

**AGENDA
REGULAR MEETING**

**December 1, 2014
4:30 p.m.**

ST. JOHN'S

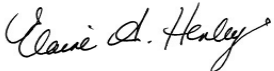
MEMORANDUM

November 28, 2014

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, December 5, 2014 at 4:30 p.m.**

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

By Order



Elaine Henley
City Clerk

ST. JOHN'S

DEPARTMENT OF CORPORATE SERVICES

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

**AGENDA
REGULAR MEETING
December 1, 2014
4:30 p.m.**

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

- 1. Call to Order**
- 2. Approval of the Agenda**
- 3. Adoption of the Minutes** (November 24, 2014)
- 4. Business Arising from the Minutes**
 - a. Included in the Agenda**
 - i. PDE File no. 0900168 (B-17-Q.5)
St. John's Development Regulations Amendment No. 604, 2014
Proposed Rezoning from CDA to RQ and O Zones for 6-Lot Residential Subdivision
39B and 39C Road (former School House Hill Site)
39 Quidi Vidi Village Road, and City-owned land to the west (Ward2)
Applicant: Powder House Hill Investments Ltd.
 - b. Other Matters**
- 5. Notices Published:**
 - a.** A Discretionary Use Application has been submitted to the City of St. John's by Rogers Communications Inc. requesting concurrence to construct a telecommunications tower located at **42 Sugarloaf Place.**

In accordance with its obligations under the Radio communication Act and Industry Canada's Tower Siting Procedure CPC-2-0-03, the City of St. John's hereby notifies residents in the vicinity of 42 Sugarloaf Place of Rogers' intention to install an antenna system consisting of:
 - a thirty-five (35) metre high self-support tower;
 - a 3.0m x 2.5m equipment shelter at the base of the tower; and
 - a 2.0 metre high steel wire fence surrounding the shelter and the tower.

No Written Submissions

6. Public Hearings**7. Committee Reports**

- a. Planning & Development Standing Committee Report – November 18, 2014
- b. Finance & Administration Standing Committee Report – November 19, 2014
- c. Public Works Standing Committee Report – November 20, 2014
- d. Development Committee Report – November 25, 2014

8. Resolutions

- a. Memo dated November 28, 2014 from Deputy City Manager – Financial Management re: Borrowing Resolutions.

9. Development Permits List (from period November 20 - 26, 2014)**10. Building Permits List (from period November 20 - 26, 2014)****11. Requisitions, Payrolls and Accounts (Week ending November 26, 2014)****12. Tenders:**

- a. Tender 2014102 - Freightliner, Sterling & Western Star Parts
- b. Tender 2014106 – Fire Hydrant Parts
- c. Tender – Snowclearing, City Buildings & Various Locations

13. Notices of Motion, Written Questions and Petitions**14. Other Business**

- a. Memorandum from City Clerk re: Travel – Councillor Breen to attend Hospitality NL Trade Show in Gander
- b. Economic Update - December 2014

15. Adjournment

November 24, 2014

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

Mayor Dennis O'Keefe presided.

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

Regrets: Councillor Bernard Davis

The City Manager; City Clerk; Deputy City Manager of Corporate Services; Deputy City Manager of Financial Management; Deputy City Manager of Public Works; Deputy City Manager of Planning, Development & Engineering; Deputy City Manager of Community Services; City Solicitor; Director of Planning & Development; and Senior Legislative Assistant were also in attendance.

Call to Order and Adoption of the Agenda

SJMC2014-11-24/517R

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

Adoption of Minutes

SJMC2014-11-24/518R

It was decided on motion of Councillor Tilley; seconded by Councillor Puddister: That the minutes of November 17, 2014 be adopted as presented.

Notices Published

Council considered the following notice published:

- a. A Discretionary Use Application has been submitted by North Atlantic Ziplines to develop a wilderness race-obstacle course under and near the existing zipline course. The course runs under the existing zipline with two (2) trails deviating slightly outside of the zipline. A portion of the course will lie within the floodplain and floodplain buffer. This portion will be left in its natural state with no development in this area; however, some obstacles will be built on the trail outside of the flood plain and the flood plain buffer. This course will be near the municipal boundary of Petty Harbour-Maddox Cove.

Two written submissions have been received.

Councillor Collins questioned the status of land ownership related to this application, noting the concerns outlined in the submission from Dawn and Ronald Denief who claim that there are still ongoing land issues between them and the North Atlantic Zipline owner Robert Carter. The Deputy City Manager of Planning, Development & Engineering advised that there is no supporting documentation to substantiate the claim by the Deniefs and the City sees no reason to stop this from proceeding unless it can be verified that there is an issue.

SJMC2014-11-24/519R

It was then decided on motion of Councillor Collins; seconded by Councillor Hann: That Council approve the above noted application subject to all applicable City requirements.

Committee Reports

Heritage Advisory Committee Report

Council considered the following report:

In Attendance:

- Councillor Sandy Hickman, Co-Chairperson
- Councillor Dave Lane, Co-Chairperson
- Councillor Jonathan Galgay
- Councillor Tom Hann
- Peter Jackson, NL Historic Trust
- Shannie Duff, Citizen Representative
- Maria Lear, Citizen Representative
- Jeremy Bryant, NL Association of Architects
- Garnet Kindervater, Canadian Homebuilders NL
- Lydia Lewycky, Planners' Institute
- Taryn Sheppard, Nexter Representative
- Jason Sinyard, Director of Planning & Development
- Ken O'Brien, Chief Municipal Planner
- Peter Mercer, Heritage Officer
- Margaret Donovan, Tourism Industry Coordinator
- Karen Chafe, Recording Secretary

Report:

1. **128 Water Street – Exterior Renovations**

The Committee met with Mark Whelan and Troy Healey of Fougere Menchenton to discuss their application for exterior renovation to 128 Water St. A copy of the renderings are attached to this report.

The Committee recommends that the design for exterior renovation to the front façade be approved with the exception of the parking garage proposed to accommodate two vehicles inside the building. The Committee felt that the use of the space for two vehicles would create

safety concerns for pedestrians given the access and egress of the vehicles onto the sidewalk as well as the lost on-street parking space that would be required to accommodate the garage. As well it was felt that the storefront potential of the space could be better used for business or retail purposes. The Committee suggests that the applicant find alternative parking options off the site, i.e. leasing of space and/or valet parking, as suggested by the applicant, or cash in lieu of parking as per the City's Development Regulations.

2. **312 Water Street – Exterior Renovations**

The Committee met with Mark Whelan and Troy Healey of Fougere Menchenton to discuss their application for exterior renovation to 312 Water St. A copy of the renderings are attached to this report.

The Committee recommends approval of the design subject to including an articulated band of vertical trim down the center and edges of the building similar to the detailing outlined in the attached archival photo.

3. **25 Winter Avenue**

The Committee met with Ms. Keelin O'Leary, property owner and Mr. Chris O'Dea, realtor, to discuss the status of 25 Winter Avenue. Currently, the property has an accepted conditional offer to purchase subject to the property's being retained as a non-heritage designated site. The potential purchaser has enquired regarding demolition of the property. Ms. O'Leary referenced the difficulty with selling the property which is situated on an oversized lot that has potential for subdivision and redevelopment. Currently the property has no heritage designation despite its rich cultural history as outlined in the attached documentation.

The Committee questioned the potential of the land's being subdivided while maintaining the original structure. Ms. O'Leary noted that the prospective purchasers who have approached her so far are more interested in the land value which cannot be used to its full potential without first having the property removed. She estimated that the cost to rehabilitate the property to modern day standards with energy efficiencies and other such demanded amenities, i.e. walk-in closets, ensuites, etc. would cost approximately \$250,000 - \$300,000. Ms. O'Leary asserted that should the City wish to retain the property as a heritage designated site, the City should be willing to provide compensation of some sort in order to do so, adding that the costs to maintain the property are quite significant and onerous. Though she did not wish to see the property demolished, she questioned the City's right to unilaterally designate a private residential property without providing compensation or incentives.

The Committee acknowledged the concerns outlined by Ms. O'Leary but agreed that the property merits heritage designation given its age, history and rarity.

The Committee recommends that Council designate 25 Winter Avenue as a heritage property and that the Heritage Officer develop a Statement of Significance in consultation with the Heritage Foundation of NL.

The Committee further recommends that the City approve a consultant to undertake a scoping study for the establishment of effective heritage incentives that would encourage the safeguarding of potential and heritage designated properties.

4. Bowings Parking Sign

The Committee considered the attached elevations for the proposed parking sign to be situated at the rear of the Bowings building on Harbour Drive. The sign's dimensions exceed that permitted in the Heritage Sign By-Law.

The Committee recommends that the sign be approved subject to compliance with the dimensions permitted in the Heritage Sign By-law.

5. 30 Harvey Road – Application for Façade Improvements

The Committee considered the above noted application for façade improvements, as outlined in the attached photos:

The Committee recommends approval of the proposed façade improvements as presented.

6. 30 Queen's Road – Removal of Detached Garage

The Committee considered the application for removal of the detached garage at 30 Queen's Road.

The Committee recommends approval of the garage's removal at 30 Queen's Road.

7. 60 Circular Road – Application to Restore/Renovate Property

The Committee considered the above noted application.

The Committee recommends approval of the application to restore and renovate the property situated at 60 Circular Road.

**Councillor Sandy Hickman
Co-Chair**

SJMC2014-11-24/520R

Regarding item # 1 of the Report, it was moved by Councillor Hickman; seconded by Councillor Lane: That the recommendation be approved.

SJMC2014-11-24/521R

It was then moved by Councillor Breen; seconded by Councillor Lane: That the motion be amended to include approval of the parking garage component as per the applicant's original submission.

Those speaking in favour of the amendment to the motion advised that it is not within the Heritage Advisory Committee's purview to put forth recommendations on the safety aspects of applications. Those issues have to be dealt with through the regular planning review process. Also, the City has invested significantly in the implementation of the Downtown Parking Study which requires that new developments incorporate the required parking as per the Study. The cash in lieu component of that Study would only take effect should no alternatives be found for parking and it would cost the applicant approximately \$100,000 for two parking spaces.

The amended motion to include approval of the parking garage as per the applicant's original submission being put, was carried.

SJMC2014-11-24/522R

It was then moved by Councillor Hickman; seconded by Councillor Lane: That item #'s 2, 4, 5, 6 and 7 of the Heritage Advisory Committee report be adopted as presented.

Particular reference was made to item # 4 and the aesthetics of the proposed sign which would have to meet the heritage sign regulations relative to size and dimension.

The motion being put to adopt items 2, 4, 5, 6 and 7 was carried unanimously.

Regarding item # 3, Council agreed that the two paragraphs be separated into two motions.

SJMC2014-11-24/523R

It was then moved by Councillor Hickman; seconded by Councillor Lane: That the first paragraph of item # 3 be adopted to designate 25 Winter Avenue as a heritage property; and further that the Heritage Officer develop a Statement of Significance in consultation with the Heritage Foundation of NL.

Those speaking against the motion asserted that there could be legal implications should Council impose heritage designation on a residential property against the will of the property

owner, particularly one who is in the middle of negotiating its sale. The owner has advised the City that the prospect of heritage designation has made it difficult for the house to be sold in the past. In addition, it was questioned why heritage designation was not imposed years ago if the property merits such.

Those speaking in favour of the motion referenced the extensive historic background of the property, the rarity of the property and its excellent condition, the details for which were included as background with the Heritage Advisory Committee report.

The motion to designate being put, there voted for it the mover and seconder; those voting against were Deputy Mayor Ellsworth, Councillors Hann, Puddister, Breen, Galgay, Tilley, and Collins.

The motion to impose heritage designation on 25 Winter Avenue was defeated.

SJMC2014-11-24/524R

It was then moved by Councillor Hickman; seconded by Councillor Lane: That Council approve the hiring of a consultant to undertake a scoping study for the establishment of effective heritage incentives that would encourage the safeguarding of potential and heritage designated properties.

SJMC2014-11-24/525R

It was then moved by Deputy Mayor Ellsworth; seconded by Councillor Breen: That the scoping study be deferred and referred to the Deputy City Manager of Planning, Development & Engineering to evaluate the need for a consultant. Should it be deemed to have merit, it will then be referred to the Finance and Administration Standing Committee for the identification of a budget for eventual Council approval.

The motion being put to defer, was carried with Councillors Hickman and Lane dissenting.

SJMC2014-11-24/526R

It was then moved by Deputy Mayor Ellsworth; seconded by Councillor Galgay: That 25 Winter Avenue not be considered for heritage designation unless the property owner requests so.

The City Solicitor advised that the City of St. John's Act dictates the discretion a Council has with regard to heritage designations, and Council cannot further restrict that statutory discretion. This can only be done by an amendment to the City of St.

John's Act. The Act also dictates that Council cannot tie the hands of a future council. On that basis, the motion was deemed out of order and was withdrawn by the mover.

Audit & Accountability Standing Committee Report – November 13, 2014

The Committee considered the following report:

Present: Deputy Mayor Ron Ellsworth, Chairperson
 Councillor Danny Breen
 Mr. Neil Martin, City Manager
 Mr. Kevin Breen, Deputy City Manager – Corporate Services (10:15)
 Mr. Jason Sinyard, Director of Planning and Development
 Mr. Sean Janes, City Internal Auditor
 Mr. David Boyle, Auditor
 Mr. Derek Coffey, Manager of Budget and Treasury
 Ms. Carla Squires, Manager – Facilities Division
 Ms. Maureen Harvey, Legislative Assistant

1. Follow-up Summary Report – Cash Shortage in the CSC – Assignment #14-10

The Committee considered the above-noted report, a copy of which is available at the Office of the City Clerk.

The City Internal Auditor informed the Committee that of the 5 recommendations put forward in this report, all have been actioned and are closed.

Recommendation

The Committee recommends acceptance of the report dated October 16, 2014 re: Cash Shortage in the Citizens Service Centre – Assignment #14-10.

2. Memo dated November 13, 2014 from the City Internal Auditor re: Three Year Audit Plan (2015, 2016, and 2017)

The Committee reviewed the above-noted memorandum which set out a proposed three year audit plan.

Discussion took place with modifications suggested which are now included in the report.

Recommendation

The Committee recommends acceptance of the following three year audit plan – 2015, 2016, 2017.

**The City of St. John's
Office of the City Internal Auditor
Three Year Audit Plan**

Year 1 (2015)

Program Reviews:

- Windsor Lake Water Treatment Plant (Public Works) - started in 2014
- Tax Blending - Vacancy Rebate Process (Financial Management)
- Regional Water (Public Works)

Consultations/Investigations:

Management/Committee Requests

Follow-up Reviews:

- All Recommendations prior to 2014
- Recommendations due from 2014 Program Reviews

Year 2 (2016)

Program Reviews:

- Non-Profit Housing (Community Services)
- Assessments (Financial Management)
- Maintenance of Water Distribution (Public Works)

Consultations/Investigations:

Management/Committee Requests

Follow-up Reviews:

- All Recommendations due from previous Program Reviews

Year 3 (2017)

Program Reviews:

- Depot Asset/Inventory Security (Public Works & Corporate Services)
- Purchasing (Corporate Services)

Consultations/Investigations:

Management/Committee Requests

Follow-up Reviews:

- All Recommendations due from previous Program Reviews

Other Potential Reviews:

- RHB Landfill - Scale House
- Impound Lot Operations
- 911 Communications Centre
- IT Asset Control
- Accounts Payable
- Accounts Receivable
- Metrobus
- Fixed Assets
- Citizen Services Centre
- Claims Process
- Real Estate Services
- Employee Wellness

Deputy Mayor Ron Ellsworth
Chair

SJMC2014-11-24/527R

It was moved by Deputy Mayor Ellsworth; seconded by Councillor Breen: That the Audit and Accountability report be adopted with a revision to item # 2 to include Mile One operations within the program review for the year 2016.

The motion being put was carried.

Special Events Advisory Committee Report -

Council considered the following report:

Re: Special Events Advisory Committee

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

- 1) **Event:** Shea Heights Christmas Parade
Location: Linegar Avenue
Date: December 7, 2014
Time: 2:00 p.m. to 3:00 p.m.
- 2) **Event:** Downtown Christmas Parade
Location: Downtown St. John's
Date: November 30, 2014 (alternate date December 7, 2014)
Time: 12:00 p.m. to 2:00 p.m.
- 3) **Event:** Goulds Christmas Parade
Location: Main Road
Date: December 7, 2014
Time: 1:00 p.m. to 3:00 p.m.
- 4) **Event:** Mummings Parade
Location: Monkstown Road, Hayward Ave., Circular Road
Date: December 13, 2014
Time: 3:00 p.m. to 5:00 p.m.

Special Events Advisory Recommendation:

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

Heather Hickman
Acting Director, Recreation Division
Department of Community Services

SJMC2014-11-24/528R

It was decided on motion of Councillor Tilley; seconded by Councillor Galgay: That Council adopt the Special Events Advisory Committee Report of November 11, 2014.

SJMC2014-11-24/529R

It was decided on motion of Councillor Breen; seconded by Councillor Puddister: That Council approve a bus shuttle for the Downtown Christmas Parade at a cost of \$5300.

Development Committee Report – November 18, 2014

Council considered the following report:

- 1. Department of Planning, Development & Engineering File No. DEV1400321
Proposed Redevelopment of Dwelling
37 George's Pond Place – Ward 3
Comprehensive Development Area – Kenmount (CDA – Kenmount) Zone**

It is recommended by the Development Committee that Council approve the above noted application for redevelopment of dwelling.

David Blackmore

Deputy City Manager – Planning, Development & Engineering

SJMC2014-11-24/530R

**It was decided on motion of Councillor Hann; seconded by Councillor Tilley:
That Council adopt the recommendation contained in the Development
Committee Report dated November 18, 2014**

Development Permits List

Council considered as information the following Development Permits List for the period November 13, 2014 – November 19, 2014.

DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING
FOR THE PERIOD OF November 13, 2014 TO November 19, 2014

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
AG		Agriculture Use for Livestock for up to 5 animals	320 Bay Bulls Road	5	Approved	14-11-18
RES		Culverts Installation	232 Thorburn Road	4	Approved	14-11-18

*	Code Classification: RES- Residential COM- Commercial AG - Agriculture OT - Other	INST- Institutional IND- Industrial
**	This list is issued for information purposes only. Applicants have been advised in writing of the Development Officer's decision and of their right to appeal any decision to the St. John's Local Board of Appeal.	

Gerard Doran
Development Supervisor
Department of Planning

Building Permits List

Council considered the Building Permits list for the period November 13 to November 19, 2014.

Building Permits List Council's November 25, 2014 Regular Meeting

Permits Issued: 2014/11/13 To 2014/11/19

Class: Commercial

77 Charter Ave, Suite 100	Co	Restaurant
44 Crosbie Rd	Co	Retail Store
31 Peet St.	Co	Retail Store
164 Water St, The Black Sheep	Co	Tavern
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
99 Airport Rd Stantec	Sn	Office
3 Blackmarsh Rd	Ms	Retail Store
77 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
84-86 Elizabeth Ave	Ms	Retail Store
73 Elizabeth Ave	Ms	Service Station
2 Fogwill Pl	Ms	Restaurant
336 Freshwater Rd	Ms	Service Shop
336 Freshwater Rd	Ms	Office
5 Hallett Cres	Ms	Industrial Use
169 Hamlyn Rd	Ms	Service Shop
35 Hebron Way	Ms	Office
16 Highland Dr	Ms	Convenience Store
102 Kenmount Dr	Ms	Hotel
150 Kenmount Rd	Ms	Car Sales Lot
161 Kenmount Rd	Ms	Retail Store
193 Kenmount Rd	Ms	Place Of Amusement
195 Kenmount Rd	Ms	Service Shop
541 Kenmount Rd	Ms	Retail Store
147 Lemarchant Rd	Ms	Service Shop
484-490 Main Rd	Ms	Restaurant

53-59 Main Rd	Ms	Retail Store
299 Main Rd	Ms	Service Shop
395 Main Rd	Ms	Office
36 Pearson St	Ms	Retail Store
154 Pennywell Rd	Ms	Service Station
34 Pippy Pl	Ms	Office
260 Portugal Cove Rd	Ms	Retail Store
150 Clinch Cres	Ms	Lodging House
38-42 Ropewalk Lane	Ms	Office
2 Stavanger Dr	Ms	Service Station
86 Thorburn Rd	Ms	Office
86 Thorburn Rd	Ms	Service Station
632 Topsail Rd	Sn	Service Station
644 Topsail Rd	Ms	Service Shop
644 Topsail Rd	Ms	Day Care Centre
668 Topsail Rd	Ms	Retail Store
656 Topsail Rd	Ms	Tavern
393 Topsail Rd	Ms	Day Care Centre
681 Topsail Rd	Ms	Retail Store
26-34 Torbay Rd	Ms	Tavern
280 Torbay Rd	Ms	Eating Establishment
350 Torbay Rd	Ms	Service Shop
710 Torbay Rd	Ms	Retail Store
141 Torbay Rd	Ms	Office
10 Pearl Pl	Cr	Retail Store
362 Water St	Cr	Office
75 Kiwanis St	Rn	Day Care Centre
5-7 Pippy Pl	Rn	Office
430 Topsail Rd, Smith's H. H.	Cr	Retail Store
131 Kelsey Dr , Technip	Rn	Office
Reservoir Rd	Sw	Light Industrial Use

This Week \$ 5,747,040.00

Class: Industrial

This Week \$.00

Class: Government/Institutional

120 Mundy Pond Rd	Ms	Place Of Assembly
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This Week \$.00

Class: Residential

10 Biscay Pl	Nc	Patio Deck
10 Brookfield Rd	Nc	Accessory Building
140 Castle Bridge Dr	Nc	Fence
214 Doyle's Rd	Nc	Accessory Building
215 Elizabeth Ave	Nc	Accessory Building
513 Empire Ave	Nc	Accessory Building
9 Ginger St, Lot 366	Nc	Single Detached Dwelling
157 Green Acre Dr	Nc	Accessory Dwelling Unit
10 Halliday Pl	Nc	Fence
146 Hamilton Ave	Nc	Fence
75 Nautilus St, Lot 152	Nc	Single Detached Dwelling
145 Old Bay Bulls Rd	Nc	Accessory Building
31 Portugal Cove Rd	Nc	Patio Deck
165 Airport Heights Dr	Nc	Fence
7 Stephano St	Nc	Fence
21 Stephano St	Nc	Fence
15 Sugar Pine Cres, Lot 261	Nc	Single Detached Dwelling
1 Sitka St	Nc	Fence
14 Colonial St	Co	Home Office

81 Ladysmith Dr	Cr	Single Detached Dwelling
17 Darling St	Ex	Single Detached Dwelling
2 Dumfries Pl	Ex	Single Detached Dwelling
7 Morris Ave	Ex	Semi-Detached Dwelling
8 Simms St	Ex	Single Detached Dwelling
537 Empire Ave	Rn	Single Detached & Sub.Apt
12 Hoyles Ave	Rn	Semi-Detached Dwelling
14 Hoyles Ave	Rn	Semi-Detached Dwelling
48 King's Rd	Rn	Semi-Detached Dwelling
157 Lemarchant Rd	Rn	Single Detached & Sub.Apt
75-77 Long's Hill	Rn	Single Detached & Sub.Apt
23 Mullock St	Rn	Single Detached Dwelling
12 Parsonage Dr	Rn	Single Detached Dwelling
139 Southern Shore Hwy	Rn	Single Detached Dwelling
21 Stephano St	Rn	Single Detached Dwelling
2 Wallace Pl	Rn	Semi-Detached Dwelling
14 Wallace Pl	Rn	Single Detached Dwelling
16 Wallace Pl	Rn	Single Detached Dwelling
77 Doyle's Rd	Sw	Single Detached Dwelling
49 Grieve St	Sw	Single Detached Dwelling
2 Ophelia Pl	Sw	Single Detached & Sub.Apt
23 Mckay St	Sw	Single Detached Dwelling
8 Mogridge St	Sw	Semi-Detached Dwelling

This Week \$ 1,641,619.00

Class: Demolition

This Week \$.00
 This Week's Total:v \$ 7,388,659.00
 Repair Permits Issued: 2014/11/13 To 2014/11/19 \$ 71,400.00

Legend

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

YEAR TO DATE COMPARISONS			
November 25, 2014			
TYPE	2013	2014	% VARIANCE (+/-)
Commercial	\$93,760,000.00	\$169,741,000.00	81
Industrial	\$2,131,000.00	\$125,300.00	-94
Government/Institutional	\$79,798,000.00	\$77,940,000.00	-2
Residential	\$152,142,000.00	\$131,833,000.00	-13
Repairs	\$4,559,000.00	\$4,998,000.00	10
Housing Units (1 & 2 Family Dwellings)	421	299	
TOTAL	\$332,390,000.00	\$384,637,300.00	16

Respectfully Submitted,

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

SJMC2014-11-24/531R

It was decided on motion of Councillor Galgay; seconded by Deputy Mayor Ellsworth: That the recommendations of the Director of Planning and Development with respect to the Building Permits list for the period November 13, 2014 to November 19, 2014 be approved.

Requisitions, Payrolls and Accounts

Council considered the requisitions, payrolls and accounts for the week ending November 19, 2014.

**Weekly Payment Vouchers
For The
Week Ending November 19, 2014**

Payroll

Public Works	\$ 396,227.06
Bi-Weekly Administration	\$ 830,779.28
Bi-Weekly Management	\$1,028,607.69
Bi-Weekly Fire Department	\$ 652,950.67
Accounts Payable	\$4,403,784.47
 Total:	 \$ 7,312,349.17

SMC2014-11-17/532R

It was decided on motion of Councillor Galgay; seconded by Deputy Mayor Ellsworth: That the Payrolls and Accounts for the week ending November 19, 2014 be approved.

1 East Middle Battery Road

Council considered the memorandum dated November 19, 2014 from the City Solicitor regarding the above-noted. The City requires an easement for the installation of a sewer line in the front of 1 East Middle Battery Road. The owner has agreed to accept \$6,000 plus legal fees for this easement.

SMC2014-11-17/533R

It was decided on motion of Councillor Galgay; seconded by Deputy Mayor Ellsworth: That approval be given to the acquisition of a sewer line easement in front of 1 East Middle Battery Road at a cost of \$6,000 plus legal fees.

Council Meetings – Christmas Season

Council considered a memorandum dated November 21, 2014 from the City Clerk regarding the above noted.

SMC2014-11-17/534R

It was decided on motion of Councillor Galgay; seconded by Deputy Mayor Ellsworth: That Council suspend its meetings for the weeks of December 22nd, and 29th, 2014 with the final meeting for 2014 being December 15th, and the first meeting for 2015 being Monday, January 5th, 2015.

Councillor Sandy Hickman

- Councillor Hickman along with other Councillors commended the Cochrane St. United Church for their adaptive reuse of this building, particularly to support affordable housing initiatives. This is a creative solution that enables the building to remain sustainable while fulfilling much needed housing. Reference was made to the long term challenges that will be faced by other ecclesiastical buildings in the Downtown area and the City's need to seek solutions to offset these challenges.

Councillor Danny Breen

- Councillor Breen commended two City Public Works staff: Randy Kean and Jeremy Keating who during their ice control duties one evening last week noticed smoke emanating from a boarded up property on Maunder's Lane. They quickly alerted the Fire Department and neighbours. Their efforts helped lessen what could have

otherwise been a devastating situation. Councillor Breen requested that the City investigate the possibility of removing the remains of the property from this site, which has been boarded up for many years and was the scene of a previous fire.

- Councillor Breen requested the status of heavy equipment situated on Portugal Cove Road which has not moved for some time. The Deputy City Manager of Planning, Development & Engineering advised that the contractor has to do another dig on this site and has been waiting on a piece of equipment to carry out this work. The equipment has now arrived and he anticipates that the dig will take place in the near future and the heavy equipment subsequently removed from the site.

Councillor Jonathan Galgay

- Councillor Galgay referenced the report of the Canadian Federation of Independent Business which was recently reviewed by Municipalities NL. MNL feels the report is misleading when it comes to municipal budgeting which is particularly frustrating given the extensive consultation provided to the CFIB. He urged members of Council wishing to read the report, to do so with caution, as it contains inaccurate information.

Councillor Bruce Tilley

- Councillor Tilley referenced the problems with vandalism in parks in his ward, particularly in the Canada Drive area. One homeowner's garage was presumably set on fire as a result. He requested that patrol staff enhance their patrols of this area.

Adjournment

There being no further business the meeting adjourned at 5:37 p.m.

MAYOR

CITY CLERK

MEMORANDUM

Date: November 26, 2014

To: His Worship the Mayor and Members of Council

Re: **PDE file no. 0900168 (B-17-Q.5)**
St. John's Development Regulations Amendment No. 604, 2014
Proposed Rezoning from CDA to RQ and O Zones for 6-Lot Residential Subdivision
39B and 39C Road (former School House Hill Site)
39 Quidi Vidi Village Road, and City-owned land to the west (Ward 2)
Applicant: Powder House Hill Investments Limited

An application has been submitted by Powder House Hill Investments Ltd. to rezone land on the former School House Hill site off Quidi Vidi Village Road for a proposed residential subdivision on which six (6) single detached houses with driveways would be developed – the house at 41 Quidi Vidi Village road would share a driveway with its neighbour. This was referred to a public meeting on March 12, 2013, and to Council's regular meeting on July 22, 2013.

Since then, the applicant has submitted a revised site plan to address some concerns raised at the meeting.

Zoning and Development

The subject property is in the Residential Medium Density District of the St. John's Municipal Plan and is zoned Comprehensive Development Area 6 (CDA-6) and Open Space (O) under the St. John's Development Regulations. The CDA Zone is a holding zone, pending a comprehensive plan for development. Residential uses may be entertained in the CDA-6 Zone with a maximum density of 50 dwelling units per net hectare.

The Quidi Vidi Village Development Plan adopted in principle by Council in 2006 called for maintaining a circle of green around the upper reaches of the village. Regarding the subject property, the QVV Development Plan recommended that it could be developed with "roadside housing in a way that integrates the homes into the landscape". An underground pipeline bisects the site, and the applicant proposes to rezone the property north of the pipeline, furthest from the road and overlooking Quidi Vidi Lake, to the Open Space (O) Zone.

This is the latest in a series of applications to develop this site in various ways. In the 1980s the site was proposed for a hotel. In recent years there have been applications to develop the land with various types of houses and road layouts. In 2012 an application to rezone and develop an apartment building was withdrawn by the applicant in favour of working toward development that is in keeping with the QVV Development Plan (file B-17-Q.1 – 2012).

The application has been found suitable by the City's transportation staff for site visibility from the proposed driveways. The applicant modified the site plan to provide a sidewalk along the frontage of the property, extending west along the frontage of the neighbouring house at 39 Quidi Vidi Village Road. Please note that this house (not part of the subject property) is in the CDA-6 Zone and is recommended by staff for rezoning, along with a parcel of City-owned land next to the walking trail that connects Quidi Vidi Village Road to the Grand Concourse trail around Quidi Vidi Lake.

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DEPARTMENT OF PLANNING

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

The applicant has been dealing with the neighbouring property at 41 Quidi Vidi Village Road which does not have frontage on a public road. The residents there traditionally used the lane that ran alongside the old schoolhouse (now demolished) for access, crossing the subject property. The City has been working with the applicant to ensure that the property at 41 Quidi Vidi Village Road will not be landlocked by the new development and will continue to have access to the public road.

The applicant was asked to provide typical building elevations and produced photographs of 3-storey houses similar in style to the houses on Regiment Road nearby. Please note that the subject property is not in a designated heritage area.

Recommendation

The present application is for a low-density residential development that meets the recommendation of the Quidi Vidi Village Development Plan (2006) for “roadside housing in a way that integrates the homes into the landscape”.

Therefore, it is recommended that Council adopt the attached St. John’s Development Regulations Amendment No. 604, 2014. This would have the effect of rezoning the front portion of the subject property at 39B and 39C Quidi Vidi Village Road, as well as the adjoining house at 39 Quidi Vidi Village Road and a parcel of City-owned land, from the CDA-6 Zone to the Residential Quidi Vidi (RQ) Zone. The rear portion of the subject property, from the underground pipeline to the northern property boundary overlooking Quidi Vidi Lake, would be rezoned from CDA-6 to the Open Space (O) Zone. No Municipal Plan amendment would be required.

This is provided for Council’s consideration.

Ken O’Brien, MCIP
Chief Municipal Planner

KOB/dlm

Attachments

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 604, 2014**

WHEREAS the St. John's Municipal Council wishes to rezone lands at Quidi Vidi Village Road to allow their residential development in keeping with the Quidi Vidi Village Development Plan,

BE IT THEREFORE RESOLVED that the St. John's Municipal Council hereby adopts the following map amendment to the St. John's Development Regulations pursuant to the provisions of the Urban and Rural Planning Act, 2000:

Rezone lands situated at 39, 39B, 39C, and an adjoining parcel of City-owned land [Parcel ID #'s 20363, 17539, 18004, and part of 36099] from the Comprehensive Development Area 6 (CDA 6) Zone to the Residential Quidi Vidi (RQ) Zone and the Open Space (O) 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 December, 2014.

Mayor

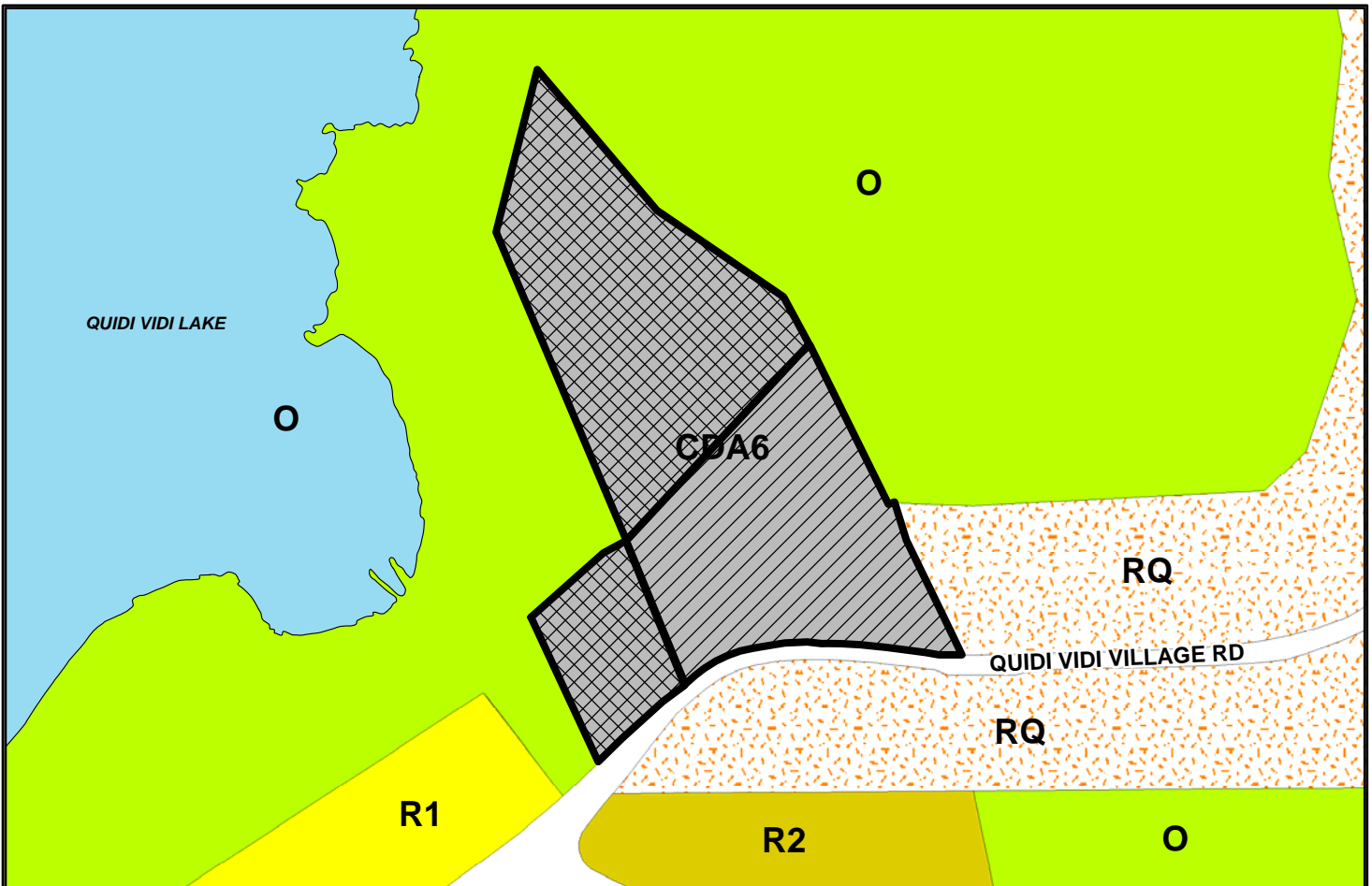
MCIP

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

City Clerk

Council Adoption

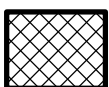
Provincial Registration




**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 604, 2014
[Map Z-1A]**

2014 09 25 SCALE: 1:2500
CITY OF ST. JOHN'S
DEPARTMENT OF PLANNING,
DEVELOPMENT & ENGINEERING

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

 AREA PROPOSED TO BE REZONED FROM COMPREHENSIVE
DEVELOPMENT ARE 6 (CDA6) LAND USE ZONE
TO OPEN SPACE (O) LAND USE ZONE

 AREA PROPOSED TO BE REZONED FROM COMPREHENSIVE
DEVELOPMENT AREA 6 (CDA6) LAND USE ZONE TO
RESIDENTIAL QUIDI VIDI (RQ) LAND USE ZONE

39 & 39B Quidi Vidi Village Road

M.C.I.P. signature and seal

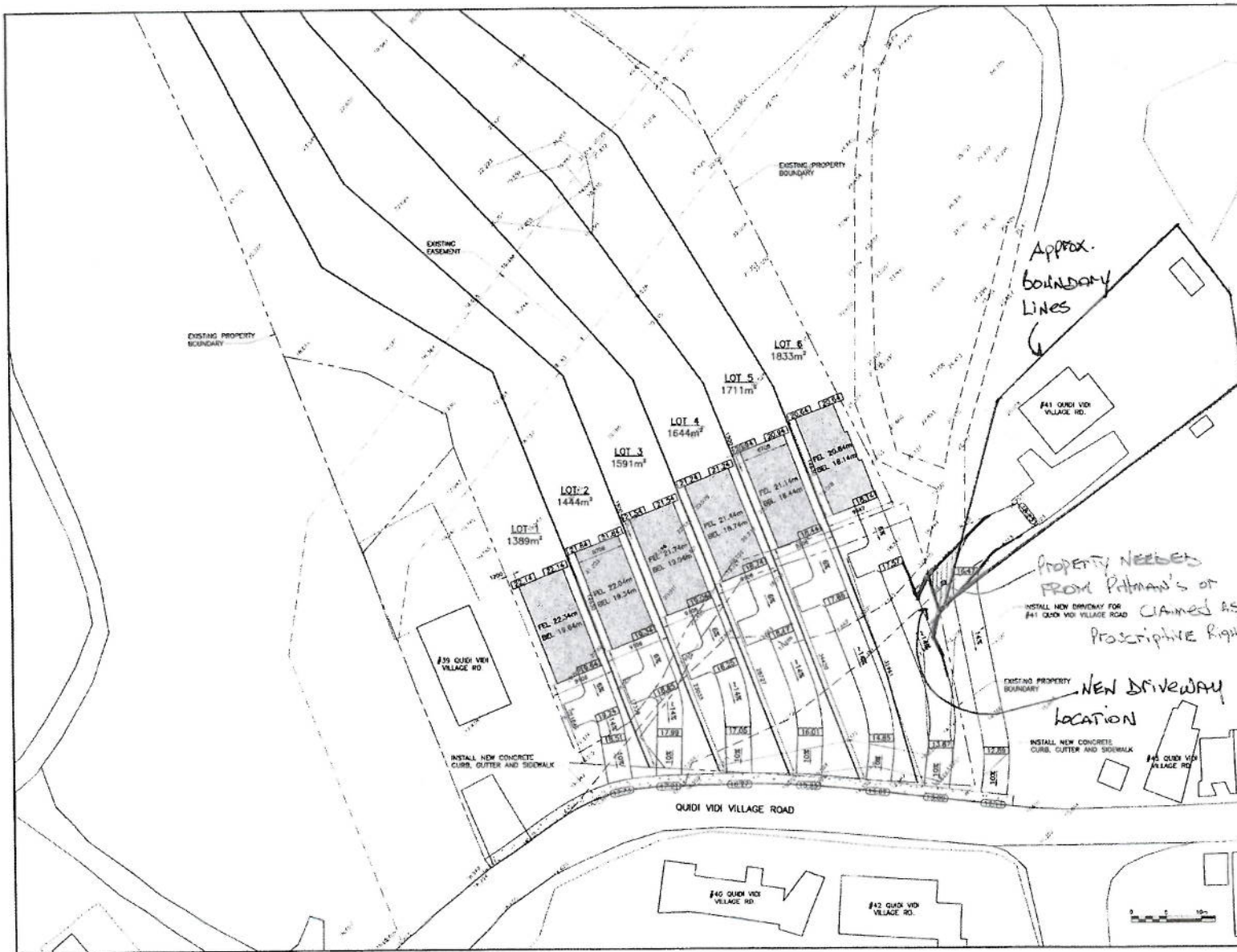
Mayor

City Clerk

Council Adoption

Provincial Registration





GENERAL NOTES	
<p>D. REVISED FOR CLUMP REVIEW D.J.M. 10/20/10</p> <p>C. REVISED FOR CLUMP REVIEW D.J.M. 10/20/10</p> <p>B. REVISED FOR CLUMP REVIEW D.J.M. 10/20/10</p> <p>A. REVISED FOR CLUMP REVIEW D.J.M. 10/20/10</p>	
<p>REVISED BY: D.J.M. DATE: 10/20/10</p>	
<p>A - PLAN, SECTION, ELEVATION OR DETAIL NO.</p> <p>B - NO. OF DRAWING SHEETS ABOVE IS DRAWN</p>	
<p>PRELIMINARY ONLY NOT FOR CONSTRUCTION</p>	
<p>DYNAMIC DEVELOPMENT SERVICES LTD.</p> <p>10000 QUIDI VID VILLAGE RD. 10000 QUIDI VID VILLAGE RD.</p> <p>ST. JOHN'S, NL ST. JOHN'S, NL</p>	
<p>PROJECT NAME: POWDER HOUSE HILL INVESTMENTS LIMITED</p>	
<p>PROJECT TITLE: PROPOSED RESIDENTIAL DEVELOPMENT QUIDI VID VILLAGE ROAD</p>	
<p>DRAWING TITLE: PRELIMINARY LOT LAYOUT</p>	
<p>DESIGNED BY: D.J.M.</p>	<p>DATE: SEPT 2012</p>
<p>DRAWN BY: AS SHOWN</p>	<p>SCALE: AS SHOWN</p>
<p>PROJECT No. 08227</p>	<p>Sheet No. PR10</p>
<p>DATE: D</p>	<p>SCALE: AS SHOWN</p>

COUNCIL DIRECTIVE

REGULAR MEETING

Date: 2013/07/22 12:00:00 AM

CD# R2013-07-22/7

To: Jason Sinyard
Position: Director of Planning and Development
RE: Department of Planning File No. B-17-Q Zone for a 6-Lot Residential Subdivision
 Quidi Vidi Village Road (former School House Hill Site) (Ward 2)
 Applicant: Powder House Hill Investments Limited

DECISION: Council agreed that subject to the proponent's submission of elevations from various public view scapes (noted below), ensuring that the profile of the development is unobtrusive; staff be directed to prepare amendments to rezone the front portion of the subject property from the CDA-6 Zone to the Residential Quidi Vidi (RQ) Zone. The adjoining house at 39 Quidi Vidi Village Road would also be rezoned. The rear portion of the subject property, from the underground pipeline to the northern boundary would be rezoned from CDA-6 to Open Space (O) Zone. No Municipal Plan amendment is required.

Elevation Perspectives:

1. From the north side of Quidi Vidi Lake (The Boulevard);
2. From the south side of Quidi Vidi Lake (along the trailway);
3. From Forest Road entering into Quidi Vidi Village.

Action: As required.
Date: 2013/07/22
Signed by: Neil A. Martin
 Deputy City Manager, Corporate Services & City Clerk

Status Comments:

Closed By: Jason Sinyard

mem

cc:
 Planning/Dev./Eng.

Response Required: YES
Response deadline: 2013/08/30
Response Received:

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 December 1, 2014**

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	Rural (R) Zone	1	<p>A Discretionary Use Application has been submitted to the City of St. John's by Rogers Communications Inc. requesting concurrence to construct a telecommunications tower located at 42 Sugarloaf Place.</p> <p>In accordance with its obligations under the Radio communication Act and Industry Canada's Tower Siting Procedure CPC-2-0-03, the City of St. John's hereby notifies residents in the vicinity of 42 Sugarloaf Place of Rogers' intention to install an antenna system consisting of:</p> <ul style="list-style-type: none"> • a thirty-five (35) metre high self-support tower; • a 3.0m x 2.5m equipment shelter at the base of the tower; and • a 2.0 metre high steel wire fence surrounding the shelter and the tower. 				No submissions received	The Planning and Development Division recommends approval of the application subject to all applicable City requirements.

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

REPORT PLANNING & DEVELOPMENT STANDING COMMITTEE

November 18, 2014

In Attendance: Councillor Tom Hann, Chairperson
Councillor Bruce Tilley
Councillor Danny Breen
Councillor Wally Collins
Neil Martin, City Manager
Dave Blackmore, Deputy City Manager Planning, Engineering and
Development
Brendan O'Connell, Director of Engineering
Jason Sinyard, Director – Planning & Development
Ken O'Brien, Chief Municipal Planner
Maureen Harvey, Senior Legislative Assistant

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

Oceanex Inc. has applied to have a large block of raw land situated at 275 Conception Bay South Bypass Road rezoned to the Industrial General (IG) Zone. The rezoning is to accommodate development of a "Transportation and Logistic Park". The applicant has supplied a preliminary site plan and a preliminary Land Use Assessment Report (LUAR) prepared by Newlab Engineering Ltd. along with a plan showing a road interchange to be constructed in order to provide the subject property with site access. An amendment to the Municipal Plan is not required.

Recommendation:

Moved by Councillor Tilley: That approval be given to the application made by Oceanex Inc. to rezone a large block of raw land situated at 275 Conception Bay South Bypass Road to the Industrial General (IG) Zone to accommodate development of a "Transportation and Logistic Park". Further that approval be given to the attached Terms of Reference for a Land Use Assessment Report, the application be advertised in accordance with the requirements of Section 5.5 of the Development Regulations and a public meeting be held which is to be chaired by a member of Council .

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2. PDE File: 14-00014**Application to Rezone Property from Open Space Reserve (OR) to Rural Residential Infill (RRI)****140 Shoal Bay Road, Ward 5**

The City has received an application to rezone 2275 square metres (0.6 acre) of land situated approximately 150 metres (500 feet) beyond the end of the existing Shoal Bay Road from Open Space Reserve (OR) to Rural Residential Infill (RRI). The rezoning is for the purpose of accommodating development of four (4) residential building lots with onsite water and sewer services.

Recommendation

Moved by Councillor Breen: That the application to rezone 2275 square metres (0.6 acres) of land situated approximately 150 metres (500 feet) beyond the end of the existing Shoal Bay Road from Open Space Reserve (OR) to Rural Residential Infill (RRI) for the purpose of accommodating development of four(4) residential building lots with onsite water and sewer services be rejected.

Councillor Collins dissented.

3. Department of Planning File Number: REZ1400021**Fowler's Road, Goulds, Ward 5****Proposed Rezoning from the Rural (R) Zone to the Commercial Industrial (CI) Zone.**

Pasadena Equipment Services has submitted an application to rezone a parcel of land approximately 12 hectares (30 acres) in size located to the south of Fowler's Road [Parcel ID #44614], from the Rural (R) Zone to the Commercial Industrial (CI) Zone. The purpose of the rezoning is to allow for the development of a concrete batch plant and an office building. A preliminary development plan has been submitted to the City as part of the rezoning application.

This rezoning would not necessarily require a Municipal Plan amendment, as industrial zones may be permitted in the Rural District on a conditional basis.

Recommendation

Moved by Councillor Breen; seconded by Councillor Tilley: That the application submitted by Pasadena Equipment Services to rezone a parcel of land approximately 12 hectares (30 acres) in size located to the south of Fowler's Road from Rural (R) Zone to the Commercial Industrial (CI) Zone be rejected as the proposed development would adversely impact the proposed Commercial/Light Industrial development approved in 2012 with respect to noise, dust and traffic. In addition, the proposed development is located on a parcel of land that extends to the Manuels River which is considered by the Town of Conception Bay South to be a key amenity to the Town and an important tourist asset, which if approved could negatively affect the river environment.

4. PDE File: REZ1400023

Proposed Rezoning from the Rural Residential (RR) Zone to the Commercial Neighbourhood (CN) Zone

756 Blackmarsh Road, Ward 3

Kanstor Inc. has submitted an application to rezone a parcel of land approximately 1.6 hectares (4 acres) in size located on the north side of Blackmarsh Road [Parcel ID #33911], from the Rural Residential (RR) Zone to the Commercial Neighbourhood (CN) Zone to allow for the development of a steel storage building to the rear of the existing house. A preliminary development plan has been submitted.

This rezoning would require a Municipal Plan amendment, as commercial zones are not permitted in the RLD District.

Recommendation:

Moved by Councillor Tilley; seconded by Councillor Collins: That the application by Kanstor Inc. to rezone a parcel of land approximately 1.6 hectares (4 acres) in size located on the north side of Blackmarsh Road from the Rural Residential (RR) Zone to the Commercial Neighbourhood (CN) Zone to allow for the development of a steel storage building to the rear of the existing house be rejected. This rejection is on the basis it would create an unserviced commercial development contrary to the policies of the City of St. John's Municipal Plan. Spot-zoning in this instance would contradict policy and regulations and would likely have a negative impact upon this predominantly residential area.

5. PDE File: REZ1400025

Proposed Rezoning to the Residential Medium Density (R2) Zone for 11 Single Detached Dwellings

591-609 Southside Road, Ward 5

Applicant: RJC Services

The City has received an application from RJC Services on behalf of their clients to rezone 591-609 Southside Road from the Open Space Reserve (OR) and Residential Low Density (R1) Zones to the Residential Medium Density (R2) Zone. The application is for the purpose of rezoning land to allow for the development of 11 single family dwellings. A Municipal Plan amendment would be required.

Recommendation

Moved by Councillor Breen; seconded by Councillor Collins: That the application submitted by RJC Services to rezone 591-609 Southside Road from the Open Space Reserve (OR) and Residential Low Density (R1) Zones to the Residential Medium Density (R2) Zone to facilitate the development of 11 single family dwellings, proceed to a public hearing which is to be chaired by a member of Council. It is further recommended that, if approved, all development including road upgrades/widening and removal of the retaining wall will be at the cost of the developer.

As a Municipal Plan amendment would also be required if the rezoning were to proceed, a recommendation to hold public hearing chaired by an independent commissioner will be brought forward at a later date.

6. PDE File: REZ1400024

11 L'Anse Aux Meadows Crescent, Ward 3

Application to Rezone Land and Develop Two Apartment Buildings

Applicant: 68029 Newfoundland and Labrador

68029 Newfoundland & Labrador Inc. has submitted an application to rezone undeveloped property situated at 11 L'Anse Aux Meadows Crescent from the Commercial Office (CO) Zone to the Apartment Medium Density (A2) Zone for the purpose of two 4-storey buildings containing approximately 158 apartment units. Off-street parking will be provided in the ground level of each building and in a central, surface parking area. A preliminary site plan, building elevation renderings and a property survey have been received from the applicant. An amendment to the Municipal Plan will not be required.

Recommendation

Moved by Councillor Tilley; seconded by Councillor Collins: That the application submitted by 68029 Newfoundland and Labrador Inc. to rezone undeveloped property situated at 11 L'Anse Aux Meadows Crescent from the Commercial Office (CO) Zone to the Apartment Medium Density (A2) Zone for the purpose of two 4-storey buildings containing approximately 158 apartment units move forward with approval of the attached draft Terms of Reference and subsequent receipt of a satisfactory Land Use Assessment Report. Pending acceptance, the application will be advertised in accordance with the requirements of Section 5.5 of the Development Regulations and a public meeting chaired by a member of Council will be scheduled. Following this, the rezoning application could be referred to a Regular Meeting of Council for final consideration.

7. PDE File: REZ1400013
Proposed Rezoning to the Commercial Regional (CR) Zone
40 Reservoir Road, Ward 5
Applicant: KMK Capital Inc.

The City has received an application from KMK Capital Inc. to rezone land at Civic 40 Reservoir Road to the Commercial Regional (CR) Zone. The purpose of the rezoning application is to allow for the future commercial development of the site, which is part of the Glencrest/ Galway development. A Municipal Plan amendment would not be required.

Recommendation

Moved by Councillor Tilley; seconded by Councillor Collins: That the application submitted by KMK Capital Inc. to rezone land at Civic No. 40 Reservoir Road to the Commercial (CR) Zone advance such that it be advertised for public review and comment. Upon completion of the process, the amendment will be referred to a future Regular Meeting of Council for consideration of adoption.

Councillor Tom Hann
Chairperson

REPORT FINANCE & ADMINISTRATION STANDING COMMITTEE NOVEMBER 19, 2014

IN ATTENDANCE:

Councillor Danny Breen, Chairperson
 Councillor Tom Hann
 Councillor Dave Lane
 Councillor Art Puddister
 Councillor Wally Collins
 Councillor Bruce Tilley
 Mr. Neil Martin, City Manager
 Mr. Dave Blackmore, Deputy City Manager- Planning, Development & Engineering
 Mr. Robert Bishop, Deputy City Manager, Financial Management
 Ms. Jill Brewer, Deputy City Manager, Community Services
 Mr. Kevin Breen, Deputy City Manager, Corporate Services (1:50 pm)
 Mr. Sean Janes, Senior Internal Auditor
 Ms. Maureen Harvey, Senior Legislative Assistant

1. Quidi Vidi Rennies River Development Foundation – Suncor Fluvarium.

Representing the Foundation were: Mr. John Perlin, Chair Emeritus; Mr. Dan Helmbold- General Manager and Mr. Craig Jackson

The Committee entertained the above-noted delegation who presented a letter requesting a sustaining grant of \$60K per year for the next three years for the operation of the Suncor Fluvarium – an integral part of the QVRRDF. A copy of the letter substantiating the request along with the Foundation's Financial Statements for the year ending March 31, 2014 are available from the Office of the City Clerk.

Discussion took place on the merits of the request and recognizing it is not in keeping with City policy to provide operational funding to not-for-profit organizations, particularly to cover deficits, it was agreed that the Foundation be requested to re-consider revising the request in the form of a capital contribution request.

Recommendation

Moved by Councillor Collins; seconded by Councillor Lane that the request made Quidi Vidi Rennies River Development Foundation for funding in the amount of \$60K per year over a three year period, be rejected. However, the Foundation is to be

ST. JOHN'S

advised that it may consider a request which is brought forward in the form of a multi-year capital program.

2. **Memorandum from the Deputy City Manager – Financial Management dated November 4, 2014 re: Reception/Dinner for US/Canadian Government Finance Officers Association’s Standing Committee on Canadian Issues.**

The Committee discussed the above noted request to host a reception and dinner for a meeting being held in St. John’s on January 30th and 31st.

Recommendation

Moved by Councillor Hann; seconded by Councillor Puddister: That approval be given to host a reception and dinner for a meeting of the US/Canadian Government Finance Officers Association’s Standing Committee on Canadian Issues.

3. **Letter dated October 27, 2014 from Opera on the Avalon for a three year sustained funding grant to assist in the production of Beaumont Hamel commemoration opera “Ours”.**

The Committee reviewed an email letter from Opera on the Avalon requesting three year sustained funding grant from the City to help produce the Beaumont Hamel commemoration opera “Ours”.

Their fundraising goal for the event is \$1.4 million dollars for which some major gifts from foundations and companies such as Telus, RBC, the Canada Council, NL Arts Council and the Patten Family Foundation.

Discussion took place with agreement that this request be forwarded to the First World War Commemorative Grants Program for consideration.

Recommendation

The Committee recommends that the application for funding by Opera on the Avalon be referred to the City’s First World War Commemorative Grants Program for consideration.

4. **Letter dated October 9, 2014 from Home Share NL re: request for an increase in supportive housing funding.**

The Committee reviewed a request from Home Share NL who advises it is entering into a new phase of program development with the intention of developing a strategic plan to identify new areas of expansion and business development and to assist other regions in the Province to establish a Home Share model. It is requesting an increase in funding from the current \$15,000 per year to \$50,000 per year for the years 2015-2017 inclusive.

While the Committee and Council is very supportive of the program, and it's fit with the affordable housing plan and the City's roadmap, the request fall within the guidelines of the City's Community Grants Program.

Recommendation

The Committee recommends referral of the application of increased funding from Home Share NL to the Community Grants Program for consideration.

5. Policy 14-11-10 – Vehicle Reverse Parking Policy

The Committee considered a request from the Deputy City Manager of Corporate Services to approve the above noted policy as follows:

Purpose

To advocate “reverse parking” for all City employees, contractors, and visitors both at work and at home in areas where the parking stalls are not angled. It is well accepted in leading safety organizations that it is much safer to “back in” than to back out.

Some of the reasons include:

- Front facing vehicles can be driven out more easily in an emergency situation
- Pedestrians (and children) can be seen more easily when driving forward out of a parking spot
- Other vehicles can be seen more easily when driving forward out of a parking spot
- Employees tend to arrive on site over a more varied time-frame and park when there is lower vehicle activity
- Employees tend to leave the site (generally) in groups at fixed times (4 pm and 4:30 pm etc.) creating higher vehicle activity
- A two year study carried out in the United Kingdom showed that companies who employ a Reverse Parking Policy had a far lower incidence rate of minor car park collisions and accidents involving pedestrians

Some Basic Guidelines for Parking Garage and Lot Safety

- Pay attention to all posted signage
- Always stop for pedestrians
- Watch for other vehicles entering and exiting the parking areas
- Obey any posted speed limits
- Use only one space and leave room for others
- Stop at all entrance and exit areas before proceeding and stop at all crosswalks
- Pay attention to traffic flow

Recommendation

Moved by Councillor Hann; seconded by Councillor Bruce Tilley: That approval be given to the implementation of Policy 14-11-10 Vehicle Reverse Parking Policy.

6. Request dated October 28, 2014 from Downtown St. John's re: Santa Shuttle

The Committee reviewed a request from Downtown St. John's to provide funding as it does every year to provide the Santa Shuttle which is a 10-shuttle bus service from Confederation Building to the Circular Road area as well as a 10-shuttle bus service from Bowring Park to Mile One Stadium. The total cost is \$5,300 plus HST.

Recommendation

Moved by Councillor Tilley; seconded by Councillor Lane: That approval be given to grant funding to Downtown St. John's for the provision of a shuttle service for the Santa Claus Parade. It was further recommended that the Downtown St. John's be instructed apply for this funding in subsequent years through the Community Grants Program.

7. Request dated November 14, 2014 from VOCM Cares Foundation re: Avalon Mall – VOCM Happy Tree Campaign

Consideration was given to a request from the VOCM Cares Foundation for funding for the Avalon Mall-VOCM Happy Tree Campaign.

As this request is outside the scope of City policy the following recommendation is brought forward:

Recommendation

That the request for funding from the VOCM Cares Foundation to contribute to the 2014 Avalon Mall-VOCM Happy Tree Campaign be denied as it does not meet the required criteria for funding.

Councillor Danny Breen
Chairperson

**Report/Recommendations
Public Works Standing Committee
November 20, 2014**

In Attendance: Councillor Jonathan Galgay, Chairperson
Councillor Bruce Tilley
Paul Mackey, Deputy City Manager of Public Works
Dave Blackmore, Deputy City Manager of Planning, Development & Engineering
Brendan O'Connell, Director of Engineering
Don Brennan, Director of Roads & Traffic
Steve Colford, Manager of Waste & Recycling
Phil Hiscock, Manager of Roads
Brian Head, Manager of Parks & Open Spaces
Dawn Corner, Manager of Traffic
David Crowe, Operations Supervisor
Susan Bonnell, Manager of Communications
Karen Chafe, Senior Legislative Assistant

1. **Awareness Campaign for RHB Landfill**

The Committee met with Susan Bonnell, Manager of Communications to discuss the marketing and communications action plan for the covering and securing of loads to the Robin Hood Bay Landfill. Despite efforts over recent years to address this issue, complaints about litter, particularly on the road leading to the Waste Management Facility, continue to rise. Council during its regular meeting of September 8, 2014 directed that City staff address the issue via an enhanced communications strategy. Key messaging will be disseminated via printed materials; the installation of permanent signs at the entrance to Robin Hood Bay; a page on the Curbit website; YouTube video; television commercial blitz to run in April/May and October; and promotion via social media. The message will also be coordinated with the RNC and Highway Enforcement and will be shared with other regional municipalities who use the RHB Landfill.

The Committee endorsed the communications strategy as presented which will take place in the Spring of the New Year.

2. **Communities in Bloom Participation**

The Committee considered a memorandum dated November 12, 2014 from the Manager of Parks and Open Spaces recommending the City's participation in the Communities in Bloom Program. The City of St. John's and Clean St. John's participated in the Communities in Bloom Symposium and Awards presentation in Charlottetown, P.E.I. this past September. During July and August, trained volunteer judges travel to participating communities to evaluate the overall contributions of municipal councils and departments; industry; businesses and volunteers with respect to the following criteria: tidiness, environment, heritage conservation, urban forestry, landscape and floral displays. The estimated cost of commitment is \$17,000 - \$20,000.

The Committee recommends that the City of St. John's participate in the Communities in Bloom program subject to the following:

- **that participation from various municipal departments is available to assist with the program;**
- **that Clean St. John's be agreeable to taking on the lead role in organizing the volunteer and business based involvement.**

3. Northern Pond Water Shed Reserve – Illegal Dumping

The Committee considered a memorandum dated November 10, 2014 from the Manager of Parks and Open Spaces regarding the above noted. As a result of the City's surveillance operation focused on the prevention of illegal dumping and the prosecution of those involved in this activity, it was identified that the Northern Pond/Thomas Pond area which is a water shed reserve, has been the site of illegal dumping, i.e. household and recreational garbage, lumber, pallets, metal and plastic barrels, tarps, discarded lawn furniture, etc. Several sewer lines leading from 50-60 camping units and former camp sites were also found. A clean-up of the area was conducted consisting of ten Public Works staff utilizing various pieces of heavy equipment to take away 41 tons of metal and non-metal debris. The cost of the collection was \$16,000.

The Committee recommends that prior to spring 2015, the Public Works Department install signage identifying restrictions to the occupation of watershed reserve lands and penalties for illegal dumping, in an effort to limit the detrimental environmental activity at this location.

**Councillor Jonathan Galgay
Chairperson**

MEMORANDUM

REPORT / RECOMMENDATIONS TO COUNCIL

Development Committee
Tuesday, November 25, 2014

The following matters were considered by the Development Committee at its meeting held on November 18, 2014. A staff report is attached for Council's information.

1. **Department of Planning, Development & Engineering File No. DEV1400291**
Proposed Building for Commercial/Retail Space
373 Kenmount Road - Ward 4
Commercial Highway (CH) Zone

The Development Committee recommends approval-in-principle of the development subject to the following conditions:

- The project meeting all the conditions determined by the Department of Planning, Development & Engineering.
2. **Department of Planning, Development & Engineering File No. CRW1400026**
Proposed Crown Land Grant
Proposed Land to be included in Glencrest/Galway Developments
Department of Environment & Conservation File 146540 & 146541
Crown Land Grant Referral for 20.87 Hectares & 4.83 Hectares
970 Cochrane Pond Road - Ward 5
Rural (R) Zone & Open Space Reserve (OR) Zone

The Development Committee recommends Council grant approval for the above noted Crown Land Grants. The development of the site is subject to 10718 NLFD Inc. submitting a development application. Final approval is subject to the developer satisfying all requirements of the City of St. John's

(Original Signed)

David Blackmore
Deputy City Manager – Planning, Development & Engineering

DB/sf

Attachment

ST. JOHN'S

MEMORANDUM

Date: November 25, 2014

To: His Worship the Mayor and Members of Council

From: David Blackmore – Deputy City Manager, Planning, Development & Engineering;
Chair - Development Committee

**Re: Department of Planning, Development & Engineering File No. DEV1400291
Proposed Building for Commercial/Retail Space
373 Kenmount Road - Ward 4
Commercial Highway (CH) Zone**

An application has been submitted by Atlantican General Trading Inc., to the City requesting an approval-in-principle to develop 2.67 acres of a 6.0 acre site to provide a pre-engineered building at 373 Kenmount Road. The applicant has advised that the proposed building will have a total floor area of 24,000ft² and used for commercial/retail space.

The subject site is located in the Commercial Highway (CH) Zone where the maximum height is 15 meters and the maximum floor area ratio (FAR) is set at 1.0.

Density and height have been satisfied under the zone requirements and all parking requirements have been met.

Recommendation:

The Development Committee recommends approval-in-principle of the development subject to the following conditions:

- The project meeting all the conditions determined by the Department of Planning, Development & Engineering.

(Original Signed)

David Blackmore
Deputy City Manager - Planning, Development & Engineering

MLB/kc

ST. JOHN'S

MEMORANDUM

Date: November 25, 2014

To: His Worship the Mayor and Members of Council

From: David Blackmore, Deputy City Manager, Planning, Development & Engineering;
Chair - Development Committee

**Re: Department of Planning, Development & Engineering File No. CRW1400026
Proposed Crown Land Grant
Proposed Land to be included in Glencrest/Galway Developments
Department of Environment & Conservation File 146540 & 146541
Crown Land Grant Referral for 20.87 Hectares & 4.83 Hectares
970 Cochrane Pond Road - Ward 5
Rural (R) Zone & Open Space Reserve (OR) Zone**

Two applications for Crown Land Grants have been submitted to the Development Division for land to be included in the future Glencrest/Galway Development. This parcel of Crown Land is located in the Rural (R) Zone and Open Space Reserve (OR) Zone. It should be noted that this parcel surrounded by land owned by the applicant 10718 NFLD Inc. The parcels of land are 20.87 hectares and 4.83 hectares in size.

The Development Committee has reviewed the Crown Land Grant referral and is of the opinion that the proposed Crown Land Grant should be permitted. Should the applicant be successful in obtaining the Crown Land Grant, a formal development application must be submitted to the City for review and approval prior to the commencement of any development on the site.

Recommendation:

Council grant approval for the above noted Crown Land Grants. The development of the site is subject to 10718 NLF D Inc. submitting a development application. Final approval is subject to the developer satisfying all requirements of the City of St. John's.

(Original Signed)

David Blackmore
Deputy City Manager - Planning, Development & Engineering

AAM/kc

ST. JOHN'S

MEMORANDUM

Date: **November 28, 2014**

To: **His Worship the Mayor
and Members of Council**

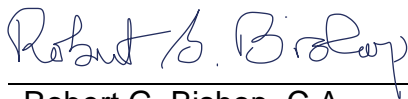
From: **Robert G. Bishop, C.A.
Deputy City Manager,
Financial Management**

Re: **Borrowing Resolutions**

To this point the City has been able to provide the interim financing for the ongoing construction of the Convention Centre expansion and the new Wedgewood Park facility from operating cash flows. We have now reached the point where we need to arrange for interim financing for these projects to provide the funds needed for completion.

We have arranged with the City's bank for two separate unsecured revolving facilities, each in the amount of \$35,000,000, to provide the interim financing needed. The City will draw on these facilities only as required. There are no fees payable and the interest to be charged is at quite favourable rates.

In accordance with *The City of St. John's (Loan) Act, 1978*, the City is required to obtain the approval of the Minister of Municipal and Intergovernmental affairs for all borrowing. The attached resolutions request that approval and I hereby request Council's approval of the two resolutions.



Robert G. Bishop, C.A.
Deputy City Manager,
Financial Management

RGB/fc
Attachs.

ST. JOHN'S

DEPARTMENT OF FINANCE

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

RESOLUTION

WHEREAS the City of St. John's Municipal Council is empowered under the provisions of the City of St. John's (Loan) Act, 1978, as amended, to borrow money on the credit of the City subject to the approval of the Minister of Municipal and Intergovernmental Affairs;

AND WHEREAS the Council deems it advisable to obtain interim financing in the form of a revolving credit facility in the amount of Thirty Five Million Dollars (\$35,000,000) under the said Act for the purpose of providing temporary financing for the construction of the new Wedgewood Recreation Center;

BE IT THEREFORE RESOLVED that the required approval of the Minister of Municipal and Intergovernmental Affairs, be sought to obtain said credit facility in the amount of Thirty Five Million Dollars (\$35,000,000) to be applied as required towards the interim financing for the construction of new Wedgewood Recreation Center.

RESOLUTION

WHEREAS the City of St. John's Municipal Council is empowered under the provisions of the City of St. John's (Loan) Act, 1978, as amended, to borrow money on the credit of the City subject to the approval of the Minister of Municipal and Intergovernmental Affairs;

AND WHEREAS the Council deems it advisable to obtain interim financing in the form of a revolving credit facility in the amount of Thirty Five Million Dollars (\$35,000,000) under the said Act for the purpose of providing temporary financing for the construction of the expansion to the City's Convention Centre Facility;

BE IT THEREFORE RESOLVED that the required approval of the Minister of Municipal and Intergovernmental Affairs, be sought to obtain said credit facility in the amount of Thirty Five Million Dollars (\$35,000,000) to be applied as required towards the interim financing for the construction of the expansion to the City's Convention Centre Facility.

DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING
FOR THE PERIOD OF November 20, 2014 TO November 26, 2014

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES		Home Office – Consulting Business	50 Forbes Street	3	Approved	21-Nov-14
RES		Subdivide for 2 Building Lots	35 Chafe Avenue	5	Approved	24-Nov-2014
COM		Use of parking lot for new occupancy	290 LeMarchant Road	2	Approved	21-Nov-2014
COM	Zorin Industries Inc.	Addition of Four (4) parking stalls	2 Steer's Cove	2	Rejected (would compound snow clearing/snow storage)	25-Nov-14
RES	Rockwood Homes	Demo/ Rebuild	103 Portugal Cove Road	4	Approved	26-Nov-14
RES	Kavanagh Associates	Playground Development Plan	Brookfield Plans Subdivision Stage 2	5	Approved	26-Nov-14

* 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 December 1, 2014 Regular Meeting

Permits Issued: 2014/11/20 To 2014/11/26

CLASS: COMMERCIAL

62A ALLANDALE RD	CO	MIXED USE		
323 KENMOUNT RD	CO	RETAIL STORE		
44 TORBAY RD	CO	TAXI BUSINESS		
48 KENMOUNT RD - STARBUCKS	SN	EATING ESTABLISHMENT		
48 KENMOUNT RD -LA VIE EN ROSE	SN	RETAIL STORE		
250 DUCKWORTH ST, PEACEFUL LOFT	SN	RESTAURANT		
385 EMPIRE AVE	MS	OFFICE		
193 KENMOUNT RD-MERLO'S REST.	SN	RESTAURANT		
323 KENMOUNT RD	SN	RETAIL STORE		
69 MEWS PL	SN	OFFICE		
40 ROPEWALK LANE KFC	SN	EATING ESTABLISHMENT		
150 CROSBIE RD	NC	ACCESSORY BUILDING		
312 PADDY'S POND RD	NC	ACCESSORY BUILDING		
14 FORBES ST	RN	SERVICE SHOP		
168 MILITARY RD	SW	PLACE OF ASSEMBLY		
673 TOPSAIL RD, UNIT 2	RN	OFFICE		
673 TOPSAIL RD	CR	RESTAURANT		
430 TOPSAIL RD ECLIPSE	RN	RETAIL STORE		
48 KENMOUNT RD, LA VIE EN ROSE	CR	RETAIL STORE		
			THIS WEEK \$	204,716.00

CLASS: INDUSTRIAL

THIS WEEK \$.00

CLASS: GOVERNMENT/INSTITUTIONAL

THIS WEEK \$.00

CLASS: RESIDENTIAL

43 BALLYLEE CRES, LOT #365	NC	SINGLE DETACHED & SUB.APT		
109 BRANSCOMBE ST	NC	ACCESSORY BUILDING		
37 CHERRYBARK CRES	NC	FENCE		
103 FAHEY ST	NC	ACCESSORY BUILDING		
34 KING'S BRIDGE RD	NC	FENCE		
33 MACDONALD DR	NC	ACCESSORY BUILDING		
24 MAHOGANY PL	NC	ACCESSORY BUILDING		
208 PETTY HARBOUR RD, LOT 3	NC	SINGLE DETACHED DWELLING		
19 PIPER ST	NC	ACCESSORY BUILDING		
154 AIRPORT HEIGHTS DR	NC	ACCESSORY BUILDING		
22 SORREL DR	NC	ACCESSORY BUILDING		
228 STAVANGER DR, LOT 59	NC	SINGLE DETACHED DWELLING		
511 THORBURN RD	NC	ACCESSORY BUILDING		
10 SITKA ST	NC	FENCE		

31 WEDGEPORT RD	NC	FENCE
25 WEYMOUTH ST	NC	PATIO DECK
35 CHAFE AVE	CO	SINGLE DETACHED DWELLING
50 FORBES ST	CO	SINGLE DETACHED DWELLING
22 PIPER ST	CO	SINGLE DETACHED & SUB.APT
61 CASHIN AVE	CR	APARTMENT BUILDING
20 BERRY ST	RN	SINGLE DETACHED & SUB.APT
75 CABOT ST	RN	SINGLE DETACHED DWELLING
16 FLEMING ST	RN	TOWNHOUSING
4 HERDER PL	RN	SEMI-DETACHED DWELLING
20 LIVINGSTONE ST	RN	SEMI-DETACHED DWELLING
3 MURRAY ST	RN	TOWNHOUSING
5 PARADE ST	RN	SEMI-DETACHED DWELLING
19 PIPER ST	RN	SINGLE DETACHED DWELLING
23 SUGAR PINE CRES	RN	SINGLE DETACHED DWELLING
12 TESSIER PL	RN	SEMI-DETACHED DWELLING
21 ALDER PL	SW	SINGLE DETACHED & SUB.APT
14 BRADSHAW PL	SW	SINGLE DETACHED & SUB.APT
5 CIRCULAR RD	SW	SINGLE DETACHED DWELLING
89 FIRDALE DR	SW	SINGLE DETACHED & SUB.APT
232 THORBURN RD	SW	SINGLE DETACHED DWELLING
THIS WEEK \$ 1,344,634.00		

CLASS: DEMOLITION

THIS WEEK \$.00

THIS WEEK 'S TOTAL: \$ 1,549,350.00

REPAIR PERMITS ISSUED: 2014/11/20 TO 2014/11/26 \$ 85,100.00

429 Main Road - Application to extend/connect your existing personal garage and your commercial garage (storage units) has been rejected as per Section 10.17.1 of the City of St. John's Development Regulation.

LEGEND

CO	CHANGE OF OCCUPANCY	SW	SITE WORK
CR	CHNG OF OCC/RENOVTNS	MS	MOBILE SIGN
NC	NEW CONSTRUCTION	SN	SIGN
OC	OCCUPANT CHANGE	EX	EXTENSION
RN	RENOVATIONS	DM	DEMOLITION

YEAR TO DATE COMPARISONS			
December 1, 2014			
TYPE	2013	2014	% VARIANCE (+/-)
Commercial	\$98,005,000.00	\$169,946,000.00	73
Industrial	\$2,325,000.00	\$125,000.00	0
Government/Institutional	\$79,798,000.00	\$77,940,000.00	0
Residential	\$153,546,000.00	\$133,178,000.00	-13
Repairs	\$4,600,000.00	\$5,083,000.00	11
Housing Units (1 & 2 Family Dwellings)	427	302	
TOTAL	\$338,274,000.00	\$386,272,000.00	14

Respectfully Submitted,

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

MEMORANDUM

Weekly Payment Vouchers For The Week Ending November 26, 2014

Payroll

Public Works	\$ 395,624.40
Bi-Weekly Casual	\$ 22,036.39
Accounts Payable	\$ 6,372,278.77

Total: \$ 6,789,939.56

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
BELL ALIANT	75706	TELEPHONE SERVICES	\$38,152.19
CANCELLED	75707	CANCELLED	\$0.00
GORDON BARNES	75708	PROFESSIONAL SERVICES	\$2,400.00
NEWFOUNDLAND POWER	75709	ELECTRICAL SERVICES	\$4,445.17
ROYAL BANK VISA	75710	VISA PAYMENT	\$485.41
PUBLIC SERVICE CREDIT UNION	75711	PAYROLL DEDUCTIONS	\$7,136.52
SHELLEY BRYANT, LL.B.	75712	REFUND OVERPAYMENT OF TAXES	\$500.00
THE WINDOW SHOP	75713	PROGRESS PAYMENT	\$49,833.00
NEWFOUNDLAND EXCHEQUER ACCOUNT	75714	REGISTRATION OF EASEMENT	\$998.00
ENTERPRISE RENT A CAR	75715	RENTAL OF VEHICLES	\$10,263.57
ENTERPRISE RENT-A-CAR	75716	RENTAL OF VEHICLES	\$13,399.86
FIRST CANADIAN GROUP LTD.	75717	PROGRESS PAYMENT	\$275,220.36
RAILWAY COASTAL MUSEUM	75718	REPLENISH PETTY CASH	\$337.26
NEWFOUNDLAND EXCHEQUER	75719	COMMISSIONER FOR OATHS	\$50.00
KENDELL, COLLEEN	75720	TRAINING COURSE	\$450.87
TUCKER, WALLY	75721	CLOTHING ALLOWANCE	\$125.00
SMALL, MAXINE	75722	TRAINING COURSE	\$450.87
NEWFOUNDLAND POWER	75723	ELECTRICAL SERVICES	\$942.45
BELL MOBILITY	75724	CELLULAR PHONE USAGE	\$1,161.60
PROFESSIONAL UNIFORMS & MATS INC.	75725	PROTECTIVE CLOTHING	\$408.44
NEWFOUNDLAND EXCHEQUER ACCOUNT	75726	REGISTRATION OF EASEMENT	\$50.00
ROGERS CABLE	75727	INTERNET SERVICES	\$325.31
RFS CANADA	75728	LEASING OF OFFICE EQUIPMENT	\$17,472.06
PARTS FOR TRUCKS INC.	75729	REPAIR PARTS	\$16,752.81
PUROLATOR COURIER	75730	COURIER SERVICES	\$33.95
RECEIVER GENERAL FOR CANADA	75731	PAYROLL DEDUCTIONS	\$603,763.97
RECEIVER GENERAL FOR CANADA	75732	PAYROLL DEDUCTIONS	\$152,356.87
TOM CLIFT	75733	REFUND SECURITY DEPOSIT	\$2,000.00
BELL MOBILITY	75734	CELLULAR PHONE USAGE	\$6,075.86
BELL ALIANT	75735	TELEPHONE SERVICES	\$194.12
CITY OF ST. JOHN'S	75736	REPLENISH PETTY CASH	\$600.00
PYRAMID CONSTRUCTION LIMITED	75737	PROGRESS PAYMENTS	\$22,905.54
ROYAL BANK VISA	75738	VISA PAYMENT	\$1,256.84
LAURMAX DEVELOPMENT INC.	75739	REFUND SECURITY DEPOSIT	\$25,000.00
WIRE SPRING TECHNOLOGIES	861	FIRECAST EASY START SYSTEMS	\$3,230.37
CITY OF ST. JOHN'S	75740	REPLENISH PETTY CASH	\$179.79
BORN AVIATION PRODUCTS INC.	862	PROMOTIONAL ITEMS	\$500.20

NAME	CHEQUE #	DESCRIPTION	AMOUNT
JOHNSON INVESTMENTS INC.	75741	PROFESSIONAL SERVICES	\$121.45
BELL MOBILITY	75742	CELLULAR PHONE USAGE	\$167.02
PAJ CANADA COMPANY	75743	PROMOTIONAL ITEMS	\$687.59
ACKLANDS-GRAINGER	75744	INDUSTRIAL SUPPLIES	\$472.23
ADT SECURITY SERVICES CANADA	75745	MONITORING AND/OR MAINTENANCE CHARGES	\$118.93
AFONSO GROUP LIMITED	75746	SEWER INSPECTIONS	\$3,678.15
ASHFORD SALES LTD.	75747	REPAIR PARTS	\$549.75
ATLANTIC PURIFICATION SYSTEM LTD	75748	WATER PURIFICATION SUPPLIES	\$763.88
MIGHTY WHITES LAUNDROMAT	75749	LAUNDRY SERVICES	\$61.81
COSTCO WHOLESALE	75750	MISCELLANEOUS SUPPLIES	\$593.86
KELLOWAY CONSTRUCTION LIMITED	75751	CLEANING SERVICES	\$4,390.05
ROBERT BAIRD EQUIPMENT LTD.	75752	RENTAL OF EQUIPMENT	\$4,934.15
DISCOUNT CAR & TRUCK RENTALS	75753	VEHICLE RENTAL	\$4,014.89
NEWFOUNDLAND EXCHEQUER ACCOUNT	75754	REGISTRATION OF EASEMENT	\$1,032.25
HERCULES SLR INC.	75755	REPAIR PARTS	\$403.44
BATTLEFIELD EQUIP. RENTAL CORP	75756	REPAIR PARTS	\$1,703.14
STAPLES THE BUSINESS DEPOT - MP	75757	OFFICE SUPPLIES	\$1,992.16
BELL ALIANT	75758	TELEPHONE SERVICES	\$343.52
TOWN OF CONCEPTION BAY SOUTH	75759	FACILITY RENTAL	\$210.00
SMS EQUIPMENT	75760	REPAIR PARTS	\$5,602.66
CABOT PEST CONTROL	75761	PEST CONTROL	\$531.10
BEST DISPENSERS LTD.	75762	SANITARY SUPPLIES	\$652.12
ROCKWATER PROFESSIONAL PRODUCT	75763	CHEMICALS	\$3,624.93
BLACK & MCDONALD LIMITED	75764	PROFESSIONAL SERVICES	\$2,438.30
BLAZER CONCRETE SAWING & DRILL	75765	PROFESSIONAL SERVICES	\$8,588.00
FORBES STREET HOLDINGS LTD	75766	REFURBISH VACANT UNIT	\$8,767.27
GRAPHIC ARTS & SIGN SHOP LIMITED	75767	SIGNAGE	\$94.92
ROYAL CANADIAN LEGION NEWFOUNDLAND & L	75768	WREATH	\$83.54
MARITIME GREEN PRODUCTS	75769	REPAIR PARTS	\$310.41
CANADIAN INSTITUTE OF PLANNERS	75770	MEMBERSHIP DUES	\$404.92
JLG TRANSPORATION LTD.	75771	TAXI SERVICES	\$20.50
OFFICEMAX GRAND & TOY	75772	OFFICE SUPPLIES	\$2,905.40
SPECTRUM INVESTIGATION & SECURITY 1998 L	75773	SECURITY SERVICES	\$5,117.18
WESTERN HYDRAULIC 2000 LTD	75774	REPAIR PARTS	\$2,706.36
ATLANTIC TRAILER & EQUIPMENT	75775	REPAIR PARTS	\$720.26
SIGNS 1ST	75776	SIGNAGE	\$135.60
STAPLES THE BUSINESS DEPOT - STAVANGER	75777	STATIONERY & OFFICE SUPPLIES	\$242.45

NAME	CHEQUE #	DESCRIPTION	AMOUNT
CHESTER DAWE CANADA - O'LEARY AVE	75778	BUILDING SUPPLIES	\$3,703.33
PRACTICA LIMITED	75779	SCOOP BAGS	\$2,218.27
CAMPBELL RENT ALLS LTD.	75780	HARDWARE SUPPLIES	\$127.10
CANADIAN CORPS COMMISSIONAIRES	75781	SECURITY SERVICES	\$7,176.18
AIR LIQUIDE CANADA INC.	75782	CHEMICALS AND WELDING PRODUCTS	\$55,124.72
NORTRAX CANADA INC.,	75783	REPAIR PARTS	\$23,001.87
CALA	75784	MEMBERSHIP DUES	\$508.50
NEWFOUNDLAND GLASS & SERVICE	75785	GLASS INSTALLATION	\$1,447.90
MAC TOOLS	75786	TOOLS	\$795.03
ALLAN MURPHY'S MOBILE WELDING SERVICES	75787	REPAIRS TO EQUIPMENT	\$7,130.30
CBCL LIMITED	75788	PROFESSIONAL SERVICES	\$33,747.45
CLEARWATER POOLS LTD.	75789	POOL SUPPLIES	\$1,140.11
WAL-MART 3093-MERCHANT DRIVE	75790	MISCELLANEOUS SUPPLIES	\$73.31
CANADIAN RED CROSS	75791	CPR RECERTIFICATION	\$161.95
DULUX PAINTS	75792	PAINT SUPPLIES	\$220.49
PF COLLINS CUSTOMS BROKER LTD	75793	DUTY AND TAXES	\$325.24
STEELE COMMUNICATIONS	75794	ADVERTISING	\$5,932.71
COLONIAL GARAGE & DIST. LTD.	75795	AUTO PARTS	\$2,373.50
PETER'S AUTO WORKS INC.	75796	TOWING OF VEHICLES	\$2,600.00
CONCRETE PRODUCTS 2001 LTD.	75797	CONCRETE	\$541.04
CONSTRUCTION SIGNS LTD.	75798	SIGNAGE	\$3,447.63
MARY BROWN'S MILA FOODS INC.	75799	LUNCHEON	\$144.20
SCOTT WINSOR ENTERPRISES INC.,	75800	REMOVAL OF GARBAGE & DEBRIS	\$11,873.76
BALNAFAD CO. LTD.	75801	REFUND SECURITY DEPOSIT	\$2,000.00
COUNTRY TRAILER SALES 1999 LTD	75802	REPAIR PARTS	\$349.57
MASK SECURITY INC.	75803	TRAFFIC CONTROL	\$5,153.56
CRANE SUPPLY LTD.	75804	PLUMBING SUPPLIES	\$306.23
CROSBIE INDUSTRIAL SERVICE LTD	75805	PROFESSIONAL SERVICES	\$57,484.15
HARTY'S INDUSTRIES	75806	STEEL FLAT BAR	\$734.50
HANLON'S TAEKWONDO	75807	REAL PROGRAM	\$440.00
KENDALL ENGINEERING LIMITED	75808	PROFESSIONAL SERVICES	\$32,938.79
CHESTER DAWE CANADA - GOULDS	75809	BUILDING SUPPLIES	\$167.96
AUTO TRIM DESIGN	75810	AUTO PARTS	\$678.00
CUSTOM DRY CLEANERS	75811	DRY-CLEANING SERVICES	\$36.16
CREDIT RECOVERY 2003 LIMITED	75812	CREDIT COLLECTIONS	\$599.61
CRAWFORD & COMPANY CANADA INC	75813	ADJUSTING FEES	\$429.00
DICKS & COMPANY LIMITED	75814	OFFICE SUPPLIES	\$6,112.13

NAME	CHEQUE #	DESCRIPTION	AMOUNT
WAJAX POWER SYSTEMS	75815	REPAIR PARTS	\$1,192.86
DOMINION STORES #922	75816	MISCELLANEOUS SUPPLIES	\$94.76
REEFER REPAIR SERVICES LTD.	75817	REPAIR PARTS	\$10,171.95
G & M PROJECT MANAGEMENT	75818	PROFESSIONAL SERVICES	\$19,643.92
PAT'S PLANTS & GARDENS	75819	FALL BULBS	\$18,997.56
CAHILL INSTRUMENTATION LTD.	75820	PROFESSIONAL SERVICES	\$1,952.08
RUSSEL METALS INC.	75821	METALS	\$220.35
CANADIAN TIRE CORP.-HEBRON WAY	75822	MISCELLANEOUS SUPPLIES	\$557.93
CANADIAN TIRE CORP.-MERCHANT DR.	75823	MISCELLANEOUS SUPPLIES	\$375.62
CANADIAN TIRE CORP.-KELSEY DR.	75824	MISCELLANEOUS SUPPLIES	\$622.11
EAST COAST MARINE & INDUSTRIAL	75825	MARINE & INDUSTRIAL SUPPLIES	\$1,921.00
EASTERN TURF PRODUCTS	75826	REPAIR PARTS	\$1,472.08
ELECTRIC MOTOR & PUMP DIV.	75827	REPAIR PARTS	\$994.40
ELECTRONIC CENTER LIMITED	75828	ELECTRONIC SUPPLIES	\$738.97
EMCO SUPPLY	75829	REPAIR PARTS	\$550.56
ENVIROMED ANALYTICAL INC.	75830	REPAIR PARTS AND LABOUR	\$3,061.17
THE TELEGRAM	75831	ADVERTISING	\$15,232.77
EXECUTIVE COFFEE SERVICES LTD.	75832	COFFEE SUPPLIES	\$105.70
FACTORY FOOTWEAR OUTLET LTD.	75833	PROTECTIVE FOOTWEAR	\$225.99
HOME DEPOT OF CANADA INC.	75834	BUILDING SUPPLIES	\$1,288.65
BASIL FEARN 93 LTD.	75835	REPAIR PARTS	\$9,273.20
EMERGENCY REPAIR LIMITED	75836	AUTO PARTS AND LABOUR	\$10,356.73
EXECUTIVE TAXI LIMITED	75837	TRANSPORTATION SERVICES	\$1,336.79
TIM HORTONS STORE - MOUNT PEARL	75838	REFRESHMENTS	\$160.46
CDW CANADA INC.	75839	REPAIR PARTS	\$350.23
PRINCESS AUTO	75840	MISCELLANEOUS ITEMS	\$596.82
C.B.J. ENTERPRISES INC. (STOGGERS PIZZA)	75841	MEAL ALLOWANCES	\$692.86
MILLENNIUM EXPRESS	75842	COURIER SERVICES	\$151.99
GREENWOOD SERVICES INC.	75843	OPEN SPACE MAINTENANCE	\$4,230.49
TENCO INC.	75844	REPAIR PARTS	\$775.95
STELLAR INDUSTRIAL SALES LTD.	75845	INDUSTRIAL SUPPLIES	\$982.88
PROVINCIAL FENCE PRODUCTS	75846	FENCING MATERIALS	\$1,528.39
WOLSELEY CANADA WATERWORKS	75847	REPAIR PARTS	\$1,651.95
H & R MECHANICAL SUPPLIES LTD.	75848	MECHANICAL SUPPLIES	\$7,836.55
EASTERN PROPANE	75849	PROPANE	\$843.71
HARRIS & ROOME SUPPLY LIMITED	75850	ELECTRICAL SUPPLIES	\$5,704.81
HARVEY & COMPANY LIMITED	75851	REPAIR PARTS	\$8,661.57

NAME	CHEQUE #	DESCRIPTION	AMOUNT
HARVEY'S OIL LTD.	75852	PETROLEUM PRODUCTS	\$109,513.95
NEWFOUND ROOFING LTD	75853	PROFESSIONAL SERVICES	\$40,694.99
GUILLEVIN INTERNATIONAL CO.	75854	ELECTRICAL SUPPLIES	\$738.87
CECAB-CANADIAN ENVIRONMENTAL	75855	MEMBERSHIP DUES	\$282.50
BRENTAG CANADA INC	75856	CHLORINE	\$68,608.44
HILTI CANADA LIMITED	75857	REPAIR PARTS	\$5,327.89
HISCOCK RENTALS & SALES INC.	75858	HARDWARE SUPPLIES	\$89.30
HOLDEN'S TRANSPORT LTD.	75859	RENTAL OF EQUIPMENT	\$4,429.60
SOURCE ATLANTIC INDUSTRIAL DISTRIBUTION	75860	PROTECTIVE CLOTHING	\$658.29
DISTRIBUTION BRUNET INC.,	75861	REPAIR PARTS	\$85.98
ON GRADE (NL) INC.,	75862	SURVEY EQUIPMENT	\$428.21
PENNECON ENERGY TECHNICAL SERVICE	75863	PROFESSIONAL SERVICES	\$746.93
SCOTIA RECYCLING (NL) LIMITED	75864	REPAIR PARTS	\$1,354.08
TIMEKEEPING SYSTEMS	75865	SOFTWARE RENEWAL	\$1,847.55
IMPRINT SPECIALTY PROMOTIONS LTD	75866	PROMOTIONAL ITEMS	\$388.08
ISLAND HOSE & FITTINGS LTD	75867	INDUSTRIAL SUPPLIES	\$470.27
LIFTOW LTD.	75868	PROFESSIONAL SERVICES	\$342.65
GARFIELDS CARBIDE SHARPENING SERVICES	75869	PROFESSIONAL SERVICES	\$68.00
PRINTER TECH SOLUTIONS INC.,	75870	REPAIRS TO EQUIPMENT	\$1,743.36
CDMV	75871	VETERINARY SUPPLIES	\$773.23
IDEXX LABORATORIES	75872	VETERINARY SUPPLIES	\$3,214.92
HOME APPLIANCE REPAIR LTD.	75873	REPAIRS TO APPLIANCES	\$1,269.07
MPS	75874	TAX BILLS PRINTING	\$2,712.00
MAR-CO CLAY PRODUCTS INC.,	75875	REPAIR PARTS	\$15,888.43
KAVANAGH & ASSOCIATES	75876	PROFESSIONAL SERVICES	\$15,596.10
WORK AUTHORITY	75877	PROTECTIVE CLOTHING	\$544.63
KENT BUILDING SUPPLIES-STAVANGER DR	75878	BUILDING MATERIALS	\$929.22
FINE FOOD FACTORY	75879	SANDWICH TRAYS	\$454.27
DILLON CONSULTING LTD.	75880	PROFESSIONAL SERVICES	\$3,980.33
KERR CONTROLS LTD.	75881	INDUSTRIAL SUPPLIES	\$270.96
VOHL INC.,	75882	REPAIR PARTS	\$3,253.67
DONOVAN SERVICES INC.	75883	REFUND SECURITY DEPOSIT	\$2,000.00
CANADAWIDE SCIENTIFIC	75884	REPAIR PARTS	\$4,044.27
DATARITE.COM	75885	STATIONERY & OFFICE SUPPLIES	\$129.67
ARCHITECTURE49 INC.	75886	PROFESSIONAL SERVICES	\$17,866.10
PURE TECHNOLOGIES	75887	PROFESSIONAL SERVICES	\$97,632.00
JT MARTIN & SONS LTD.	75888	HARDWARE SUPPLIES	\$52.55

NAME	CHEQUE #	DESCRIPTION	AMOUNT
MCLOUGHLAN SUPPLIES LTD.	75889	ELECTRICAL SUPPLIES	\$4,052.11
MEMORIAL UNIVERSITY OF NFLD.	75890	ADVERTISING	\$1,689.35
MIKAN INC.	75891	LABORATORY SUPPLIES	\$1,212.83
WAJAX INDUSTRIAL COMPONENTS	75892	REPAIR PARTS	\$218.79
NEWFOUNDLAND DISTRIBUTORS LTD.	75893	INDUSTRIAL SUPPLIES	\$236.55
NEWFOUNDLAND DESIGN ASSOCIATES	75894	PROFESSIONAL SERVICES	\$143,774.36
NEWFOUNDLAND BROADCASTING CO.	75895	ADVERTISING	\$807.95
TOROMONT CAT	75896	AUTO PARTS	\$4,879.24
NORTH ATLANTIC PETROLEUM	75897	PETROLEUM PRODUCTS	\$17,043.33
PENNECON ENERGY HYDRAULIC SYSTEMS	75898	REPAIR PARTS	\$2,904.10
PBA INDUSTRIAL SUPPLIES LTD.	75899	INDUSTRIAL SUPPLIES	\$1,491.76
GCR TIRE CENTRE	75900	TIRES	\$3,300.42
PERIDOT SALES LTD.	75901	REPAIR PARTS	\$1,997.96
PETER PAN SALES LTD.	75902	SANITARY SUPPLIES	\$5,524.57
PETRO PLUS INC.	75903	REPAIR PARTS	\$251,651.00
POWERLITE ELECTRIC LTD.	75904	ELECTRICAL PARTS	\$163.29
K & D PRATT LTD.	75905	REPAIR PARTS AND CHEMICALS	\$29.66
PROFESSIONAL UNIFORMS & MATS INC.	75906	PROTECTIVE CLOTHING	\$372.90
PUROLATOR COURIER	75907	COURIER SERVICES	\$726.76
REPROGRAPHICS LTD.	75908	TONER CARTRIDGES	\$27.55
RIDEOUT TOOL & MACHINE INC.	75909	TOOLS	\$1,091.32
NAPA ST. JOHN'S 371	75910	AUTO PARTS	\$38.48
ROYAL FREIGHTLINER LTD	75911	REPAIR PARTS	\$2,146.91
LIFESAVING SOCIETY NFLD & LAB.	75912	AQUATIC RECERTIFICATION	\$310.75
S & S SUPPLY LTD. CROSSTOWN RENTALS	75913	REPAIR PARTS	\$684.54
SAUNDERS EQUIPMENT LIMITED	75914	REPAIR PARTS	\$4,915.10
SANSOM EQUIPMENT LTD.	75915	REPAIR PARTS	\$358.21
DARLENE SHARPE	75916	CLEANING SERVICES	\$4,728.00
SMITH STOCKLEY LTD.	75917	PLUMBING SUPPLIES	\$778.47
SMITH'S HOME CENTRE LIMITED	75918	HARDWARE SUPPLIES	\$144.59
CHANDLER	75919	PROTECTIVE CLOTHING	\$1,073.50
SUPERIOR PROPANE INC.	75920	PROPANE	\$467.74
TUCKER ELECTRONICS LTD.	75921	ELECTRONICS	\$11,433.47
TULK TIRE & SERVICE LTD.	75922	PROFESSIONAL SERVICES	\$395.50
TULKS GLASS & KEY SHOP LTD.	75923	PROFESSIONAL SERVICES	\$176.28
URBAN CONTRACTING JJ WALSH LTD	75924	PROPERTY REPAIRS	\$565.00
FJ WADDEN & SONS LTD.	75925	SANITARY SUPPLIES	\$23.73

NAME	CHEQUE #	DESCRIPTION	AMOUNT
CANSEL WADE	75926	REPAIR PARTS	\$4,763.80
WATERWORKS SUPPLIES DIV OF EMCO LTD	75927	REPAIR PARTS	\$24,888.60
WEIRS CONSTRUCTION LTD.	75928	ROAD GRAVEL	\$1,359.89
BELL ISLAND MINOR HOCKEY ASSOCIATION	75929	CTJS PROGRAM	\$5,700.00
PLAZA BOWL - YBC	75930	REAL PROGRAM	\$528.00
PADDLE CANADA	75931	REGISTRATION FEE	\$28.25
NEWFOUNDLAND & LABRADOR BASKETBALL ASSOCIATION	75932	REAL PROGRAM	\$1,065.75
MCDONALD, IMELDA	75933	HONORARIUM	\$100.00
THE LITTLE GYM OF ST. JOHN'S	75934	REAL PROGRAM	\$3,038.71
ATLANTIC PROVINCES ECONOMIC COUNCIL	75935	REGISTRATION FEE	\$365.00
ST. JOHN'S MINOR BASEBALL ASSOCIATION	75936	SPORT GRANT HOLDBACK	\$2,600.00
MICHEAL BOYLE	75937	INSTRUCTOR FEE	\$300.00
DR. MARK PORTER	75938	MEDICAL EXAMINATION	\$20.00
BELL MOBILITY INC. RADIO DIVISION	75939	MAINTENANCE CHARGES & REPAIRS	\$6,186.75
CLAYTON HOSPITALITY INC.	75940	REFUND SECURITY DEPOSIT	\$1,500.00
HUNGRY HEART CAFE	75941	PASTRY TRAYS	\$28.55
MATRIX CONSTRUCTION	75942	REFUND SECURITY DEPOSIT	\$2,000.00
CREATIVE CITY NETWORK OF CANADA	75943	MEMBERSHIP RENEWAL	\$1,098.36
BK SERVICES LIMITED	75944	REFUND SECURITY DEPOSIT	\$2,000.00
HALL, JUSTIN	75945	ART PROCUREMENT PROGRAM	\$450.00
SOBEYS ROPEWALK LANE	75946	MISCELLANEOUS SUPPLIES	\$167.40
AVALON KARATE CLUB	75947	CTJS PROGRAM	\$2,400.00
ZURICH INSURANCE CO.	75948	LEGAL CLAIM	\$1,512.79
PAUL DUNNE CONTRACTING	75949	REFUND SECURITY DEPOSIT	\$2,000.00
MELECHO MUSIC INC.	75950	REAL PROGRAM	\$1,440.00
MARY BROWN'S	75951	MEAL ALLOWANCES	\$370.72
AIDEN WILLIAMS	75952	REFUND CIVIC ASSESSMENT	\$853.44
FIXT POINT PRODUCTIONS	75953	TALE OF A TOWN PROJECT CONTRIBUTION	\$2,500.00
HANN CONSTRUCTION	75954	REFUND BUILDING PERMIT	\$1,533.60
KEVIN PURCHASE	75955	HONORARIUM	\$100.00
DWIGHT SAUNDERS	75956	RECREATION PROGRAM REFUND	\$26.30
SYLVIA MEADE	75957	BAILIFF SERVICES	\$36.80
JUNE HARRIS	75958	LEGAL CLAIM	\$489.70
PETER MADDEN	75959	REFUND SECURITY DEPOSIT	\$500.00
EASON'S BULK WATER DELIVERY	75960	REFUND COMMERCIAL MOBILE VEHICLE PERMIT	\$100.00
REARDON, JEFF	75961	REFUND WATER ON/OFF PERMIT	\$50.00
MATTHEW TUCKER	75962	LEGAL CLAIM	\$300.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
RUTH BARBOUR	75963	LEGAL CLAIM	\$107.35
LAHEY, ANITA	75964	PURCHASE OF OFFICE SUPPLIES	\$76.75
COOK, DEBORAH	75965	OTTER CASE FOR CELL PHONE	\$45.14
KIRKPATRICK, ARTHUR	75966	CLOTHING ALLOWANCE	\$80.00
DINN, KAREN	75967	REFRESHMENTS FOR RETIREMENT PARTY	\$126.85
MACKEY, PAUL	75968	CLOTHING ALLOWANCE	\$350.28
BATTEN, DAVE	75969	VEHICLE BUSINESS INSURANCE	\$374.00
HUNT, EDMUND	75970	MILEAGE - CROSSING GUARD PROGRAM	\$82.95
ABBOTT, DWAYNE	75971	REFRESHMENTS FOR NEW HIRES	\$90.78
PENNEY, LISA	75972	MILEAGE - CROSSING GUARD PROGRAM	\$139.00
STRAIT, MARIE	75973	MILEAGE - CROSSING GUARD PROGRAM	\$53.32
MELISSA MURRAY	75974	MILEAGE	\$24.88
SULLIVAN, DAPHNE	75975	MILEAGE	\$344.01
MCGRATH, CINDY	75976	MILEAGE	\$90.80
BARRY, SAMANTHA	75977	CLOTHING ALLOWANCE	\$135.40
CHRISTA NORMAN	75978	MILEAGE	\$101.46
BENNETT, GLENN	75979	MILEAGE - CROSSING GUARD PROGRAM	\$87.98
KINSELLA, PAULA	75980	MILEAGE - CROSSING GUARD PROGRAM	\$134.57
DAVE INNIS	75981	MILEAGE - CROSSING GUARD PROGRAM	\$134.99
CARLIE WHITE	75982	MILEAGE	\$39.62
ANDREW C. WHITE	75983	VEHICLE BUSINESS INSURANCE	\$179.00
WATERWORKS SUPPLIES DIV OF EMCO LTD	75984	REPAIR PARTS	\$959.15
ROBERT HUSSEY	75985	REIMBURSEMENT MEDICAL	\$174.40
WALSH, MARY	75986	REIMBURSEMENT PURCHASE OF GIFT CARDS	\$4,930.00
SSQ INSURANCE COMPANY INC.	75987	PAYROLL DEDUCTIONS	\$4,260.02
DESJARDINS FINANCIAL SECURITY	75988	PAYROLL DEDUCTIONS	\$514,851.03
POMERLEAU INC.,	75989	CONTRACT PAYMENT	\$2,430,466.37
CMH CONSTRUCTION LIMITED	75990	CONTRACT PAYMENT	\$121,109.44
PYRAMID CONSTRUCTION LIMITED	75991	PROGRESS PAYMENTS	\$606,017.88
Total:			<u>\$6,372,278.77</u>

MEMORANDUM

Date: November 25, 2014

To: Mr. Kevin Breen, Mr. Rick Squires, Ms. Elaine Henley

From: Sherri Higgins– Buyer

Re: Council Approval - Tender 2014102 Freightliner, Sterling & Western Star Parts

The results of Tender 2014102 Freightliner, Sterling & Western Star Parts are stated below:

Freightliner, Sterling & Western Star Parts	
TENDER #2014102 – November 7, 2014 - 1:00 PM	
Parts For Trucks, Inc.	\$13,761.61
The Royal Garage Limited	\$7,935.93
UAP Inc.	\$5,491.34
Reefer Repair Services Limited	\$1,442.15
Colonial Garage & Distributors Limited	\$845.72

It is recommended to award this tender to the lowest bidders, as shown above, meeting the specifications for various Freightliner, Sterling & Western Star Parts, as per the Public Tendering Act.

This contract is for a one year period with the option to extend for two additional one year periods.

Taxes (HST) extra to price quoted

Sherri Higgins
Buyer

ST. JOHN'S

DEPARTMENT OF CORPORATE SERVICES

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

MEMORANDUM

Date: November 27th, 2014

To: Mr. Kevin Breen, Mr. Rick Squires, Ms. Elaine Henley

From: Sherri Higgins– Buyer

Re: Council Approval - Tender 2014106 Hydrant Parts

The results of Tender 2014106 Hydrant Parts are stated below:

Hydrant Parts	
TENDER #2014106 – Nov 20, 2014 - 1:00 PM	
Emco Corporation	\$29,741.57
Crane Supply	\$32,662.99

It is recommended to award this tender to the lowest qualified bidder, as shown above, meeting the specifications for various Hydrant Parts, as per the Public Tendering Act.

This contract is for a one year period with the option to extend for two additional one year periods.

Taxes (HST) extra to price quoted

Sherri Higgins
Buyer

ST. JOHN'S

DEPARTMENT OF CORPORATE SERVICES

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

Memorandum

Date: November 26, 2014

To: His Worship the Mayor and Members of Council

From: Paul Mackey, P. Eng.,
Deputy City Manager, Public Works

Re: **Tender – City Buildings, Snow Clearing - Various Locations**

The above referenced project was recently tendered with the following bids received. Please note that total is over three years.

- | | |
|---------------------------|----------------|
| 1. Clarke's Trucking..... | \$1,871,212.20 |
| 2. C.W. Parsons Ltd..... | \$1,811,261.76 |

RECOMMENDATION

I recommend that the tender be awarded to the low bidder, C.W. Parsons Ltd. for the amount of \$1,811,261.76 (\$603,753.92 /yr), which includes HST.

Paul Mackey

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

MEMORANDUM

Date: November 27, 2014

To: His Worship the Mayor and Members of Council

From: Elaine Henley, City Clerk

Re: Travel – Councillor Danny Breen (Hospitality NL)

Councillor Breen is seeking approval from Council to attend Hospitality Newfoundland and Labrador's 2015 Conference and Trade Show being held in Gander from Tuesday, February 24 to Thursday, February 26, 2015.

Once approval is granted, I will assist Councillor Breen with all travel plans.



Elaine Henley
City Clerk

ST. JOHN'S

OFFICE OF THE MAYOR

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

ECONOMIC UPDATE

DECEMBER 2014

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

www.facebook.com/CityofStJohns



www.twitter.com/CityofStJohns



ECONOMIC INDICATORS

The New Housing Price Index for St. John's Metro was 151.0 in September 2014 up 0.1%*

The Consumer Price Index for St. John's Metro was 128.8 in October 2014 up 1.8%.*

Retail trade for Newfoundland and Labrador was \$ 758.3 million in September up 7.1%

* same month in the previous year.

LABOUR FORCE CHARACTERISTICS

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

	Oct 14	Chg.*
Labour Force	117,100	1.0%
Unemployment Rate	6.1%	0.3pt
Employment Rate	65.2%	-0.2pt
Participation Rate	69.4%	0.0pt

* same month in the previous year.

BUSINESS BRIEFS

TD Bank and Futurpreneur Partnership Launch

Futurpreneur Canada (formerly the Canada Youth Business Foundation) and TD Bank recently announced a partnership and investment that will help give aspiring small business owners in Newfoundland and Labrador a boost in accessing financing, mentoring and business resources to help them get off to a great start. Futurpreneur Canada is a national non-profit organization that provides online business resources, start-up financing and mentorship for youth, ages 18-39, to help develop their own successful businesses. The program is intended for young people who do not qualify for conventional funding. The Newfoundland and Labrador office is located in St. John's at 30 Harvey Road in the Common Ground co-shared work space. For further details telephone 709.769.1205 or visit www.futurpreneur.ca

NEIA launches Innovation and Commercialization Initiative

The Newfoundland and Labrador Environmental Industry Association (NEIA) is launching a new program aimed at increasing innovation and commercialization within Newfoundland and Labrador's green economy. Through its Innovation and Commercialization Initiative, NEIA will work one-on-one with firms to identify funding options, partnerships, and supports that are available and appropriate to assist them in meeting their business needs. This support could include assistance commercializing new technologies, protecting intellectual property, building academic partnerships, and accessing resources to de-risk innovation. For further details visit <http://neia.org>

St. John's Office Market Snapshot

	Q3 2013	Q3 2014	Y-O-Y Change
Overall Vacancy	4.8%	5.7%	0.9pp
Class A Vacancy	0.7%	1.8%	1.1pp
Direct Asking Rents (per sq ft/yr)	\$32.50	\$34.42	5.9%
YTD Absorption (sq ft)	68,567	150,733	82,166

Source: Cushman & Wakefield Atlantic

ST. JOHN'S

348 Water Street
 City of St. John's, P.O. Box 908
 St. John's, NL A1C 5M2
 (709) 576-8107
business@stjohns.ca

Business Approvals

Peaceful Vegetarian
250 Duckworth St.

Relaxation Spa
140 Stavanger Dr.

Glamour Secrets
Avalon Mall

Dent Wizard
7 Airport Road

Rental storage business
856-860 Main Rd.

Fiber Lilly
10 Highland Dr.

The Black Sheep
164 Water St.

Café
77 Charter Ave.

New Home -
Based Business

IT Services
22 Piper St.

Office for garden design
& non-profit consulting
14 Colonial St.

Total Year to Date 150

Regular 91
Home-based 59

City Building Permits (Year-to-date as of November 25, 2014)

Type	2013	2014	% Variance
Commercial	\$93,760,000.00	\$169,741,000.00	81
Industrial	\$2,131,000.00	\$125,300.00	-94
Government/Institutional*	\$79,798,000.00	\$77,940,000.00	-2
Residential	\$152,142,000.00	\$131,833,000.00	-13
Repairs	\$4,559,000.00	\$4,998,000.00	10
Housing Units (1 & 2 Family Dwellings)	421	299	
Total	332,390,000.00	384,637,300.00	16

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

Upcoming Events

Newfoundland and Labrador Access, Privacy, Security and Information Management Conference	Dec 1-3	www.nlconnections.ca
Pitch101: Genesis Centre	Dec 5	www.pitch101.ca/st-johnx27s.html
Ernst & Young Open House & Networking	Dec 4	Johna.Thompson@ca.ey.com
Board of Trade luncheon: Justin Trudeau	Dec 5	www.bot.nf.ca
Festival of Music and Lights	Dec 6	www.stjohns.ca
Environmental Managers Roundtable	Dec 9	www.neia.org
Business Information Webinar	Dec 17	www.nlowe.org
Common Ground #UncommonXmas	Dec 18	www.workatcommonground.com

CITY INITIATIVES

Development Checklists

Anyone looking to operate a business in St. John's must first complete and submit a Building and/or Development Application Form (CITY-1003). This application activates the approval process for your business or development project. The form is available on the City's website at www.stjohns.ca.

Additional information such as site drawings, deeds, surveys, floor plans, etc. is often necessary to accompany the Building and/or Development Application. To ensure that you have all the necessary information to accompany the application, the City of St. John's has designed a number of checklists for the more common types of development applications (e.g. home-based businesses, commercial developments). The appropriate checklist must be completed and submitted with your application. The various checklists can be found on the City website www.stjohns.ca, look under 'Living in St. John's', choose 'City Services' then 'Planning and Development.'