

**AGENDA
REGULAR MEETING**

**December 8, 2014
4:30 p.m.**

ST. JOHN'S

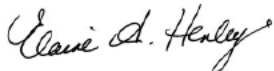
MEMORANDUM

December 5, 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 8, 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 4:00 **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 8, 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 (December 1, 2014)**
- 4. Business Arising from the Minutes**
 - a. Included in the Agenda**
 - b. Other Matters**
 - i. Budget 2015 to be presented by Councillor Danny Breen, Chair of Finance & Administration Standing Committee**
- 5. Notices Published:**
- 6. Public Hearings**
 - a. Public Meeting held November 27, 2014 re: 26 Logy Bay Road**
- 7. Committee Reports**
 - a. Development Committee Report – December 2, 2014**
- 8. Resolutions**
 - a. 2015 Tax Resolutions (to be tabled)**
- 9. Development Permits List (November 27 – December 3, 2014)**
- 10. Building Permits List (November 27 – December 3, 2014)**
- 11. Requisitions, Payrolls and Accounts (Week ending December 3, 2014)**

12. Tenders:

- a. Council Approval Tender 2014104 Security Services
- b. Council Approval - Tender 2014111 Water & Sewer Supplies
- c. Council Approval Tender 2014103 Community Service Bussing
- d. Council Approval Tender 2014113 Rental of Dump Trucks (Snow Removal)

13. Notices of Motion, Written Questions and Petitions

14. Other Business

- a. Memo dated December 1 from the Director of Planning & Development re: 46 Prescott St
- b. Memo dated December 3, 2014 from the City Solicitor re: Wedgewood Recreation Center Power Line Easement

15. Adjournment

December 1, 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, Davis, Puddister, Hickman, Breen, Lane, Galgay, Tilley, and Collins.

Regrets: Councillors Puddister and Lane

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

SJMC2014-12-01/535R

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

The motion being put was unanimously carried.

Adoption of Minutes

SJMC2014-12-01/536R

**It was decided on motion of Councillor Davis; seconded by Councillor Breen:
That the minutes of November 24, 2014 be adopted as presented.**

The motion being put was unanimously carried.

Business Arising from the Minutes

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.

Councillor Galgay informed Council that some new information relative to the above-noted amendment has been presented and as such it is suggested the recommendation be deferred pending a review by the Legal Department.

SJMC2014-12-01/537R

Moved by Councillor Galgay; seconded by Councillor Collins: That Council defer the above-noted amendment pending review by the City's Legal and Planning Departments.

The motion being put was unanimously carried.

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 were received

SJMC2014-12-01/538R

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

The motion being put was unanimously carried.

Committee Reports

Planning & Development Standing Committee Report – November 18, 2014

Council considered the following report:

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 Byass 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 .

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

SJMC2014-12-01/539R

It was decided on motion of Councillor Hann; seconded by Councillor Breen: That Council adopt the recommendations contained in the Planning & Development Standing Committee Report dated November Development Committee Report dated November 18, 2014 with the exception of Item No. 2 (Shoal Bay Road, Ward 5) which will be addressed under separate cover.

The motion being put was unanimously carried.

8. 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.

SJMC2014-12-01/540R

Moved by Councillor Collins; seconded by Councillor Tilley: That Council reject the recommendation of the Planning & Development Standing Committee

as it relates to the application for rezoning of land 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 services.

There in favor of the motion was Councillor Collins

Rejecting the motion were: Deputy Mayor Ellsworth, Councillors Hann, Davis, Galgay, Breen, Tilley, Hickman

The motion failed.

Finance & Administration Standing Committee Report – November 19, 2014

Council considered the following report:

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 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

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

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

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

SJMC2014-12-01/541R

It was decided on motion of Councillor Breen; seconded by Councillor Tilley: That Council adopt the recommendations contained in the Finance & Administration Standing Committee Report dated November Development Committee Report dated November 19, 2014.

The motion being put was unanimously carried.

Public Works Standing Committee Report – November 20, 2014

Council considered the following report:

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**

SJMC2014-12-01/542R

It was decided on motion of Councillor Galgay; seconded by Councillor Hann: That Council adopt the recommendations contained in the Public Works Standing Committee Report dated November Development Committee Report dated November 20, 2014 with the exception of Item No. 2 – Communities in Bloom participation.

The motion being put was unanimously carried.

4. 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.***

SJMC2014-12-01/543R

It was decided on motion of Deputy Mayor Ellsworth; seconded by Councillor Hann: That the City's participation in Communities in Bloom be deferred to allow further review of the value in participating against using the proposed funds to provide better clean up in the spring of the year.

The motion being put was unanimously carried.

Councillor Collins requested staff to investigate the circumstances surrounding a Ward 5 constituent whose vehicle was towed away during the Santa Claus Parade. The Deputy City Manager of Community Services agreed to follow up.

Development Committee Report – November 25, 2014

Council considered the following report:

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

SJMC2014-12-01/544R

It was decided on motion of Councillor Hann; seconded by Deputy Mayor Ellsworth: That Council adopt the recommendations contained in the Development Committee Report dated November 25, 2014.

The motion being put was unanimously carried.

Resolutions

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

Council considered the above-noted memorandum which requested Council's approval for borrowing resolutions to cover two projects – Wedgewood Park Recreation Facility and Convention Centre.

SJMC2014-12-01/545R

It was decided on motion of Councillor Breen; seconded by Councillor Tilley: 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.

The motion being put was unanimously carried.

SJMC2014-12-01/546R

It was decided on motion of Councillor Breen; seconded by Councillor Tilley: 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.

The motion being put was unanimously carried.

Development Permits List

Council considered as information the following Development Permits List for the period November 20, 2014 – November 26, 2014.

**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

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

**Gerard Doran
Development Supervisor
Department of Planning**

Building Permits List

Council considered the Building Permits list for the period November 20 to November 26, 2014.

**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

SJMC2014-12-01/547R

It was decided on motion of Councillor Davis; seconded by Councillor Hann: That the recommendations of the Director of Planning and Development with respect to the Building Permits list for the period November 20, 2014 to November 26, 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 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

SMC2014-12-01/548R

It was decided on motion of Councillor Davis; seconded by Councillor Hann: That the Payrolls and Accounts for the week ending November 26, 2014 be approved.

The motion being put was unanimously carried.

Tenders

• Tender 2014102 Freightliner, Sterling & Western Star Parts

Freightliner, Sterling & Western Star Parts	
Parts for Trucks, Inc.	\$13,761.61
The Royal Garage Ltd.	\$7,935.93
UAP Inc.	\$5,491.34
Reefer Repair Services Ltd.	\$1,442.15
Colonial Garage & Distributors Ltd.	\$845.72

- **Recommended Bidder:** lowest bidders, as shown above, meeting the specifications 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.

• Tender 2014106 Hydrant Parts

- **Recommended Bidders:** Emco Corporation at a cost of \$29,741.57 which meets specifications and is the lowest qualified bidder. 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.

• Tender City Buildings, Snow Clearing – Various locations

- **Recommended Bidders:** low bidder, C.W. Parsons Ltd. in the amount of \$1,811,261.76 (\$603,753.92/year), which includes HST.

SJMC2014-12-01/549R

**It was decided on motion of Councillor Davis; seconded by Councillor Hann:
That Council award the above noted tenders as recommended.**

The motion being put was unanimously carried.

Travel – Councillor Danny Breen

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.

SMC2014-12-01/550R

**It was decided on motion of Councillor Galgay; seconded by Councillor Tilley:
That approval be given for Councillor Breen to attend Hospitality
Newfoundland & Labrador's 2015 Conference and Trade Show in February
2015.**

The motion being put was unanimously carried.

Economic Update – December 2014

Councillor Tilley presented the Economic Update for December 2014 highlighting the following:

1. The New Housing Price Index was 151.0 in September 2014, up 0.1%
2. The consumer Price Index for St. John's metro was 128.8 in October 2014 up 1.8 %
3. Retail Trade for Newfoundland and Labrador was 758.3 million in September, up 7.1 %
4. TD Bank and Futurpreneur formally known as The Canada Youth Business Foundation have announced a partnership and investment that will help aspiring small Business Owners in N&L a boost in assessing financing, mentoring and business resources to help them get off to a good start. This organization will help youth to develop their own successful businesses.

5. NEIA- Newfoundland and Labrador Environmental Industry Association in Launching a New Program aimed at increasing Innovation and Commercialization.
6. During the past month we have approved 8 New Business's and 2 new Home Based Businesses. Year to date Council has approved 91 New Business's and 59 Home Based Businesses.

Permits Issued to December 1, 2014

Type	2013	2014	%
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	10
Housing Units (1 & 2 Family Dwellings)		302	
Total	338,274,000.00	386,272,000.0	14

7. Council has made a number of approvals going forward such as 2 Hotels, a Condo Building, a new Apartment Building Complex as well as other construction projects. Although housing starts have decreased housing prices are remaining steady. I am confident that next year will be another good year for the City.

Community Food Drive

All Councillors made reference to the ongoing City Food Drive that is taking place this week. Today food was collected from the residents of Ward 1 which amounted to approximately 22,000 pounds. The objective was to collect 60,000 pounds for the entire city, however, with today's result, and four wards pending collection, there should be more than 100,000 pounds of food that can be distributed by the Community Food Sharing Association this coming Christmas. Words of commendation were extended to management and staff for coordinating this initiative in such short order. A challenge was issued to all wards in the City and to other municipalities to participate in this or similar event.

Councillor Galgay

- Made reference to barricades that are being used for ongoing work at the head of Quidi Vidi Road. He requested that staff review the placement of these barricades to ensure pedestrians have ample access for walking.

Adjournment

There being no further business the meeting adjourned at 5:54 p.m.

MAYOR

CITY CLERK

MEMORANDUM

Date: December 3, 2014

To: His Worship the Mayor and Members of Council

Re: St. John's Development Regulations Amendment No. 607, 2014
PDE File: REZ14-00002
Application to Rezone Property to the Apartment Low Density (A1) Zone
26 Logy Bay Road, Ward 1
Applicant: Gibbons Snow Architects Inc.

The City has received an application to rezone property situated at 26 Logy Bay Road from the Residential Low Density (R1) Zone to the Apartment Low Density (A1) Zone. The purpose of this rezoning is to facilitate the development of an apartment building containing eight (8) dwelling units and a height of two (2) storeys. The development would provide 13 parking spaces located in the front of the proposed building.

At the Regular Meeting of Council held on June 2, 2014, Council agreed to accept the recommendation coming out of the May 20, 2014 meeting of the City's Planning and Development Committee that the applicant should be asked to undertake a Land Use Assessment Report (LUAR) regarding the rezoning application.

Council further agreed that upon submission of an acceptable LUAR that the rezoning application would be advertised and referred to a public meeting chaired by a member of Council. Following the public meeting, the application and LUAR would be referred to a Regular Meeting of Council for consideration. This meeting, chaired by Councilor Hann, was held on November 24, 2014 at St. John's City Hall.

Various concerns were raised prior to and at the public meeting which included: the perceived adverse impact upon traffic movement and municipal snowclearing in the area; that the development would increase the amount of traffic and the likelihood of accidents in the area; that there was an insufficient number of onsite parking spaces proposed; that the proposed development would adversely impact upon the property value of single detached homes in the area; that the proposed rezoning would introduce more apartment building development in the area along Logy Bay Road; that a decision on the rezoning application would be precedent setting and bind Council in the event other rezoning applications were made to the City in the future; that the development could cause rodent problems in the area; as well, concern was expressed by residents that they bought homes in the area because of the existing zoning and that this rezoning will negatively impact their neighbourhood.

ST. JOHN'S

RECOMMENDATION

The Municipal Plan encourages an appropriate and compatible mix of residential forms and densities throughout the City, helping to achieve compact urban form while redirecting the cost of municipal services and building better quality neighbourhoods.

Logy Bay Road is classified a major arterial road, therefore the additional traffic is not considered to have a major impact on the area.

It is recommended that Council now adopt the attached resolution for St. John's Development Regulations Amendment Number 607, 2014 to rezone the subject property to the Apartment Low Density (A1) Zone.

If the attached amendment is adopted by Council, it will then be sent in accordance with the provisions of the *Urban and Rural Planning Act* to the Department of Municipal Affairs with a request for Provincial registration.

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

PDB/dlm

Attachment

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 607, 2014**

WHEREAS the City of St. John's wishes to achieve increased efficiency in the delivery of municipal services and the use of land on a parcel of land situated at 26 Logy Bay Road [Parcel ID # 20261].

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

Rezone land that is that is situated at 26 Logy Bay Road [Parcel ID # 20261] from the Residential Low Density (R1) Zone to the Apartment Low Density (A1) Zone, as more specifically shown on the 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 , 2014.

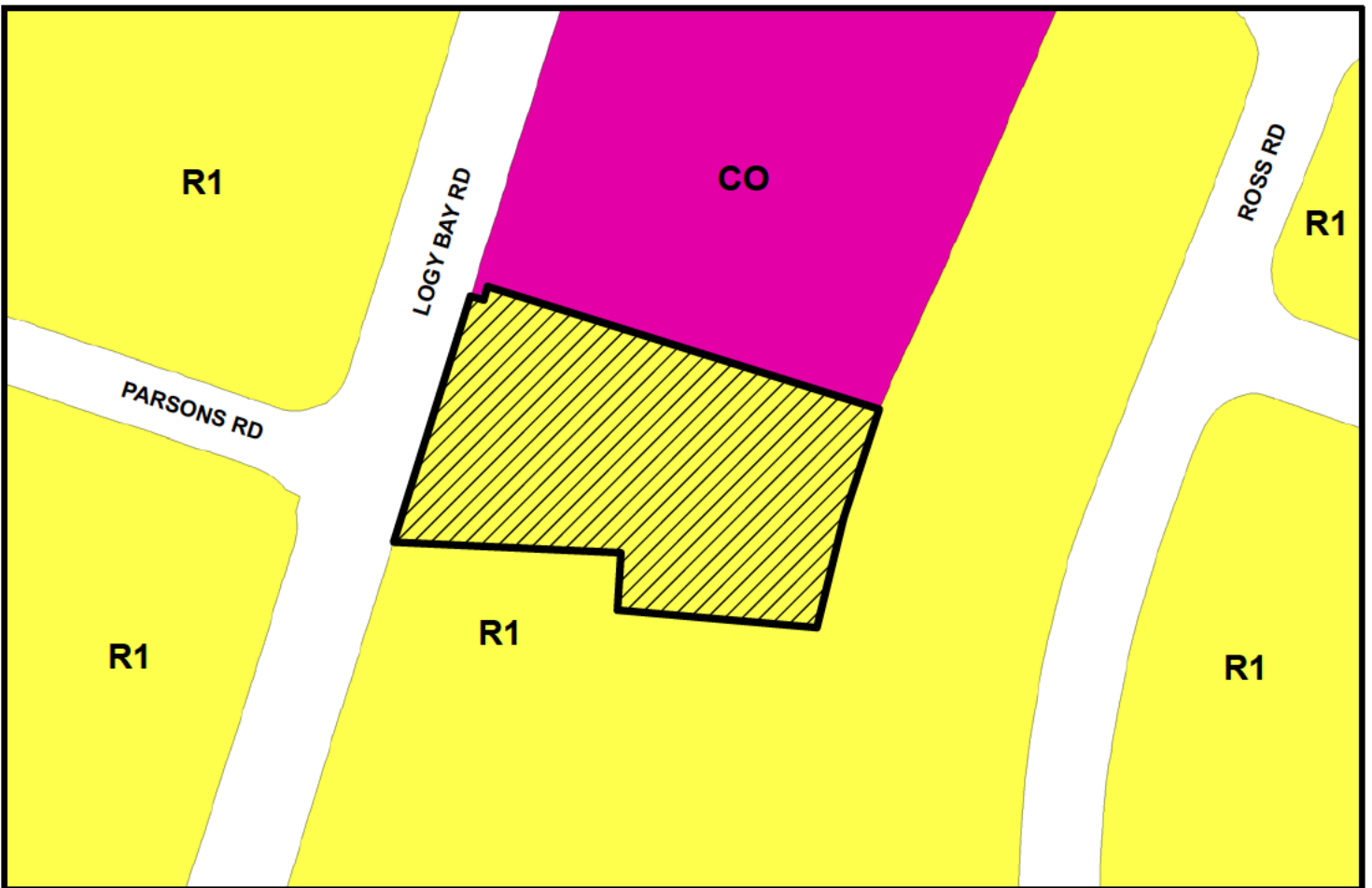
Mayor

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. 607, 2014
[Map Z-1A]**

2014 12 03 SCALE: 1:1000
CITY OF ST. JOHN'S
DEPARTMENT OF PLANNING,
DEVELOPMENT & ENGINEERING

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



AREA PROPOSED TO BE REZONED FROM
RESIDENTIAL LOW DENSITY (R1) LAND USE ZONE TO
APARTMENT LOW DENSITY (A1) LAND USE ZONE

26 Logy Bay Road (PID# 20261)

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

A public meeting was held on Thursday, November 27, 2014 at 7:00 p.m. in the Foran/Greene Room, 4th floor City Hall.

In Attendance: Councillor Tom Hann, Chairperson
Councillor Danny Breen
Councillor Sandy Hickman
Paul Boundridge, Planning Coordinator
Maureen Harvey, Senior Legislative Assistant
Kathy Driscoll, Legislative Assistant

Also in attendance were approximately 40 citizens from the neighborhood many of which registered on the attendance sheet:

Alanna Greene	Logy Bay Road
John McGrath	Logy Bay Road
William Cadigan	Logy Bay Road
Karene Tweedie	Ross Road
Carol Guzzwell	Ennis Avenue
John Noel	Parsons Place
Ruth Noel	Parsons Place
Rosemary Galgay	Parsons Place
Gary Boland	March Street
Jim Cahill	Pleasantville Ave
Kevin O’Leary	Derby Place
Ruth Hickey	Logy Bay Road (potentially)
Sylviz Bryson	Logy Bay Road
Chris Dooley	Logy Bay Road
Mark Peters	Parsons Road
Nick Higgins	Ross Road
Missy Hogan	Logy Bay Road
Deborah Gallant	Logy Bay Road
Jan Hayden	Logy Bay Road
Brian Smith	Logy Bay Road
Cecil Pelley	Parsons Road
H.R. Tilley	Parsons Road
Charles M. Peddle	Parsons Road
Carl &Joan Bill	Logy Bay Road
	Logy Bay Road

Representing the proponents were:

- Greg Snow – Gibbons Snow Architects
- Keith Connolly and Dean Jacobs – Property Co-owners

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

Application from Gibbons Snow Architects Inc. to have property situated at 26 Logy Bay Road rezoned from the Residential Low Density (R1) Zone to the Apartment Low Density (A1) Zone. The purpose of the rezoning is to facilitate the

development of an apartment building containing eight dwelling units and having a height of two storeys. A Land Use Assessment Report (LUAR) has been submitted.

The following written submissions of objection/concern are included with this report:

- E-mail from Dan Fowler – 6 Parsons Road
- Email from Patti Hamilton – 14 Logy Bay Road
- Email from Kevin O’Leary – 8 Derby Place

Two petitions objecting to the application were also tabled at the meeting and are included with this report.

Councillor Hann called the meeting to order and outlined the process to ensue, consisting of a staff overview; presentation by the proponent, followed by an open floor discussion with residents.

Paul Boundridge, Planning Coordinator noted that the City had made an error in the location plan as shown on the easel. The boundary of the subject property does not include the garage. He noted that this was the City’s error and is not reflective of the proponent.

Planning Review Process

The Planning Coordinator, Paul Boundridge provided the background on why this public meeting was being held.

He advised that an application to rezone the subject property had been submitted earlier in the year. It had been reviewed by staff in the context of municipal land use planning policies and development standards (St. John's Municipal Plan and St. John's Development Regulations) and the ability of municipal infrastructure (water and sewer services and the ability of Logy Bay Road to handle traffic associated with an 8 unit apartment building) and a complete report provided to the City's Planning & Development Standing Committee. The staff report recommended that the application be given consideration, with a requirement for a Land Use Assessment Report (LUAR) to be undertaken by the applicant in order to determine if there were any potential adverse impacts associated with the proposed development and to recommend suitable measures by which these could be addressed. Following receipt of the LUAR, it and the rezoning application would be referred to a public meeting to enable area residents to be made aware of what is being proposed and to provide feedback to Council.

The Planning Committee recommendation was discussed and accepted by Council at a subsequent Regular Meeting of Council. Following this, the applicant went about the process of preparing a satisfactory LUAR. This was reviewed by City staff, found to be satisfactory, and this public meeting was scheduled.

Pending the feedback received through the public consultation process and the City’s Municipal Plan land use policies, Council will either approve the rezoning; defer the application pending the submission of further information to address any issues that may arise from tonight’s meeting; or reject the application outright

Proponent’s Presentation of LUAR

Greg Snow, Architect of Gibbons Snow Architects conducted a power point presentation, a copy of which is on file with the Planning Division, outlining the results of the Land Use Assessment

Report, a copy of which is available at the Office of the City Clerk and also on the City's website. It addressed:

- Building Use
- Building Materials
- Building Height and Location
- Exterior Equipment and Lighting
- Landscaping & Buffering
- Snow Clearing/Snow Storage
- Off-street Parking
- Traffic
- Municipal Water & Sewer Services
- Construction Time Frame

Discussion

Councillor Hann welcomed comments from area residents.

Cecil Kelly— [REDACTED] Parsons Road

Mr. Kelly stated he has been a resident of the area for 50 years. He feels that the architectural design makes the structure appear more like condominiums and was concerned that the City would allow this. It was explained to Mr. Kelly that the City's Municipal Plan does not make a distinction between condominium and apartment ownership as both are permitted in the proposed zone.

Mark Peters, [REDACTED] Road

Mr. Peters stated he, along with other area residents, purchased their homes on the basis that the residential low density (R1) would be retained. As the area has been zoned R-1 for several years, Mr. Peters felt that if this application is permitted then it would set a precedent to permit other apartment buildings in the area which would be most unwelcomed.

On behalf of 116 residents, Mr. Peters tabled a petition from neighbours of 26 Logy Bay Road objecting to the potential precedent setting rezoning in the neighborhood. He indicated this petition received close to unanimous agreement amongst the neighbours.

The petition states:

“We the undersigned residents strongly object to having the property situated at 26 Logy Bay Road rezoned from the Residential Low Density (R1) Zone to the the Apartment Low Density (A1) Zone to facilitate the development of an apartment building containing 8 dwelling units and having a height of 2 storeys.

It should be noted that the long term residents of this are purchased their properties knowing full well the present designation of the Residential Low Density. We have serious concerns of council's propensity to change the long established zoning. We request that council reject this in the best interests of the residents and honour the integrity of the existing zoning.”

Donna MacDonald, Logy Bay Road

Ms. MacDonald, parent of two children, expressed her concerns of snow clearing as the sidewalks in the area are typically not cleared. The roads can be very narrow as a result of improper snow clearing resulting in traffic impediment and sight distance problems. She stated that when the Outer Ring Road was constructed, traffic volumes on Logy Bay Road went up by 23%. She, herself, has had one accident and has witnessed several more. She questioned what would happen to the bus stop which is on Parsons Road directly opposite the proposed site.

Ms. McDonald asserted her home was purchased primarily because of the R-1 zoning. Upon her question of the proposed rental rates Mr. Connolly responded they would be in the range of \$1,800 per month. She expressed concern that if rental market conditions change, the units would be rented for much less, thereby attracting a lower socio economic demographic. The proponent stated that they would wait to develop until they were sure the market could sustain the proposed rent. In conclusion, Ms. McDonald asked that Council take into consideration her views on the application before making a final decision.

William Cadigan, ■ Logy Bay Road

Mr. Cadigan questioned the proximity of the proposed fence in relation to proposed shed to which the proponent responded approximately three feet. He questioned whether a change in the zoning would allow existing residents to sell their homes and construct apartment buildings. Mr. Boundridge responded that re-zoning applications are site specific and each is evaluated on its own merit. Once again Mr. Cadigan reiterated that if this application is approved, the precedent would be set.

Gary Boland, ■ March Street

Mr. Boland questioned that if the existing zoning and regulations are in place, why the application would even be considered. He reiterated his support that approval would be precedent setting. A concern was also expressed that if the zoning changes, the proponent may, in years to come wish to construct additional storeys.

Chairperson Hann clarified that every citizen has a right to make application for rezoning, and go through the public meeting process. He reiterated that each application is evaluated on its own merit.

Ruth Noel, ■ Parsons Place

Ms. Noel stated that had she purchased a home on LeMarchant Road, she would quite understand there would be noise issues given the zoning and its close proximity to downtown. However, having purchased and lived in a R1 Zone she would expect the zoning to remain as it is. She stated she will be watching Council's vote on this matter and giving great consideration to it in the next municipal election.

John McGrath, ■ Logy Bay Road

Mr. McGrath asserted his concerns about snow removal given the proposed development is to include a 13 car parking lot along with snow storage units. When asked about the dimensions of the snow storage areas, it was reported that the snow storage areas were approximately 7m by 3m.

Recognizing snow storage is a temporary holding place until snow removal takes place, it was questioned what would happen if snowfall was excessive suggesting it would be pushed onto his driveway. Mr. McGrath stated it is presently quite difficult to access Logy Bay Road from

driveways and excessive snowfall, coupled with additional snow storage would exacerbate the problem. He claimed that excessive snow and traffic volumes on Logy Bay Road would increase the safety risk for homeowners, drivers and pedestrians.

Mr. McGrath also enquired about garbage removal as there would be 8 sheds to accommodate garbage storage. He wondered how often it would be removed and questioned the ability of tenants to access the units during heavy snowfall.

Discussion took place on the number of sheds associated with the proposed development with the proponent clarifying that there four proposed sheds, each to be shared between two units.

Mr. McGrath took exception to the report referencing another rezoning application for two ten storey apartment buildings which was denied. He suggested that the City did this to downplay the present application. Mr. Boundridge indicated this information was provided to ensure that Council had an appreciation of the area in which the application site was located, and that since the report was first authored, the application to rezone 34 Logy Bay Road to accommodate the 10 storey apartment buildings had been rejected by Council.

Ruth Hickey, ■ Logy Bay Road

Ms. Hickey expressed concern with the location of the garbage receptacles suggesting a more appropriate location would be on the opposite side of the site.

Alanna Green, ■ Logy Bay Road

Ms. Green questioned the fencing height stating her assumption that it would be 3 feet from her shed. She also wanted to know how close the construction would be to her property. The proponent advised that it would be 2 meters from her shed and the fence would be between 6 and 8 feet to ensure privacy for all concerned.

Jim Cahill, ■ Pleasantville Avenue

Mr. Cahill reiterated the previously stated concern about how the rezoning would set a precedent. He indicated he has lived in this location for a number of years and does not want the area rezoned.

Bev Lane, ■ Carty Place

Ms. Lane asserted she has been a resident of the area for 33 years. She emphasized concerns about traffic particularly with respect to the number of lanes and motorists who change lanes around the intersection of Kenna's Hill. She claimed that Traffic speed and changing lanes is a clear indication that an accident is imminent. Ms. Lane made reference to the issue of traffic volumes as traffic enters onto Logy Bay Road from a number of angles. i.e. Parsons Road and Pleasantville. She also felt her property value would depreciate if the application is approved. In keeping with the position of previous speakers, Ms. Lane stated that approval for this development/rezoning would certainly be precedent setting.

Brian Smith, ■ Logy Bay Road

Mr. Smith said he had once lived in multi-unit complex and experienced problems of garbage and renters who had little regard for the property of others. He left his environment to live in his current R-1 Zone to avoid these issues. Mr. Smith suggested that the proposed development would exacerbate a high traffic area. Other concerns put forward by Mr. Smith included that of snowclearing, snow storage and garbage collection.

Mark Peters, █ Logy Bay Road

Mr. Peters questioned how the application could proceed with so much opposition.

The Chair indicated that all relevant information, including a report from this meeting, would be tabled with Council and debated openly in the Council Chambers.

The proponent indicated they are willing to work with the residents to mitigate any potential problems. They are relatively new developers and assured those present that they would be responsible property managers with high standards. They believe the project will actually add value to the neighborhood.

Mr. Peters asked what criteria is considered for rezoning. The City Planner responded that the City has to consider many factors, including a changing demographic, a demand for more housing choices and more mixed developments. This is evidenced by the submissions that were made in relation to the new municipal plan as residents are suggesting that neighborhoods be blended with different types of housing and accessible amenities.

Councillor Breen, Ward Councillor

Councillor Breen addressed the group stating that Council will take the concerns of the residents under advisement during debate. He indicated a public hearing is a key part of the process and together with staff's professional analysis will be given due consideration

Jan Hayden, █ Logy Bay Road

Ms. Hayden reiterated the previous concerns in relation to garbage, snow clearing, and traffic concerns. She stated she was vocal in another rezoning application where the developers agreed to give assurances that proved to be meaningless. She indicated her family has put a lot of work into their existing home and expressed a desire to retain the current property value. Ms. Hayden also mentioned that traffic calming on Selfridge Road is necessary as there is a park close to Vanier Elementary where children often congregate.

Unidentified Resident

A question was directed to the proponents with respect to their experience as property managers. The proponent responded they have another rental property outside the City which is maintained at a very high standard.

Rosemary Galgay, █ Parsons Place

Reiterated the same objections with rezoning as the area is home to many seniors and young families and as such the zoning should remain R-1. She was upset by the application and stated that while residents are not opposed to development, it should be undertaken in the appropriate zone. Ms. Galgay also reiterated that this application, if approved, would be precedent setting. She asked that the application for rezoning be rejected outright.

Kevin O'Leary, █ Derby Place

Mr. O'Leary supported the assertion of precedent setting as he believes that, if approved, it would heighten the possibility of a large block of vacant land adjacent to his home receiving the same approval. He also claimed that as this is a business venture for the proponents, there is no

guaranteed that they would remain owners and carry the same standard of care for the property. He also referenced the issues of traffic, snowclearing and garbage removal.

Councillor Hickman

Councillor Hickman thanked those in attendance for their input and feedback. He commended the developers for meeting with residents prior to this hearing and noted that Council would give due consideration to all aspects of the application.

Charlie Peddle

Mr. Peddle asked the proponents if they purchased the property with the intent to use it as a home or for rental purposes. The proponents advised that the property was purchased for the purpose of leasing. However, given the size and potential of the site, they felt they could maximize the value with this proposed development.

Conclusion

There being no further comments or questions, the Chair closed the meeting with a note that the matter should be brought before Council within the next two weeks.

Adjournment

There being no further business, the meeting adjourned at 8:28 p.m.

Councillor Tom Hann
Chairperson

November 26 2014

Office of the City Clerk

To Whom It May Concern:

I'm writing to express my concern over the proposed rezoning at 26 Logy Bay Road from R1 to A1. I live at 6 Parsons Road, which is directly across the street from a proposed Apartment building.

I feel it is a mistake for council to approve such rezoning of a relatively quiet residential area of the city. My wife and I have a small child and are expecting another in the coming months. The speed and volume of traffic along Parsons Road is already a concern, as many commuters use this road as a passage between Torbay Road and Logy Bay Road. Rezoning this historically residential area to A1 will set a precedent that will allow subsequent higher density development in the immediate area. In my opinion this will add increased traffic and possibly reduce the importance of the area's parks and recreation sites in favour of new development. We are also quite concerned of the possible negative impact higher density residential development will have on future property values in the area.

My family thoroughly enjoys living where we do. We would love to continue to raise our young family in our current residence because of its close proximity to shopping and other amenities, as well as its close proximity to the parks and recreation areas which are a valuable asset to young children in the area. Council has stated in the recent past that they would like to create more livable residential areas. We feel that rezoning this area to A1 will be the beginning of future development and the loss of the neighborhood's character and safety. I ask whoever is responsible for this decision to consider the resident's wishes, both current and future, who feel rezoning this highly livable residential area to allow for apartment buildings is the wrong decision.

Sincerely

Dan Fowler

■ Parsons Road



Re: Nov 27th Public Meeting Re: 26 Logy Bay Rd 

City Clerk and Council to: Patti Hamilton

2014/11/27 09:46 AM

Sent by: **Elaine Henley**

Cc: cityclerk, ehamilton, Planning, Jason Sinyard, Ken O'Brien,
Paul Boundridge, Lindsay Lyghtle Brushett, Mark Hefferton,
Dave Wadden, Gerard Doran, Andrea Roberts, Ashley Murray,

Good Morning Ms. Hamilton:




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

Thank you
Elaine Henley
City Clerk

"Patti Hamilton"

Hello,

2014/11/25 10:57:10 AM

From: "Patti Hamilton" 
To: <cityclerk@stjohns.ca>
Cc:  ;  >
Date: 2014/11/25 10:57 AM
Subject: Nov 27th Public Meeting Re: 26 Logy Bay Rd

Hello,

I would like to make the following submission in regards to the proposed apartment building to be built at 26 Logy Bay Rd

I reside at 14 Logy Bay and have strong disagreement in allowing an apartment unit to be built.

There are several factors that will negatively impact our already busy neighborhood if this unit is approved:

1. Traffic on this section of Logy Bay Rd is already extremely busy and speeding issues are well above the posted 50MPH, adding a parking lot with up to 16 additional cars that need to make their way on to Logy Bay Rd in heavy traffic times will only increase traffic risks, not to mention issues in the winter when snow is piled so high from the parking lot that it becomes an additional risk.
2. Once this zoning changes it allows other types of these buildings to be built in other limited green spaces on Logy Bay Rd, such as on the corner of Selfridge Rd. which again will increase traffic/speed issues for an already very busy residential area.
3. The overall change/appearance to this section of Logy Bay Rd. We already have several commercial properties on either end of this road. The Carpet Factory on one end and Real Estate Association on the other end.
4. The people who purchase homes in this area recently and who have lived here for well over 30 years, did so because of the beautiful mature area and neighborhood feel in general-yes, we know it's on a 4 lane very busy street-however adding this building will greatly change the dynamic of this neighborhood even more so and bring no additional value to the area-only largely increase an already problem traffic area.

5. Privacy issues to the people on the sides of this property as well as on the back of those home owners on Ross Rd.
6. Snow clearing on the street and especially the sidewalks has always been a huge issue for us as well-adding a parking lot with snow piled on both sides of an entrance will only add to these issues

While I understand that our city is growing and instead of urban sprawl we need to build upwards in some areas to maximize living space etc. However, 26 Logy Bay Rd is not such a place to make such changes. I think it's clear the current neighborhood layout, traffic and speed issues on this end of Logy Bay Rd. more than warrant this project being rejected. It is unfair to the current, long standing tax payers in this area to have their neighborhood further disrupted by this proposed structure.

I hope the people of City Hall will make the right choice for the current long term residents of Logy Rd and turn down this proposal.

Thank you,
Patti Hamilton
█ Logy Bay Rd



RE: 26 Logy Bay Road
 O'Leary, Kevin
 to:
 'Tom Hann'
 2014/11/28 12:43 PM
 Cc:
 Maureen Harvey
 Hide Details
 From: "O'Leary, Kevin" [REDACTED]
 To: "'Tom Hann'" <THann@stjohns.ca>
 Cc: Maureen Harvey <MHarvey@stjohns.ca>

Thank you.

From: Tom Hann [<mailto:THann@stjohns.ca>]
Sent: Friday, November 28, 2014 10:53 AM
To: O'Leary, Kevin
Cc: Maureen Harvey
Subject: Re: 26 Logy Bay Road

Thank you for your submission your comments will be included in the report going to council

On Nov 28, 2014, at 8:55 AM, O'Leary, Kevin <kevino@mun.ca> wrote:

Mayor, Deputy Mayor and Councilors

Last night I attended the public meeting on the application to re-zone 26 Logy Bay Road. I live on 8 Derby Place. First let me say I am not against development and I appreciate the risk Mr. Connolly and his partner take in taking on such a venture. Although this change might not have any major direct influence on me I am close enough to be concerned with the precedent being set of changing the zoning regulations in this residential area. Many of the residents voiced their concerns over traffic, snow clearing, and garbage handling. All viable concerns. There probably would have been many more there if it was not for the parent teacher meetings at Vanier Elementary the same night. I understand the City would like to see an increase in high density living structures. What I don't understand is why any elected official would even entertain the idea of going against the wishes of hundreds of the citizens of this ward when there are acres and acres of land available for this type of development only about 250 meters away in Pleasantville. There is enough empty space in Pleasantville to create enough high density living structures as will ever be needed for this ward and they can be built without alienating people or lowering people's property values. People pay extra to live in residential areas because they are residential areas. I would be shocked if anyone of you would not agree with that statement or if you would not be concerned if the same thing were to occur next door to your house. Thank you for taking the time to read this and I ask you to consider things mentioned in this e-mail when voting on this proposal.

Kevin O'Leary, B.Voc.Ed, M.Ed.I.T
 Producer/Director

Attached are 116 Signatures from neighbours of 26 Logy Bay Road objecting to the potential precedent setting rezoning in our neighbourhood.

There was almost completely unanimous agreement amongst the neighbours.

Thanks for your important consideration of our concerns.

Mark Peters (markpeters@nl.rogers.com)

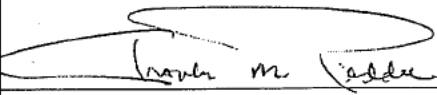
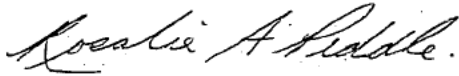
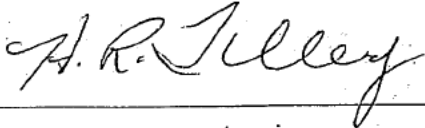
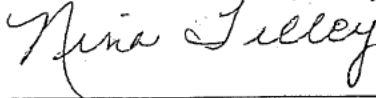

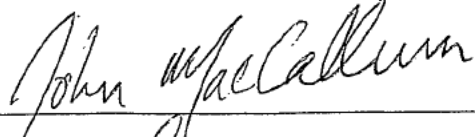


To: The Mayor, Deputy Mayor and Councillors of the City of St. John's:

We the undersigned residents strongly object to having the property situated at 26 Logy Bay Road rezoned from the Residential Low Density (R1) Zone to the Apartment Low Density (A1) Zone to facilitate the development of an apartment building containing 8 dwelling units and having a height of 2 storeys.

It should be noted that the long term residents of this area purchased their properties knowing full well the present designation of the Residential Low Density.

We have serious concerns of council's propensity to change the long established zoning.

We request that council reject this in the best interests of the residents and honour the integrity of the existing zoning.

NAME	ADDRESS	SIGNATURE
CHARLES M. PECKE		
ROSALIE A RIDDLE		
H. R. TILLEY		
NINA TILLEY		
Susan Brodger		
JOHN MACCALLUM		
CYRIL GALWAY		
Patti Hamilton		

NAME	ADDRESS	SIGNATURE
PAUL GALWAY		P Galway
Patricia Penney		P Patricia Penney
Jonathas Penney		J Penney
Jacinta Besso-Waterman		Jacinta Besso Waterman
Gary J. Waterman		Gary J. Waterman
Joy Biles		Joy Biles
Kim Fend		Kim Fend
Cecil Kelly		Cecil Kelly
KEN RYAN		K Ryan
CAROL RYAN		C Ryan
Andrew Edwards		A Edwards
Shirley Pelley		S Pelley
Herard Penton		Herard Penton
Helen Penton		Helen Penton
Michelle Fitzgerald		Michelle Fitzgerald

NAME	ADDRESS	SIGNATURE
Dan Fowler		Dan H
Evelyn Hamilton		Evelyn HAMILTON
Lynn Critch		Lynn Critch
Barry Critch		Barry Critch
Janice Connors		Janice Connors
Michael Swinton		Michael Swinton
Mary Boland		GARY BOLAND
Barb Boland		Barb Boland
John Colbert		John Colbert
Ariana Colbert		Ariana Colbert
Blair Bradbury		Blair Bradbury
Judy Helms		J. Helms
Jill Fandy		Jill Fandy
Ariana Fandy		Ariana Fandy
Don GETMAN		Don Getman

NAME	ADDRESS	SIGNATURE
Isola Yetman		Isola Yetman
Jean Burden		Jean Burden
Bill Ryan		Bill Ryan
Nicholas Ryan		Nick Ryan
Betty Martin		Tom Martin
John Lynch		John Lynch
Shelley Cornick		Shelley Cornick
Sarah Wickham		Sarah Wickham
H. Hillier		H. Hillier
Cathy McDonald		Cathy McDonald
Liam O'Brien		Liam O'Brien
Amy Butt		Amy Butt
Janne Belbin		J. Belbin
Mark Belbin		Mark Belbin
Teresa Fardis	Teresa Fardis	

To: The Mayor, Deputy Mayor and Councillors of the City of St. John's:

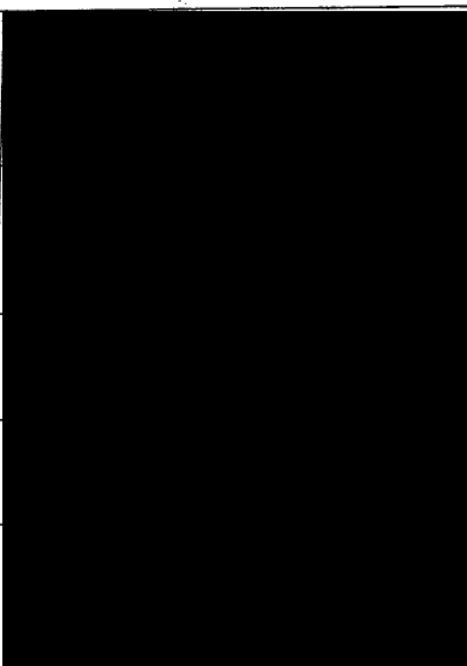
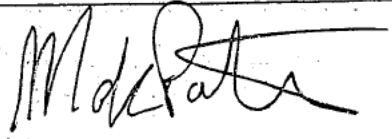

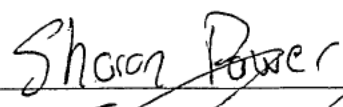
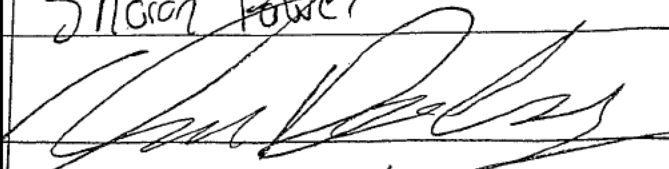
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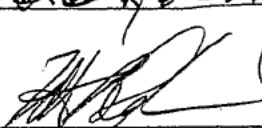
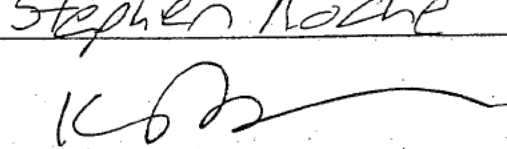
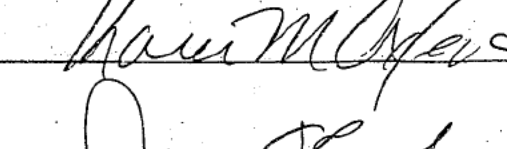
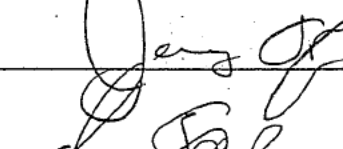
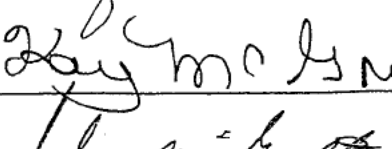
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NAME ADDRESS SIGNATURE

MARK PETERS		
Jicole Peters		
Sharon Power		
Chris Dooly		
John Hand		JOHN HAND

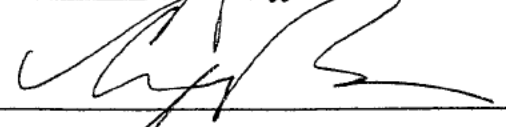
Name	Address	Signature
Vick Higgins		Vick Higgins
Imanda wells		Amanda wells
Irene Tweedie		Irene Tweedie
Bernie Bartlett		Bernie Bartlett
George Crewe		George Crewe
Phyllis Crewe		Phyllis Crewe
Raymond Green		RAYMOND GREENE
Dorothy Greene		Dorothy GREENE
MADE BRADW		
Stephen Roche		Stephen Roche
K. Rodgers		
Karen McFarland		Karen McFarland
Jerry Oxford		
Amy Fowler		
ay mcgrath		ay mcgrath
JOHN MCGRATH		
John Duffett		John Duffett

Name

Address

Signature

Angela Barron



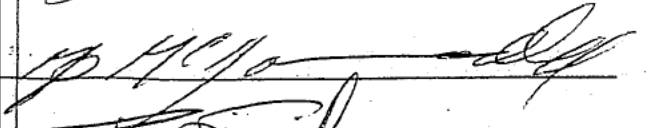
Ameron MacPhee

x 

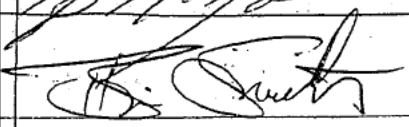
~~Melissa Hooper~~
~~F. P. O. [unclear]~~

x ~~Melissa Hooper~~
~~[unclear]~~

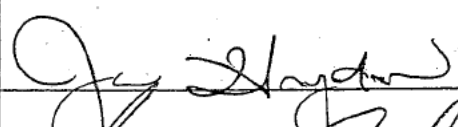
Donna McDonald



Brian Smith



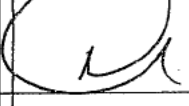
Jan Hayden



Brian Sprickell



Mara Learning



Dean Mathbouquette

Dean Mathbouquette

~~Tom Squire~~

Tom Squire

~~John [unclear]~~

Doag Allan

~~Maxine Brown~~

Maxine Brown

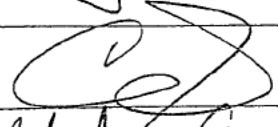
Deborah Gallant

Deborah Gallant

TANVIA

Tania

Claude Moulton



Robert Carow

Robert Carow

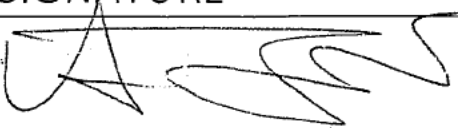
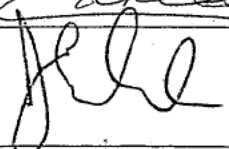
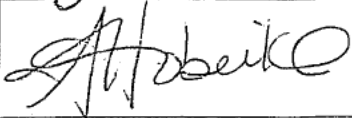
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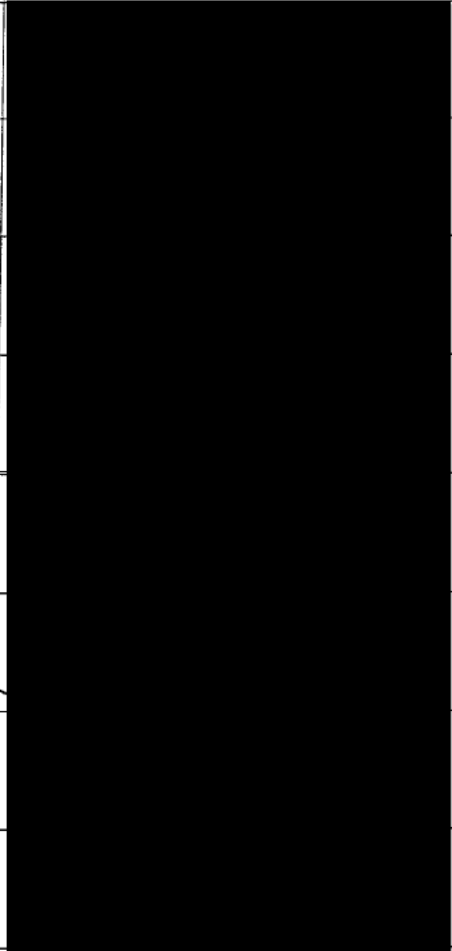
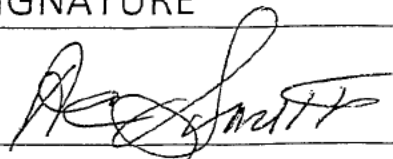
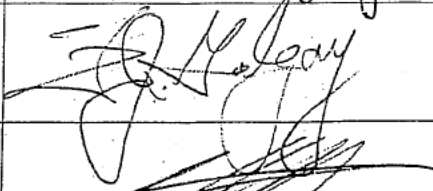
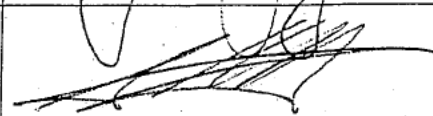
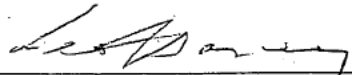

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NAME	ADDRESS	SIGNATURE
John Noel		
Kurtis Noel		Kurtis Noel
Andrew Scott		ASA
Renée Scott		Renée Scott
Jonathan Earle		
Allison Hobeika		
Carol Smith		Carol Smith

NAME	ADDRESS	SIGNATURE
CLIFFORD SMITH		
RITA KING		R. King
RICHARD KING		Richard King
Rosemary Galgay		R. Galgay
FRANK GALGAY		
Stephen Hanley		
LEO HARVEY		
J. Mackey		

Name

Address

Signature

Dor Tucker

Don Tucker

Cynthia Tucker

Cynthia Tucker

Mary Tobin

M. Tobin

Tim Hickey

Tom Hickey

Dag Murdoch

~~Dag Murdoch~~

R NICHOLS

R Nichols

DMurphy

D Murphy

R Harding

Ryan Harding

E. Power

Ellen Power

REPORT/RECOMMENDATIONS TO COUNCIL
Development Committee Report
December 2, 2014

1. **Department of Planning, Development & Engineering File No. CRW1400007**
Proposed Crown Land Grant
Proposed Land for existing development
Department of Environment & Conservation File 43401
Crown Land Grant Referral for 0.32 Hectares
4025 Trans-Canada Highway - Ward 5
Watershed (W) Zone
-

The Development Committee recommends that Council reject the above noted Crown Land Grant due to the property being located inside the boundaries of the Thomas Pond Watershed.

Dave Blackmore
Deputy City Manager – Planning, Development and Engineering
Chairperson



**DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING
FOR THE PERIOD OF November 27, 2014 TO December 3, 2014**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
COM		Home Office – Administrative Work foe Website Services	4A Kildare Place	4	Approved	28-Nov-14
COM	Costco Wholesale Ltd	Expansion of Fuel Facility & Canopy Structure	28 Stavanger Drive	1	Approved	2-Dec-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 4, 2014 Regular Meeting

Permits Issued: 2014/11/27 To 2014/12/03

Class: Commercial

250 Duckworth St	Co	Restaurant
63-65 Main Rd, Apt B	Co	Retail Store
210-214 Water St	Cr	Restaurant
22 O'leary Ave, Big Deal	Oc	Retail Store
15 Hebron Way	Sn	Retail Store
22 O'leary Ave	Ms	Restaurant
22 O'leary Ave	Sn	Retail Store
31 Peet St	Ms	Office
30 Ropewalk Lane	Ms	Retail Store
38-40 Ropewalk Lane	Ms	Office
St. Clare Ave	Ms	Place Of Assembly
St. Clare Ave	Ms	Place Of Assembly
3 Stavanger Dr	Ms	Retail Store
3 Stavanger Dr	Ms	Retail Store
340 Torbay Rd	Ms	Service Station
Torbay Road-Torbay Rd Mall	Ms	Office
430 Logy Bay Rd	Rn	Church
Adelaide Street	Rn	Other
117 Ropewalk Lane	Cr	Commercial School
63-65 Main Rd, Building #2	Rn	Office
50 Ropewalk Lane Plaza Bowl	Rn	Place Of Amusement
30 Kenmount Rd	Cr	Office
120 Kenmount Rd	Ex	Warehouse
40 Henry Street	Sw	Condominium
		This Week \$ 2,818,740.00

Class: Industrial

This Week \$.00

Class: Government/Institutional

This Week \$.00

Class: Residential

28 Bayberry Pl	Nc	Accessory Dwelling Unit
20 Caravelle Pl , Lot 14	Nc	Single Detached & Sub.Apt
24 Caravelle Pl, Lot 16	Nc	Single Detached & Sub.Apt
133 Great Eastern Ave	Nc	Fence
10 Halliday Pl	Nc	Patio Deck
5 Linegar Ave	Nc	Single Detached Dwelling
7b Midstream Pl, Lot 2	Nc	Single Detached Dwelling
51 Sgt. Craig Gillam, Lot #160	Nc	Single Detached Dwelling
9 Solway Cres, Lot 325	Nc	Single Detached Dwelling
210 Stavanger Dr	Nc	Single Detached Dwelling
1 Sumac St	Nc	Fence
52 Cape Pine St	Cr	Subsidiary Apartment
5 Plover St	Cr	Subsidiary Apartment
5 Amherst Hts	Rn	Single Detached Dwelling
14 Cornwall Cres	Rn	Single Detached Dwelling
60 Dunkerry Cres	Rn	Single Detached & Sub.Apt

5 Eastmeadows Pl	Rn	Single Detached Dwelling
47 Gold Medal Dr	Rn	Single Detached Dwelling
7 Meadowbrook Park Rd	Rn	Mobile Home
9 Mahogany Pl	Rn	Single Detached Dwelling
4 Rendell Pl	Rn	Single Detached Dwelling
7 Rutledge Cres	Rn	Single Detached Dwelling
6 Stanford Pl	Rn	Single Detached Dwelling
39 Sudbury St	Rn	Apartment Building
77 Old Bay Bulls Rd	Sw	Single Detached Dwelling

This Week \$ 2,222,150.00

Class: Demolition

This Week \$.00

This Week's Total: \$ 5,040,890.00

Repair Permits Issued: 2014/11/27 To 2014/12/03 \$ 25,500.00

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			
December 8, 2014			
TYPE	2013	2014	% VARIANCE (+/-)
Commercial	\$98,132,000.00	\$172,765,000.00	76
Industrial	\$2,325,000.00	\$125,300.00	-95
Government/Institutional	\$79,798,000.00	\$77,940,000.00	-2
Residential	\$155,325,000.00	\$135,400,000.00	-13
Repairs	\$4,659,000.00	\$5,108,000.00	10
Housing Units (1 & 2 Family Dwellings)	433	309	
TOTAL	\$340,239,000.00	\$391,338,300.00	15

Respectfully Submitted,

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

MEMORANDUM

**Weekly Payment Vouchers
For The
Week Ending December 03, 2014**

Payroll

Public Works	\$ 722,412.11
Bi-Weekly Administration	\$ 855,162.36
Bi-Weekly Management	\$ 780,300.04
Bi-Weekly Fire Department	\$ 688,929.39
Accounts Payable	\$ 3,696,766.39

Total: \$ 6,743,570.29

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
NEWFOUNDLAND POWER	75992	ELECTRICAL SERVICES	\$18,356.34
BELL ALIANT	75993	TELEPHONE SERVICES	\$57,230.82
GENTARA REAL ESTATE LP	75994	LEASE OF OFFICE SPACE	\$27,129.44
ROYAL BANK VISA	75995	VISA PAYMENT	\$1,946.10
LOCKE, JEFF	75996	SAFE DRIVING WORKSHOP FEE	\$190.00
AMERICAN WATER WORKS ASSOC.	863	MEMBERSHIP RENEWAL	\$201.05
MELISSA & DOUG, LLC	864	PROMOTIONAL ITEMS	\$479.35
INTERNATIONAL SOCIETY OF CERTIFIED EM	865	MEMBERSHIP RENEWAL	\$242.84
POM INCORPORATED	866	REPAIR PARTS	\$1,454.17
PUROLATOR COURIER	75997	COURIER SERVICES	\$32.75
ROYAL BANK VISA	75998	VISA PAYMENT	\$812.25
JEFF MCGRATH	75999	REFUND SECURITY DEPOSIT	\$1,000.00
PRESTON HICKEY	76000	REFUND SECURITY DEPOSIT	\$7,500.00
CHEESEMAN, TOM	76001	CLOTHING ALLOWANCE	\$125.00
BRENTON, CHRIS	76002	REIMBURSEMENT EYE EXAM FEE	\$25.00
THE TELEGRAM	76003	ADVERTISING	\$376.29
JOHNSON INVESTMENTS INC.	76004	PROFESSIONAL SERVICES	\$40.31
MCLOUGHLAN SUPPLIES LTD.	76005	ELECTRICAL SUPPLIES	\$120.47
NDR JEWELRY DESIGN	76006	PROMOTIONAL ITEMS	\$342.70
RCAP	76007	LEASING OF OFFICE EQUIPMENT	\$192.71
PUROLATOR COURIER	76008	COURIER SERVICES	\$446.28
TRICO LIMITED	76009	REPAIR PARTS	\$1,145.82
PETRO PLUS INC.	76010	REPLACEMENT OF GAS TANKS	\$2,443.67
PETRO PLUS INC.	76011	REPLACEMENT OF GAS TANKS	\$249,207.33
CAMTWELL, WAYNE	76012	OVERPAYMENT OF RENT	\$420.00
HIGH FIVE	76013	MISCELLANEOUS SUPPLIES	\$1,277.96
RECEIVER GENERAL FOR CANADA	76014	PAYROLL DEDUCTIONS	\$3,923.56
RECEIVER GENERAL FOR CANADA	76015	PAYROLL DEDUCTIONS	\$91,306.12
PUBLIC SERVICE CREDIT UNION	76016	PAYROLL DEDUCTIONS	\$5,731.25
PYRAMID CONSTRUCTION LIMITED	76017	PROGRESS PAYMENTS	\$71,327.68
NEWFOUNDLAND EXCHEQUER ACCOUNT	76018	REGISTRATION OF EASEMENT	\$100.00
NEWFOUNDLAND EXCHEQUER ACCOUNT	76019	RENEWAL OF CERTIFICATES	\$932.25
ROGERS ENTERPRISES LTD	76020	EMPLOYEE TRAINING	\$3,864.60
NEWFOUNDLAND POWER	76021	ELECTRICAL SERVICES	\$171,145.14
BELL MOBILITY	76022	CELLULAR PHONE USAGE	\$898.35
BELL ALIANT	76023	TELEPHONE SERVICES	\$155.31
70411 NEWFOUNDLAND & LABRADOR LTD.	76024	REFUND PERMIT	\$2,000.00
AON REED STENHOUSE INC	76025	INSURANCE POLICY RENEWAL	\$945,939.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
HEALTH CARE FOUNDATION	76026	EMPLOYEE DEDUCTIONS	\$12.00
THE WORKS	76027	EMPLOYEE DEDUCTIONS	\$517.36
GOODLIFE FITNESS	76028	EMPLOYEE DEDUCTIONS	\$1,228.17
NAPE	76029	PAYROLL DEDUCTIONS	\$727.81
CUPE LOCAL 569	76030	PAYROLL DEDUCTIONS	\$21,684.15
RBC GLOBAL SERVICES/RBC INVESTOR SEF	76031	PAYROLL DEDUCTIONS	\$1,018,033.56
AETNL	76032	PROFESSIONAL SERVICES	\$497.20
INFINITY CONSTRUCTION	76033	CONTRACT PAYMENT	\$116,421.08
ACKLANDS-GRAINGER	76034	INDUSTRIAL SUPPLIES	\$1,276.21
ACTION TRUCK CAP & ACCESSORIES	76035	REPAIR PARTS	\$672.39
APEX CONSTRUCTION SPECIALTIES INC.	76036	SPEEDCRETE	\$1,381.10
PROFESSIONAL ENGINEERS AND GEOSCIEN	76037	MEMBERSHIP RENEWAL	\$4,628.46
ATLANTIC PURIFICATION SYSTEM LTD	76038	WATER PURIFICATION SUPPLIES	\$169.57
B & B SALES LTD.	76039	SANITARY SUPPLIES	\$402.73
BABB LOCK & SAFE CO. LTD	76040	PROFESSIONAL SERVICES	\$351.43
MIGHTY WHITES LAUNDROMAT	76041	LAUNDRY SERVICES	\$91.64
COSTCO WHOLESALE	76042	MISCELLANEOUS SUPPLIES	\$687.56
KELLOWAY CONSTRUCTION LIMITED	76043	CLEANING SERVICES	\$43,691.45
RDM INDUSTRIAL LTD.	76044	INDUSTRIAL SUPPLIES	\$1,942.84
ROBERT BAIRD EQUIPMENT LTD.	76045	RENTAL OF EQUIPMENT	\$1,805.18
NEWFOUNDLAND EXCHEQUER ACCOUNT	76046	LICENSE RENEWAL	\$350.00
HERCULES SLR INC.	76047	REPAIR PARTS	\$628.12
BATTLEFIELD EQUIP. RENTAL CORP	76048	REPAIR PARTS	\$1,080.82
DOMINION STORES 924	76049	MISCELLANEOUS SUPPLIES	\$341.87
STAPLES THE BUSINESS DEPOT - MP	76050	OFFICE SUPPLIES	\$403.56
PRINT THREE	76051	PHOTOCOPYING SERVICES	\$277.30
GRAND CONCOURSE AUTHORITY	76052	MAINTENANCE CONTRACTS	\$36,031.72
BELBIN'S GROCERY	76053	CATERING SERVICES	\$798.80
HUB TROPHIES & MEDICAL SUPPLIES	76054	NAME PLATES	\$111.09
BEST DISPENSERS LTD.	76055	SANITARY SUPPLIES	\$1,274.64
ROCKWATER PROFESSIONAL PRODUCT	76056	CHEMICALS	\$1,617.04
STANTEC CONSULTING LTD. (SCL)	76057	PROFESSIONAL SERVICES	\$589.93
TIM HORTONS STORE 387	76058	FOOD AND REFRESHMENTS	\$261.27
GRAPHIC ARTS & SIGN SHOP LIMITED	76059	SIGNAGE	\$174.02
TRACT CONSULTING INC	76060	PROFESSIONAL SERVICES	\$4,213.16
BRENKIR INDUSTRIAL SUPPLIES	76061	PROTECTIVE CLOTHING	\$707.58
BROWNE'S AUTO SUPPLIES LTD.	76062	AUTOMOTIVE REPAIR PARTS	\$1,512.20
OFFICEMAX GRAND & TOY	76063	OFFICE SUPPLIES	\$830.55

NAME	CHEQUE #	DESCRIPTION	AMOUNT
PINNACLE OFFICE SOLUTIONS LTD	76064	PHOTOCOPIES	\$905.16
BDI CANADA INC	76065	PROFESSIONAL SERVICES	\$1,514.20
BONGARDE COMMUNICATIONS LTD.	76066	MEMBERSHIP RENEWAL	\$335.61
FAIRVIEW INVESTMENTS LTD	76067	SECURITY DEPOSIT	\$4,000.00
ATLANTIC TRAILER & EQUIPMENT	76068	REPAIR PARTS	\$1,676.39
LEVITT SAFETY	76069	SAFETY SUPPLIES	\$153.45
CHESTER DAWE CANADA - O'LEARY AVE	76070	BUILDING SUPPLIES	\$2,532.11
CBS RENTALS LTD.	76071	RENTAL OF EQUIPMENT	\$230.52
JOHN F POWER CONSTRUCTION	76072	REPAIRS TO GUIDE RAILS	\$913.75
NEW VALVE SERVICE & CONSULTING	76073	REPAIR PARTS	\$812.45
SKYHIGH AMUSEMENTS ENT. SERVICES	76074	CONTRACT PAYMENT	\$565.00
AEARO CANADA LIMITED	76075	PRESCRIPTION SAFETY GLASSES	\$102.00
CAMPBELL'S SHIP SUPPLIES	76076	PROTECTIVE CLOTHING	\$349.79
CAMPBELL RENT ALLS LTD.	76077	HARDWARE SUPPLIES	\$383.61
AIR LIQUIDE CANADA INC.	76078	CHEMICALS AND WELDING PRODUCTS	\$1,489.28
HISCOCK'S SPRING SERVICE	76079	REPAIR PARTS	\$865.48
DAVE CARROLL	76080	BAILIFF SERVICES	\$326.50
CARSWELL DIV. OF THOMSON CANADA LTD	76081	PUBLICATIONS	\$373.42
WAL-MART 3196-ABERDEEN AVE.	76082	MISCELLANEOUS SUPPLIES	\$453.63
COASTAL DOOR & FRAME LTD	76083	REPAIR PARTS	\$678.23
NORTH ATLANTIC SYSTEMS	76084	REPAIR PARTS	\$741.77
NORTRAX CANADA INC.,	76085	REPAIR PARTS	\$4,350.67
OHS CANADA MAGAZINE	76086	MEMBERSHIP RENEWAL	\$73.45
NEWFOUNDLAND GLASS & SERVICE	76087	GLASS INSTALLATION	\$70.63
MAC TOOLS	76088	TOOLS	\$771.90
COASTAL MOUNT PEARL	76089	REPAIR PARTS	\$202.81
JOE JOHNSON EQUIPMENT INC.	76090	REPAIR PARTS	\$290.25
NORTH ATLANTIC SUPPLIES INC.	76091	REPAIR PARTS	\$211.40
ELECTRO MECHANICAL SERVICES	76092	REPAIR PARTS	\$221.48
CBCL LIMITED	76093	PROFESSIONAL SERVICES	\$15,594.00
CLEARWATER POOLS LTD.	76094	POOL SUPPLIES	\$390.42
ATLANTIC HOME FURNISHINGS LTD	76095	STOVE	\$937.90
WAL-MART 3093-MERCHANT DRIVE	76096	MISCELLANEOUS SUPPLIES	\$256.51
EXECUTIVE BUS LTD	76097	TRANSPORTATION SERVICES	\$10,121.41
DULUX PAINTS	76098	PAINT SUPPLIES	\$4,838.48
PF COLLINS CUSTOMS BROKER LTD	76099	DUTY AND TAXES	\$180.61
COLONIAL GARAGE & DIST. LTD.	76100	AUTO PARTS	\$2,353.18
CONSTRUCTION SIGNS LTD.	76101	SIGNAGE	\$3,426.73

NAME	CHEQUE #	DESCRIPTION	AMOUNT
CONTROLS & EQUIPMENT LTD.	76102	REPAIR PARTS	\$241.01
BALNAFAD CO. LTD.	76103	REFUND PERMIT	\$1,000.00
COUNTER CORNER LTD.	76104	BUILDING SUPPLIES	\$747.93
LAWSON PRODUCTS INC.	76105	REPAIR PARTS	\$388.42
JAMES G CRAWFORD LTD.	76106	PLUMBING SUPPLIES	\$259.99
HARTY'S INDUSTRIES	76107	STEEL FLAT BAR	\$370.36
CUMMINS EASTERN CANADA LP	76108	REPAIR PARTS	\$1,299.63
ASSOCIATION OF NFLD LAND SURVEYORS	76109	MEMBERSHIP RENEWAL	\$2,486.00
KENDALL ENGINEERING LIMITED	76110	PROFESSIONAL SERVICES	\$33,939.12
CHESTER DAWE CANADA - GOULDS	76111	BUILDING SUPPLIES	\$82.86
AUTO TRIM DESIGN	76112	PROFESSIONAL SERVICES	\$395.50
CRAWFORD & COMPANY CANADA INC	76113	PROFESSIONAL SERVICES	\$1,298.00
DICKS & COMPANY LIMITED	76114	OFFICE SUPPLIES	\$3,128.60
REEFER REPAIR SERVICES LTD.	76115	REPAIR PARTS	\$13,164.76
ATLANTIC HOSE & FITTINGS	76116	RUBBER HOSE	\$6.90
DOMINION RECYCLING LTD.	76117	PIPE	\$412.05
CANADIAN TIRE CORP.-HEBRON WAY	76118	MISCELLANEOUS SUPPLIES	\$913.67
CANADIAN TIRE CORP.-MERCHANT DR.	76119	MISCELLANEOUS SUPPLIES	\$321.92
CANADIAN TIRE CORP.-KELSEY DR.	76120	MISCELLANEOUS SUPPLIES	\$557.81
EAST COAST MARINE & INDUSTRIAL	76121	MARINE & INDUSTRIAL SUPPLIES	\$1,062.20
EAST CHEM INC.	76122	CHEMICALS	\$394.14
EASTERN MEDICAL SUPPLIES	76123	MEDICAL SUPPLIES	\$1,296.81
ELECTRIC MOTOR & PUMP DIV.	76124	REPAIR PARTS	\$395.50
ELECTRONIC CENTER LIMITED	76125	TAX REFUND	\$456.11
EMCO SUPPLY	76126	REPAIR PARTS	\$754.80
ENVIROMED ANALYTICAL INC.	76127	REPAIR PARTS AND LABOUR	\$254.25
ESRI CANADA	76128	CONFERENCE FEES	\$113.00
FACTORY FOOTWEAR OUTLET LTD.	76129	PROTECTIVE FOOTWEAR	\$225.99
HOME DEPOT OF CANADA INC.	76130	BUILDING SUPPLIES	\$1,970.03
BASIL FEARN 93 LTD.	76131	REPAIR PARTS	\$337.87
CHBA- NEWFOUNDLAND LABRADOR	76132	REGISTRATION FEES	\$1,000.00
MEDICALMART NEWFOUNDLAND & LABRADOR	76133	REPAIR PARTS	\$341.99
CONTROL PRO DISTRIBUTOR INC.	76134	REPAIR PARTS	\$15.72
FRESHWATER AUTO CENTRE LTD.	76135	AUTO PARTS/MAINTENANCE	\$9,252.74
MAYNARD-REECE ENGINEERING EQUIPMEN	76136	REPAIR PARTS	\$591.65
MILLENNIUM EXPRESS	76137	COURIER SERVICES	\$458.22
CITY WIDE TAXI	76138	TRANSPORTATION SERVICES	\$40.75
GLOBALSTAR CANADA SATELLITE CO	76139	SATELLITE PHONES	\$112.95

NAME	CHEQUE #	DESCRIPTION	AMOUNT
ENTERPRISE RENT-A-CAR	76140	CONTRACT PAYMENT	\$1,553.75
NEWALTA CORPORATION	76141	PROFESSIONAL SERVICES	\$26,343.21
CRITTERS N' THINGS	76142	PET SUPPLIES	\$158.10
CAPITAL HOTEL	76143	CONFERENCE FEES	\$1,583.41
ISLAND OFFICE FURNITURE	76144	OFFICE SUPPLIES	\$1,695.00
WOLSELEY CANADA WATERWORKS	76145	REPAIR PARTS	\$1,911.99
EASTERN PROPANE	76146	PROPANE	\$255.64
HARRIGAN GROCERY	76147	BALLFIELD NETS	\$418.67
WEDGWOOD CAFE & CATERING	76148	CATERING SERVICES	\$100.80
HARRIS & ROOME SUPPLY LIMITED	76149	ELECTRICAL SUPPLIES	\$727.28
HARVEY & COMPANY LIMITED	76150	REPAIR PARTS	\$8,445.17
A HARVEY & CO. LTD.	76151	ROAD SALT	\$73,212.80
HARVEY'S OIL LTD.	76152	PETROLEUM PRODUCTS	\$51,859.70
HVAC SPECIALITIES INC.	76153	CHEMICALS	\$1,017.00
POWER BROTHERS INC. POWER'S SALVAGE	76154	REPAIR PARTS	\$682.44
GUILLEVIN INTERNATIONAL CO.	76155	ELECTRICAL SUPPLIES	\$756.13
BRENNTAG CANADA INC	76156	CHLORINE	\$9,440.02
HILTI CANADA LIMITED	76157	REPAIR PARTS	\$338.61
BELL DISTRIBUTION INC.,	76158	CELL PHONES & ACCESSORIES	\$169.24
HISCOCK RENTALS & SALES INC.	76159	HARDWARE SUPPLIES	\$1,428.73
KNIGHTSBRIDGE ROBERTSON SURRETTE	76160	PROFESSIONAL SERVICES	\$2,825.00
HOLDEN'S TRANSPORT LTD.	76161	RENTAL OF EQUIPMENT	\$2,404.08
HONDA ONE	76162	REPAIR PARTS	\$1,539.06
SOURCE ATLANTIC INDUSTRIAL DISTRIBUTI	76163	SAFETY SUPPLIES	\$11,309.41
INFINITY CONSTRUCTION	76164	RENTAL OF EQUIPMENT	\$971.80
C & W OFFSHORE LTD.	76165	PROFESSIONAL SERVICES	\$480.25
RESCUE 7 INC.,	76166	RECREATIONAL SUPPLIES	\$5,488.41
SPORTCHEK-ABERDEEN DRIVE	76167	MISCELLANEOUS SUPPLIES	\$108.43
PATTISON OUTDOOR ADVERTISING	76168	ADVERTISING	\$3,390.00
SPARTAN INDUSTRIAL MARINE	76169	SAFETY SUPPLIES	\$39.55
IMPRINT SPECIALTY PROMOTIONS LTD	76170	PROMOTIONAL ITEMS	\$265.43
ONX ENTERPRISE SOLUTIONS LIMITED	76171	PROFESSIONAL SERVICES	\$2,913.69
PRINTER TECH SOLUTIONS INC.,	76172	REPAIRS TO EQUIPMENT	\$527.71
IDEXX LABORATORIES	76173	VETERINARY SUPPLIES	\$478.05
CHRISTOPHER'S CAFE & CATERING	76174	CATERING SERVICES	\$223.22
DBI-GARBAGE COLLECTION REMOVAL LTD.	76175	GARBAGE COLLECTION	\$966.15
ZOETIS	76176	VETERINARY SUPPLIES	\$951.49
KANSTOR INC.	76177	REPAIR PARTS	\$297.82

NAME	CHEQUE #	DESCRIPTION	AMOUNT
KAVANAGH & ASSOCIATES	76178	PROFESSIONAL SERVICES	\$16,407.94
KEAN'S PUMP SHOP LTD.	76179	REPAIR PARTS	\$190.97
WORK AUTHORITY	76180	SAFETY SUPPLIES	\$394.35
KENT BUILDING SUPPLIES-STAVANGER DR	76181	BUILDING MATERIALS	\$1,705.46
XYLEM WATER SOLUTIONS CANADA	76182	REPAIR PARTS	\$893.02
KERR CONTROLS LTD.	76183	INDUSTRIAL SUPPLIES	\$1,686.39
PLANNED PARENTHOOD-NL SEXUAL HEALT	76184	PRESENTATION OF YOUTH GROUP	\$50.00
VOHL INC.,	76185	REPAIR PARTS	\$1,084.69
BULLETPROOF SOLUTIONS INC.,	76186	PROFESSIONAL SERVICES	\$11,017.50
BARBARA BUTLER & ASSOCIATES INC.,	76187	PROFESSIONAL SERVICES	\$508.50
PRO FLEET CARE	76188	REPAIR PARTS	\$6,068.10
OPEN COMMUNICATIONS	76189	CONTRACT PAYMENT	\$7,517.89
ARCHITECTURE49 INC.	76190	PROFESSIONAL SERVICES	\$2,134.76
HHM TRANSPORTATION SOLUTIONS LTD.	76191	PROFESSIONAL SERVICES	\$15,791.75
MORRISON HERSHFIELD LIMITED	76192	PROFESSIONAL SERVICES	\$45,471.20
LESLIE GRATTAN & ASSOCIATES INC.,	76193	PROFESSIONAL SERVICES	\$5,085.00
DIAMOND SOFTWARE INC.,	76194	SOFTWARE	\$10,953.89
MEMORIAL UNIVERSITY OF NFLD.	76195	EMPLOYEE TRAINING	\$892.70
MOORE CANADA	76196	CHEQUES	\$268.38
WAJAX INDUSTRIAL COMPONENTS	76197	REPAIR PARTS	\$411.18
NEWFOUND DISPOSAL SYSTEMS LTD.	76198	DISPOSAL SERVICES	\$49,510.16
NEWFOUNDLAND DISTRIBUTORS LTD.	76199	INDUSTRIAL SUPPLIES	\$812.15
TRC HYDRAULICS INC.	76200	REPAIR PARTS	\$1,162.37
RECREATION NL	76201	ADVERTISING	\$30.00
BELL MOBILITY	76202	CELLULAR PHONE USAGE	\$67.74
BELL ALIANT	76203	TELEPHONE SERVICES	\$511.82
TOROMONT CAT	76204	AUTO PARTS	\$2,114.34
NORTH ATLANTIC PETROLEUM	76205	PETROLEUM PRODUCTS	\$11,004.59
R NICHOLLS DISTRIBUTORS INC.	76206	PROTECTIVE CLOTHING	\$198.84
ORNAMENTAL CONCRETE LTD.	76207	CONCRETE/CEMENT	\$385.60
PERIDOT SALES LTD.	76208	REPAIR PARTS	\$282.85
THE HUB	76209	CATERING SERVICES	\$1,818.74
J & J SEARCHING SERVICES	76210	LIEN SEARCHS	\$367.25
K & D PRATT LTD.	76211	REPAIR PARTS AND CHEMICALS	\$1,926.09
PROVINCIAL WOODPRODUCTS LTD.	76212	BUILDING MATERIALS	\$766.02
PUROLATOR COURIER	76213	COURIER SERVICES	\$379.24

NAME	CHEQUE #	DESCRIPTION	AMOUNT
REPROGRAPHICS LTD.	76214	PROFESSIONAL SERVICES	\$23.05
RIDEOUT TOOL & MACHINE INC.	76215	TOOLS	\$3,834.71
NAPA ST. JOHN'S 371	76216	AUTO PARTS	\$881.51
ROYAL FREIGHTLINER LTD	76217	REPAIR PARTS	\$1,027.55
LIFESAVING SOCIETY NFLD & LAB.	76218	AQUATIC RECERTIFICATION	\$1,278.58
S & S SUPPLY LTD. CROSSTOWN RENTALS	76219	REPAIR PARTS	\$7,367.36
ST. JOHN'S VETERINARY HOSPITAL	76220	PROFESSIONAL SERVICES	\$1,478.96
ST. JOHN'S TRANSPORTATION COMMISSION	76221	CHARTER SERVICES	\$76,150.10
BIG ERICS INC	76222	SANITARY SUPPLIES	\$429.63
SAUNDERS EQUIPMENT LIMITED	76223	REPAIR PARTS	\$13,256.86
SANSOM EQUIPMENT LTD.	76224	REPAIR PARTS	\$2,581.62
SMITH STOCKLEY LTD.	76225	PLUMBING SUPPLIES	\$207.73
STEEFAB INDUSTRIES LTD.	76226	STAINLESS PLATE	\$65.77
SUPERIOR OFFICE INTERIORS LTD.	76227	OFFICE SUPPLIES	\$279.68
HARRY SUMMERS LTD.	76228	PROFESSIONAL SERVICES	\$734.50
SUPERIOR PROPANE INC.	76229	PROPANE	\$29.66
TEMPLETON TRADING INC.	76230	PAINT SUPPLIES	\$148.12
TRACTION DIV OF UAP	76231	REPAIR PARTS	\$4,543.38
TULKS GLASS & KEY SHOP LTD.	76232	PROFESSIONAL SERVICES	\$1,328.26
URBAN CONTRACTING JJ WALSH LTD	76233	REFUND SECURITY DEPOSIT	\$2,367.25
FJ WADDEN & SONS LTD.	76234	SANITARY SUPPLIES	\$928.18
CANSEL WADE	76235	SAFETY SUPPLIES	\$144.08
WATERWORKS SUPPLIES DIV OF EMCO LTD	76236	REPAIR PARTS	\$5,013.35
WESCO DISTRIBUTION CANADA INC.	76237	REPAIR PARTS	\$1,023.85
WAL-MART 3092-KELSEY DRIVE	76238	MISCELLANEOUS SUPPLIES	\$294.78
DR. WADE MERCER	76239	MEDICAL EXAMINATION	\$20.00
BELL ISLAND FIGURE SKATING CLUB	76240	REAL PROGRAM	\$100.00
IPMA - NEWFOUNDLAND CHAPTER	76241	MEMBERSHIP RENEWAL	\$4,237.50
CRAFT COUNCIL GALLERY	76242	ART PROCUREMENT	\$3,051.00
DONOVAN HOMES LIMITED	76243	REFUND SECURITY DEPOSIT	\$2,500.00
NL SPORTS CENTRE INC - SPORTS NL	76244	RENTAL	\$822.08
PRINCE OF WALES SKATING CLUB	76245	REAL PROGRAM	\$100.00
SKYMARK CONTRACTING LTD.	76246	REFUND SECURITY DEPOSIT	\$1,500.00
BELL MOBILITY INC. RADIO DIVISION	76247	MAINTENANCE CHARGES & REPAIRS	\$216.12
FIT FOR WORK	76248	RETAINER FEES	\$621.50
HUNGRY HEART CAFE	76249	CATERING SERVICES	\$57.10

NAME	CHEQUE #	DESCRIPTION	AMOUNT
STAPLES THE BUSINESS DEPOT - KELSEY D	76250	OFFICE SUPPLIES	\$654.26
DR. CYRIL RICHE	76251	MEDICAL FEES	\$20.00
INTERPRETING SERVICES OF NL INC.	76252	PROFESSIONAL SERVICES	\$279.68
AUSTIN'S CONTRACTING	76253	REFUND PERMIT	\$1,500.00
HALLEY, DR. KATHLEEN	76254	MEDICAL FEES	\$20.00
ATLANTIC HOMES LTD.	76255	REFUND PERMIT	\$1,500.00
COMPASS HEALTH CENTRE LTD.	76256	MEDICAL FEES	\$136.00
BUSINESS INFORMATION GROUP	76257	SUBSCRIPTION RENEWAL	\$453.70
THE PEOPLE CENTRE	76258	PROFESSIONAL SERVICES	\$170.00
REPUBLIC PROPERTIES INC.	76259	SEED FUNDING	\$10,000.00
SQUIRES, GREG	76260	REIMBURSEMENT MEDICAL FEES	\$775.00
COLLEGE OF LICENSED PRACTICAL NURSE	76261	REFUND SECURITY DEPOSIT	\$2,000.00
ST. JOHN'S MINOR HOCKEY ASSOCIATION	76262	REAL PROGRAM	\$4,800.00
ST. JOHN AMBULANCE NEWFOUNDLAND & L	76263	PROFESSIONAL SERVICES	\$186.45
HAROLD POWER	76264	REFUND RECREATION PROGRAM	\$27.00
WALSH, DARLENE	76265	TAX REFUND	\$222.66
MS. GILLIAN STOKES	76266	REFUND SECURITY DEPOSIT	\$2,000.00
AIDEN WILLIAMS	76267	REFUND SECURITY DEPOSIT	\$2,000.00
KATHY OKE	76268	2ND PAYMENT MURAL WORK	\$4,250.00
MIKE LUBY JR.	76269	REFUND KEY DEPOSIT	\$100.00
SASSY TUNA	76270	REAL PROGRAM	\$265.00
LORI CLARKE	76271	PROFESSIONAL SERVICES	\$81.59
ENGINEERS AND GEOSCIENTIST NEW BRUN	76272	MEMBERSHIP RENEWAL	\$73.45
INTACT INSURANCE	76273	PROFESSIONAL SERVICES	\$5,706.26
ABEL & ANN DIGNARD	76274	TAX REFUND	\$520.81
STAVANGER TORBAY PROPERTY HOLDINGS	76275	TAX REFUND	\$13,951.46
DAVE PEET SIDING & RENOVATIONS	76276	TAX REFUND	\$19.26
NLCA	76277	REGISTRATION FEES	\$84.75
ST. JOHN AMBULANCE	76278	PROFESSIONAL SERVICES	\$250.00
MELVIN & MARGARET PARDY	76279	REFUND PERMIT	\$1,215.00
HARBOURSIDE TRANSPORTATION CONSUL	76280	PROFESSIONAL SERVICES	\$1,491.60
SFPE	76281	MEMBERSHIP RENEWAL	\$215.00
FITZGERALD, RON	76282	REFUND SECURITY DEPOSIT	\$2,000.00
FAR OUT FITNESS	76283	NATIONAL KIDS DAY	\$734.50
DR. MEGAN JONES	76284	MEDICAL FEES	\$20.00
DEREK NOWAK LAW OFFICE	76285	PROFESSIONAL SERVICES	\$150.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
DINN, KAREN	76286	REIMBURSEMENT MISCELLANEOUS SUPPLIES	\$319.47
SQUIRES, PAULA	76287	CLOTHING ALLOWANCE	\$48.13
O'BRIEN, KEN	76288	MEMBERSHIP RENEWAL	\$404.92
JUDGE, JIM	76289	VEHICLE BUSINESS INSURANCE	\$135.00
KENT, GEORGE	76290	VEHICLE BUSINESS INSURANCE	\$119.00
RICHARD NOSEWORTHY	76291	REIMBURSEMENT MEDICAL FEES	\$164.00
STRAIT, MARIE	76292	MILEAGE - CROSSING GUARD PROGRAM	\$37.03
MURPHY, ROBYN	76293	MILAGE	\$133.24
COURAGE, SCOTT	76294	MILEAGE	\$60.50
STACEY ROBERTS	76295	MILAGE	\$26.29
DANIEL MARTIN	76296	VEHICLE BUSINESS INSURANCE	\$381.95
TOTAL:			\$3,696,766.39

MEMORANDUM

Date: December 03, 2014
To: Mr. Kevin Breen, Mr. Rick Squires, Ms. Elaine Henley
From: John Hamilton – Senior Buyer
Re: Council Approval Tender 2014104 Security Services

The results of Tender 2014104 Security Services is as follows:

Source Security	\$ 433,923.15	Disqualified did not meet specification
Securitas	\$ 568,896.87	
Spectrum	\$ 569,942.53	
Commissionaires	\$ 579,584.23	
Garda World	\$ 604,994.03	
Neptune security	\$ 616,848.02	
Mask Security	\$ 723,756.41	
Safety First	\$ 809,460.95	

It is recommended to award Tender 2014104 Security Services to **Securitas \$ 568,896.87** the lowest qualified bidder that meet specification, as per the Public Tendering Act.

Taxes (HST) extra to price quoted

John Hamilton
Senior 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 28th, 2014
To: Mr. Kevin Breen, Mr. Rick Squires, Ms. Elaine Henley
From: Sherri Higgins– Buyer
Re: Council Approval - Tender 2014111 Water & Sewer Supplies

The results of Tender 2014111 Water & Sewer Supplies are stated below:

Water & Sewer Supplies	
TENDER #2014111 – Nov 27, 2014 - 1:00 PM	
Emco Corporation	\$181, 611.50
Wolseley Canada Inc.	\$73, 822.04
Crane Canada Co.	\$14, 421.00

It is recommended to award this tender to the lowest bidders per section, all of which are noted above, meeting the specifications for various water & sewer supplies, 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: May 20, 2014

To: Mr. Neil Martin, Mr. Rick Squires, Ms. Elaine Henley

From: Gregory Baker

Re: Council Approval Tender 2014103 Community Service Bussing

The result of Tender 2014103 Community Service Bussing:

Bids were received from:

Executive Taxi Limited 320,952.00 Dollars

Pricing is before HST

It is recommended to award of this Tender to the lowest bidder meeting specifications, Executive Taxi limited 362,675.76 dollars. Taxes are included with the quoted price as per the Public Tendering Act.

Gregory Baker
Buyer SCMP

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: December 3, 2014

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

From: Gregory Baker

Re: Council Approval Tender 2014113 Rental of Dump Trucks (Snow Removal)

The result of Tender 2014113 Rental of Dump Trucks (Snow Removal):

Bids were received from:

Weirs Construction Limited 650,920 dollars

John Layden Trucking Ltd. 705,190 dollars

Pricing is before HST

It is recommended to award Tender 2014113, to Weirs Construction Limited 650,920 the lowest bidder that meets specifications, as per the Public Tendering Act.

Taxes (HST) extra to price quoted

Gregory Baker
Buyer SCMP

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: December 1, 2014

To: His Worship the Mayor and Members of Council

From: Jason Sinyard, P. Eng., MBA
Director – Planning and Development
Department of Planning, Development & Engineering

**Re: 46 Prescott Street
Vacant/Attached Dwelling**

Council is requested to issue a Demolition Order for the above captioned property as per Sections 375, 387 and 392 of the City of St. John's Act. Following notices and discussions, the owner has not carried the required life safety upgrading to the building or its structural components. Therefore, in the opinion of the Inspector, the dwelling is unfit for habitation, structurally unsound and is more than 50% depreciated.

Submitted for Council's approval.

Jason Sinyard

/amw

ST. JOHN'S

DEPARTMENT OF PLANNING

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

MEMORANDUM

Date: December 3, 2014
To: His Worship the Mayor and Members of Council
From: Robert Bursey, City Solicitor
Re: **Wedgewood Recreation Centre – Powerline Easement**

Newfoundland Power requires an Easement from the City in order to provide power to the City's new Recreation Centre at Carrick Drive.

I recommend that authority be given to the Mayor and City Clerk to execute the attached Easement and request that this matter be brought before Council at its next Regular Meeting.

Robert Bursey
City Solicitor

GG/mp

ST. JOHN'S

LEGAL DEPARTMENT

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

THIS INDENTURE made at St. John, in the Province of Newfoundland & Labrador, Canada, this day of November, Anno Domini, Two Thousand and Fourteen.

BETWEEN

THE CITY OF ST. JOHN'S

(hereinafter called "the Grantor(s)")

of the one part

AND

NEWFOUNDLAND POWER INC.

a body corporate, organized and existing under the laws of the Province of Newfoundland and Labrador

BELL ALIANT REGIONAL COMMUNICATIONS INC.,
IN ITS CAPACITY AS GENERAL PARTNER OF BELL
ALIANT REGIONAL COMMUNICATIONS, LIMITED
PARTNERSHIP

a body corporate organized and existing under the laws of Canada

(hereinafter called "the Grantees")

of the other part

WHEREAS the Grantees own and operate facilities for the transmission of electrical energy and telecommunications signals over the lands within the Province of Newfoundland and Labrador;

AND WHEREAS the Grantor has agreed to grant to the Grantees a right-of-way for the construction, operation, maintenance and replacement of underground and aerial facilities for the transmission of electrical energy and telecommunications signals and cable television services across the lands of the Grantor described in the Schedule "A" and Schedule "B" attached hereto and forming part hereof (hereinafter referred to as "the Easement Lands");

NOW THIS INDENTURE WITNESSETH that in consideration of the sum of One Dollar (\$1.00) paid to the Grantor by the Grantees on or before the execution of these presents (the receipt whereof is hereby acknowledged) the Grantor as beneficial owner hereby grants and assigns unto the Grantees THE FULL RIGHT AND LIBERTY to enter upon the Easement Lands at all times, by day and by night, with or without motor vehicles, sleds, and hand-drawn equipment and machinery, implements, and tools of all sorts AND to erect, maintain, repair, renew, replace, rebuild and install on, over and under the Easement Lands such facilities including poles, towers, anchors, guys, cables, wires, transformers, underground ducts and other equipment as may be required for the transmission of electrical energy, telecommunications signals or cable television services AND to remove, cut and trim all trees, shrubbery, hay, crops, and other things growing on the Easement Lands to facilitate traversing the Easement Lands and the installation, maintenance and renewal of the facilities for the transmission of electrical energy, telecommunications signals or cable television services TO HOLD the said rights unto the Grantees and their successors and assigns forever.

AND THE GRANTOR COVENANT(S)

1. Not to construct or place on the Easement Lands any building or obstruction with the exception of easily moveable sections of fencing.
2. Not to excavate, dig, fill in or in any way alter the grade on the Easement Lands by more than twenty (20) centimetres without the prior written consent of the Grantees, which consent shall not be unreasonably withheld.

AND THE GRANTEES COVENANT

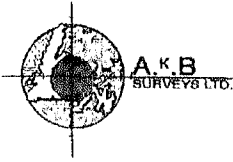
1. To carry out their activities on the Easement Lands in such a manner as to minimize the interference with the Grantor reasonable enjoyment thereof.
2. In the event that it is necessary to disturb the Easement Lands during the course of their activities, to restore the Easement Lands to as near as reasonably possible to its former condition upon completion of those activities.

IN WITNESS WHEREOF the parties have caused these presents to be executed the day and year first above written.

SIGNED, SEALED AND DELIVERED) _____
by the Grantor(s)) _____
in the presence of:) _____
) _____
) _____
) _____
) _____
) _____
_____) _____

EXECUTED on behalf of Bell Aliant) _____
Regional Communications, Inc., in its) _____
capacity as General Partner of Bell Aliant) _____
Regional Communications, Limited) _____
Partnership, by its authorized Attorney) _____
pursuant to a Power of Attorney dated the) _____
15th day of March 2010 in the presence of:) _____
) _____
_____) _____

EXECUTED on behalf of) _____
Newfoundland Power Inc.) _____
by its duly authorized signing) _____
authorities in the presence of:) _____
) _____
_____) _____



AUBREY K. BURT SURVEYS LTD.
NEWFOUNDLAND LAND SURVEYOR

331 INDIAN MEAL LINE • P.O. BOX 1095 • TORBAY, NL • A1K 1K7
PHONE: (709) 437 1088 • FAX: (709) 437 1084
EMAIL: aubrey@akbsurveys.nl.net

Easement to be acquired by Newfoundland Power Inc. from: City of St. John's

SCHEDULE "A"

All that piece or parcel of land situate, lying and being on the west side of Carrick Drive, in the city of St. John's, in the province Newfoundland Labrador, Canada and being more particularly described as follows, that is to say:

BEGINNING at a point, said point being in the western limit of Carrick Drive and having co-ordinates of North 5 273 768.507 metres and East 326 717.749 metres of the modified three degree transverse Mercator projection (Zone 1, NAD 83) for the province of Newfoundland Labrador, Canada:

THENCE running along the aforementioned western limit of Carrick Drive S 38° 50' 30" E a distance of 0.628 metres;

THENCE running S 12° 57' 21" E a distance of 11.391 metres;

THENCE running by land of City of St. John's S 77° 02' 39" W a distance of 3.000 metres;

THENCE running N 12° 57' 21" W a distance of 4.820 metres;

THENCE running S 83° 36' 36" W a distance of 35.465 metres;

THENCE running S 11° 08' 03" W a distance of 5.002 metres;

THENCE running N 78° 51' 57" W a distance of 3.000 metres;

THENCE running N 11° 08' 03" E a distance of 4.870 metres;

THENCE running N 71° 37' 16" W a distance of 33.545 metres;

THENCE running N 17° 13' 01" E a distance of 2.145 metres;

THENCE running N 72° 20' 55" W a distance of 8.401 metres;

THENCE running N 17° 13' 01" E a distance of 3.000 metres;

THENCE running S 72° 20' 51" E a distance of 6.107 metres;

THENCE running N 06° 43' 03" E a distance of 18.198 metres;

THENCE running N 72° 07' 26" W a distance of 0.457 metres;

THENCE running N 17° 52' 34" E a distance of 8.000 metres;

THENCE running S 72° 07' 26" E a distance of 8.000 metres;

THENCE running S 17° 52' 34" W a distance of 8.000 metres;



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EMAIL: aubrey@akbsurveys.nf.net

Easement to be acquired by Newfoundland Power Inc. from: City of St. John's cont...

THENCE running S 06° 42' 50" W a distance of 15.834 metres;

THENCE running S 71° 25' 53" E a distance of 29.110 metres;

THENCE running N 83° 36' 36" E a distance of 36.948 metres, more or less, to the principal **Point of Beginning**.

The above described piece or parcel of land contains an area of 783.3 square metres, the same being more particularly described on the drawing hereto attached. All bearings refer to Grid North (NAD 83).

AND ALSO,

All that piece or parcel of land situate, lying and being on the southeast side of Carrick Drive, in the city of St. John's, in the province Newfoundland Labrador, Canada and being more particularly described as follows, that is to say:

BEGINNING at a point, said point being in the southeastern limit of Carrick Drive and having co-ordinates of North 5 273 776.557 metres and East 326 746.601 metres of the modified three degree transverse Mercator projection (Zone 1, NAD 83) for the province of Newfoundland Labrador, Canada:

THENCE running along the aforementioned southeastern limit of Carrick Drive N 25° 50' 45" E a distance of 12.768 metres;

THENCE running by land of City of St. John's N 61° 15' 54" E a distance of 3.438 metres;

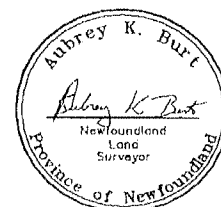
THENCE running N 28° 12' 15" W a distance of 5.329 metres;

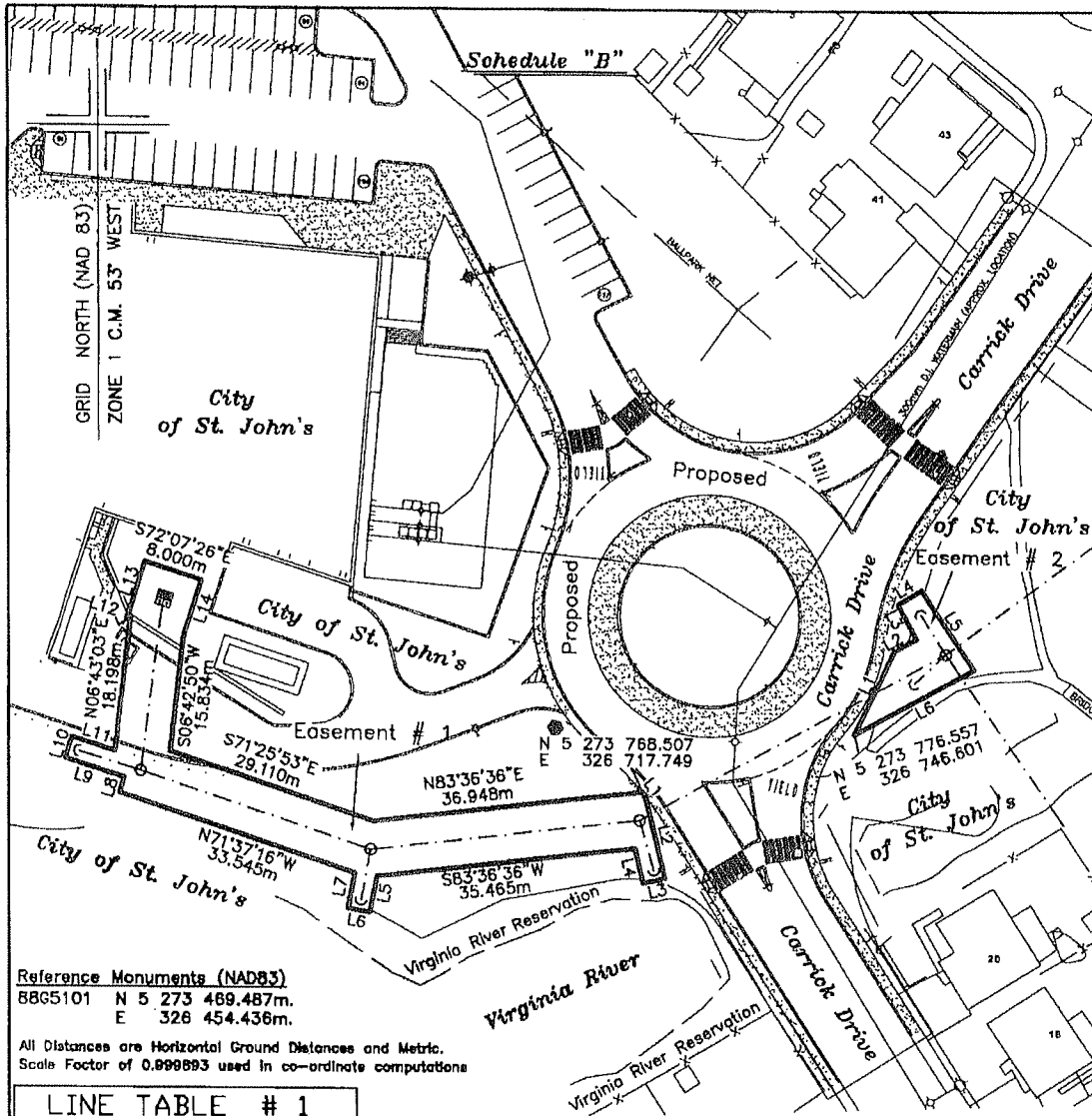
THENCE running N 59° 40' 03" E a distance of 3.767 metres;

THENCE running S 33° 20' 19" E a distance of 12.876 metres;

THENCE running S 61° 15' 54" W a distance of 18.691 metres, more or less, to the principal **Point of Beginning**. The above described piece or parcel of land contains an area of 119.2 square metres, the same being more particularly described on the drawing hereto attached.

All bearings refer to Grid North (NAD 83).





Reference Monuments (NAD83)

8805101 N 5 273 489.487m.
E 326 454.436m.

All Distances are Horizontal Ground Distances and Metric.
Scale Factor of 0.999893 used in co-ordinate computations

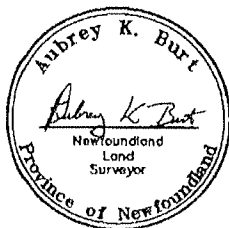
LINE TABLE # 1		
LINE	LENGTH	BEARING
L1	0.628	S38°50'30"E
L2	11.391	S12°57'21"E
L3	3.000	S77°02'39"W
L4	4.820	N12°57'21"W
L5	5.002	S11°08'03"W
L6	3.000	N78°51'57"W
L7	4.870	N11°08'03"E
L8	2.145	N17°13'01"E
L9	8.401	N72°20'55"W
L10	3.000	N17°13'01"E
L11	6.107	S72°20'51"E
L12	0.457	N72°07'26"W
L13	8.000	N17°52'34"E
L14	8.000	S17°52'34"W

LINE TABLE # 2		
LINE	LENGTH	BEARING
L1	12.768	N25°50'45"E
L2	3.438	N61°15'54"E
L3	5.329	N28°12'15"W
L4	3.767	N59°40'03"E
L5	12.876	S33°20'19"E
L6	18.691	S61°15'54"W

Area #1 = 783.3m²

Area #2 = 119.2m²

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Aubrey K. Burt Surveys Ltd. Newfoundland Land Surveyor

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P.O. Box 1095, Torbay, NL, A1K 1K7 St. John's (709) 738-3363
Email: aubrey@akbsurveyors.nf.net Facsimile: (709) 437-1084

Client: **Newfoundland Power Inc. - TWR-220105**
Location: Wedgewood Park, St. John's, NL

Scale: 1 : 750 Date: November 20, 2014

Surveyed By: A.B & M.D. Job No.: 2014-612