density (R2) Zone
Proposed	Same	Residential Medium Density – Condominium (R2-Condominium) Zone

PLANNING CONSIDERATIONS

St. John's Municipal Plan

Under the St. John's Municipal Plan, the property is located in the Residential Low Density (RLD) District, where single family dwellings are predominately permitted. The subject site has an area of 8,100 square metres (2 acres or 0.81 hectare) with a proposed 43 townhouses and access off Stirling Crescent.

Section 2.3.1 of the Municipal Plan states that the RLD District may permit zones to allow Medium Density Residential uses if Council deems them to be compatible with single detached dwellings, subject to a Land Use Assessment Report (LUAR).

One objective of the Municipal Plan is to achieve compact urban form. Another is to maintain neighbourhood character. This application appears to be aligned with these objectives of the Municipal Plan. A Municipal Plan amendment would not be required to accommodate this rezoning.

The compatibility of the proposed development with the surrounding neighbourhood would best be determined through the LUAR and public review. Draft Terms of Reference are attached to this report.

St. John's Development Regulations

The subject lands are zoned Residential Low Density (R1) Zone and Residential Medium Density (R2) Zone. The R1 zone can only accommodate single family detached homes whereas the R2 zone can permit higher density residential forms. The property owner wishes to redevelop the site to accommodate a 43 unit townhouse condominium development. Consequently, this requires rezoning to the R2-Condo Zone.

Higher density housing makes efficient use of land at a time when there is a great demand. Sound Planning principles encourage a diversity of housing types and tenures to accommodate the widest range of individuals.

TECHNICAL CONSIDERATIONS

Building Line

Certain Arterial Roads have increased building lines (setbacks from the street edge). Torbay Road has a Building Line of 25 metres as measured from the centre line of the street. This is intended to allow for landscaped areas, space to store snow and unobstructed views for driveway access.

The houses at 325 to 337 Torbay Road and the end-unit houses on Prim Place are closer than 25 metres to the center line of Torbay Road. If the proposed new townhomes were required to meet the 25 metre building line, it would set the townhomes closer to the single-detached homes on Stirling Crescent. City staff suggest that the building line for the development be decreased to 11 metres. The reasoning was two-fold; 1) by establishing a smaller front-yard setback the townhomes could be moved closer to Torbay Road to define the street edge and; 2) moving the townhomes closer to Torbay Road would ensure a separation between the higher density residential, the public space along the walking trail and the private space of the single detached residences along Stirling Crescent.

Density and other R2-Condo Zone requirements

The total area of approximately 8,100 square metres (2 acres or 0.81 hectare) would permit a maximum 45 units at a minimum lot area of 180 square metres. The overall development meets the required minimum 20 metre frontage on a public road along Stirling Crescent. No semi-detached dwellings are permitted in the R2-Condo Zone, which would eliminate four (4) units from the submitted concept plan.

ENGINEERING CONSIDERATIONS

1. Trip generation rates must be provided for this development to fully assess the traffic impacts.
2. Prior to final approval, we will require a detailed site plan to confirm the parking requirements, and lane widths and confirm any trails/pedestrian crossing locations.
3. The proposed development must comply with the City's stormwater detention policy.
4. There is a 750mm trunk sanitary sewer which runs through the rear of this property. It would be preferable for the developer to connect to this. The Department of Public Works & Parks requires an 11 metre easement over this trunk sewer.
5. Given that this development will be serviced from a private water main on the site, it will need to comply with the City's Water Meter and Premises Isolation By-Laws.

CONCLUSION AND RECOMMENDATION

An overall objective of the Municipal Plan is to encourage compact urban form by accommodating development with higher densities and infill development where appropriate. This development proposal would be consistent with the Municipal Plan and make good use of this site by providing new housing

while maintaining the character of the neighbourhood. Given the infill nature of the site, this development proposal would make efficient use of existing infrastructure.

It is recommended that the applicant be directed to prepare a Land Use Assessment Report (LUAR). Upon completion of the LUAR and its review by City staff, it is recommended that the proposed rezoning and LUAR be advertised publicly for review. Given the previous applications for this property, staff recommends that this rezoning and LUAR be referred to a public meeting chaired by a member of Council. A commissioner's public hearing would not be required.

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

Ken O'Brien, MCIP
Chief Municipal Planner

MH/dlm/ss



SUBJECT PROPERTY



**TERMS OF REFERENCE
LAND USE ASSESSMENT REPORT (LUAR)
APPLICATION TO REZONE 315 TORBAY ROAD
TO THE RESIDENTIAL MEDIUM DENSITY-CONDOMINIUM (R2-CONDOMINIUM) ZONE
TO ALLOW THE DEVELOPMENT OF 43 TOWNHOMES
PROPONENT: EXP ARCHITECTS INC. FOR REB HOLDINGS INC.**

The proponent shall identify significant impacts and, where appropriate, also identify measures to mitigate impacts on land uses adjoining the subject property. All information is to be submitted under one report in a form that can be reproduced for public information and review. The numbering and ordering scheme used in the report shall correspond with that used in this Terms of Reference and a copy of the Terms of Reference shall be included as part of the report (including an electronic PDF version with a **maximum file size of 15MB**). A list of those persons/agencies who prepared the Land Use Assessment Report shall be provided as part of the report. The following items shall be addressed by the proponent at its expense:

A. Building Use

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

B. Building Materials

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

C. Building Height & Location

Identify graphically the exact location and height of the proposed apartment buildings relative to:

- Property boundaries/lot lines.
- The old right-of-way formerly known as Brady's Path.

Additionally, using cross-section drawings identify the effect of the proposed building height on properties in the vicinity of the development site in terms of the following criteria:

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

D. Exterior Equipment and Lighting

- Identify the location and type of exterior lighting to be utilized. Identify possible impacts on adjoining residential properties and measures to be instituted to minimize these impacts.

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

E. Landscaping & Buffering

- Identify with a landscaping plan, details of site landscaping (hard and soft) and measures to be undertaken to buffer the adjoining residential properties from activities on the building site; including, but not limited to possible traffic noise and lights from vehicles. The City's Commercial Landscaping Plan shall also apply.
- Identify the location and proposed methods of screening electrical transformers and refuse containers to be used at the site.
- The Landscape Plan must also be in accordance with the attached Landscape Development Policy.

F. Snowclearing/Snow Storage

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

G. Offstreet Parking

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

H. Traffic

Provide the anticipated traffic generation rates associated with the proposed development.

I. Municipal Water, Sewer Services and Stormwater Detention

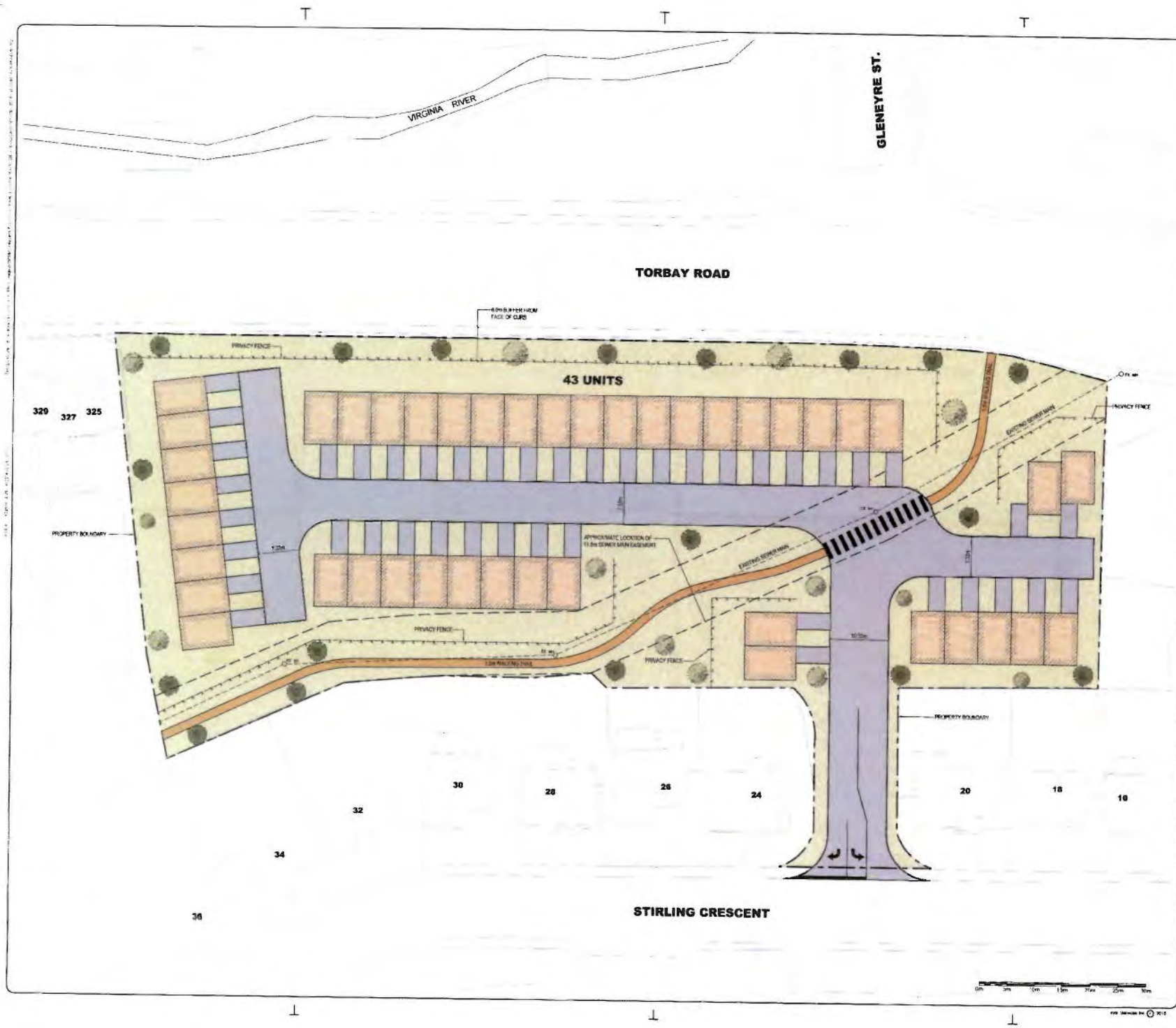
Provide information as may be required by the City on the proposed installation of municipal water and sewer services to the site. The proposed development will be required to comply with the City's stormwater detention policy.

J. Public Transit

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

K. Construction Timeframe

- Indicate the phasing of the project and approximate timelines for beginning and completion of each phase.
- Graphically, indicate on a site plan how workers' parking is to be accommodated during the construction period and designated areas for equipment and materials during the construction period.



No.	Issue	Date	
A	ISSUED FOR APPROVALS IN PRINCIPLE	2015-MAY-10	
A1	ISSUED FOR RE-ZONING	2015-MAY-28	
No.	Version	Clk. By	Date



RE-ZONING

Drawn By	R.J.B.
Check By	R.J.B.
Approved By	R.A.N.
Date Printed	MARCH 25, 2015
Date Design	R.A.N.
Date By	R.A.N.

exp.

BUILDINGS • EARTH & ENVIRONMENT • ENERGY • INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY

Project Title

**315 TORBAY ROAD
PROPOSED HOUSING
DEVELOPMENT FOR
REB HOLDINGS LTD AND
FAIRVIEW INVESTMENTS LTD**

PRELIMINARY CONCEPT PLAN

Proposed No. **SJS-00209956-A1**

Clg. No.	G1	Rev. No.	A1
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Scale: 1:300

This drawing is not to be traced



DISCUSSION

The proponent is seeking a rezoning for a 40 unit condominium development with a central parking area between two (2) buildings, each having 20 units.

St. John's Municipal Plan

Under the St. John's Municipal Plan, the property is located in the Residential Medium Density (RMD) District, where townhousing and "walk-up apartments" are permitted uses. Consequently, a Municipal Plan amendment is not required for the present application.

The subject site has an approximate area of 5,865 square metres, or 0.6 hectare. This application contemplates 40 units in two (2) buildings.

One objective of the Municipal Plan is to achieve compact urban form. Another is to maintain neighbourhood character. This application appears to be aligned with the objectives of the Municipal Plan.

St. John's Development Regulations

The subject property is zoned Residential Medium Density (R2). Under the St. John's Development Regulations townhousing is a permitted use. However, the applicant is seeking a form of development that is classed as an apartment building rather than townhouses. An apartment zone would be more appropriate for this form of development. Given the site plan, lot coverage, and density, the Apartment Low Density (A1) Zone would be appropriate. It allows buildings up to three (3) storeys tall; the application is for two (2) storeys.

Technical Considerations

1. Municipal water and sewer services are available in the area.
2. Trip generation rates are required in order to determine the traffic impact and if any additional study will be required.
3. A detailed site drawing is required including the access to Empire Avenue relative to adjoining/opposing access points along Empire Ave. This will be required to determine the alterations needed to permit left turning traffic into the site.
4. The proposed development must comply with the City's net zero increase in runoff policy.

CONCLUSION AND RECOMMENDATION

The rezoning of the property located at 362-374 Empire Avenue to accommodate a 40 unit condominium development is in keeping with the objectives of the Municipal Plan. This development requires rezoning from the Residential Medium Density (R2) Zone to the Apartment Low Density (A1) Zone. This zone appears to be appropriate for the area.

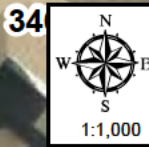
The Department of Planning, Development and Engineering recommends that this application warrants further review.

If the Planning & Development Committee concurs, it is recommended that this application be referred to a public meeting chaired by a member of Council. No Municipal Plan amendment would be required therefore no public hearing will be required.

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

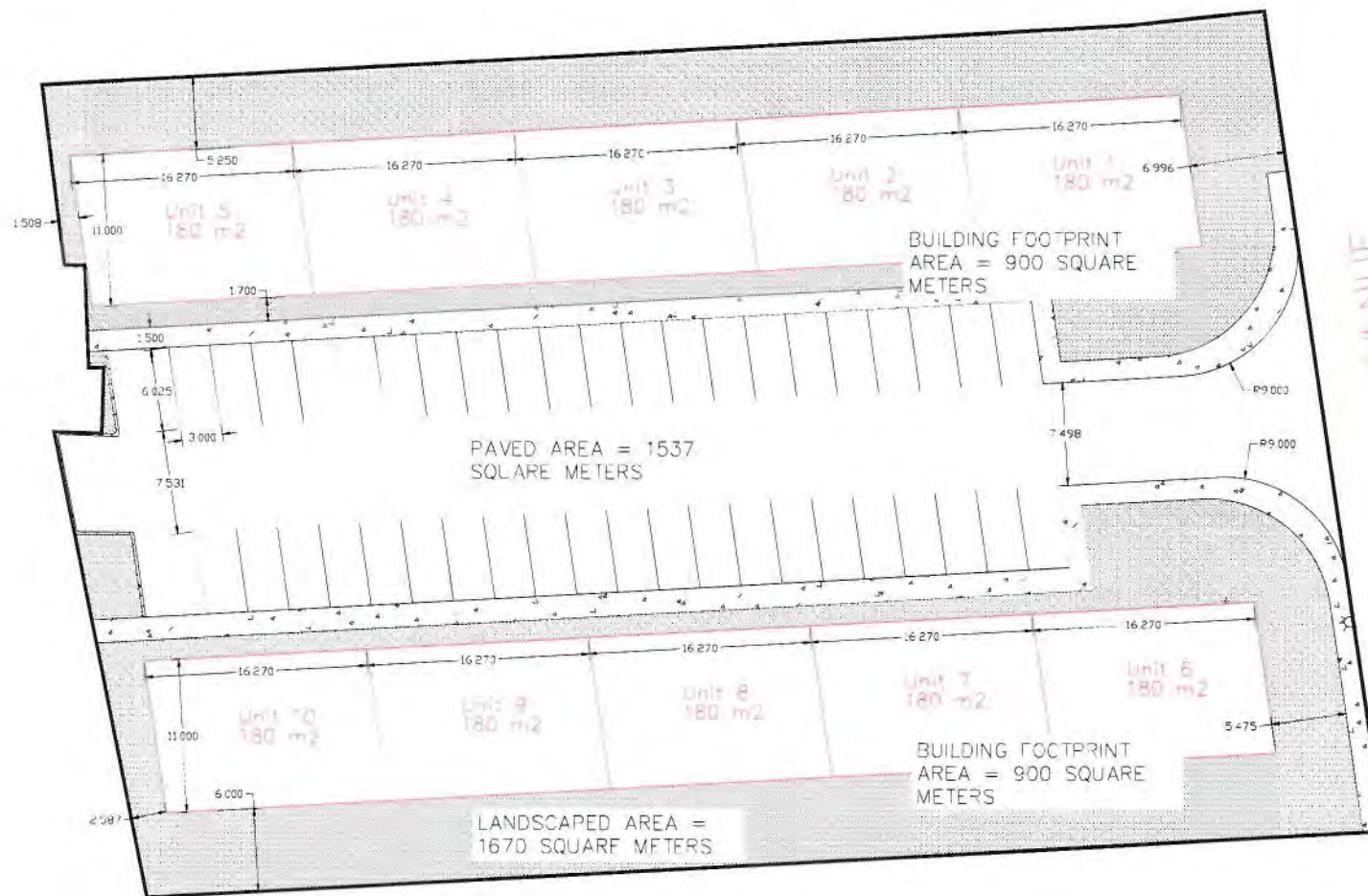
Ken O'Brien, MCIP
Chief Municipal Planner

MH/ss



SUBJECT PROPERTY





Each Unit contain 4 residence at 1000 sq feet

- GENERAL NOTES
1. DRAWN FOR REVIEW PURPOSES ONLY
 2. UNLESS OTHERWISE NOTED
 3. PRIMARY DIMENSIONS IN FEET AND INCHES
 4. ALL WORK SHALL BE CARRIED IN ACCORDANCE WITH THE LATEST PROVINCIAL OCCUPATIONAL HEALTH & SAFETY ACT AND REGULATIONS
 5. CONTRACTOR TO VERIFY ALL DIMENSIONS AND ITS COMPONENTS BEFORE PROCEEDING WITH THE WORK
 6. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST MUNICIPAL STANDARD AND SPECIFICATIONS, PROVINCE OF NEWFOUNDLAND & LABRADOR, THE NATIONAL BUILDING CODE OF CANADA. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY ROAD OCCUPANCY PERMITS AS REQUIRED TO STOP WORK NEAR MUNICIPAL RIGHT-OF-WAY.
 7. ALL WORKS WITHIN MUNICIPAL RIGHT-OF-WAY AND EASEMENTS TO BE SUPERSEDED BY THE MUNICIPALITY PRIOR TO BACKFILLING.
 8. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL AS-BUILT SURVEY INFORMATION IN AUTOCAD FORMAT.

REV	DESCRIPTION	BY	DATE
A	ISSUED FOR REVIEW	TJR	25-01-15

DESIGNER
CARRICK ENGINEERING INC
10 HERRING BLVD
MOUNT PLEASANT, NL
A1N 2Y9
TEL: (709) 747-5688
FAX: (709) 781-0281

CLIENT
GARY WHITE
162-214 EMPIRE AVE
CONDOMINIUM ZONING AMENDMENT
FROM R-10 TO R-10 CONDOMINIUM

JOB NO: 1508
EMPIRE AVE - ZONING AMENDMENT

DATE	SCALE	DRAWN BY	DESIGNED BY
15-01-15	AS SHOWN	TJR	TJR
15-01-15	AS SHOWN	TJR	TJR

ISSUED FOR REVIEW



Proposed 40 Condo Units
362-374 Empire Ave

MEMORANDUM

Date: July 15, 2015

To: Chair and Members
Planning & Development Committee

**Re: Parsonage Drive
Request for Deletion of Sidewalk Installation Requirement**

Enclosed are a map of Parsonage Drive and a copy of a letter and petition to Councillor Breen from area residents requesting Council waive the requirement for sidewalk installation on Parsonage Drive (R2015-06-01/23).

The City's policy regarding sidewalk installation in a new subdivision development states that a sidewalk is required on both sides of local streets having more than 25 dwelling units, unless the installation is deemed not warranted by the Department of Planning, Development & Engineering. Sidewalk is not required on local streets having less than 25 dwelling units or on cul-de-sacs in low density areas (R1 and RA) unless the cul-de-sac connects to a pedestrian generator.

While Parsonage Drive is a cul-de-sac, it does not conform to city standards for cul-de-sacs in that it is approximately 750m long which is almost four times the 200m maximum length of a standard cul-de-sac. Furthermore, it has two separate cul-de-sacs off of it and collectively these streets contain 65 dwelling units.

This request has been reviewed. The features of a cul-de-sac that allow for no sidewalks are related to their short length and small number of dwelling units resulting in slow speeds and limited traffic, respectively. These features do not exist on Parsonage Drive given its length which allows for higher speeds and increased traffic, both pedestrian and vehicular. Sidewalk installation on Parsonage Drive will improve safety, walkability and accessibility.

It is recommended that sidewalk be installed on Parsonage Drive as per the approved subdivision plan and City policy.

Regards

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

JS/dlm
Enclosures

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ST. JOHN'S



1 : 500

May 28, 2015

Councillor Danny Breen
Ward 1 Councillor
St. John's City Council

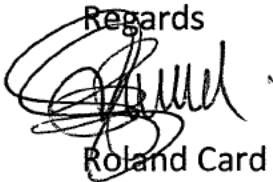
Dear Councillor Breen

Attached to this correspondence is a signed petition from the residents and property owners of Virginia Waters Village requesting that the city NOT place sidewalks in the development for the reasons outlined in the petition.

We request that you present this petition to the City Council on our behalf and advise the outcome.

Thank you on behalf of the signatories to the petition.

Regards



Roland Card

█ Parsonage Drive

St. John's, NL

Sidewalk Petition – Virginia Waters Village Single Family Residential Development

We the residents and property owners of Virginia Waters Village respectfully ask the St. John's city council to rescind the decision to place sidewalks throughout the development for the following reasons.

- 1) Adding sidewalks will take away frontage that would otherwise be used by the individual property owners. All of the lots developed to date have been landscaped to the curb and or have shrubbery and driveways in the area where sidewalks would be placed. Adding sidewalks will require removal and or relocation of improvements made to properties at considerable cost to each homeowner.
- 2) Virginia Waters Village is a closed neighbourhood with one access only via Parsonage Drive from Logy Bay Road, i.e. no through traffic. Pedestrian traffic will be minimal and almost exclusively by the residents of the development.
- 3) The development is exclusively single family residential with no commercial or institutional use permitted. Motor vehicle traffic will be limited to that generated by, and to service the residents of Virginia Waters Village. As such we do not foresee any increased safety issue resulting from not having sidewalks.
- 4) This request is in keeping with similar consideration granted the residents of King William Estates and Clovelly Trails developments.

Respectfully submitted by the undersigned property owners of Virginia Waters Village.

<u>Civic #</u>	<u>Street Name</u>	<u>Print Name</u>	<u>Signature</u>
	PARSONAGE DRIVE.	Ron Hickey	[Signature]
	PARSONAGE DR.	Rhonda Wicks	[Signature]
	PARSONAGE DR.	Shelley Hickey	[Signature]
	PARSONAGE DR.	DENNIS FLVIN	[Signature]
	Parsonage Dr	Kim's Rob Lacey	[Signature]
	Parsonage Dr	Terry Kitrowitz	[Signature]
	Parsonage Drive	Aimee Kelley	[Signature]
	Parsonage Drive	Michael Maher	[Signature]
	PARSONAGE DRIVE	DON PECKHAM	[Signature]
	Parsonage Drive	Dean Dearing	[Signature]
	PARSONAGE DR	Jeff Vance UK	[Signature]
	Parsonage dr.	Kathy Sitter	[Signature]
	Parsonage Dr	Sheila Butler	[Signature]
	Parsonage Dr.	Gerhard Erl	[Signature]
	Parsonage Dr	RESHMA AMMAT	[Signature]
	Parsonage Dr.	Sean Parsons	[Signature]
	Parsonage Dr.	Ian Brown	[Signature]
	Parsonage Dr.	Grant Cooper	[Signature]

MEMORANDUM

Date: July 23, 2015

To: Chair and Members
Planning and Development Committee

Re: Storm Water Retention Policy

Attached is an issue paper regarding proposed changes to the Storm Water Retention Policy. A number of issues have been raised by the development community. These have been evaluated by our technical staff and recommendations made that are believed will improve the functionality of the retention systems while making more efficient use of developable land.

This is provided for the consideration of the Planning and Development Committee and if in agreement it is recommended that it be referred to the Environmental Advisory Committee for comment.

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

JS/dlm

Attachment

G:\Planning and Development\Planning\2015\Planning & Development\Planning & Development - Storm Water Retention Policy July 24 2015(js) docx

ST. JOHN'S

DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING
CITY OF ST. JOHN'S PO BOX 908 ST. JOHN'S NL CANADA A1C 5M2 WWW.STJOHNS.CA

STORMWATER DETENTION POLICY (Revised July 15, 2015)

1. POLICY STATEMENT

The purpose of this document is to provide policy direction for the provision of stormwater detention systems for new developments .

2. POLICY OBJECTIVE

The objective of this Policy is to ensure that developments, where required, provide stormwater detention that temporarily stores the difference in volume between the City's pre-development and post-development design storms. The design storms to be analyzed are the 25-year, 50-year and 100-year return periods. Each design storm must be analyzed for the 1 hour, 2 hour, 6 hour, 12 hour and 24 hour durations. The proposed detention system must limit the post-development runoff rate from the development for each return period/duration to the respective pre-development runoff rate for the same return period/duration. All computer modeling of stormwater detention must be done with the latest version of XPSWMM.

3. POLICY APPLICATION

The Policy applies to all new developments within the City of St. John's with the exception of:

- Downtown St. John's - subject to City infrastructure having sufficient capacity as determined by the Department of Planning, Development and Engineering;
- Infill development can be exempted from stormwater detention provided that the Developer demonstrate that there will be no downstream issues associated with capacity, flooding, erosion control, and velocities;
- Cemeteries, grassed playing fields, and vegetated areas of public sports and recreational facilities;
- Where there is a written agreement between the Developer and the City to provide stormwater infrastructure improvements that remedy the downstream flooding problems in lieu of constructing a stormwater detention system. The Developer would be required to provide the City with a certified cheque or an acceptable Irrevocable Letter of Credit for the value, as determined by the City, of the

downstream flood remediation work; and

- Other areas where the Department of Planning, Development and Engineering determines, based on hydrologic/hydraulic analysis, that stormwater detention is not necessary, or may be permissible at a reduced level.

4. EFFECTIVE DATE OF POLICY

The Policy came into effect January 1, 2013, and this revision is effective immediately.

5. DEVELOPER'S RESPONSIBILITY

It is the responsibility of the Developer(s) to submit for City approval a stormwater management plan which meets the requirements of this Policy. The City reserves the right to accept or reject the stormwater management plan, or propose amendments to the plan. Where requested by the Developer, the City may provide guidance as to the type of stormwater detention which might be acceptable for a particular development. The latest version of the City's Subdivision Design Manual provides the design methodology that the Developer must use to design and construct the stormwater detention system.

6. REGIONAL DETENTION

The City may, where it is considered more effective, direct Developers to cooperate in, and fund the cost of, a regional detention system as a condition to a development(s) proceeding. A regional detention system would establish large scale stormwater detention structure(s) to meet this Policy's requirements for several developments within a geographic region. Similarly, a Developer(s) may also propose a regional stormwater detention system to the City.

7. DETENTION INFRASTRUCTURE COSTS

Developers will fund all costs of stormwater infrastructure constructed within the borders of their property. In the case of a regional stormwater detention system, where the detention infrastructure serves more than one development, the regional

detention infrastructure costs will be shared among developers in proportion to the amount of stormwater volume each development is expected to detain. Where the City must upgrade its infrastructure outside the borders of the development, the City may recover its costs, including interest and financial charges, through assessment charges/fees against developable properties served by, or to be served by, the stormwater detention system.

8. OWNERSHIP

Stormwater detention systems in residential developments may be accepted for ownership and maintenance by the City. Detention systems in Commercial, Industrial, or Institutional developments will not be accepted for ownership by the City.

9. ACCEPTANCE

Stormwater detention systems whose ownership is to be conveyed to the City are subject to the following requirements:

- a) The Developer must construct a stormwater detention system in accordance with the approved engineering plans and must convey the system, and associated lands, at no cost to the City as a condition of Final Approval.
- b) The system must be 100% complete (in accordance with the approved plans), operational, and commissioned in the presence of the Water & Wastewater Division (or their designate). The Developer must continue to own and maintain the detention system until accepted by the City.
- c) The City, at its discretion, may require a field test to demonstrate the maximum discharge rate from the detention facility for a designated water level/head.

ISSUE PAPER – STORMWATER DETENTION

BACKGROUND

The City has had representation recently from several developers regarding changes they would like to see to the Stormwater Detention Policy and the Development Regulations to facilitate cost-effective development. The following issue paper discusses their concerns and makes recommendations to improve the current Policy.

ISSUES

1. The current Policy requires a net-zero-increase in runoff for all design storms from the 2-year event up to and including the 100-year event. Developers have indicated that the requirement to store the smaller design events such as the 2-year, 5-year and 10-year events necessitates very small outlet control devices which are subject to blockage problems. For example, a small commercial site utilizing storage detention for stormwater management might require a small diameter outlet control device to maintain flows to predevelopment conditions. This device could frequently become blocked with leaves or small debris causing the storage detention facility to malfunction or not work at all. The Developer's also argue that in some cases allowing the 2-year, 5-year or 10-year events to discharge without detention would have no impact on the downstream system's capacity.
2. Stormwater detention facilities that are conveyed to the City which have been designed with small outlet control devices have perpetual maintenance issues. There is a cost associated with the maintenance which can range in the \$50,000 to \$100,000 for a single site if the facility fails during an extreme runoff event. There is an ongoing operational cost associated with these facilities.
3. The Development Regulations should be modified to allow stormwater detention within floodplains, wetlands, and their associated buffers.
4. Given the issues raised in Items No. 1 &2, Developers argue that infill development creates stormwater detention facilities that are destined to fail

because of the small outlet control issues. The Developers are requesting that infill development be exempt from stormwater detention.

5. Several Developers have suggested a Cash-in-lieu of stormwater detention system whereby the Developer's would pay to the City a dollar amount based on area of development relative to the area of the entire catchment which the City would put toward a Capital Works project to correct downstream capacity/erosion/flooding problems. Developers have stated that all development (both past and future) have impacted or will impact the system and, therefore, it is unfair to place the cost of dealing with any problems solely on the new developments. It should be a shared approach to solving the problems.

DISCUSSION

1. The necessity for a net-zero-increase in runoff policy is related to downstream capacity, flooding, erosion control, and reducing velocities in our river systems. Small scale development may not individually impact any of these issues but the cumulative development of land in a catchment over time will impact capacity, velocity, erosion, and flooding. However, the 2-year, 5-year and 10-year events historically do not cause capacity problems and the requirement to detain these events could be removed from the current Policy. This would allow for larger outlet control devices which are less prone to maintenance issues thereby providing a more reliable stormwater management system.
2. Small outlet control devices are problematic at best and without frequent maintenance the outlet is subject to blockages which reduces or eliminates storage detention all together. In this case, stormwater detention is an unnecessary cost to Developers if the facility does not function as intended and from the City's perspective the stormwater detention policy objectives are not fulfilled. It should be noted that the proposed changes in Item No. 1 will allow for larger outlet control structures which will, for larger developments, deal with this issue.
3. Underground detention (chambers and oversized pipes) and aboveground detention (dry ponds, wet ponds, and wetlands) ultimately require that the Developer forfeit large amounts of land to facilitate stormwater

management. In addition to this, Developers are required to set aside other lands that cannot be developed for the Open Space Master Plan. Serviced but otherwise undevelopable land increases per unit costs and impacts affordability. Furthermore, undevelopable land negatively impacts the City's tax base. Because stormwater detention is a requirement for each application submitted to the City, the Policy effectively promotes the construction of numerous small detention facilities which have high operational and maintenance costs.

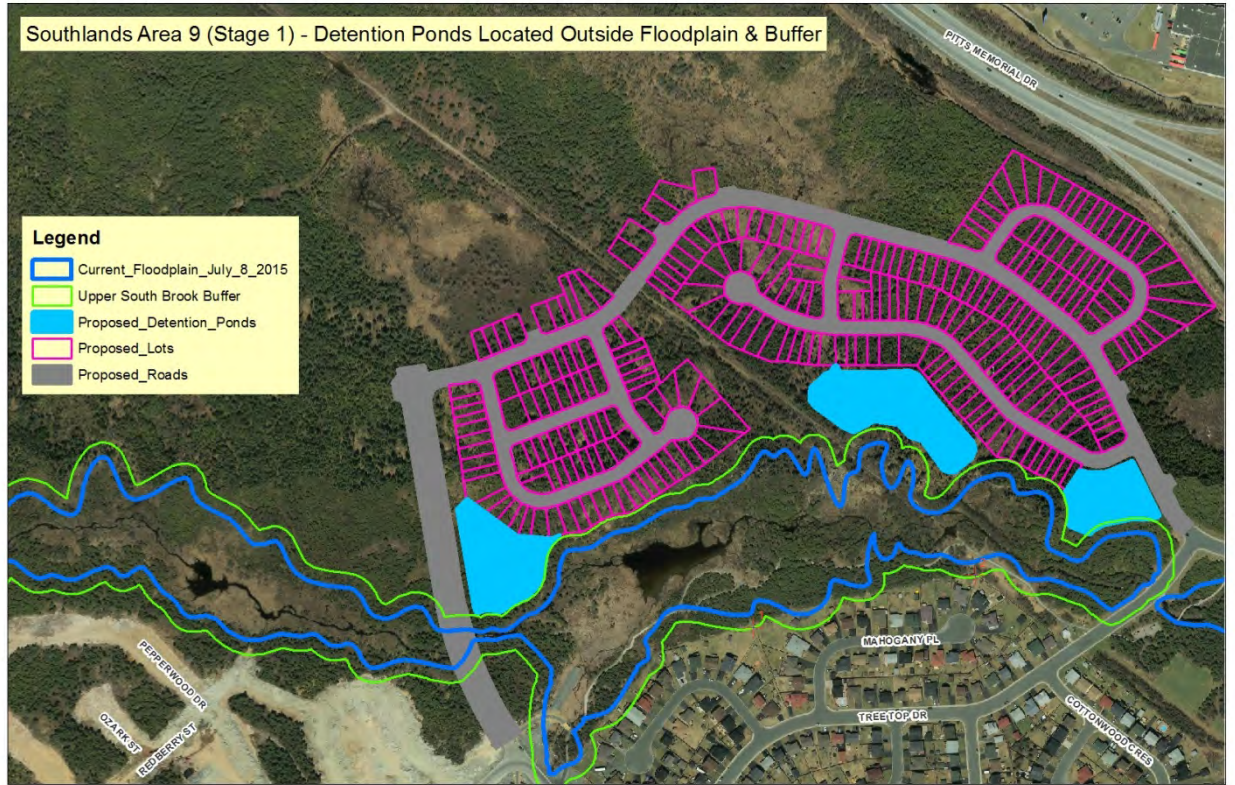
Appendix A shows a proposed concept for Southlands Area 9 Stage 1 which requires three separate detention ponds located outside the floodplain and buffer. There is a loss of potential lots along the proposed road and some of the potential open space is located within the footprints of the ponds. In Appendix B the Developer has located a portion of one of the detention ponds within the buffer to demonstrate that five additional lots can be created. Appendix C allows for the stormwater detention to take place within the floodplain and buffer, a total of seven additional lots are created and there is additional open space area available for walking trails and potential recreational space. In all three cases the developer and homebuyers bear the cost of developing this section of road and the City bears the cost of snowclearing and maintenance. Increased development offsets these costs.

4. Infill development can be exempted from stormwater detention provided that the Developer demonstrate that there will be no downstream issues associated with capacity, flooding, erosion control, and velocities. This would require that the Developer analyze the downstream storm sewer system and receiving river system and verify that the proposed development will not impact downstream conditions. Computer modeling would be submitted to the City for verification. In some cases, downstream remediation may be more cost-effective than on-site stormwater detention.
5. The cash-in-lieu alternative requires that the City have an ongoing Capital Works program for flood/erosion/capacity remediation. It transfers the costs of detention to existing as well as proposed development in a catchment which implies that the City may never approach full cost recovery of any Capital Works project related to flood/erosion/capacity remediation.

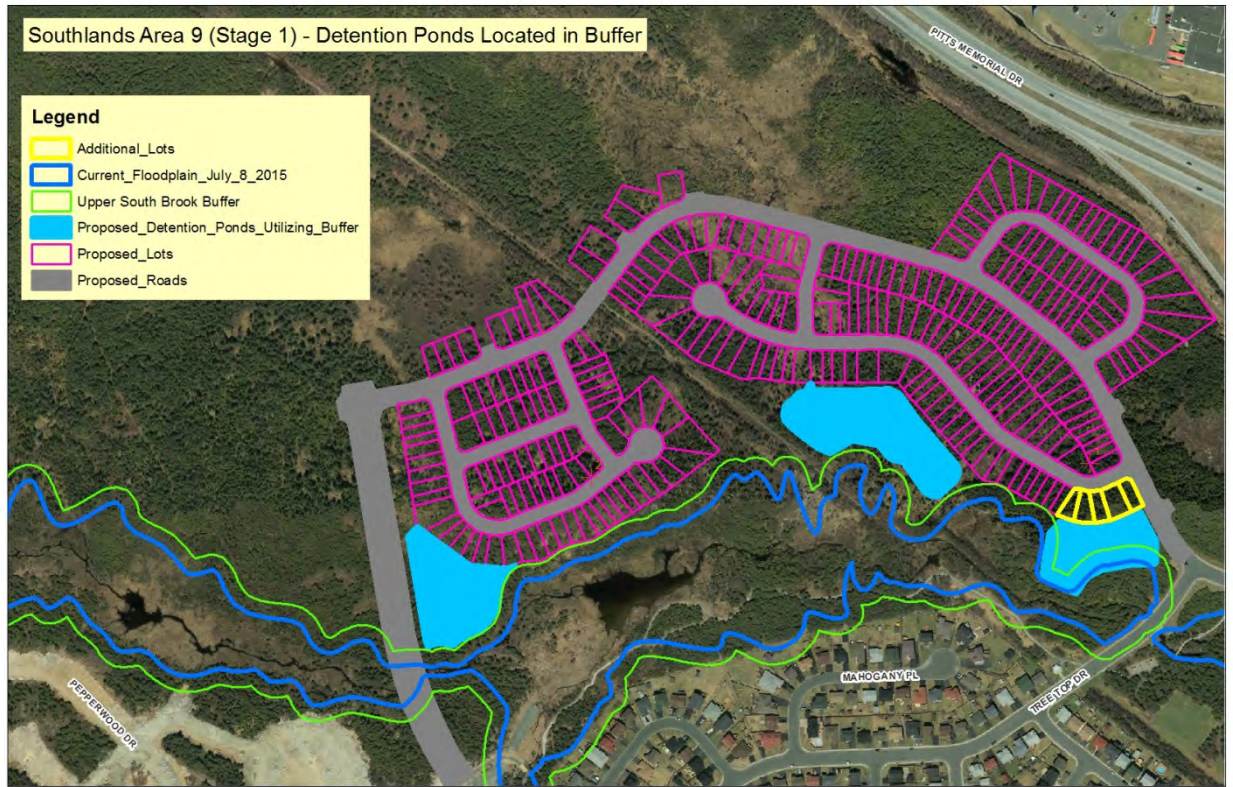
RECOMMENDATIONS

1. It is recommended that stormwater detention facilities be designed for the 25-year, 50-year and 100-year events.
2. It is recommended that the City not accept any stormwater detention system unless the outlet control device has a diameter equal to or greater than 300mm for facilities controlled by pipes or orifices. The suitability of outlet control by weir or other means will be evaluated on a case-by-case basis.
3. It is recommended that Section 11.2.4 of the Development Regulations be updated as indicated in Appendix D in order to allow above ground stormwater detention within the buffer and/or floodplain. It is further recommended that the stormwater management section of the City's subdivision Design Manual be modified so that above-ground detention areas will be designed as larger areas with gentle side-slopes so as to promote passive recreational space.
4. Infill development can be exempted from stormwater detention provided that the Developer demonstrate that there will be no downstream issues associated with capacity, flooding, erosion control, and velocities.
5. The cash-in-lieu alternative is to be further evaluated.

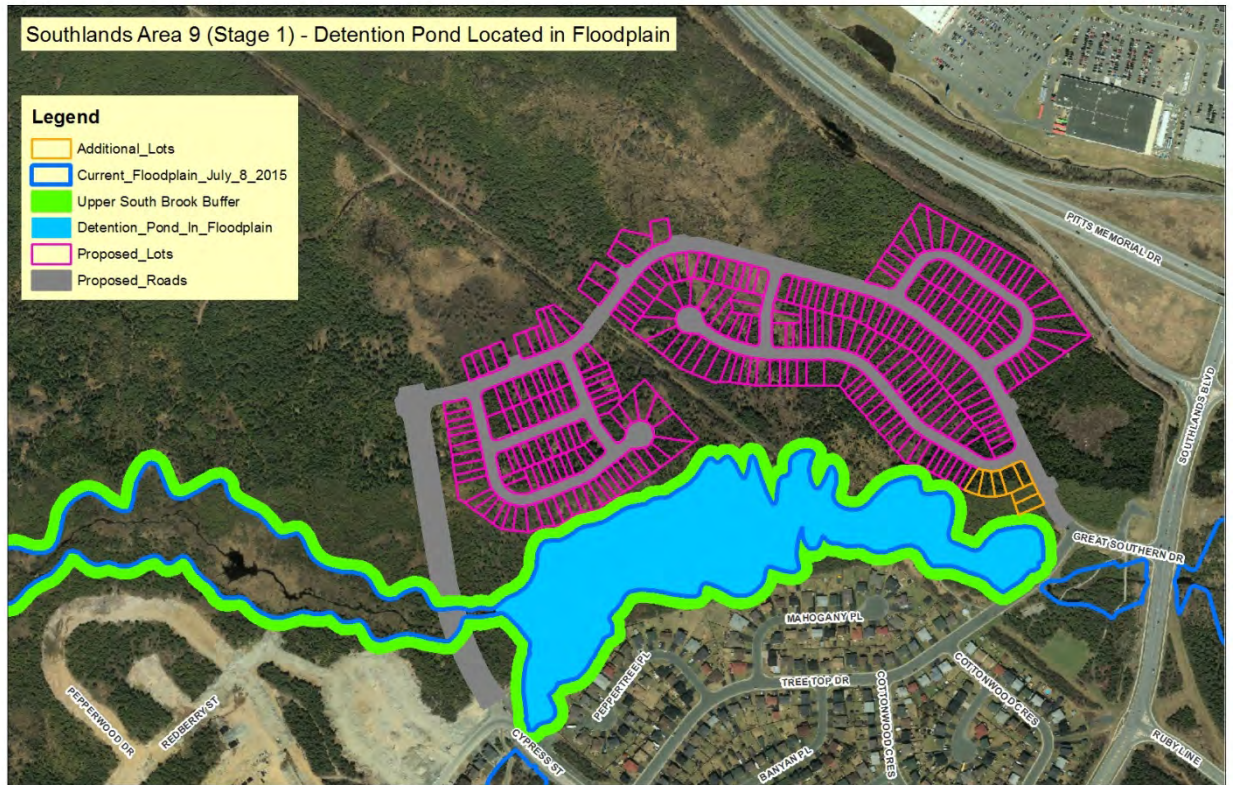
APPENDIX A



APPENDIX B



APPENDIX C



APPENDIX D

11.2.4 Development within Lands Adjoining Bodies of Water and Flood Hazard Areas **(2001-06-15)**

- (1) Except as provided in subsections (2), (2.1) and (2.2) herein, the following lands shall not be developed: **(2012-07-13)**
 - a) all lands adjoining ponds, wetlands, rivers, or major tributaries of rivers designated under Sections 11.2.1, 11.2.2 and 11.2.3, to a distance of not less than 15 metres beyond the 100 year high water mark of these bodies of water;
 - b) any lands within Flood Hazard Areas or any Flood Risk Areas as identified by the Department of Environment and Lands, and/or identified on Map J-2 of these Regulations.
- (2) Council may permit Development within the 15 metre buffer of the 100 year high water mark of designated bodies of water for the following purposes:
 - x public works;
 - x public utilities;
 - x a private road;
 - x services associated with a private Development;
 - x protection of areas of physical instability and for flood control purposes;
 - x protection of ecologically valuable areas;
 - x practical and recreational travel;
 - x recreational and educational pursuits;
 - x landscaping;
 - x construction of residential patios, residential fencing, and residential accessory buildings; and
 - x construction of stormwater detention facilities **(2015-07-15)**
- (2.1) Council may permit a food bank building in the flood plain of the Waterford River behind the Corpus Christi Church on Waterford Bridge Road. **(2001-06-15)**
- (3) Prior to approval being given for a Development enumerated in subsection (2) herein the advice of the Environmental Advisory Committee shall be obtained, except in the case of the construction of residential patios, residential fencing, and residential accessory buildings.
- (4) Council may require a Conservation Plan to be prepared for any proposed Development within the 15 metre buffer of the 100 year high water mark of designated bodies of water. **(2000-05-19)**
- (5) Notwithstanding the foregoing, Council may permit the paving of gravel parking lots existing as of December 31, 2011 that are located within flood plains of watercourses. **(2012-01-20)**
- (6) Notwithstanding the foregoing, Council may permit above-ground stormwater detention facilities located within any floodplain and/or buffer of a watercourse or wetland. **(2015-07-15)**

- (2.2) Council may permit an expansion to the Feildian Grounds change rooms at Portugal Cove Road, located in the flood plain of the Rennie's River, provided the expansion is constructed above the 100-year flood elevation. **(2012-07-13)**

**Report/Recommendations
Heritage Advisory Committee
July 31, 2015 (via e-poll)**

Present: Councillor Lane, Co-Chair
Councillor Hickman, Co-Chair
Gerard Hayes, Citizen Representative
Peter Jackson, NL Historic Trust
Maria Lear, Citizen Representative
Wayne Purchase, Downtown St. John's
Garnet Kindervater, Canadian Homebuilders
Shannie Duff, Citizen Representative
Taryn Sheppard, Nexter Representative
Jeremy Bryant, NL Association of Architects
Lydia Lewycky, Planners' Institute

Recommendations

1. 200 Military Road (Basilica) – Request to Demolish Carriage House

The Committee received a request to demolish the carriage house at 200 Military Road (Basilica), as it is in very poor condition. The roof has collapsed and it is unsafe to enter. It is a stand-alone building that is not attached to any other building and never had any electricity or plumbing installed. The site is intended to be regraded prior to school opening. Given the safety concerns, this matter must be dealt with as soon as possible.

The Committee recommends approval of the demolition of the carriage house at 200 Military Road.

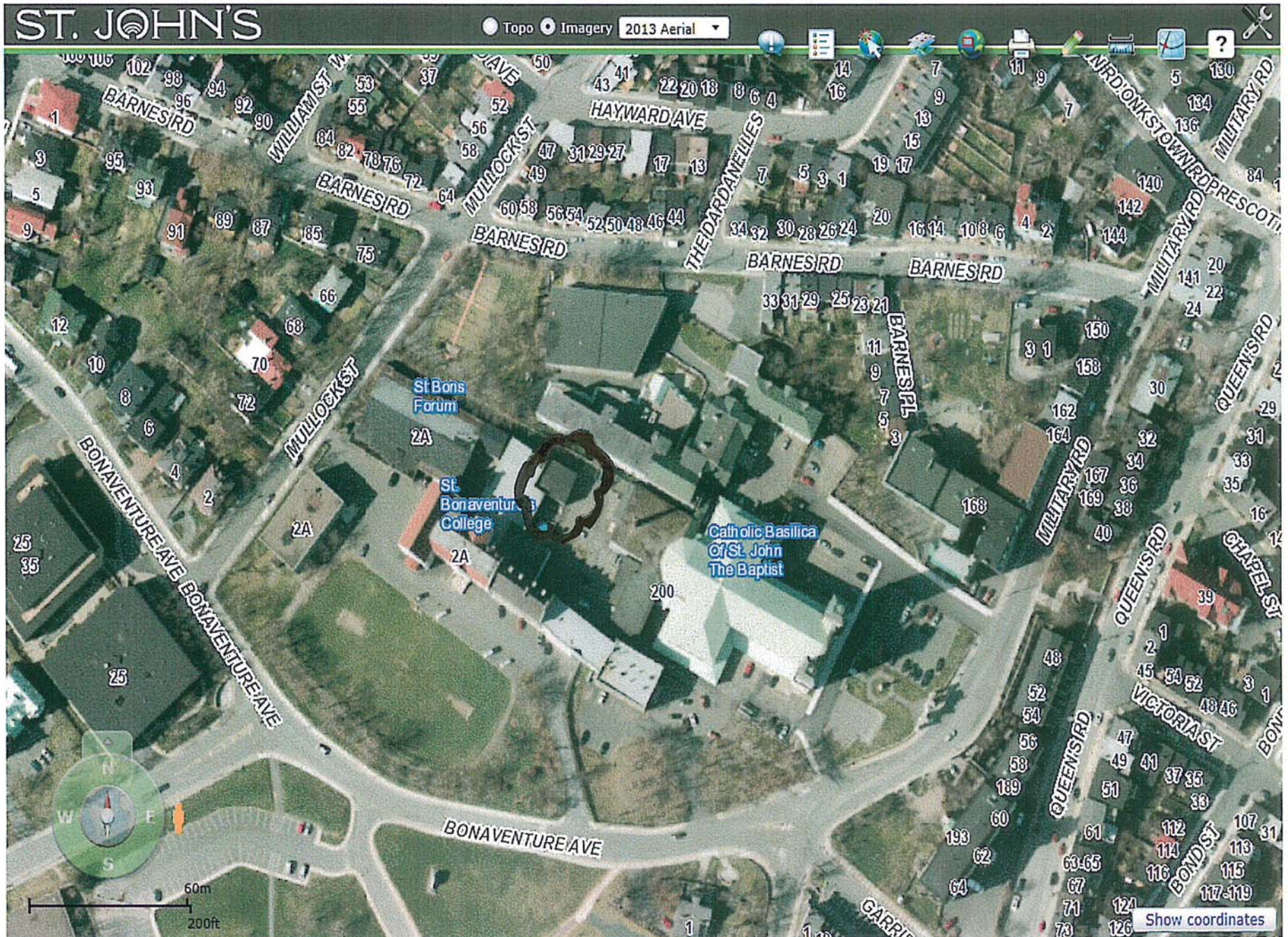
2. 362 Water Street (Byrne Building) - Designated Property

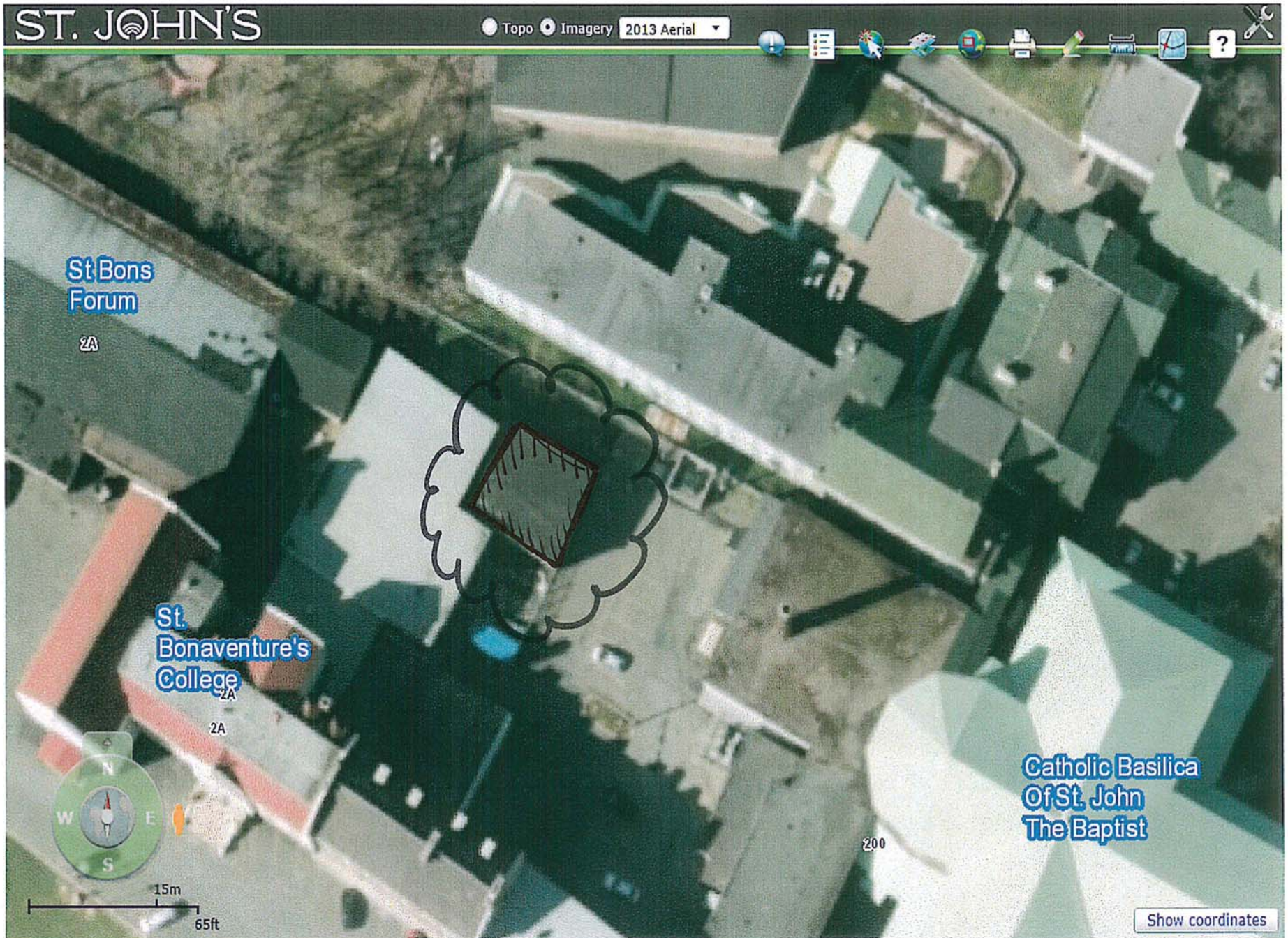
The owner is in the process of replacing the brick on this building as it was a safety issue and it had to be corrected. He has since applied to replace the windows on the upper two levels. The proposed windows will be colored vinyl with a proposed blue color to match the trims on the building. The windows will also be single hung to fit the existing openings.

The Committee recommends approval of the window replacement as proposed.

**Councillor Dave Lane
Co-Chairperson**

ST. JOHN'S











MEMORANDUM

Date: August 6, 2015

To: His Worship the Mayor and Members of Council

From: Tanya Haywood, Director, Recreation Division
Department of Community Services

Re: **Special Events Advisory Requests**

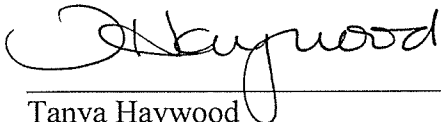
The following request of the Committee is forwarded to Council for approval:

Event: Community Centre Alliance: Youth Achieve Run
Date: August 16, 2015
Time: 10:00am
Location: Roads around Quidi Vidi Lake
Details: Start Royal Canadian Legion (The Boulevard) at 10:00am
The Boulevard to Quidi Vidi Village Road
Quidi Vidi Village Road to McDonnell Road
McDonnell Road to Cuckholds Cove Road
Cuckholds Cove Road to Forest Road
Forest Road to Lakeview Avenue
Lakeview Avenue to Clancey Drive
Clancey Drive to Carnell Drive
Carnell Drive to The Boulevard
Finish at Royal Canadian Legion

Organizer has secured the Royal Newfoundland Constabulary for escorts and assistance with lane closures/reductions.

Special Event Advisory Request

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



Tanya Haywood
Director, Recreation Division
Department of Community Services

ST. JOHN'S

DEPARTMENT OF COMMUNITY SERVICES

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

**DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING
FOR THE PERIOD OF July 23, 2015 TO August 5, 2015**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES	55 Rennie's Mill Group	Subdivide of 55 Rennie's Mill Road to create lot fronting Monkstown Road	55 Rennie's Mill Road (46 Monkstown Road)	2	Approved	15-07-24
COM	Atlantic Planning & Management Ltd.	National Brand Coffee Shop with Drive-Thru, Service Station with Convenience Store and National Brand Fast Food Restaurant	2-8 Great Southern Drive	5	Approved	15-07-24
COM	JW Lindsay Construction	Building and Site Work	35 Aviation Court	1	Approved	15-07-27
RES		New Building Lot	110 Old Bay Bulls Road	5	Approved	15-07-28
RES		New Building Lot	292 Groves Road	4	Approved	15-07-29
RES		New Building Lot	5 Reddy Place	5	Approved	15-07-30
RES		New Building Lot for Single Family Swelling	204 Petty Harbour Road	5	Approved	15-07-30
RES		New Building Lot for Single Family Swelling	187-191 Petty Harbour Road	5	Approved	15-07-31
RES		Subdivide for Additional Building Lot	27 Edinburgh Street	2	Approved	15-08-03
RES		Proposed Family Home Child Care Service for 6 Children	32 Mullock Street	2	Approved	15-08-04
RES		Rebuild of Dwelling	80 Pearltown Road	5	Approved	15-08-04
RES		Rebuild of Dwelling	32 Waterford Heights North	5	Approved	15-08-04

* 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
Department of Planning**

Building Permits List

Council's August 10, 2015 Regular Meeting

Permits Issued: 2015/07/23 To 2015/08/05

Class: Commercial

229 Kenmount Rd	Co	Office
59a Lemarchant Rd	Co	Office
57 Old Pennywell Rd,Agat	Co	Office
536-538 Water St, Brassy Lassy	Co	Retail Store
10 Canada Dr	Nc	Accessory Building
Trans Canada Highway Box 13	Nc	Accessory Building
75 Airport Rd	Sn	Office
271 Blackmarsh Rd	Ms	Service Shop
271 Blackmarsh Rd	Ms	Office
711 Blackmarsh Rd	Ms	Service Shop
111 Cowan Ave	Ms	Day Care Centre
50 Kelsey Dr	Ms	Retail Store
177 Kenmount Rd	Ms	Car Sales Lot
193 Kenmount Rd	Sn	Restaurant
323 Kenmount Rd	Sn	Retail Store
468 Logy Bay Rd	Ms	Commercial Garage
358 Main Rd	Ms	Service Station
450 Main Rd	Ms	Church
38-42 Ropewalk Lane	Ms	Office
38-42 Ropewalk Lane	Ms	Retail Store
117 Ropewalk Lane	Ms	Retail Store
272 Torbay Rd	Ms	Office
350 Torbay Rd	Ms	Eating Establishment
585 Torbay Rd	Ms	Take-Out Food Service
203 Water St	Sn	Eating Establishment
25 Blackler Ave	Nc	Accessory Building
10 New Gower St	Nc	Accessory Building
79-81 New Gower St	Co	Eating Establishment
168 Water St	Rn	Mixed Use
199 Water St	Rn	Retail Store
16-72 Hamlyn Rd	Rn	Office
394 Kenmount Rd, Wing N It	Rn	Restaurant
75 Airport Rd	Ex	Office
260-268 Water St	Cr	Restaurant
350 Torbay Rd	Rn	Office
2 Hunt's Lane	Rn	Office
8 Military Rd	Rn	Church
38 Ropewalk Lane-Rj Pinoy Yum	Cr	Eating Establishment
187 Brookfield Rd	Nc	Fence
33-37 Elizabeth Ave Jumping Be	Cr	Eating Establishment
673 Topsail Rd. Unit #3	Cr	Restaurant
95 University Ave	Rn	Communications Use
14 International Pl, 2nd Floor	Cr	Clinic

This Week \$ 1,254,442.00

Class: Industrial

This Week \$.00

Class: Government/Institutional

435 Back Line	Sw	Vacant Land
10 Canada Dr	Ex	Church

This Week \$ 1,000,000.00

Class: Residential

252 Anspach St	Nc	Fence
284 Bay Bulls Rd	Nc	Accessory Building
19 Bonavista St	Nc	Fence
14 Burdell Pl	Nc	Patio Deck
47 Burgeo St	Nc	Fence
338 Canada Dr	Nc	Fence
340 Canada Dr	Nc	Fence
17 Caravelle Pl	Nc	Accessory Building
84 Castle Bridge Dr	Nc	Fence
27 Channing Pl	Nc	Accessory Building
20 Cherrybark Cres	Nc	Swimming Pool
9 Cherrybark Cres	Nc	Accessory Building
37 Cochrane St	Nc	Accessory Building
39 Cornwall Hts	Nc	Patio Deck
30,44,64 Crosbie Rd	Nc	Patio Deck
160 Cumberland Cres	Nc	Fence
6 Dufferin Pl	Nc	Accessory Building
5 Dunfield St	Nc	Fence
36 Dunkerry Cres Lot 272	Nc	Single Detached Dwelling
7 Fitzgerald Pl	Nc	Fence
54 Flower Hill	Nc	Patio Deck
78 Fox Ave	Nc	Patio Deck
76 Freshwater Rd	Nc	Fence
25 Glenlonan St	Nc	Fence
26 Glenview Terr	Nc	Accessory Building
43 Golf Ave	Nc	Patio Deck
142 Higgins Line	Nc	Fence
3 Howley Ave Exten	Nc	Accessory Building
483 Main Rd	Nc	Accessory Building
67 Mayor Ave	Nc	Patio Deck
28 Meeker Pl	Nc	Accessory Building
75 Military Rd	Nc	Fence
24 Miranda St	Nc	Accessory Building
70 Monroe St	Nc	Patio Deck
64 Moss Heather Dr	Nc	Patio Deck
12 Murphy's Lane	Nc	Patio Deck
275 Newfoundland Dr	Nc	Patio Deck
115 New Pennywell Rd	Nc	Accessory Building
62 Newtown Rd	Nc	Accessory Building
12 Parsonage Dr	Nc	Fence
75 Parsonage Dr, Lot 3.07	Nc	Single Detached Dwelling
99 Pearltown Rd	Nc	Accessory Building
320 Pennywell Rd	Nc	Patio Deck
320 Pennywell Rd	Nc	Patio Deck
76 Petite Forte Dr	Nc	Patio Deck
237 Petty Harbour Rd	Nc	Swimming Pool
108 Pleasant St	Nc	Patio Deck
33 Skanes Ave	Nc	Fence
8 Solway Cres, Lot 351	Nc	Single Detached & Sub.Apt
12 Sorrel Dr	Nc	Accessory Building
17 Stanford Pl, Lot 30	Nc	Single Detached Dwelling
33 Stanford Pl	Nc	Fence
45 Sugar Pine Cres, Lot 276	Nc	Single Detached Dwelling
43 Teakwood Dr	Nc	Fence
43 Teakwood Dr	Nc	Accessory Building
13 Templeman St	Nc	Patio Deck
216 Thorburn Rd	Nc	Fence

135 Thorburn Rd	Nc	Accessory Building
28 Tigress St	Nc	Fence
23 Sitka St	Nc	Fence
35 Viscount St	Nc	Accessory Building
9 Waterford Bridge Rd	Nc	Patio Deck
10 Westmount Pl	Nc	Accessory Building
37 Willenhall Pl, Lot 11	Nc	Single Detached & Sub.Apt
42 Winslow St	Nc	Fence
11 York St	Nc	Accessory Building
351 Airport Heights Dr	Co	Home Occupation
183 Castle Bridge Dr	Cr	Single Detached & Sub.Apt
79 Rotary Dr	Cr	Single Detached Dwelling
47 Old Petty Harbour Rd	Ex	Single Detached & Sub.Apt
24 Petite Forte Dr	Ex	Patio Deck
16 Pine Bud Pl	Ex	Single Detached Dwelling
5 Solway Cres	Ex	Patio Deck
77 Alexander St	Rn	Single Detached Dwelling
9 Antelope St	Rn	Single Detached Dwelling
26 Ballylee Cres	Rn	Single Detached Dwelling
37 Bell's Turn	Rn	Single Detached Dwelling
80 Boulevard-Suite 104	Rn	Apartment Building
179 Castle Bridge Dr	Rn	Single Detached Dwelling
21 Cypress St	Rn	Single Detached Dwelling
21 Cypress St	Rn	Single Detached Dwelling
40 Franklyn Ave	Rn	Semi-Detached Dwelling
76 Freshwater Rd	Rn	Patio Deck
69 Freshwater Rd	Rn	Single Detached Dwelling
32 Gary Dr	Rn	Single Detached Dwelling
43 Golf Ave	Rn	Semi-Detached Dwelling
71 Hayward Ave	Rn	Townhousing
47 Iceland Pl	Rn	Single Detached Dwelling
34 King's Bridge Rd	Rn	Single Detached Dwelling
20 Kitchener Ave	Rn	Single Detached Dwelling
5 Knight St	Rn	Semi-Detached Dwelling
97 Ladysmith Dr	Rn	Subsidiary Apartment
9 Leonard Pl	Rn	Mobile Home
492 Main Rd	Rn	Single Detached & Sub.Apt
3 Madigan Pl	Rn	Single Detached Dwelling
93 Monkstown Rd	Rn	Townhousing
57 Montague St	Rn	Single Detached Dwelling
52 Newfoundland Dr	Rn	Single Detached Dwelling
40 Pennywell Rd	Rn	Single Detached Dwelling
221 Airport Heights Dr	Rn	Single Detached Dwelling
24 Prospero Pl	Rn	Patio Deck
9 Rutledge Cres	Rn	Single Detached Dwelling
3 Signal Hill Rd	Rn	Townhousing
111 Springdale St	Rn	Single Detached Dwelling
23 Almond Cres	Sw	Single Detached Dwelling
45 Bristol St	Sw	Single Detached Dwelling
16 Darcy St	Sw	Single Detached Dwelling
2-8 Great Southern Dr	Sw	Convenience Store
12 Hunt's Lane	Sw	Single Detached & Sub.Apt
28 Sequoia Dr	Sw	Single Detached Dwelling
99 Waterford Bridge Rd	Sw	Single Detached Dwelling
3 Williams Hts	Sw	Fence
15 Bay Bulls Rd	Ms	Retail Store
203 Blackmarsh Rd	Ms	Retail Store
25 Hebron Way	Ms	Restaurant
20 Ropewalk Lane	Ms	Retail Store

This Week \$ 2,644,577.00

Class: Demolition

Charter Ave -Bldg. 801

Dm Warehouse

This Week \$ 30,000.00

This Week's Total: \$ 4,929,019.00

Repair Permits Issued: 2015/07/23 To 2015/08/05 \$ 40,100.00

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

47 Long Beach Street - your application for a new driveway has been rejected as contrary to Section 8.3.3 & 8.3.4 of the St. John's Development Regulations.

16 Craigmiller Avenue - your application for an accessory building is rejected as contrary to Section 8.3.6(4)(c) of the St. John's Development Regulations.

YEAR TO DATE COMPARISONS			
August 10, 2015			
TYPE	2014	2015	% VARIANCE (+/-)
Commercial	\$75,227,000.00	\$101,285,000.00	35
Industrial	\$125,300.00	\$0.00	-100
Government/Institutional	\$77,661,000.00	\$9,729,000.00	-87
Residential	\$78,769,000.00	\$51,579,000.00	-35
Repairs	\$3,079,000.00	\$2,544,000.00	-17
Housing Units (1 & 2 Family Dwellings)	193	130	
TOTAL	\$234,861,300.00	\$165,137,000.00	-30

Respectfully Submitted,

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

MEMORANDUM

Weekly Payment Vouchers For The Week Ending July 29, 2015

Payroll

Public Works	\$ 462,377.34
Bi-Weekly Administration	\$ 917,513.87
Bi-Weekly Management	\$ 852,516.81
Bi-Weekly Fire Department	\$ 706,079.64
Accounts Payable	\$4,163,401.01

Total: \$ 7,101,888.67

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
LONG & MCQUADE	85289	REAL PROGRAM	\$661.00
THE UPS STORE #169	85290	COURIER SERVICES	\$201.08
ROGERS CABLE	85291	INTERNET SERVICES	\$755.51
ROGERS BUSINESS SOLUTIONS	85292	DATA & USAGE CHARGES	\$15,191.61
NEWFOUNDLAND POWER	85293	ELECTRICAL SERVICES	\$19,453.67
RECEIVER GENERAL FOR CANADA	85294	PAYROLL DEDUCTIONS	\$167,167.80
RECEIVER GENERAL FOR CANADA	85295	PAYROLL DEDUCTIONS	\$35,706.15
NEWFOUNDLAND EXCHEQUER ACCOUNT	85296	ECONOMIC OVERVIEW 2014	\$2,091.97
WALL, GREG	85297	RECREATION PROGRAM REFUND	\$200.00
AARON BROWN	85298	INSTRUCTOR FEE	\$102.00
BLAIR MCDONALD	85299	PMI MEMBERSHIP FEE	\$209.56
CANCELLED	85300	CANCELLED	\$0.00
BELL ALIANT	85301	TELEPHONE SERVICES	\$7,823.23
SECURITAS CANADA LTD.	85302	SECURITY SERVICES	\$36,590.09
CITY OF ST. JOHN'S	85303	REPLENISH PETTY CASH	\$179.94
WELSH, SHERRY	85304	RAILWAY PETTY CASH	\$524.33
FIT FOR WORK	85305	PROFESSIONAL SERVICES	\$124.30
DR. GEORGE A. FOX	85306	MEDICAL EXAMINATION	\$20.00
DOREEN WHELAN	85307	REFUND SECURITY DEPOSIT	\$1,500.00
O'GRADY, LYNN	85308	CONFERENCE REGISTRATION	\$366.12
HAYWARD, ELIZABETH	85309	MILEAGE	\$176.00
JANES, SEAN	85310	DRIVERS LICENSE RENEWAL	\$40.00
NEWFOUNDLAND EXCHEQUER ACCOUNT	85311	REGISTRATION OF EASEMENT	\$201.20
GENTARA REAL ESTATE LP	85312	LEASE OF OFFICE SPACE	\$27,129.44
INFINITY CONSTRUCTION	85313	PROGRESS PAYMENTS	\$314,769.13
BARACO-ATLANTIC CORPORATION	85314	PROGRESS PAYMENTS	\$358,385.89
FOCUS FIELD SOLUTIONS INC.,	85315	SOFTWARE RENEWAL	\$62,835.42
NEWFOUNDLAND POWER	85316	ELECTRICAL SERVICES	\$37,758.82
PUBLIC SERVICE CREDIT UNION	85317	PAYROLL DEDUCTIONS	\$5,993.25
O'DEA, EARLE	85318	PROFESSIONAL SERVICES	\$2,161.64
ROGERS COMMUNICATIONS PARTNERSHIP	85319	LEGAL CLAIM	\$12,659.27
BREEN, DANNY	85320	CELLULAR PHONE REIMBURSEMENT	\$94.95
INTERNATIONAL ASSOCIATION OF ELECTR	979	MEMBERSHIP RENEWAL	\$150.32
M-B COMPANIES INC.	980	REPAIR PARTS	\$1,276.59
PC SCALE TOWER	981	PROFESSIONAL SERVICES	\$4,048.48

NAME	CHEQUE #	DESCRIPTION	AMOUNT
COADY CONSTRUCTION & EXCAVATION LT	85321	PROGRESS PAYMENTS	\$153,281.26
BELL ALIANT	85322	TELEPHONE SERVICES	\$43,835.23
PARTS FOR TRUCKS INC.	85323	REPAIR PARTS	\$5,243.04
FIT FOR WORK	85324	PROFESSIONAL SERVICES	\$4,660.77
CANADIAN BROADCASTING CORPORATION	85325	TRAIL OF THE CARIBOU DOCUMENTARY SPONSORSHIP	\$50,000.00
BISHOP, DONNA	85326	CLOTHING ALLOWANCES	\$33.88
YOUNG, CORALIE	85327	REIMBURSEMENT INTERNET SERVICES	\$374.93
ELECTRONIC CENTER LIMITED	85328	ELECTRONIC SUPPLIES	\$906.26
ACKLANDS-GRAINGER	85329	INDUSTRIAL SUPPLIES	\$592.92
THE WINDOW SHOP	85330	WINDOW REPAIR	\$42,126.40
KELLY'S PUB & RESTAURANT	85331	MEALS -TOUR PARTY IN THE PARK	\$774.00
ATLANTIC PURIFICATION SYSTEM LTD	85332	WATER PURIFICATION SUPPLIES	\$851.59
BABB LOCK & SAFE CO. LTD	85333	PROFESSIONAL SERVICES	\$1,371.87
MIGHTY WHITES LAUNDROMAT	85334	LAUNDRY SERVICES	\$136.73
COSTCO WHOLESALE	85335	MISCELLANEOUS SUPPLIES	\$656.54
BRINK'S CANADA LIMITED	85336	DELIVERY SERVICES	\$2,155.24
RDM INDUSTRIAL LTD.	85337	INDUSTRIAL SUPPLIES	\$646.96
BATTLEFIELD EQUIP. RENTAL CORP	85338	REPAIR PARTS	\$737.21
STAPLES THE BUSINESS DEPOT - MP	85339	OFFICE SUPPLIES	\$252.37
PREMA NEWFOUNDLAND	85340	REPAIR PARTS	\$98.78
GRAND CONCOURSE AUTHORITY	85341	MAINTENANCE CONTRACTS	\$33,245.81
BELBIN'S GROCERY	85342	CATERING SERVICES	\$1,682.55
CABOT PEST CONTROL	85343	PEST CONTROL	\$561.05
ROCKWATER PROFESSIONAL PRODUCT	85344	CHEMICALS	\$16,492.25
TIM HORTONS STORE 387	85345	REFRESHMENTS	\$684.21
BLACK & MCDONALD LIMITED	85346	PROFESSIONAL SERVICES	\$16,680.62
THE PRINT & SIGN SHOP	85347	SIGNAGE	\$228.83
DESTINATION ST. JOHN'S	85348	MEDIA FAM DINNER	\$508.50
MARITIME GREEN PRODUCTS	85349	GARDEN SUPPLIES	\$713.77
COX & PALMER	85350	PROFESSIONAL SERVICES	\$8,720.50
OVERHEAD DOORS NFLD LTD	85351	PROFESSIONAL SERVICES	\$250.86
TRACT CONSULTING INC	85352	PROFESSIONAL SERVICES	\$1,954.90
BRENKIR INDUSTRIAL SUPPLIES	85353	PROTECTIVE CLOTHING	\$1,351.37
UNITED RENTAL OF CANADA INC.	85354	RENTAL OF EQUIPMENT	\$2,370.06
SOBEY'S #604	85355	GROCERY ITEMS	\$1,399.85

NAME	CHEQUE #	DESCRIPTION	AMOUNT
JLG TRANSPORTATION LTD.	85356	TAXI SERVICES	\$433.00
SPECTRUM INVESTIGATION & SECURITY INC.	85357	SECURITY SERVICES	\$5,215.27
BROWNE FITZGERALD MORGAN AVIS	85358	LEGAL CLAIM	\$4,158.62
WESTERN HYDRAULIC 2000 LTD	85359	REPAIR PARTS	\$1,237.35
FLAGHOUSE INC	85360	RECREATIONAL SUPPLIES	\$3,403.42
ATLANTIC TRAILER & EQUIPMENT	85361	REPAIR PARTS	\$60.99
TRIWARE TECHNOLOGIES INC.	85362	COMPUTER EQUIPMENT	\$1,038.47
CAMPBELL'S SHIP SUPPLIES	85363	PROTECTIVE CLOTHING	\$375.59
CAMPBELL RENT ALLS LTD.	85364	HARDWARE SUPPLIES	\$916.97
HISCOCK'S SPRING SERVICE	85365	REPAIR PARTS	\$39.95
CARSWELL DIV. OF THOMSON CANADA LTD.	85366	PUBLICATIONS	\$902.32
WAL-MART 3196-ABERDEEN AVE.	85367	MISCELLANEOUS SUPPLIES	\$262.59
NORTRAX CANADA INC.,	85368	REPAIR PARTS	\$19,657.08
MAC TOOLS	85369	TOOLS	\$509.70
CITY TIRE & AUTO CENTRE LTD.	85370	AUTO PARTS	\$146.84
KENT	85371	BUILDING SUPPLIES	\$727.81
CBCL LIMITED	85372	PROFESSIONAL SERVICES	\$7,977.63
CLARKE'S TRUCKING & EXCAVATING	85373	GRAVEL	\$5,593.81
CLEARWATER POOLS LTD.	85374	POOL SUPPLIES	\$372.72
WAL-MART 3093-MERCHANT DRIVE	85375	MISCELLANEOUS SUPPLIES	\$212.89
HAZMASTERS INC.	85376	REPAIR PARTS	\$191.48
DULUX PAINTS	85377	PAINT SUPPLIES	\$891.75
STEELE COMMUNICATIONS	85378	ADVERTISING	\$734.50
COLONIAL GARAGE & DIST. LTD.	85379	AUTO PARTS	\$1,226.47
PETER'S AUTO WORKS INC.	85380	TOWING OF VEHICLES	\$200.00
CONSTRUCTION SIGNS LTD.	85381	SIGNAGE	\$33,246.11
MASK SECURITY INC.	85382	TRAFFIC CONTROL	\$11,212.15
JAMES G CRAWFORD LTD.	85383	PLUMBING SUPPLIES	\$540.12
SHU-PAK EQUIPMENT INC.	85384	REPAIR PARTS	\$196.03
CROSBIE INDUSTRIAL SERVICE LTD	85385	PROFESSIONAL SERVICES	\$102,944.54
NEWFOUND CABS	85386	TRANSPORTATION SERVICES	\$637.75
THOMAS ECONOMY GLASS	85387	PROFESSIONAL SERVICES	\$150.94
FASTENAL CANADA	85388	REPAIR PARTS	\$55.16
CUMMINS EASTERN CANADA LP	85389	REPAIR PARTS	\$266.21
CREDIT RECOVERY 2003 LIMITED	85390	CREDIT COLLECTIONS	\$3,244.86

NAME	CHEQUE #	DESCRIPTION	AMOUNT
AUTOCHOICE	85391	AUTO PARTS	\$130.42
CRAWFORD & COMPANY CANADA INC	85392	ADJUSTING FEES	\$661.00
CYGNUS GYMNASTICS	85393	REAL PROGRAM	\$2,146.00
DICKS & COMPANY LIMITED	85394	OFFICE SUPPLIES	\$301.88
MIC MAC FIRE & SAFETY SOURCE	85395	SAFETY SUPPLIES	\$2,639.85
EAST COAST HYDRAULICS	85396	REPAIR PARTS	\$1,521.01
REEFER REPAIR SERVICES (2015) LIMITED	85397	REPAIR PARTS	\$4,920.17
DOMINION RECYCLING LTD.	85398	PIPE	\$609.07
RESEARCH AND PRODUCTIVITY COUNCIL	85399	PROFESSIONAL SERVICES	\$321.14
CANADIAN TIRE CORP.-HEBRON WAY	85400	MISCELLANEOUS SUPPLIES	\$354.74
CANADIAN TIRE CORP.-KELSEY DR.	85401	MISCELLANEOUS SUPPLIES	\$1,401.17
EAST COAST MARINE & INDUSTRIAL	85402	MARINE & INDUSTRIAL SUPPLIES	\$339.00
EASTERN AUDIO LTD.	85403	AUDIO EQUIPMENT	\$1,864.50
EAST CHEM INC.	85404	CHEMICALS	\$307.53
EASTERN MEDICAL SUPPLIES	85405	MEDICAL SUPPLIES	\$227.13
EASTERN TURF PRODUCTS	85406	REPAIR PARTS	\$969.63
ELECTRIC MOTOR & PUMP DIV.	85407	REPAIR PARTS	\$105.54
ENVIROMED ANALYTICAL INC.	85408	REPAIR PARTS AND LABOUR	\$493.25
ESRI CANADA	85409	SOFTWARE RENEWAL	\$5,847.75
THE TELEGRAM	85410	ADVERTISING	\$13,561.88
EXECUTIVE COFFEE SERVICES LTD.	85411	COFFEE SUPPLIES	\$142.12
FACTORY FOOTWEAR OUTLET LTD.	85412	PROTECTIVE FOOTWEAR	\$451.99
HOME DEPOT OF CANADA INC.	85413	BUILDING SUPPLIES	\$262.96
DOMINION STORE 935	85414	MISCELLANEOUS SUPPLIES	\$827.73
21ST CENTURY OFFICE SYSTEMS 1992 LTD	85415	OFFICE SUPPLIES	\$487.82
BASIL FEARN 93 LTD.	85416	REPAIR PARTS	\$333.35
IPS INFORMATION PROTECTION SERVICES	85417	PAPER SHREDDED ON SITE	\$84.75
ST. PAT'S BOWLING ALLEYS	85418	SENIORS OUTING	\$95.00
OMB PARTS & INDUSTRIAL INC.	85419	REPAIR PARTS	\$540.81
J & C SOD FARM LTD.	85420	SODS	\$36.16
FRESHWATER AUTO CENTRE LTD.	85421	AUTO PARTS/MAINTENANCE	\$10,758.55
TRANSCONTINENTAL EXPRESS	85422	OFFICE SUPPLIES	\$1,118.70
ABSTRACT & AUXILIARY SERVICES	85423	TITLE SEARCH	\$292.50
IMPACT SIGNS AND GRAPHICS	85424	SIGNAGE	\$19.78
GREENWOOD SERVICES INC.	85425	OPEN SPACE MAINTENANCE	\$10,075.56

NAME	CHEQUE #	DESCRIPTION	AMOUNT
SCOTSBURN DAIRY GROUP	85426	BARRELS (13)	\$130.00
QUALITY CLASSROOMS	85427	SUPPLIES - RECREATION PROGRAMS	\$2,740.82
SIMPLEX GRINNELL	85428	PROFESSIONAL SERVICES	\$328.54
PROVINCIAL FENCE PRODUCTS	85429	FENCING MATERIALS	\$371.27
PENNEY'S HOLDINGS LIMITED	85430	PROFESSIONAL SERVICES	\$1,864.50
ISLAND OFFICE FURNITURE	85431	OFFICE FURNITURE	\$282.43
WOLSELEY CANADA WATERWORKS	85432	REPAIR PARTS	\$3,706.72
WEDGWOOD CAFE & CATERING	85433	OPENING OF BANNERMAN POOL HOUSE CATERING	\$2,610.96
HARRIS REBAR	85434	REBAR	\$1,695.00
HARVEY & COMPANY LIMITED	85435	REPAIR PARTS	\$17,961.51
HARVEY'S OIL LTD.	85436	PETROLEUM PRODUCTS	\$61,071.61
BRENNTAG CANADA INC	85437	CHLORINE	\$9,121.36
CENTSIBLE CAR & TRUCK RENTALS	85438	VEHICLE RENTAL	\$2,757.20
GRAYMONT (NB) INC.,	85439	HYDRATED LIME	\$41,639.20
RONA	85440	BUILDING SUPPLIES	\$495.78
HICKMAN MOTORS LIMITED	85441	AUTO PARTS	\$122.55
BELL DISTRIBUTION INC.,	85442	CELL PHONES & ACCESSORIES	\$315.20
HISCOCK RENTALS & SALES INC.	85443	HARDWARE SUPPLIES	\$441.66
HI-TECH SCALES LTD.	85444	PROFESSIONAL SERVICES	\$1,356.00
HOLDEN'S TRANSPORT LTD.	85445	RENTAL OF EQUIPMENT	\$2,237.40
CANADIAN PLAYGROUND SAFETY	85446	REGISTRATION FEE	\$1,299.50
FLEET READY LTD.	85447	REPAIR PARTS	\$6,496.72
HOLLAND NURSERIES LTD.	85448	FLORAL ARRANGEMENT	\$1,565.31
SOURCE ATLANTIC INDUSTRIAL DISTRIBUT	85449	REPAIR PARTS	\$1,089.44
4IMPRINT	85450	PROFESSIONAL SERVICES	\$605.18
IRC NEWFOUNDLAND LTD.	85451	REPAIR PARTS	\$126.24
CH2M HILL	85452	PROFESSIONAL SERVICES	\$23,088.15
SOUTH PAW TRANSPORT	85453	REFUND SECURITY DEPOSIT	\$1,500.00
SCOPE INDUSTRIAL	85454	REPAIR PARTS	\$1,130.00
D & S VACUUM TRUCK SERVICES LTD.	85455	PROFESSIONAL SERVICES	\$395.50
ISLAND HOSE & FITTINGS LTD	85456	INDUSTRIAL SUPPLIES	\$371.36
PRINTER TECH SOLUTIONS INC.,	85457	REPAIRS TO EQUIPMENT	\$179.67
SPICERS CANADA LIMITED	85458	OFFICE SUPPLIES	\$1,696.24
SAFETY FIRST-SFC LTD.	85459	PROFESSIONAL SERVICES	\$69,930.57
KENT BUILDING SUPPLIES-STAVANGER DR	85460	BUILDING MATERIALS	\$846.55

NAME	CHEQUE #	DESCRIPTION	AMOUNT
FINE FOOD FACTORY	85461	SANDWICH TRAYS	\$549.18
MITCHELL FARMS INC	85462	MULCH	\$791.00
KING'S PLUMBING & HEATING LTD.	85463	PLUMBING SUPPLIES	\$6,553.15
PETROFORMA INC.,	85464	PROFESSIONAL SERVICES	\$675.03
DATARITE.COM	85465	STATIONERY & OFFICE SUPPLIES	\$1,375.95
SEL WARWICK INC.,	85466	CHEMICALS	\$13,684.30
SECURITAS CANADA LTD.	85467	SECURITY SERVICES	\$2,318.88
DR. DEBORAH CALLAHAN-DYER	85468	MEDICAL EXAMINATION	\$20.00
MORRISON HERSHFIELD LIMITED	85469	PROFESSIONAL SERVICES	\$19,268.20
STAPLES ADVANTAGE	85470	OFFICE SUPPLIES	\$1,915.18
MANNA EUROPEAN BAKERY AND DELI LTD	85471	REFRESHMENTS	\$225.87
DR. CINDY FONTAINE	85472	MEDICAL EXAMINATION	\$20.00
JT MARTIN & SONS LTD.	85473	HARDWARE SUPPLIES	\$102.83
DAYTECH LIMITED	85474	SMOKING SHELTER	\$22,526.55
HOME APPLIANCE CARE LTD.	85475	APPLIANCE	\$774.16
EASTCAN FIRE TRUCKS	85476	PROFESSIONAL SERVICES	\$3,616.00
PAUL DALY	85477	PROFESSIONAL SERVICES	\$339.00
DR. KULJIT GREWAL	85478	MEDICAL EXAMINATION	\$20.00
MODERN PAVING LTD.	85479	ASPHALT	\$61,719.47
NEWFOUNDLAND DISTRIBUTORS LTD.	85480	INDUSTRIAL SUPPLIES	\$40.14
NEWFOUNDLAND DESIGN ASSOCIATES	85481	PROFESSIONAL SERVICES	\$209,722.59
TRC HYDRAULICS INC.	85482	REPAIR PARTS	\$1,046.23
TOROMONT CAT	85483	AUTO PARTS	\$1,946.99
NORTH ATLANTIC PETROLEUM	85484	PETROLEUM PRODUCTS	\$23,896.56
ORKIN CANADA	85485	PEST CONTROL	\$237.30
GCR TIRE CENTRE	85486	TIRES	\$9,018.27
PITNEY BOWES OF CANADA LIMITED	85487	OFFICE SUPPLIES	\$711.85
PYRAMID CONSTRUCTION LIMITED	85488	REFUND SECURITY DEPOSIT	\$2,000.00
RIDEOUT TOOL & MACHINE INC.	85489	TOOLS	\$209.05
NAPA ST. JOHN'S 371	85490	AUTO PARTS	\$136.05
ROYAL FREIGHTLINER LTD	85491	REPAIR PARTS	\$276.23
LIFESAVING SOCIETY NFLD & LAB.	85492	AQUATIC RECERTIFICATION	\$883.66
S & S SUPPLY LTD. CROSSTOWN RENTALS	85493	REPAIR PARTS	\$10,309.09
ST. JOHN'S PORT AUTHORITY	85494	RENTAL OF EASEMENT 48' SANITARY SEWER	\$6,177.71
BIG ERICS INC	85495	SANITARY SUPPLIES	\$453.77

NAME	CHEQUE #	DESCRIPTION	AMOUNT
SAUNDERS EQUIPMENT LIMITED	85496	REPAIR PARTS	\$3,497.61
SMITH'S HOME CENTRE LIMITED	85497	HARDWARE SUPPLIES	\$271.19
STANLEY FLOWERS LTD.	85498	FLOWERS	\$36,005.35
URBAN CONTRACTING JJ WALSH LTD	85499	PROPERTY REPAIRS	\$271.20
FJ WADDEN & SONS LTD.	85500	SANITARY SUPPLIES	\$167.60
WATERWORKS SUPPLIES DIV OF EMCO LT	85501	REPAIR PARTS	\$11,273.31
WEIRS CONSTRUCTION LTD.	85502	ROAD GRAVEL	\$7,795.54
WINDCO ENTERPRISES LTD.	85503	REPAIR PARTS	\$359.34
WAL-MART 3092-KELSEY DRIVE	85504	MISCELLANEOUS SUPPLIES	\$237.30
DR. WADE MERCER	85505	MEDICAL EXAMINATION	\$20.00
DR. WAYNE BUTTON	85506	MEDICAL EXAMINATION	\$20.00
DR. KARL MISIK	85507	MEDICAL EXAMINATION	\$20.00
PRO TECH CONSTRUCTION LIMITED	85508	REFUND SECURITY DEPOSIT	\$1,500.00
BLUE ON WATER	85509	ACCOMMODATION FOR TRAVEL MEDIA	\$209.43
DR. ROBERT WOODLAND	85510	MEDICAL EXAMINATION	\$20.00
HOMETEL ON SIGNAL HILL	85511	ACCOMMODATION FOR TRAVEL MEDIA	\$982.80
DR. JOHN JANES	85512	MEDICAL EXAMINATION	\$20.00
EASTER SEALS NEWFOUNDLAND AND LABI	85513	REAL PROGRAM	\$150.00
WALSH, DAVE	85514	PROFESSIONAL SERVICES	\$100.00
FIT FOR WORK	85515	PROFESSIONAL SERVICES	\$4,241.85
ERCO DEVELOPMENT	85516	REFUND SECURITY DEPOSIT	\$2,775.40
DR. AMANDA COMPTON	85517	MEDICAL EXAMINATION	\$20.00
BOLLYWOOD JIG	85518	HONORARIUM	\$200.00
AQUARENA	85519	REAL PROGRAM	\$1,255.00
BROWNING HARVEY LIMITED	85520	REFRESHMENTS - EVENT "PARTY IN THE PARK"	\$477.08
GOSS GILROY INC	85521	FACILITY RENTAL	\$579.13
MVT CANADIAN BUS, INC.	85522	GOBUS 2ND QUARTER PAYMENT	\$822,261.06
DR. PAULA WALSH	85523	MEDICAL EXAMINATION	\$20.00
CELTIC FIDDLERS	85524	PERFORMANCE FEE	\$800.00
THE PEOPLE CENTRE	85525	PROFESSIONAL SERVICES	\$85.00
SOBEYS ROPEWALK LANE	85526	MISCELLANEOUS SUPPLIES	\$1,109.55
DR. ELIZABETH BANNISTER	85527	MEDICAL EXAMINATION	\$20.00
KENMOUNT PIZZA INC.	85528	MEAL ALLOWANCE	\$173.05
LEASIDE MANOR INC.	85529	ACCOMMODATION FOR TRAVEL MEDIA	\$395.46
THE GREEN SIGN COMPANY	85530	SIGNAGE	\$567.35

NAME	CHEQUE #	DESCRIPTION	AMOUNT
KAT MCLEVEY	85531	PERFORMANCE FEE	\$800.00
MARCH, JASON	85532	PERFORMANCE FEE	\$100.00
GOSSE, BRIANNA	85533	PERFORMANCE FEE	\$800.00
EVERYTHING FITNESS	85534	PROFESSIONAL SERVICES	\$271.20
KELLY O'DEA ANTHONY	85535	REFUND SECURITY DEPOSIT	\$2,000.00
ROYAL ST. JOHN'S REGATTA COMMITTEE	85536	FINAL PAYMENT CLOCK TOWER	\$21,087.87
VALLEY CABS	85537	TRANSPORTATION SERVICES	\$1,101.75
ANGI CRITCHELL	85538	REFUND SPECIAL BULK PICKUP	\$45.00
MARISSA RYAN	85539	REFUND ADOPTION	\$120.00
MATTHEW KING	85540	RECREATION PROGRAM REFUND	\$60.00
ZOEY DWYER	85541	PERFORMANCE FEE	\$50.00
KAREN MCCARTHY	85542	PERFORMANCE FEE	\$150.00
DEREK LOCKE	85543	REFUND SECURITY DEPOSIT	\$7,500.00
DAVID BANFIELD	85544	REFUND SECURITY DEPOSIT	\$2,170.80
CHRIS CREW	85545	REFUND SECURITY DEPOSIT	\$2,000.00
DON PRETTY	85546	REFUND SECURITY DEPOSIT	\$2,000.00
CHRIS SNELLEN	85547	REFUND SECURITY DEPOSIT	\$18,000.00
MUGFORD, WENDY	85548	MILEAGE	\$46.35
COLFORD, STEPHEN	85549	MEMBERSHIP RENEWAL	\$222.60
WHITE, LESLIE	85550	MILEAGE	\$125.70
FAGAN, STEPHEN	85551	MILEAGE	\$164.47
SQUIRES, RICK	85552	MVR MEDICAL LICENCE	\$60.00
HARRIS, BRYANT	85553	MILEAGE	\$54.99
SHEPPARD, TAMMY	85554	VEHICLE BUSINESS INSURANCE	\$250.00
MELISSA MURRAY	85555	MILEAGE	\$53.68
KEATS, DWAYNE	85556	VEHICLE BUSINESS INSURANCE	\$196.00
SULLIVAN, DAPHNE	85557	MILEAGE	\$394.33
COOPER, LYNN	85558	REIMBURSEMENT 2 CAMERAS	\$295.24
SCOTT HOUNSELL	85559	LEGAL CLAIM	\$60.00
COURAGE, SCOTT	85560	MILEAGE	\$78.64
JOHN CUMBY	85561	MILEAGE	\$17.94
CREWE, RYAN	85562	MILEAGE	\$261.08
DOUGLAS HALLIDAY	85563	MILEAGE	\$54.17
KRISTA BABIJ	85564	MILEAGE	\$45.39
WILLOW ANDERSON	85565	MILEAGE	\$13.05

NAME	CHEQUE #	DESCRIPTION	AMOUNT
DON BARRETT	85566	VEHICLE BUSINESS INSURANCE	\$296.00
BRIDGETTE ABBOTT	85567	MILEAGE	\$76.03
BYRON OSMOND	85568	MILEAGE	\$180.31
JOELLE BLAIS	85569	MILEAGE	\$41.70
EMCO SUPPLY	85570	REPAIR PARTS	\$79.92
MIKAN INC.	85571	LABORATORY SUPPLIES	\$351.32
MODERN PAVING LTD.	85572	PROGRESS PAYMENTS	\$662,984.64
NEWFOUNDLAND POWER	85573	ELECTRICAL SERVICES	\$55,069.34
BELL MOBILITY INC.	85574	CELLULAR PHONE USAGE	\$21,952.14
BLAIR MCDONALD	85575	REIMBURSEMENT PMP EXAM FEE	\$614.73
HAYE, SHAWN	85576	TRAVEL REIMBURSEMENT	\$20.65
EASTERN SAFETY SERVICES	85577	FIRST AID TRAINING	\$5,905.00
MCCLOUGHLAN SUPPLIES LTD.	85578	ELECTRICAL SUPPLIES	\$6,786.60
Total:			\$ 4,163,401.01

MEMORANDUM

**Weekly Payment Vouchers
For The
Week Ending August 5, 2015**

Payroll

Public Works	\$ 492,444.22
Bi-Weekly Casual	\$ 142,510.82
Accounts Payable	\$ 5,667,471.34
Total:	\$ 6,302,426.38

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
CAMPBELL RENT ALLS LTD.	85579	HARDWARE SUPPLIES	\$240.83
CAMPBELL RENT ALLS LTD.	85580	HARDWARE SUPPLIES	\$676.14
CREATIVE BOOK PUBLISHING	85581	PROMOTIONAL ITEMS	\$330.58
FLANKER PRESS LIMITED	85582	PROMOTIONAL ITEMS	\$388.44
JOHNSON INVESTMENTS INC.	85583	PROFESSIONAL SERVICES	\$100.00
HUBLEY'S PLUMBING LTD.	85584	PLUMBING SUPPLIES	\$96.05
MCLOUGHLAN SUPPLIES LTD.	85585	ELECTRICAL SUPPLIES	\$732.53
PAJ CANADA COMPANY	85586	PROMOTIONAL ITEMS	\$41.92
GRAHAM SKANES	85587	PROMOTIONAL ITEMS	\$500.00
NEWFOUNDLAND EXCHEQUER ACCOUNT	85588	REGISTRATION OF EASEMENT	\$100.00
GORDON BARNES	85589	PROFESSIONAL SERVICES	\$2,400.00
MODERN HEAVY CIVIL LIMITED	85590	PROGRESS PAYMENT	\$51,856.83
EASTERN WASTE MANAGEMENT	85591	GRANT 3RD QUARTER	\$715,941.25
GOLDEN PLANNERS INC.	85592	CONFERENCE FEE	\$603.62
REX, CATHY	85593	TRAVEL ADVANCE	\$1,724.50
KEITH BARRETT	85594	TRAVEL ADVANCE	\$2,795.50
NEWFOUNDLAND POWER	85595	ELECTRICAL SERVICES	\$40,342.15
CAREW SERVICES LTD.	85596	PROGRESS PAYMENT	\$73,063.04
COADY CONSTRUCTION & EXCAVATION LT	85597	PROGRESS PAYMENT	\$462,671.44
CITY OF ST. JOHN'S	85598	REPLENISH PETTY CASH	\$178.45
RECEIVER GENERAL FOR CANADA	85599	PAYROLL DEDUCTIONS	\$691,829.66
PUBLIC SERVICE CREDIT UNION	85600	PAYROLL DEDUCTIONS	\$7,082.34
RECEIVER GENERAL FOR CANADA	85601	PAYROLL DEDUCTIONS	\$220,944.29
WILLIAM HUTCHINGS	85602	RECREATION PROGRAM REFUND	\$2,920.50
NADINE MARTIN	85603	REIMBURSEMENT RECREATION SUPPLIES	\$95.27
CITY OF ST. JOHN'S	85604	REPLENISH PETTY CASH	\$113.97
PITCHER, CHRIS	85605	TRAVEL REIMBURSEMENT	\$780.86
BELL MOBILITY INC.	85606	CELLULAR PHONE USAGE	\$23,990.61
BELL ALIANT	85607	TELEPHONE SERVICES	\$1,298.01
MODERN PAVING LTD.	85608	PROGRESS PAYMENT	\$420,804.89
PYRAMID CONSTRUCTION LIMITED	85609	PROGRESS PAYMENTS	\$6,780.00
MANULIFE FINANCIAL	85610	LTD PREMIUMS	\$413.22
EASTERN TURF PRODUCTS	85611	REPAIR PARTS	\$439.34
RICK MAGILL	85612	CLEANING SERVICES	\$198.00
DARLENE SHARPE	85613	CLEANING SERVICES	\$750.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
HALLIDAY, JANINE	85614	TRAVEL REIMBURSEMENT	\$637.60
THE UPS STORE #169	85615	COURIER SERVICES	\$207.35
AVALON RECYCLING SERVICES LTD.	85616	RECYCLING COLLECTION	\$192.10
ATLANTIC PURIFICATION SYSTEM LTD	85617	WATER PURIFICATION SUPPLIES	\$4,155.79
AQUAM	85618	SUPPLIES RECREATION	\$4,108.68
BABB LOCK & SAFE CO. LTD	85619	PROFESSIONAL SERVICES	\$235.04
MIGHTY WHITES LAUNDROMAT	85620	LAUNDRY SERVICES	\$288.26
COSTCO WHOLESALE	85621	MISCELLANEOUS SUPPLIES	\$346.88
BRINK'S CANADA LIMITED	85622	DELIVERY SERVICES	\$445.69
KELLOWAY CONSTRUCTION LIMITED	85623	CLEANING SERVICES	\$61,599.13
RDM INDUSTRIAL LTD.	85624	INDUSTRIAL SUPPLIES	\$288.60
NEWFOUNDLAND EXCHEQUER ACCOUNT	85625	REGISTRATION OF EASEMENT	\$621.50
SMS EQUIPMENT	85626	REPAIR PARTS	\$4,176.91
HUB TROPHIES & MEDICAL SUPPLIES	85627	NAME PLATES	\$124.32
HAROLD SNOW & SONS	85628	HARDWARE SUPPLIES	\$311.89
CABOT PEST CONTROL	85629	PEST CONTROL	\$822.32
BEST DISPENSERS LTD.	85630	SANITARY SUPPLIES	\$1,920.88
ROCKWATER PROFESSIONAL PRODUCT	85631	CHEMICALS	\$843.23
TIM HORTONS STORE 387	85632	REFRESHMENTS	\$138.54
THE PRINT & SIGN SHOP	85633	SIGNAGE	\$219.55
TRACT CONSULTING INC	85634	PROFESSIONAL SERVICES	\$11,537.87
DBA CONSULTING ENGINEERS LTD.	85635	PROFESSIONAL SERVICES	\$745.80
CANSEL SURVEY EQUIPMENT INC.	85636	PROFESSIONAL SERVICES	\$410.65
SPECTRUM INVESTIGATION & SECURITY 19	85637	SECURITY SERVICES	\$7,484.45
OUTFITTERS	85638	PROTECTIVE CLOTHING	\$27.09
TRIWARE TECHNOLOGIES INC.	85639	COMPUTER EQUIPMENT	\$5,848.65
FGL SPORTS LTD.	85640	CLOTHING ALLOWANCE	\$90.39
JOHN F POWER CONSTRUCTION	85641	REPAIRS TO GUIDE RAILS	\$74,474.67
AEARO CANADA LIMITED	85642	PRESCRIPTION SAFETY GLASSES	\$213.70
CAMPBELL'S SHIP SUPPLIES	85643	PROTECTIVE CLOTHING	\$758.95
WAL-MART 3196-ABERDEEN AVE.	85644	MISCELLANEOUS SUPPLIES	\$337.07
COASTAL DOOR & FRAME LTD	85645	DOORS/FRAMES	\$628.28
NORTRAX CANADA INC.,	85646	REPAIR PARTS	\$539.50
MAC TOOLS	85647	TOOLS	\$239.89
CITY SAND AND GRAVEL LTD.	85648	ROAD GRAVEL	\$153.68

NAME	CHEQUE #	DESCRIPTION	AMOUNT
NORTH ATLANTIC SUPPLIES INC.	85649	PROTECTIVE CLOTHING	\$79.04
CLEARWATER POOLS LTD.	85650	POOL SUPPLIES	\$520.14
ATLANTIC HOME FURNISHINGS LTD	85651	APPLIANCES	\$632.80
WAL-MART 3093-MERCHANT DRIVE	85652	MISCELLANEOUS SUPPLIES	\$150.11
COADY'S METAL WORKS LTD.	85653	DIGGING BARS	\$548.05
HOBO'S PIZZA	85654	MEAL ALLOWANCE	\$47.67
HAZMASTERS INC.	85655	CHEMICALS	\$202.27
DULUX PAINTS	85656	PAINT SUPPLIES	\$195.41
RON FOUGERE ASSOCIATES LTD	85657	ARCHITECTURAL SERVICES	\$54,045.75
PF COLLINS CUSTOMS BROKER LTD	85658	DUTY AND TAXES	\$91.64
COLONIAL GARAGE & DIST. LTD.	85659	AUTO PARTS	\$1,822.45
BMC SOFTWARE	85660	SOFTWARE SUPPORT	\$630.01
CONTROLS & EQUIPMENT LTD.	85661	REPAIR PARTS	\$12,145.88
SCOTT WINSOR ENTERPRISES INC.,	85662	REMOVAL OF GARBAGE & DEBRIS	\$11,044.96
MASK SECURITY INC.	85663	TRAFFIC CONTROL	\$36,454.54
J3 CONSULTING & EXCAVATION LIMITED	85664	REFUND SECURITY DEPOSIT	\$4,000.00
LONG & MCQUADE	85665	REAL PROGRAM	\$125.40
CUMMINS EASTERN CANADA LP	85666	REPAIR PARTS	\$4,338.87
ORTHOTIC AIDS LIMITED	85667	FOOTWEAR ALLOWANCE	\$282.50
KENDALL ENGINEERING LIMITED	85668	PROFESSIONAL SERVICES	\$36,833.15
WAJAX POWER SYSTEMS	85669	REPAIR PARTS	\$623.10
MIC MAC FIRE & SAFETY SOURCE	85670	PROFESSIONAL SERVICES	\$207.92
REEFER REPAIR SERVICES (2015) LIMITED	85671	REPAIR PARTS	\$8,931.76
DOMINION RECYCLING LTD.	85672	PIPE	\$177.41
THYSSENKRUPP ELEVATOR	85673	ELEVATOR MAINTENANCE	\$423.75
RESEARCH AND PRODUCTIVITY COUNCIL	85674	PROFESSIONAL SERVICES	\$642.28
CANADIAN TIRE CORP.-HEBRON WAY	85675	MISCELLANEOUS SUPPLIES	\$61.37
CANADIAN TIRE CORP.-KELSEY DR.	85676	MISCELLANEOUS SUPPLIES	\$478.73
EAST COAST MARINE & INDUSTRIAL	85677	MARINE & INDUSTRIAL SUPPLIES	\$349.44
EASTERN TURF PRODUCTS	85678	REPAIR PARTS	\$3,320.46
EM PLASTIC & ELECTRIC PROD LTD	85679	REPAIR PARTS	\$520.81
FACTORY FOOTWEAR OUTLET LTD.	85680	PROTECTIVE FOOTWEAR	\$225.99
HOME DEPOT OF CANADA INC.	85681	BUILDING SUPPLIES	\$314.11
FASTSIGNS	85682	SIGNAGE	\$103.40
BASIL FEARN 93 LTD.	85683	REPAIR PARTS	\$548.05

NAME	CHEQUE #	DESCRIPTION	AMOUNT
EMERGENCY REPAIR LIMITED	85684	AUTO PARTS AND LABOUR	\$13,973.32
CONTROL PRO DISTRIBUTOR INC.	85685	PROFESSIONAL SERVICES	\$1,584.25
FRESHWATER AUTO CENTRE LTD.	85686	AUTO PARTS/MAINTENANCE	\$610.77
PRINCESS AUTO	85687	MISCELLANEOUS ITEMS	\$829.20
IMPACT SIGNS AND GRAPHICS	85688	SIGNAGE	\$1,736.28
ENTERPRISE RENT-A-CAR	85689	VEHICLE RENTAL	\$2,709.74
ATLANTIC OILFIELD & INDUSTRIAL SUPPLY	85690	INDUSTRIAL SUPPLIES	\$2,177.19
PROVINCIAL FENCE PRODUCTS	85691	FENCING MATERIALS	\$319.79
EASTERN PROPANE	85692	PROPANE	\$273.46
HARRIS & ROOME SUPPLY LIMITED	85693	ELECTRICAL SUPPLIES	\$1,531.94
HARVEY & COMPANY LIMITED	85694	REPAIR PARTS	\$14,599.40
HARVEY'S OIL LTD.	85695	PETROLEUM PRODUCTS	\$3,427.11
NEWFOUND ROOFING LTD	85696	PROFESSIONAL SERVICES	\$339.00
BRENNTAG CANADA INC	85697	CHLORINE	\$37,373.62
RONA	85698	BUILDING SUPPLIES	\$2,011.35
BELL DISTRIBUTION INC.,	85699	CELL PHONES & ACCESSORIES	\$146.84
HISCOCK RENTALS & SALES INC.	85700	HARDWARE SUPPLIES	\$374.26
SOURCE ATLANTIC INDUSTRIAL DISTRIBUT	85701	REPAIR PARTS	\$1,223.62
INDACHEM INC.,	85702	REPAIR PARTS	\$959.63
PENNECON ENERGY TECHNICAL SERVICE	85703	RENTAL OF EQUIPMENT	\$470.36
SCOTIA RECYCLING (NL) LIMITED	85704	REPAIR PARTS	\$978.07
IMPRINT SPECIALTY PROMOTIONS LTD	85705	PROMOTIONAL ITEMS	\$1,321.66
ONX ENTERPRISE SOLUTIONS LIMITED	85706	REPAIR PARTS	\$219.72
MERCER'S PAVING INCORPORATED	85707	REFUND SECURITY DEPOSIT	\$2,000.00
JOHNSON CONTROLS LTD.	85708	REPAIR PARTS	\$156.84
SAFETY FIRST-SFC LTD.	85709	PROFESSIONAL SERVICES	\$57,009.68
KENT BUILDING SUPPLIES-STAVANGER DR	85710	BUILDING MATERIALS	\$678.81
XYLEM WATER SOLUTIONS CANADA	85711	REPAIR PARTS	\$4,150.65
CENTINEL SERVICES	85712	PROFESSIONAL SERVICES	\$7,688.63
KERR CONTROLS LTD.	85713	INDUSTRIAL SUPPLIES	\$577.08
MITCHELL FARMS INC	85714	SCOUPS OF MULCH	\$395.50
RENEE PHAIR HEALEY, REGISTERED PSYC	85715	PROFESSIONAL SERVICES	\$945.00
CARMICHAEL ENGINEERING LTD.	85716	PROFESSIONAL SERVICES	\$5,729.03
SECURITAS CANADA LTD.	85717	SECURITY SERVICES	\$23,728.83
STAPLES ADVANTAGE	85718	OFFICE SUPPLIES	\$1,435.70

NAME	CHEQUE #	DESCRIPTION	AMOUNT
QUESTICA INC.	85719	PROFESSIONAL SERVICES	\$10,034.40
MARK'S WORK WEARHOUSE	85720	PROTECTIVE CLOTHING	\$310.72
MARTIN'S FIRE SAFETY LTD.	85721	SAFETY SUPPLIES	\$73.66
HOME APPLIANCE CARE LTD.	85722	APPLIANCES	\$786.87
FLOW CONSULTANTING	85723	PROFESSIONAL SERVICES	\$2,373.00
YELLOW PAGES	85724	ADVERTISING	\$26.56
MARTIN INDUSTRIAL GROUP	85725	REPAIR PARTS	\$28.48
IMAGE PLUS STEAM PROS	85726	PROFESSIONAL SERVICES	\$361.60
MIKAN INC.	85727	LABORATORY SUPPLIES	\$1,797.37
MODERN PAVING LTD.	85728	ASPHALT	\$13,192.75
WAJAX INDUSTRIAL COMPONENTS	85729	REPAIR PARTS	\$359.20
NEWFOUND DISPOSAL SYSTEMS LTD.	85730	DISPOSAL SERVICES	\$800.68
NEWFOUNDLAND DISTRIBUTORS LTD.	85731	INDUSTRIAL SUPPLIES	\$405.74
NEWFOUNDLAND DESIGN ASSOCIATES	85732	PROFESSIONAL SERVICES	\$111,892.48
RECREATION NL	85733	SPONSORSHIP	\$500.00
TOROMONT CAT	85734	AUTO PARTS	\$219.22
ORNAMENTAL CONCRETE LTD.	85735	CONCRETE/CEMENT	\$231.36
PBA INDUSTRIAL SUPPLIES LTD.	85736	INDUSTRIAL SUPPLIES	\$386.96
PRAXAIR PRODUCTS INC.	85737	CARBON DIOXIDE	\$4,890.02
K & D PRATT LTD.	85738	REPAIR PARTS AND CHEMICALS	\$826.20
REPROGRAPHICS LTD.	85739	TONER CARTRIDGES	\$395.50
RIDEOUT TOOL & MACHINE INC.	85740	TOOLS	\$389.32
ROYAL FREIGHTLINER LTD	85741	REPAIR PARTS	\$2,803.46
LIFESAVING SOCIETY NFLD & LAB.	85742	AQUATIC RECERTIFICATION	\$863.20
S & S SUPPLY LTD. CROSSTOWN RENTALS	85743	REPAIR PARTS	\$1,874.09
BIG ERICS INC	85744	SANITARY SUPPLIES	\$2,100.28
SAUNDERS EQUIPMENT LIMITED	85745	REPAIR PARTS	\$9,121.84
SMITH'S HOME CENTRE LIMITED	85746	HARDWARE SUPPLIES	\$67.64
STANLEY FLOWERS LTD.	85747	FLOWERS	\$18,002.67
STEELFAB INDUSTRIES LTD.	85748	STEEL	\$562.06
SUPERIOR OFFICE INTERIORS LTD.	85749	OFFICE SUPPLIES	\$508.50
TEMPLETON TRADING INC.	85750	PAINT SUPPLIES	\$91.83
TERRA NOVA MOTORS LTD.	85751	AUTO PARTS	\$436.87
THRIFTY CAR RENTALS	85752	VEHICLE RENTAL	\$2,056.60
TOWER TECH COMMUNICATIONS & SPORT	85753	NETTING REPAIRS & INSTALLATION	\$131.08

NAME	CHEQUE #	DESCRIPTION	AMOUNT
TULKS GLASS & KEY SHOP LTD.	85754	PROFESSIONAL SERVICES	\$875.97
URBAN CONTRACTING JJ WALSH LTD	85755	PROPERTY REPAIRS	\$565.00
WATERWORKS SUPPLIES DIV OF EMCO LT	85756	REPAIR PARTS	\$27,583.73
WEIRS CONSTRUCTION LTD.	85757	GRAVEL	\$5,686.54
WESCO DISTRIBUTION CANADA INC.	85758	REPAIR PARTS	\$2,408.67
WINDCO ENTERPRISES LTD.	85759	BALL FIELD NETTING	\$4,930.76
WAL-MART 3092-KELSEY DRIVE	85760	MISCELLANEOUS SUPPLIES	\$248.42
FLYNN, ROBYN	85761	RECREATION PROGRAM REFUND	\$25.00
STANLEY N. CLINTON, MCIP	85762	PROFESSIONAL SERVICES	\$540.00
FIT FOR WORK	85763	PROFESSIONAL SERVICES	\$93.23
SHAWN NEYLAN	85764	LEGAL CLAIM	\$50.00
NEWFOUNDLAND EXCHEQUER	85765	COMMISSIONER FOR OATHS	\$50.00
SOBEYS ROPEWALK LANE	85766	MISCELLANEOUS SUPPLIES	\$133.66
MCINNES COOPER	85767	PROFESSIONAL SERVICES	\$844.88
AEROSPACE AND DEFENCE INDUSTRY ASS	85768	FINANCIAL SUPPORT	\$750.00
MICHELLE GREENE	85769	RECREATION PROGRAM REFUND	\$100.00
EVERYTHING FITNESS	85770	PROFESSIONAL SERVICES	\$485.90
PROACTIVE PHYSIOTHERAPY	85771	LEGAL CLAIM	\$250.00
RUTH BENSON	85772	REFUND OVERPAYMENT OF TAXES	\$843.84
PAUL & MARGARET ROSSITER	85773	REFUND OVERPAYMENT OF TAXES	\$213.00
MICHAEL & DEBORAH TULK	85774	REFUND OVERPAYMENT OF TAXES	\$445.00
NL SELECTS GIRLS FASTPITCH TEAM	85775	TRAVEL ASSISTANCE GRANT	\$400.00
REBECCA BEATTY	85776	RECREATION PROGRAM REFUND	\$50.00
SHERRY MADDIGAN	85777	RECREATION PROGRAM REFUND	\$175.00
IN DA LOOP PUB & RESTAURANT	85778	SENIOR'S TOUR	\$1,019.00
BRUCE GUEST	85779	REFUND SECURITY DEPOSIT	\$1,500.00
JAMES R. EAGLE EQUIPMENT RENTALS LTI	85780	REFUND SECURITY DEPOSIT	\$2,000.00
SHEA HEIGHTS SOFTBALL ASSOCIATION	85781	REAL PROGRAM	\$30.00
ST. JOHN'S MIDGET AA BASEBALL TEAM	85782	TRAVEL ASSISTANCE GRANT	\$400.00
SEA TO SKY MEETING MANAGEMENT INC.	85783	FINANCIAL SUPPORT	\$1,000.00
WINSOR, MICHELLE	85784	MILEAGE	\$129.25
CAREW, RANDY	85785	VEHICLE BUSINESS INSURANCE	\$381.95
ALIA DUNPHY	85786	MILEAGE	\$29.73
DUGGAN, DEREK	85787	MILEAGE	\$71.49
ROBYN DOBBIN	85788	MILEAGE	\$105.48

NAME	CHEQUE #	DESCRIPTION	AMOUNT
MAHER, TRAVIS	85789	VEHICLE BUSINESS INSURANCE	\$377.28
AMY BUTT	85790	VEHICLE BUSINESS INSURANCE	\$381.95
STANSBURY, LYDIA	85791	MILEAGE	\$8.67
STACEY ROBERTS	85792	MILEAGE	\$101.44
KINSELLA, PAULA	85793	MILEAGE - CROSSING GUARD PROGRAM	\$139.00
STEPHEN WALSH	85794	VEHICLE BUSINESS INSURANCE	\$3.55
MCLOUGHLAN SUPPLIES LTD.	85795	ELECTRICAL SUPPLIES	\$3,060.92
PIK-FAST EXPRESS INC.	85796	BOTTLED WATER	\$36.16
GRAND CONCOURSE AUTHORITY	85797	MAINTENANCE CONTRACTS	\$2,778.55
DICKS & COMPANY LIMITED	85798	OFFICE SUPPLIES	\$30.14
VOKEY'S JANITORIAL SERVICE	85799	JANITORIAL SERVICES	\$1,061.07
ENCON GROUP INC.	85800	HEALTH PREMIUMS	\$257.54
MICRO-TECH COMPUTER CENTER INC	85801	COMPUTER EQUIPMENT	\$220.32
NEWFOUNDLAND POWER	85802	ELECTRICAL SERVICES	\$20,280.90
BELL ALIANT	85803	TELEPHONE SERVICES	\$10,271.35
NEWFOUNDLAND POWER	85804	ELECTRICAL SERVICES	\$8,311.37
GRANT THORNTON	85805	PROFESSIONAL SERVICES	\$23,705.61
COADY CONSTRUCTION & EXCAVATION LT	85806	PROGRESS PAYMENT	\$55,501.40
PRICE WATERHOUSE COOPERS INC	85807	PAYROLL DEDUCTIONS	\$150.00
ELLISDON CORPORATION	85808	PROGRESS PAYMENT	\$1,769,457.59
HORSESHOE HILL CONSTRUCTION INC.	85809	PROGRESS PAYMENT	\$50,641.50
PYRAMID CONSTRUCTION LIMITED	85810	PROGRESS PAYMENTS	\$163,208.68
RECEIVER GENERAL FOR CANADA	85811	PAYROLL DEDUCTIONS	\$2,858.64
RECEIVER GENERAL FOR CANADA	85812	PAYROLL DEDUCTIONS	\$2,796.48
HARVEY, MAUREEN	85813	WEBINAR REGISTRATION FEE	\$223.36
BRUCE PEARCE	85814	EMPLOYEE DEDUCTION	\$256.86
ELECTRIC MOTOR & PUMP DIV.	85815	REPAIR PARTS	\$14,828.62
Total:			\$ 5,667,471.34

Memorandum

Date: August 6, 2015
To: His Worship the Mayor and Members of Council
From: Paul Mackey, P. Eng.,
Deputy City Manager, Public Works
Re: **Tender – Heat Pump Replacement, City Hall**

The above referenced project was recently tendered with the following bids received.

1. Jenkins and Power Sheet Metal Inc.....\$72,300.00
2. NL HVAC Ltd.....\$78,941.00

RECOMMENDATION

I recommend that the tender be awarded to the low bidder, Jenkins and Power Sheet Metal, for the amount of \$72,300.00, which includes HST.

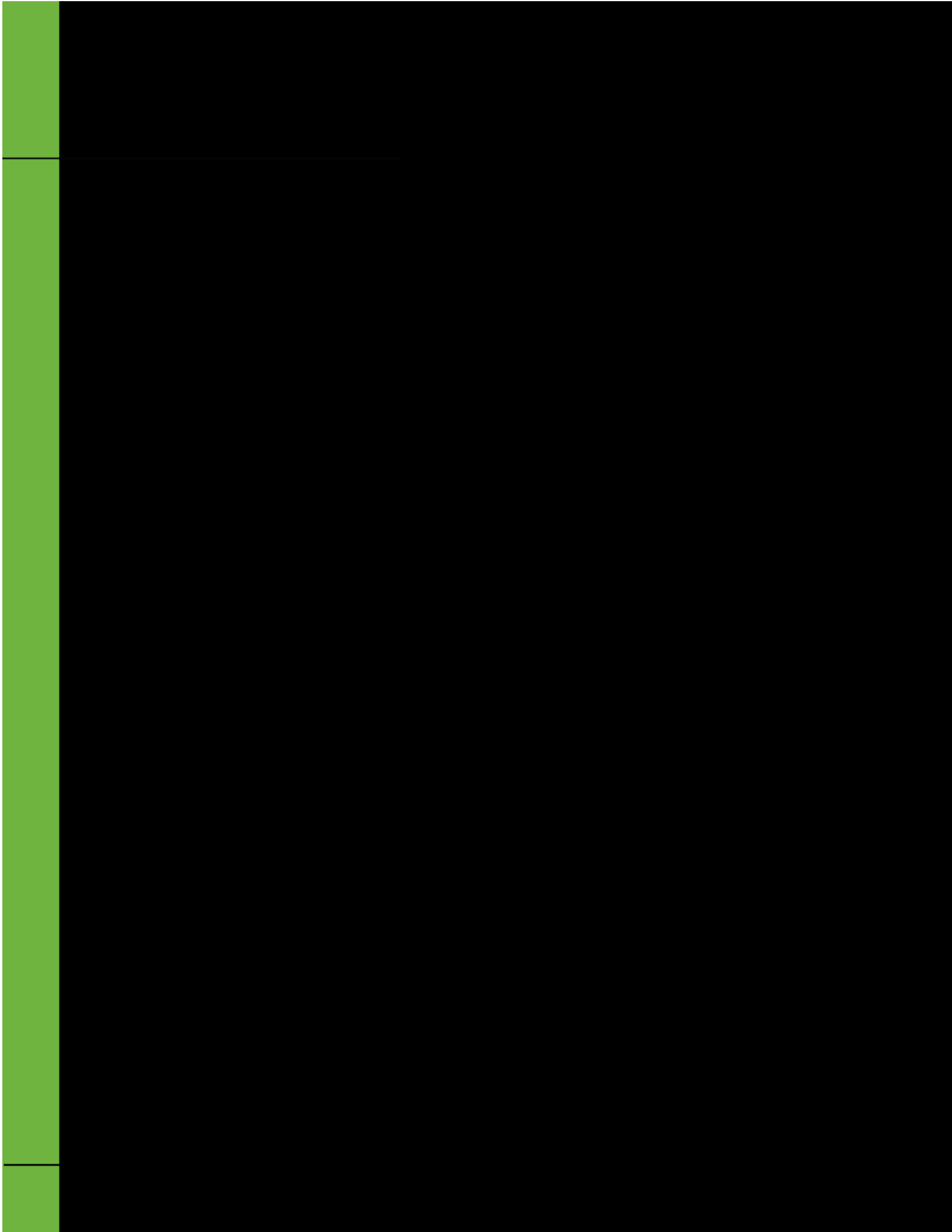
Please note that funds have been budgeted and will come out of public buildings capital account.

Paul Mackey, P. Eng.
Deputy City Manager – Public Works

ST. JOHN'S

Department of Public Works

City of St John's PO Box 908 St John's, NL Canada A1C 5M2 www.stjohns.ca





Street Piano Proposal:

Come Play with Me NL

Downtown St. John's

Presented to: City of St. John's

Date: June 29, 2015.

Our Program

Business and Arts NL launched Newfoundland and Labrador's first "Street Piano" at St. John's airport in December 2014. Since the launch, the public piano has become an important element of the Airport environment, drawing in people of all ages and from all places to take part in the Come Play With Me NL (#comeplaywithmeNL) Street Piano Project.

The Street Piano was painted by artist Justin Fong, debuted by Timothy Brennan, and proudly sponsored by JAG hotel. The piano displays Fong's vibrant artwork as well as JAG's advertisement to the 3 million passengers walking through St. John's airport each year. As well as being featured in a video circulated by Air Canada NL for the Christmas season, social media videos featuring this piano have received 11,000 views, and there are plans to incorporate the piano into future media items of both the airport and their vendors in the next year, providing a great deal of exposure for all artists and businesses involved. This mutual benefit to arts and business is a microcosmic demonstration of Business and Arts NL's mandate, as well as an important contributor to our young organization's visibility in the community.



Our next street pianos will appear at the Deer Lake Airport and MUN.

Proposed Idea



Street Pianos have become popular worldwide; there are now over 1300 pianos available on the streets of 45 cities. Street Pianos have become city attractions, sites for marriage proposals, a place where viral videos and internet sensations are born, and happy meeting points in parks, on street corners, and in train stations across the globe. As part of their Pan Am Games celebration, Toronto currently has 42 pianos on display across the city.

Due to unpredictable weather conditions in Newfoundland, Business and Arts NL decided early in the planning process that placing a Street Piano outdoors as a permanent fixture would be impossible. The organization moved forward with scouting indoor locations around the capital city as well as other parts of the island, leaving behind the idea of unveiling an outdoor piano in the province.

After several months of discussion, brain storming, developing ideas and planning, Business and Arts NL has come up with an idea that allows our Street Piano Project to actually hit the streets of Downtown St. John's, as well as to include several small businesses.

During the height of summer season, Business and Arts is looking to partner with small businesses in downtown locations, namely businesses on Water and Duckworth Streets.

We will have this piano painted in a manner that makes it highly photographable. We will then hold a campaign that invites passersby to find the piano in its new location each week, and post pictures or tweets when they find it. This will encourage interaction from residents and tourists to find the street piano, and upload a picture of themselves with it to one of our social media sites. This hashtag is track-able so BANL can measure the success and reach of the street piano.

Each week, the piano will appear in a new location downtown, with a new business as a sponsor/steward each week. The piano will be placed nearby or even inside a place of business, with the sponsoring company's logo displayed on top. The sponsor/steward will be responsible for keeping an eye on the piano, including covering it with a tarp (or a piano-shaped yellow oilskin) when it rains, and locking it up if necessary, to prevent noise disturbances.

The pianos we use for this project are the smallest pianos available, and measure 22" deep, 58" wide, and 43" high. Standard sidewalks are at least 60" deep, and Business and Arts NL has identified several locations in the downtown core with a broader space where a public piano would not impede the flow of traffic:

- 319 Water St – patio area beside Blue on Water
- 281 Water St. - Bowring Centre extra-deep sidewalk area
- McMurdo's Lane – entrance near 210 Water St
- 156 Water St. – patio area near Solomon's Lane
- Harbourside Park
- Prescott and Duckworth – small park area
- 183 Duckworth – patio area near Fixed Coffee
- 135 Harbour Dr – extra-wide sidewalk near the Keg
- 72 Harbour Dr – lot in front of Eastern Edge Gallery

We have not yet approached private property owners regarding permission re: the possible use of space for this initiative. Once we have permission from the City to embark on this project, we will move forward in earnest to secure partners for each week.

The following is a list of businesses downtown that have expressed an interest in becoming involved with Business and Arts NL, and possibly sponsoring a week of this project:

- Perfect Day
- Whink
- Rockey Bakery
- Johnny Ruth
- Templeton's
- Sooley Designs
- DC Design House

As we have approached local businesses about hosting and sponsoring pianos, the same concerns surface. They are: insurance, vandalism, and noise.

Insurance

This piano will be covered under Business and Arts NL's general liability policy, with a \$2 million liability limit. The City of St. John's can be provided with a certificate of insurance under this policy.

Vandalism

Generally speaking, incidences of vandalism on street pianos are very low. People are respectful of these musical gifts.

- Organizers of the piano project for the City of Edmonton suggest that pianos in high traffic areas are not highly susceptible to vandalism, and that residential areas, which are quiet at night are less favourable. For this reason, we are suggesting an event centered in downtown St. John's.
- In New York City, they launched 60 street pianos before the first one was vandalized, and this was graffiti (no physical damage to the piano).
- In Montreal, they hosted their program for two years before a single event of vandalism took place.

Noise

The key cover on a piano can be locked, and piano stewards will be provided with a key so that if an incidence ever occurs where the piano is causing a disturbance, it can quickly be stopped.

In the first 7 months of hosting their piano, the St. John's Airport has not had to lock their key cover once. Generally speaking, these pianos are used for music-making, not noise-making.

These concerns are legitimate concerns, but it seems as though the global street piano phenomenon is growing for a reason – the public responds to the gift of these pianos with respect, and the pianos become positive points of connection in busy cityscapes. A survey of users in Melbourne, Australia, reported that **92% of people involved said it made the city feel more human** – another great reason to welcome this initiative to our already very friendly environment.



ECONOMIC UPDATE

AUGUST 2015

Visit us at
www.stjohns.ca/st-johns-e-updates to
receive this newsletter in your inbox.

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ECONOMIC INDICATORS

The New Housing Price Index for St. John's Metro was 151.2 in May 2015 up 0.1%*

The Consumer Price Index for St. John's Metro was 129.7 in June 2015 up 0.7%*

Retail trade for Newfoundland and Labrador was \$734.7 million in May 2015 up 0.5%*

* same month in the previous year.

LABOUR FORCE CHARACTERISTICS

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

	June 15	Chg.*
Labour Force	125,100	1.3%
Unemployment Rate	6.5%	-0.2pt
Employment Rate	66.6%	0.4pt
Participation Rate	70.1%	0.2pt

* same month in the previous year.

BUSINESS BRIEFS

Genesis Centre seeks applicants for Evolution Pre-Incubation Program

Are you working on an idea for a product, company or service? Evolution is an eight-week intensive workshop to help entrepreneurs develop their ideas and refine their business models. The Genesis Centre, an incubator for technology-based ventures with high-growth potential, located at Memorial University recently announced that they are accepting applications for their Fall 2015 Evolution program. Ideally suited to early-stage entrepreneurs who have a technology-based business idea. The program is completed in three phases and integrates e-learning, in-person workshops and customer interviews. The deadline for applications is September 11, 2015. Interested parties can apply here:

www.surveymonkey.com/r/KWZYRSM

Verafin named *Best Place to Work* in Atlantic Canada

St. John's based Verafin Inc., a financial crime detection and prevention software company, has been named the *Best Place to Work* in Atlantic Canada. The Best Places to Work project is a regional program managed by Best Companies Group in partnership with *Progress* magazine. The ranking was based on an employer questionnaire in addition to an employee survey. The aggregated information was combined to produce a detailed set of data enabling the analysts to determine the strengths and opportunities of the participating companies.

The company has also announced a major expansion. Verafin has committed to approximately 354 person years of employment from new incremental hires in Newfoundland and Labrador over five consecutive years. In return, the provincial

government is providing a total of \$6 million to assist with wages for these new hires. This investment is in the form of a forgivable loan from the Investment Attraction Fund, and will be forgiven as the company reaches employment targets.

St. John's economy predicted to grow slightly in 2015

According to the Conference Board of Canada's summer report, St. John's real GDP is forecast to grow by 0.5 per cent in 2015, better than last year when total output fell by 2.3 per cent. According to the report, the St. John's economy will feel the effects of the drop in oil prices and lower production due to the maturation of existing offshore oil fields. On the positive side, lower oil prices are offset somewhat by gains in manufacturing, trade, real estate and finance.

ST. JOHN'S

Business Approvals

- Gallery 24
71 Casey Street
 - Wok Box
446 Newfoundland Drive
 - Burger King
38-42 Ropewalk Lane
 - Mochanopoly
279 Duckworth Street
 - Mustang Sally's
203 Water Street
 - Sports Club
11 Boncloddy Street
 - Simply Amish
323 Kenmount Road
 - Nailed the Tips and Toes
Boutique
286 Torbay Road
 - New Home -
Based Business
 - Music Studio
32 O'Reilly Street
 - Hair Salon
69-71 Howlett's Line
- | | |
|---------------------------|------------|
| Total Year to Date | 101 |
| Regular | 72 |
| Home-Based | 29 |

City Building Permits (Year-to-date as of July 27, 2015)

Type	2014	2015	% Variance
Commercial	\$59,219,000.00	\$99,998,000.00	69
Industrial	\$125,300.00	\$0.00	-100
Government/Institutional*	\$77,661,000.00	\$8,729,000.00	-89
Residential	\$73,275,000.00	\$48,934,000.00	-33
Repairs	\$2,693,000.00	\$2,504,000.00	-7
Total	\$212,973,300.00	\$160,165,000.00	-25

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

Upcoming Events

Email Marketing and Anti-Spam session: When Brands Go Bad	Aug. 13	www.moorewoodland.com
IBEW: All Canada Progress Meeting	Aug. 15-20	www.ibewcanada.ca
Canadian Quarternary Association biennial meeting	Aug. 17	www.canqua.com
Canadian Dental Association National Conference	Aug. 26-29	www.cda-adc.ca
Canweld Conference 2015	Sept. 13-15	www.cwa-accs.org
Environmental Managers Roundtable	Sept. 16	www.neia.org

CITY INITIATIVES

Lunchtime Concert Series Expanded

Due to the overwhelming popularity of the Music at Harbourside concert series, the City of St. John's has expanded the program to other venues throughout the city and extended the 2015 season. The newly revitalized Bannerman Park will see concerts scheduled for 2 p.m. on Sundays, August 23 and September 13. The Music at Harbourside Lunchtime Concert Series continues on Fridays until September 18 and takes place at 12:30 p.m. The free concerts showcase our overwhelming musical talent to residents and visitors alike and the City's partnership with the Newfoundland and Labrador Folk Arts Society provides amazing youth performers as opening acts. Details of the concerts are posted to the City website calendar of events and social media accounts www.stjohns.ca

