

**AGENDA
REGULAR MEETING**

**February 23, 2015
4:30 p.m.**

ST. JOHN'S

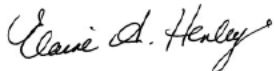
MEMORANDUM

February 20, 2015

In accordance with Section 42 of the City of St. John's Act, the Regular Meeting of the St. John's Municipal Council will be held on **Monday, February 23, 2015 at 4:30 p.m.**

This meeting will be preceded by a Special Meeting to be held on the same day in Conference Room A at **3:30 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
February 23, 2015
4:30 pm**

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 (February 16, 2015)**
- 4. Business Arising from the Minutes**
 - a. Included in the Agenda**
 - i. Vote on Councillor Galgay's notice of motion re: Increase in snowclearing fines.
 - b. Other Matters**
- 5. Notices Published**
 - a. 318 Water Street – Commercial Central Regional (CRR) Zone**
A Discretionary Use Application has been submitted requesting permission to operate a Lounge in association with a new restaurant located at **318 Water Street**. The proposed business will occupy a floor area 140 m². No submissions received.
 - b. 181 Mundy Pond Road – Residential Low Density – R1) Zone**
A Change of Non-Conforming Use Application has been submitted to the City requesting approval to convert a portion of **181 Mundy Pond Road** into a Dermatology Clinic. The clinic will occupy the second level of the building. Hours of operation will be Monday to Friday 8 a.m.-5 p.m. On-site parking is provided. No submissions received.
 - c. 24-26 Austin Street – Commercial Industrial (CI) Zone**
A Discretionary Use Application has been submitted by State of Mind Inc. requesting permission to occupy **24-26 Austin Street** for an indoor skate park with retail sales.

The proposed business will occupy a total floor area of approximately 901m² with 92.9 m² for retail purpose. It will operate Monday to Sunday, 10 a.m.–8 p.m. during winter months and 12 p.m. – 8 p.m. during summer months. Sessions will be scheduled for the skate park based on age and will be two (2) hours in duration. The business will employ 5 employees. Off street parking is provided. No submissions received.

6. Public Hearings

- a. Department of Planning File# REZ1400025
Proposed Text Amendment and Rezoning to the Residential Medium Density (R2) Zone for 11 Single Detached Dwellings
591–609 Southside Road, Ward 5
Applicant: RJC Services

7. Committee Reports**8. Resolutions****9. Development Permits List – (February 12, 2015 - February 18, 2015)****10. Building Permits List (February 11, 2015 to February 18, 2015)****11. Requisitions, Payrolls and Accounts – for the week ending February 18, 2015****12. Tenders**

- a. Tender 2015017 Purchase of One (1) Generator (Water and Wastewater)
- b. Tender 2015011 Purchase of One (1) Pumper Truck (SJRFD)

13. Notices of Motion, Written Questions and Petitions

- a. Notice of Motion by Councillor Bruce Tilley re: naming of Harnett Street

14. Other Business

- a. Memorandum from City Clerk re: Councillor Galgay – Travel – Offshore Technology Conference – Houston, Texas

15. Adjournment

February 16, 2015

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

Regrets: Councillor Hann.

The City Manager; Deputy City Manager of Corporate Services; Deputy City Manager of Public Works; Deputy City Manager of Community Services; Deputy City Manager of Finance & Administration; Acting Deputy City Manager of Planning, Development and Engineering; Chief Municipal Planner; Acting City Solicitor; City Clerk and Supervisor of Legislative Services were also in attendance.

Call to Order and Adoption of the Agenda

SJMC2015-02-16/072R

**It was decided on motion of Councillor Collins; seconded by Councillor Davis:
That the agenda be adopted as presented.**

Adoption of Minutes

SJMC2015-02-16/073R

**It was decided on motion of Councillor Tilley; seconded by Councillor Breen:
That the minutes of February 9, 2015 be adopted as presented.**

Business Arising

Speed Feedback Signs – School Zones

Council considered the memorandum dated February 10, 2015 from the City Manager regarding feedback signs in school zones.

SJMC2015-02-16/074R

It was decided on motion of Councillor Puddister; seconded by Councillor Breen: That Council approve the installation of 14 speed feedback signs for 7 school zones, the cost of which is estimated at \$165,000. The funding for the project is to be provided from the unallocated funds within the 2015 capital out of revenue budget. The plan is to have all signs installed and all zones complete in advance of schools opening this fall.

Notices Published

Council considered the following applications:

- A Discretionary Use Application has been submitted to the City of St. John's by Rogers Communications Inc. seeking approval of the site design of a rooftop telecommunications site at 12 Gleneyre Street. One submission received.
- A Discretionary Use Application has been submitted to the City of St. John's by Eastlink seeking approval of site design for an addition to an existing telecommunications tower site at **900 George's Pond Road**. No submissions received.

SJMC2015-02-16/075R

It was decided on motion of Deputy Mayor Ellsworth; seconded by Councillor Tilley: That the applications for 12 Gleneyre Street and 900 George's Pond Road be approved subject to all applicable City requirements.

Building Permits List

Council considered the Building Permits list for the period February 5 – 10, 2015.

**Building Permits List
Council's February 16, 2015 Regular Meeting**

Permits Issued: 2015/02/05 To 2015/02/10

Class: Commercial

Jetstream Ave	Nc	Accessory Building
40 Aberdeen Ave	Ms	Service Shop
40 Aberdeen Ave	Ms	Office
40 Aberdeen Ave	Ms	Service Shop
40 Aberdeen Ave	Ms	Clinic
46 Aberdeen Ave	Ms	Restaurant
50 Aberdeen Ave	Ms	Retail Store
48 Kenmount Rd - Buck Weavers	Sn	Eating Establishment
77 Blackmarsh Rd	Ms	Retail Store
203 Blackmarsh Rd	Ms	Retail Store
330 Blackmarsh Rd	Ms	Convenience Store
245 Blackmarsh Rd	Ms	Convenience Store
Carpasian Rd	Ms	Place Of Assembly
395 East White Hills Rd	Ms	Commercial Garage

94 Elizabeth Ave	Ms	Retail Store
71-77 Elizabeth Ave	Ms	Service Station
2 Fogwill Pl	Ms	Restaurant
336 Freshwater Rd	Ms	Service Shop
336 Freshwater Rd	Ms	Office
12 Gleneyre St	Ms	Retail Store
15 Goldstone St	Ms	Service Shop
5 Hallett Cres	Ms	Industrial Use
169 Hamlyn Rd	Ms	Service Shop
35 Hebron Way	Ms	Office
12-20 Highland Dr	Ms	Convenience Store
102 Kenmount Dr	Ms	Hotel
102 Kenmount Dr	Ms	Office
150 Kenmount Rd	Ms	Car Sales Lot
222 Kenmount Rd	Ms	Retail Store
161 Kenmount Rd	Ms	Retail Store
193 Kenmount Rd	Ms	Place Of Amusement
193 Kenmount Rd	Ms	Retail Store
195 Kenmount Rd	Ms	Service Shop
541 Kenmount Rd	Ms	Retail Store
147 Lemarchant Rd	Ms	Service Shop
53-59 Main Rd	Ms	Retail Store
355b Main Rd	Ms	Service Shop
355-367 Main Rd	Ms	Office
120 Mundy Pond Rd	Ms	Place Of Assembly
449 Newfoundland Dr	Ms	Convenience Store
57 Old Pennywell Rd	Ms	Retail Store
154 Pennywell Rd	Ms	Service Station
34 Pippy Pl	Ms	Office
260 Portugal Cove Rd	Ms	Retail Store
150 Clinch Cres	Ms	Lodging House
2 Stavanger Dr	Ms	Service Station
386 Stavanger Dr	Ms	Office
386 Stavanger Dr	Ms	Hotel
86 Thorburn Rd	Ms	Office
86 Thorburn Rd	Ms	Service Station
390 Topsail Rd	Ms	Retail Store
390 Topsail Rd	Ms	Retail Store
644 Topsail Rd	Ms	Service Shop
644 Topsail Rd	Ms	Day Care Centre
668 Topsail Rd	Ms	Retail Store
668 Topsail Rd	Ms	Retail Store
660 Topsail Rd	Ms	Tavern
656 Topsail Rd	Ms	Tavern
393 Topsail Rd	Ms	Day Care Centre
681 Topsail Rd	Ms	Retail Store
26 Torbay Rd	Ms	Tavern
10 Elizabeth Ave	Ms	Office
350 Torbay Rd	Ms	Service Shop
660 Torbay Rd	Ms	Service Station
611 Torbay Rd	Ms	Retail Store
295-301 Water St Sound Salon	Sn	Hotel
223 Duckworth St	Rn	Office
67-71 Harvey Rd	Rn	Eating Establishment
215 Water St	Rn	Office
203-205 New Gower St	Rn	Mixed Use
10 Fort William Pl-Stantec	Rn	Office
520 Topsail Rd, Burger King	Rn	Eating Establishment
40 Mundy Pond Rd	Rn	Admin Bldg/Gov/Non-Profit

This Week \$ 449,195.00

Class: Industrial

This Week \$.00

Class: Government/Institutional

25 Blackler Ave Rn Admin Bldg/Gov/Non-Profit

This Week \$ 7,500,000.00

Class: Residential

3 Hamlet St	Nc	Swimming Pool
16 Kensington Dr	Nc	Accessory Building
15 Stanford Pl	Nc	Fence
25 Sugar Pine Cres	Nc	Accessory Building
6 Battery Rd	Co	Subsidiary Apartment
72 Old Bay Bulls Rd	Co	Single Detached Dwelling
400 Empire Ave	Rn	Single Detached Dwelling
182 Montague St	Rn	Townhousing
39 Sudbury St	Rn	Apartment Building
10 Bay Bulls Rd	Ms	Service Station
36 Pearson St	Ms	Retail Store

This Week \$ 199,500.00

Class: Demolition

This Week \$.00

This Week's Total: \$ 8,148,695.00

Repair Permits Issued: 2015/02/05 To 2015/02/10 \$ 19,000.00

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			
February 16, 2015			
TYPE	2014	2015	% VARIANCE (+/-)
Commercial	\$5,457,000.00	\$8,068,000.00	48
Industrial	\$0.00	\$0.00	0
Government/Institutional	\$42,369,000.00	\$7,500,000.00	-8
Residential	\$17,158,000.00	\$2,366,000.00	-86
Repairs	\$251,500.00	\$63,300.00	-75
Housing Units (1 & 2 Family Dwellings)	12	4	
TOTAL	\$65,235,500.00	\$17,997,300.00	-72

Respectfully Submitted,

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

SJMC2015-02-16/076R

It was decided on motion of Councillor Davis; seconded by Councillor Lane: That the recommendations of the Director of Planning and Development with respect to the Building Permits List for the period February 5 – 10, 2015 be approved.

Requisitions, Payrolls and Accounts

Council considered the requisitions, payrolls and accounts for the week ending February 11, 2015.

**Weekly Payment Vouchers
For The
Week Ending February 11, 2015**

Payroll

Public Works	\$ 517,187.71
Bi-Weekly Administration	\$ 942,379.80
Bi-Weekly Management	\$ 804,160.81
Bi-Weekly Fire Department	\$ 256,231.90
Accounts Payable	\$6,001,171.49
Total:	\$ 8,521,131.71

SJMC2015-02-16/078R

**It was decided on motion of Councillor Davis; seconded by Councillor Lane:
That the Payrolls and Accounts for the week ending February 11, 2015 be
approved.**

Tender for Heavy Truck/General Mechanical Repair Service

Council considered a memorandum dated February 4, 2015 to the Deputy City Manager of Corporate Services regarding the above noted.

SJMC2015-02-16/079R

**It was decided on motion of Councillor Davis; seconded by Councillor Lane:
That Council award the tender for heavy truck/general mechanical repair
service to the following two (2) vendors fully meeting specifications, as per the
Public Tendering Act:**

- **Reefer Repair Services Limited \$58.00 per hour and**
- **Wajax GP Holdco Inc. \$112.86 per hour**

Notice of Motion

Councillor Galgay gave the following Notice of Motion:

Take Notice that I will, at the next Regular Meeting of Council, move a motion to amend Section 7 (a) of the Snow Clearing by-law to increase the minimum fine from \$45.00 to \$100.00. Amendment as follows:

7. (a) Any Person who violates or contravenes any provision of the By-Law is guilty of an offence and is liable to a minimum fine of \$100.00 for each offence.

Dated at St. John's, NL this 16th day of February 2015.

Deputy Mayor Ron Ellsworth

- Deputy Mayor Ellsworth requested that the Mayor write a letter of appreciation to Mr. Don Connolly for his community efforts, particularly related to his work with the Canadian Council of the Blind.

Councillor Art Puddister

- Councillor Puddister referenced the fatal pedestrian accident which recently occurred on Topsail Road next to Hazelwood Crescent and expressed condolences to the victim's family.
- Given the future opening of the new school on Topsail Road which will accommodate approximately 860 students, Councillor Puddister requested Council's authorization for staff to meet with the Province and the Eastern School Board to consider the construction of a pedway or tunnel which would facilitate the safe crossing of pedestrians on Topsail Road in the vicinity of the Village Mall. Minister Dan Crummell, MHA for St. John's West, expressed to Councillor Puddister his willingness to meet in this regard.

Councillor Jonathan Galgay

- Councillor Galgay addressed various criticisms from downtown business owners about the City's snow clearing efforts in the Downtown area this past weekend. He advised that the Board of Downtown St. John's has pulled out of its previous arrangement with the City to provide sidewalk snow clearing. The City has taken over this work and has enhanced the contract to include sidewalk salting and snow clearing when snow accumulates beyond 5 cm. As well the area of coverage was expanded beyond the parameters of the previous contract. A total of 65 cm of snow has fallen since Thursday's storm and sidewalks in the Downtown were cleared by Sunday. Council commended the staff of the Public Works Department for their tremendous efforts in this regard.
- With regard to the removal of snow in the Downtown, the Deputy City Manager of Public Works advised that as a general policy, snow removals will not occur on Friday or Saturday nights given that they are the busiest nights for the retail, entertainment and restaurant trade. To do so would put pedestrians at high risk given the use of heavy equipment. Snow removal, therefore, has to take place on the less busy Sunday night to be ready for the coming week.

- In response to complaints about the bagging of meters, it was noted that this has to occur when it is deemed that parking on both sides of a street causes constriction that disables traffic flow. Once snow is removed from the street, parking is once again permitted.

Councillor Wally Collins

- Councillor Collins relayed concerns expressed by some constituents about the confusion with the City's numbering system for garbage collection (1A - B; 2A - B; 3A - B; 4A - B; and 5A - B). He stated that this causes confusion particularly with respect to collections in wards 4 and 5 which seem to overlap. He suggested it would be better to remove the numbering system currently in place and replace it with an alphabetical system from A - E only, with one letter attributed to each ward, i.e. Ward 5 would be Section E. He requested that this matter be referred for discussion to the next meeting of the Public Works Standing Committee.

Adjournment

There being no further business the meeting adjourned at 5:25 p.m.

MAYOR

CITY CLERK

NOTICES PUBLISHED

Applications which have been advertised in accordance with the requirements of Section 5.5 of the St. John's Development Regulations and which are to be considered for approval by Council at the **Regular Meeting of Council on February 23, 2015**

Ref #	Property Location/ Zone Designation	Ward	Application Details	Floor Area (square metres)	# of Employees (includes the applicant)	# of On-Site Parking Spaces	Written Representations Received	Planning and Development Division Notes
1	318 Water Street Commercial Central Regional (CRR) Zone	2	A Discretionary Use Application has been submitted requesting permission to operate a Lounge in association with a new restaurant located at 318 Water Street . The proposed business will occupy a floor area 140 m ² .	140 m ²			No submission received	The Planning and Development Division recommends approval of the application subject to all applicable City requirements.
2	181 Mundy Pond Road Residential Low Density (R1) Zone	3	A Change of Non-Conforming Use Application has been submitted to the City requesting approval to convert a portion of 181 Mundy Pond Road into a Dermatology Clinic. The clinic will occupy the second level of the building. Hours of operation will be Monday to Friday 8 a.m.-5 p.m. On-site parking is provided.				No submission received	The Planning and Development Division recommends approval of the application subject to all applicable City requirements.
3	24-26 Austin Street Commercial Industrial (CI) Zone	4	A Discretionary Use Application has been submitted by State of Mind Inc. requesting permission to occupy 24-26 Austin Street for an indoor skate park with retail sales. The proposed business will occupy a total floor area of approximately 901m ² with 92.9 m ² for retail purpose. It will operate Monday to Sunday, 10 a.m.– 8 p.m. during winter months and 12 p.m. – 8 p.m. during summer months. Sessions will be scheduled for the skate park based on age and will be two (2) hours in duration. The business will employ 5 employees. Off street parking is provided.	901m ²	5		No submissions received	The Planning and Development Division recommends approval of the application subject to all applicable City requirements.

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

MEMORANDUM

Date: February 2, 2015

To: His Worship the Mayor and Members of Council

Re: **Department of Planning File# REZ1400025
Proposed Text Amendment and Rezoning to the Residential Medium Density (R2) Zone for 11 Single Detached Dwellings
591–609 Southside Road, Ward 5
Applicant: RJC Services**

A public meeting, chaired by Deputy Mayor Ellsworth, was held on January 8, 2015 to provide an opportunity for public review and comment on an application submitted by RJC Services on behalf of their clients. The proposal is for the rezoning of land located at 591-609 Southside Road from the Open Space Reserve (OR) and Residential Low Density (R1) Zones to the Residential Medium Density (R2) Zone. The purpose of the proposed rezoning is to allow for the development of 11 single attached dwellings, therefore a text amendment is required in the R2 Zone restricting development to only single detached dwelling on this site. As well, in order to accommodate the proposed rezoning, it will be necessary to undertake an accompanying map amendment to the St. John's Municipal Plan, re-designating property from the Open Space (O) Land Use District to the Residential Low Density (RLD) Land Use District.

The minutes of the public meeting are attached for reference.

As part of the public meeting the chair, Deputy Mayor Ellsworth, asked staff to follow up on two specific matters pertaining to Southside Road; proposed parking spaces within the winter parking ban and storm water runoff.

As part of the development proposal, the developer has stated they will widen Southside Road, removing the existing retaining wall and will add 12 additional on street parking spaces. It was questioned whether these new parking spaces could be removed from the existing winter parking ban, to help alleviate parking pressures for residents and visitors. Upon follow up with the Department of Public Works, Roads and Traffic Division, it was noted that the existing parking ban should remain in effect, even if the road is widened in this location.

The second matter regarding storm water runoff was addressed by the Department of Planning, Development and Engineering. It was identified that Southside Road has no ditching and only a few catch basins. The street is superelevated to allow runoff to flow towards the river, however, the area below the proposed development appears to be superelevated the opposite way, creating ponding in the street and freezing in the winter, which eventually creates potholes. When the weather and snow cover allows, the Department will arrange to have the street reviewed and determine where re-grading may be required.

ST. JOHN'S

Recommendation

Upon reviewing the minutes of the January 8, 2015 public meeting, Council should determine if it wishes to proceed with the proposed rezoning of property located at 591-609 Southside Road to the Residential Medium Density (R2) Zone. If Council determines that it wishes to proceed with the proposed rezoning, it is recommended that Council now adopt-in-principle, the attached resolutions for St. John's Municipal Plan Amendment Number 129, 2015 and St. John's Development Regulations Amendment Number 602, 2015.

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

Ken O'Brien, MCIP
Chief Municipal Planner

LLB/dlm

Attachment

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 602, 2015**

WHEREAS the City of St. John's wishes to allow the residential development of property located at 591-609 Southside Road for single detached houses only.

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 at 591-609 Southside Road [Parcel ID#s 44135, 47622, 44136, 15246] from the Residential Low Density (R1) and the Open Space Reserve (OR) Zones to the Residential Medium Density (R2) Zone as shown on Map Z-1A attached.

BE IT ALSO RESOLVED that the City of St. John's hereby adopts the following text amendment to the St. John's Development Regulations:

**Amend Section 10.4.1 Permitted Uses and 10.4.2 Discretionary Uses in the Residential Medium Density (R2) Zone by adding the following phrase:
“(except for the properties at 591-609 Southside Road)” after each Permitted Use and Discretionary Use in the R2 Zone with the sole exception of Section 10.4.1 (g) "Single Detached Dwelling”.**

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

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

Mayor

MCIP

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

City Clerk

Council Adoption

Provincial Registration

**RESOLUTION
ST. JOHN'S MUNICIPAL PLAN
AMENDMENT NUMBER 129, 2015**

WHEREAS the City of St. John's wishes to allow the residential development of property located at 591 – 609 Southside Road for single detached houses only.

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

Redesignate land at 591-609 Southside Road [Parcel ID#s 44135, 47622, 44136, 15246] from the Open Space Land Use District to the Residential Low Density Land Use District as shown on Map III-1A attached.

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

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

Mayor

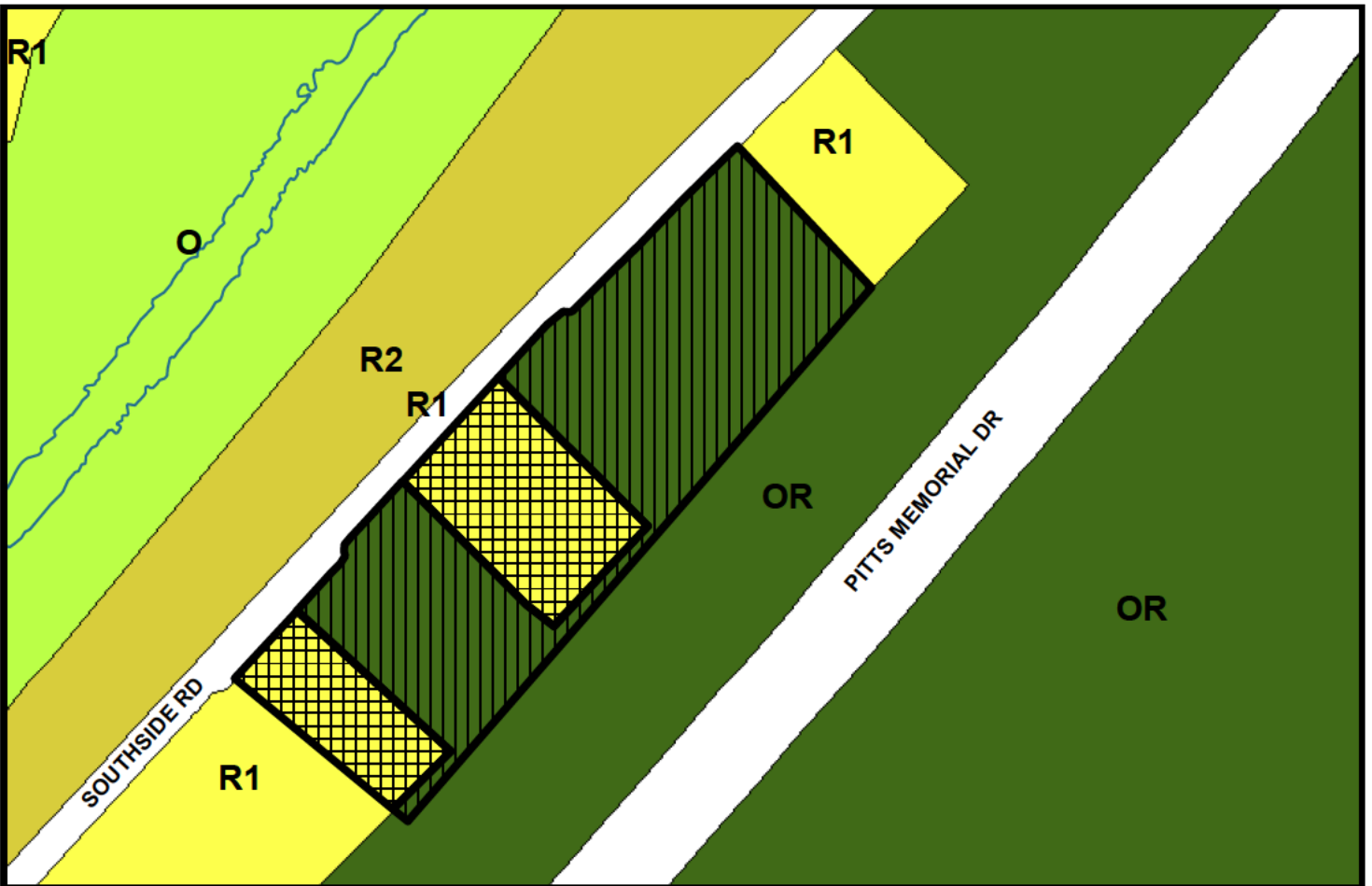
MCIP

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

City Clerk

Council Adoption

Provincial Registration



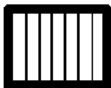
**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 602, 2015
[Map Z-1A]**

2015 01 20 SCALE: 1:1500
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
RESIDENTIAL MEDIUM DENSITY (R2) LAND USE ZONE



AREA PROPOSED TO BE REZONED FROM
OPEN SPACE RESERVE (OR) LAND USE ZONE TO
RESIDENTIAL MEDIUM DENSITY (R2) LAND USE ZONE

591-609 Southside Road

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration



**CITY OF ST. JOHN'S
MUNICIPAL PLAN
Amendment No. 129, 2015
[Map III-1A]**

2015 01 20 SCALE: 1:1500
CITY OF ST. JOHN'S
DEPARTMENT OF PLANNING,
DEVELOPMENT & ENGINEERING

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



AREA PROPOSED TO BE REDESIGNATED FROM
OPEN SPACE (O) LAND USE DISTRICT TO
RESIDENTIAL LOW DENSITY (RLD) LAND USE DISTRICT

591-609 Southside Road

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

A public meeting was held on Thursday, January 8, 2014 at 7:00 p.m. in the Foran/Greene Room, 4th floor City Hall.

In Attendance: Deputy Mayor Ron Ellsworth, Chairperson
 Councillor Wally Collins
 Lindsay Lyghtle-Brushett, Planner II
 Blair Bradbury, Development Engineer - Traffic
 Maureen Harvey, Senior Legislative Assistant
 Kathy Driscoll, Legislative Assistant

Also in attendance were approximately 12 citizens from the neighborhood many of whom registered on the attendance sheet:

Name	Address/Representing
Alex Smallwood	█ (not listed)
G. Whiteway	█ (not listed)
Ed Hayes	█ (not listed)
David Anderson	█ Southside Road
Willow Anderson	█ Southside Road
Dave Murphy	█ Southside Road
Martha Murphy	█ Southside Road
Susanne Tilley	█ Southside Road
Tom ??? (illegible)	█ Southside Road
Brendan Mullins	█ Southside Road
??? (illegible)	

Representing the proponents were:

- Dick Cook of RJC Services and Danny Madden of Dynamic Engineering Ltd.
- Elaine Hann – property owner.

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

Application from RJC Services on behalf of their clients to rezone 591-609 Southside Road, from Open Space Reserve (OR) and Residential Low Density (R1) Zones to the Residential Medium Density (R2) Zone for the purpose of allowing the development of 11 single family dwellings.

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

- Diana Cardoso – █ Southside Road
- Eileen Walsh – █ Southside Road

Deputy Mayor Ron Ellsworth called the meeting to order and outlined the process to which will take place, consisting of a staff overview; presentation by the proponent, followed by an open floor discussion with residents.

Planning Review Process

The City's Planner, Lindsay Lyghtle-Brushett, provided the background on why this public meeting was being held.

She stated that the City has received an application to rezone Civic 591-609 Southside Road. Land is proposed to be rezoned from Open Space Reserve and Residential Low Density to the Residential Medium Density Zone for the purpose of developing 11 single family dwellings.

She indicated the City's Municipal Plan supports compact urban form by encouraging higher density development and infill, while maintaining the character of the neighbourhood. The proposed Residential Medium Density Zone, would allow for the development of single dwellings on smaller lots (decreased frontage requirements compared to the regular Residential low density lots), which encourages increased density for the area, without introducing residential uses which are different from existing uses within the neighbourhood.

An amendment to the Municipal Plan is required, re-designating land from Open Space to the Residential Low Density District (same as existing development across the road). The rear yard/half of the property would remain in the OR Zone and district.

As part of the proposal, Southside Road will be widened along the frontage from 591-609 and the existing retaining wall will be removed. In addition, 12 new parking spaces along Southside Road will be provided. Storm water detention is a requirement for the development, in accordance with the City's Zero Net Runoff Policy.

She concluded by saying the proposal to rezone Civic 591-609 Southside Road supports the Municipal Plan's policies, and it has been recommended that the rezoning application warrants further consideration.

Ms. Lyghtle-Brushett stated that following this public meeting, the minutes will be provided to Council when they consider this application. If Council decides to adopt the proposed rezoning, as an amendment to the Municipal Plan is required, a second public hearing would be held (chaired by an independent commissioner) and a follow up notice would be sent out to property owners.

Proponent's Presentation

Mr. Dick Cook of RJC Services reported that this proposed development involved the acquisition of four separate pieces of land. The intention is to construct 11 single family homes with the plan conforming to the grading of the land. He stated the development will address any issues of potential drainage problems and will meet all city requirements. Each home will have two parking spaces as a minimum and as such should not add any further parking congestion. In addition there will be 12 additional parking spaces along the street making available a minimum of 34 parking spaces to accommodate this development and improve upon the current on-street parking.

Mr. Danny Madden, of Dynamic Engineering Ltd., advised the project has been around for some time and in terms of construction it is similar to any other development that fronts onto a publicly maintained street. He sees the servicing component to be very straightforward.

Discussion

Deputy Mayor Ron Ellsworth welcomed comments from area residents which are summarized with the answers provided below:

Mr. David Anderson – [REDACTED] Southside Road.

Comment/Question	Response
Mr. Anderson questioned drainage particularly across the street and what assurances could be given to the neighbours to ensure the water table does not change and add to existing drainage issues.	Mr. Madden explained that with the City's Zero Net Run-off Policy the developer will have to ensure that drainage does not exceed that of pre-development conditions. This will likely require the developer to store and discharge any additional storm water as required by the City. The design would be such that all water would be collected and discharged from one location. There will be an outlet control device the design of which will come at a later stage. Chairperson Ellsworth stated that if Council agrees to move forward with the rezoning, the developer will still have to meet all development requirements of the City. The Chair also confirmed that the zero net run-off policy applies only to new construction.
If the rezoning proceeds, is the developer required to develop in accordance with the proposal as submitted	Lindsay Lyghtle-Brushett responded that the rezoning is site specific meaning that it will only permit single family dwellings. Also more dwellings could not be added due to lot area requirements for the R2 Zone
Who will be carrying out the development – the developer or the City.	The Chair responded that the developer undertakes all construction, at its cost, but it is administered, supervised and inspected by the City.
Will the road need to be closed during construction?	The developer responded it doesn't anticipate road closures at this time, however, it will depend on the scheduling of development. i.e.

	if it is developed one lot at a time, service laterals can be installed and backfilled quickly, with limited disruption.
At what stage is this development? i.e. has all the property in question been purchased.	The developer advised that the subject properties are already owned or under option. Property title will be resolved once the owner and developer become aware that Council approval is granted.
Is it common to have properties with multiple zoning?	It is common for a property to be located within one or more zones. In this case, if approved, only the property that would accommodate the residential dwelling would be rezoned R2. Property at the rear would remain open space.
Feels that today's inclement weather played a factor in attendance at this hearing.	The Chair responded that this is the first of a number of opportunities that residents can have input. He asked those in attendance to encourage those who could not attend to contact Council either by phone or email. He also noted that, if the proposed rezoning moves to the next step, there will be another public meeting chaired by an independent commissioner.
Will all the proposed parking spots be subject to the parking ban in the winter?	The Chair responded that he was unsure and would refer the question to staff for follow up.
Reported that widening of the street is critical to Southside Road with or without the proposed development. He indicated more traffic calming measures are needed to protect the interests of the public and existing homeowners.	Councillor Collins and the Chair advised that the City is aware of the need for traffic calming on Southside Road. In the summer of 2014 5-6 temporary speed bumps were installed that proved to be effective for speeding traffic. These measures will continue into 2015.
Suggested that measures be taken to dissuade non-local traffic from using Southside Road. WC – drive them off one they will only move on to another.	Councillor Collins indicated that there are a limited number of streets available for traffic and as such, moving them from one street will simply add a greater congestion to other streets.

Mr. Dave Murphy – [REDACTED] Southside Road

For the past three years, there has been a constant flow of water that from the hill and onto the street. This is particularly problematic in the winter time as there is often a buildup of ice resulting in erosion of the asphalt.	The Chair responded that he will have this matter referred to staff for follow up.
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<p>Indicated that on the basis of a traffic study that was carried out some years ago, it has been determined there is too much traffic on the road and that speed is excessive. He stated trucks should not be permitted as the road is very narrow. Mr. Murphy questioned impact the development would have on current traffic flows.</p> <p>DM – Traffic study done years ago – shows there is too much traffic on the road, road is too narrow and speed is too high. Trucks do not belong. There is no room. Plan says that they will widen and remove retaining wall. How much more road will they have. Danny – finished road width will accommodate two rows of parking and a two way thoroughfare. 11.5 m wide. Almost 40 feet. That is the current standard for the City for new roads.</p>	<p>The developer advised that as part of this development, the street will be widened to a width of 11.5 m. which is in keeping with the standards for new roads in subdivisions. There will be four lanes - two will allow for parking on each side of the street along with a two way thoroughfare. In terms of traffic, it was reported that 11 proposed residential dwellings would not generate any significant increase in traffic volumes.</p>
<p>Will there be yellow lines on the thoroughfare as there is no line there at present?</p>	<p>It was reported that line painting is a responsibility of the City.</p>
<p>What will be the setback of the proposed houses from the street and will each house have parking for two vehicles in front.</p>	<p>Homes will be set back 20 feet from the rear of the sidewalk and while some homes will have garages, each unit will have two spaces in front.</p>
<p>What is the proposed size of these homes?</p>	<p>It was stated that the houses will be approximately 1,200 square feet, but this will be contingent on other factors such as setbacks and side yard distances.</p>
<p>Is it possible the properties will turn into rental units?</p>	<p>The developer advised that like any privately owned property within the City, it cannot predict whether a homeowner will decide the rent the property.</p>
<p>Will there be blasting during construction?</p>	<p>The developer responded that there will be no blasting, however, there will be some rock removal by way of busters.</p>
<p>When is construction anticipated to start?</p>	<p>It was reported that construction will not start before the spring and it will likely take up to 12 months for completion. The developer has not yet determined whether it would proceed with development one lot at a time as market conditions may dictate an alternate course of action.</p>
<p>Who is responsible for the existing drainage where there are two large run off drains on</p>	<p>It was noted that existing drainage and any associated problems are the responsibility of</p>

both sides of the property which flow into the storm drainage system and into the Waterford River.	the City. The developer reported that it will carry out work to City standards, however once inspected and turned over to the City, it then maintained by the City.
Across the street from 592 Southside Road, there is a vacant area, the street frontage of which has signs indicating that parking is prohibited. With the limited parking space on existing lots, local homeowners could avail of these spaces to allow for visitors. Given there are no homes adjacent to these spaces, it was asked if they can be made available for local residents.	The Chair advised he will refer this matter to Public Works for consideration. Councillor Collins agreed to follow up.
Stated the meeting ought to have been cancelled given the unfavorable weather conditions.	Again, the Chair encouraged residents to contact Council with their comments which will be included as part of this report.
Questioned the value of the homes noting that if property values are high, it will increase assessment values for existing homes resulting in higher, unaffordable taxes for residents.	The developer responded that with the ever changing market conditions, it cannot predict property values with any degree of certainty.
Mr. Murphy concluded by saying that residents are not in favor of high density development on Southside Road. When asked what would be acceptable in terms of development, he indicated 2 or 3 lots would be preferred over the proposed 11 lot development. He suggested that any development will increase traffic flows on Southside Road to the detriment of existing homeowners and as such put forward the suggestion that Southside Road be turned into a one-way street.	

Martha Murphy – [REDACTED] Southside Road

Ms. Murphy suggested that no development be permitted and to asserted the property should be retained as open space.

The meeting concluded with the Chair stating that the report of this meeting, coupled with any additional comments which may be received, will be brought forward to Council in the next two to three weeks.

The meeting adjourned at 7:50 pm.

Ron Ellsworth
Chairperson

**DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING
FOR THE PERIOD OF February 12, 2015 TO February 18, 2015**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES		Home Office for Wholesale Auto License	39 Frecker Drive	3	Approved	15-02-18
AG		Accessory Building	35-37 Hennessey's Line	5	Approved	15-02-18

* 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 February 23, 2015 Regular Meeting

Permits Issued: 2015/02/11 To 2015/02/18

Class: Commercial

48 Kenmount Rd/Charm Diamond	Sn	Retail Store
57 Blackmarsh Rd	Ms	Place Of Assembly
44 Crosbie Rd	Ms	Convenience Store
10 Elizabeth Ave	Ms	Retail Store
84-86 Elizabeth Ave	Ms	Retail Store
391-395 Empire Ave	Ms	Club
324 Frecker Dr	Ms	Convenience Store
15 Hebron Way	Sn	Clinic
25 Hebron Way	Ms	Retail Store
35 Hebron Way	Ms	Restaurant
189 Higgins Line	Ms	Office
61 James Lane	Ms	Warehouse
58 Kenmount Rd	Ms	Office
120 Kenmount Rd	Ms	Car Sales Lot
120 Kenmount Rd	Ms	Car Sales Lot
475 Kenmount Rd	Ms	Car Sales Lot
515 Kenmount Rd	Ms	Retail Store
484-490 Main Rd	Ms	Retail Store
215 Major's Path	Ms	Retail Store
6 Mullaly St	Ms	Warehouse
119 New Cove Rd	Ms	Clinic
446 Newfoundland Dr	Ms	Restaurant
60 O'leary Ave	Ms	Retail Store
279 Portugal Cove Rd	Ms	Service Shop
279 Portugal Cove Rd	Ms	Clinic
35 Ridge Rd	Ms	Club
20 Ropewalk Lane	Ms	Service Shop
16 Stavanger Dr	Ms	Restaurant
410 Stavanger Dr	Ms	Retail Store
415 Stavanger Dr	Ms	Restaurant
Thorburn Rd	Ms	Convenience Store
Thorburn Rd	Ms	Convenience Store
88 Thorburn Rd	Ms	Retail Store
446 Topsail Rd	Ms	Service Station
681 Topsail Rd	Ms	Tavern
26-34 Torbay Rd	Ms	Tavern
10 Elizabeth Ave	Ms	Office
192-194 Torbay Rd	Ms	Eating Establishment
192-194 Torbay Rd	Ms	Eating Establishment
320 Torbay Rd	Ms	Club
426 Torbay Rd	Ms	Retail Store
430 Torbay Rd	Ms	Tavern
260 Waterford Bridge Rd	Ms	Church
15-27 Stavanger Dr	Cr	Custom Workshop
15 Stavanger Dr	Ex	Retail Store
48 Kenmount Rd / H & R Block	Co	Retail Store
34 King's Rd	Rn	Office
13 George St	Rn	Tavern
48 Kenmount Rd Kfc	Rn	Eating Establishment
48 Kenmount Rd, Mary Browns	Rn	Restaurant

This Week \$ 109,400.00

Class: Industrial

This Week \$.00

Class: Government/Institutional

This Week \$.00

Class: Residential

60 Francis St	Nc	Patio Deck		
110 Great Eastern Ave	Nc	Fence		
6 Rosalind St	Nc	Accessory Building		
561 Thorburn Rd	Nc	Swimming Pool		
80 Boulevard , Unit 314	Rn	Apartment Building		
80 Boulevard, Suite/Floor 715	Rn	Apartment Building		
80 Boulevard Unit 310	Rn	Apartment Building		
80 The Boulevard, Unit 103	Rn	Apartment Building		
80 Boulevard Unit 516	Rn	Apartment Building		
215 Craigmillar Ave	Rn	Single Detached Dwelling		
284 Freshwater Rd	Rn	Single Detached & Sub.Apt		
8 Mckay St	Rn	Semi-Detached Dwelling		
14 Margaret's Pl	Rn	Townhousing		
42 Mountbatten Dr	Rn	Single Detached Dwelling		
22 Oberon St	Rn	Single Detached Dwelling		
19 Kildare Pl	Sw	Single Detached & Sub.Apt		
			This Week \$	334,900.00

Class: Demolition

8 Allan Sq	Dm	Semi-Detached Dwelling		
			This Week \$	46,000.00

This Week 'S Total: \$ 490,300.00

Repair Permits Issued: 2015/02/11 To 2015/02/18 \$ 525,000.00

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			
February 23, 2014			
TYPE	2014	2015	% VARIANCE (+/-)
Commercial	\$9,618,000.00	\$8,178,000.00	-15
Industrial	\$0.00	\$0.00	0
Government/Institutional	\$42,429,000.00	\$7,500,000.00	-8
Residential	\$18,437,000.00	\$2,747,000.00	-85
Repairs	\$286,000.00	\$588,300.00	106
Housing Units (1 & 2 Family Dwellings)	16	4	
TOTAL	\$70,770,000.00	\$19,013,300.00	-73

Respectfully Submitted,

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

MEMORANDUM

Weekly Payment Vouchers For The Week Ending February 18, 2015

Payroll

Public Works	\$ 567,664.93
Bi-Weekly Casual	\$ 23,043.57
Accounts Payable	\$ 3,295,813.90
Total:	\$ 3,886,522.40

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
CBCL LIMITED	78923	PROFESSIONAL SERVICES	\$57,630.00
NEWFOUNDLAND POWER	78924	ELECTRICAL SERVICES	\$95,361.20
DELOITTE & TOUCHE	78925	PROFESSIONAL SERVICES	\$57,057.09
CITY OF ST. JOHN'S	78926	TAX BILL	\$15,615.00
PUBLIC SERVICE CREDIT UNION	78927	PAYROLL DEDUCTIONS	\$7,141.52
CHRA	78928	CONFERENCE FEE	\$446.35
ROEBOTHAN MCKAY MARSHALL IN TRUST	78929	LEGAL CLAIM	\$5,000.00
BRANDON KING	78930	LEGAL CLAIM	\$1,545.31
KAREN THISTLE	78931	TRAVEL REIMBURSEMENT	\$635.34
MURPHY, MICHAEL	78932	REFUND STREET EXCAVATION PERMIT	\$745.85
PETRO PLUS INC.	78933	REPAIR PARTS	\$2,443.67
TRACT CONSULTING INC	78934	PROFESSIONAL SERVICES	\$1,813.64
MURPHY, MICHAEL	78935	REFUND STREET EXCAVATION PERMIT	\$1,254.15
TRACT CONSULTING INC	78936	PROFESSIONAL SERVICES	\$12,509.05
PETRO PLUS INC.	78937	REPAIR PARTS	\$41,965.33
RECEIVER GENERAL FOR CANADA	78938	PAYROLL DEDUCTIONS	\$769,012.61
RECEIVER GENERAL FOR CANADA	78939	PAYROLL DEDUCTIONS	\$242,555.14
COLE, SHERRY	78940	MEMBERSHIP RENEWAL	\$505.97
YOUNG, CORALIE	78941	OFFICE SUPPLIES	\$68.32
WELSH, SHERRY	78942	PETTY CASH	\$487.76
SHERRI HIGGINS	78943	TRAINING	\$1,864.50
COOK, DEBORAH	78944	CONFERENCE FEE	\$1,436.72
BELL ALIANT	78945	TELEPHONE SERVICES	\$1,002.81
CITY OF ST. JOHN'S	78946	REPLENISH PETTY CASH	\$202.80
BREWER, JILL	78947	TRAVEL ADVANCE	\$107.00
O'CONNELL, BRENDAN	78948	TRAVEL ADVANCE	\$4,693.55
DONOVAN, MARGARET	78949	TRAVEL ADVANCE	\$626.58
BLAIR MCDONALD	78950	TRAVEL ADVANCE	\$937.34
SUPERIOR PROPANE INC.	78951	PROPANE	\$1,214.58
NEWFOUNDLAND POWER	78952	ELECTRICAL SERVICES	\$6,316.12
ACKLANDS-GRAINGER	78953	INDUSTRIAL SUPPLIES	\$64.39
ACTION TRUCK CAP & ACCESSORIES	78954	REPAIR PARTS	\$7,680.32
ATLANTIC PURIFICATION SYSTEM LTD	78955	WATER PURIFICATION SUPPLIES	\$1,048.02
AVALON FORD SALES LTD.	78956	AUTO PARTS	\$713.21

NAME	CHEQUE #	DESCRIPTION	AMOUNT
BABB LOCK & SAFE CO. LTD	78957	PROFESSIONAL SERVICES	\$212.44
FEDERAL EXPRESS CANADA LTD.	78958	COURIER SERVICES	\$117.62
KELLOWAY CONSTRUCTION LIMITED	78959	CLEANING SERVICES	\$52,983.10
RDM INDUSTRIAL LTD.	78960	INDUSTRIAL SUPPLIES	\$1,829.90
GRANT THORNTON	78961	PROFESSIONAL SERVICES	\$8,463.70
NEWFOUNDLAND EXCHEQUER ACCOUNT	78962	WATER QUALITY	\$38,510.40
HERCULES SLR INC.	78963	REPAIR PARTS	\$501.16
ALBERT C SPURRELL PICTURE FRAMING	78964	AWARDS	\$120.00
BATTLEFIELD EQUIP. RENTAL CORP	78965	REPAIR PARTS	\$236.85
GRAND CONCOURSE AUTHORITY	78966	MAINTENANCE CONTRACTS	\$81,158.53
SMS EQUIPMENT	78967	REPAIR PARTS	\$541.51
CANADIAN TECHNICAL ASPHALT ASSOCIAT	78968	MEMBERSHIP RENEWAL	\$209.05
TONY'S TAILOR SHOP	78969	PROFESSIONAL SERVICES	\$319.79
CABOT PEST CONTROL	78970	PEST CONTROL	\$1,537.62
BEST DISPENSERS LTD.	78971	SANITARY SUPPLIES	\$1,356.00
PLAZA BOWL LIMITED	78972	BOWLING	\$287.50
ROCKWATER PROFESSIONAL PRODUCT	78973	CHEMICALS	\$2,084.23
TIM HORTONS STORE 387	78974	COFFEE SUPPLIES	\$110.50
BLACK & MCDONALD LIMITED	78975	PROFESSIONAL SERVICES	\$8,021.93
NOIA	78976	MEMBERSHIP RENEWAL	\$1,380.86
BLAZER CONCRETE SAWING & DRILL	78977	PROFESSIONAL SERVICES	\$339.00
GRAPHIC ARTS & SIGN SHOP LIMITED	78978	SIGNAGE	\$247.47
RBC INVESTOR SERVICES TRUST	78979	PROFESSIONAL SERVICES	\$706.25
EC BOONE LTD.	78980	TEXTILE SPECIALTY PRODUCTS	\$7,800.32
OVERHEAD DOORS NFLD LTD	78981	REPAIR PARTS	\$977.45
NOLAN INSTRUMENTATION SERV LTD	78982	REPAIR PARTS	\$548.05
BRENKIR INDUSTRIAL SUPPLIES	78983	PROTECTIVE CLOTHING	\$1,587.20
COHEN'S HOME FURNISHINGS LTD.	78984	WASHER	\$644.09
FRESHWATER SUZUKI	78985	REPAIR PARTS FOR EQUIPMENT	\$87.82
BROWNE'S AUTO SUPPLIES LTD.	78986	AUTOMOTIVE REPAIR PARTS	\$192.97
KELLOWAY INVESTMENTS LTD	78987	SNOW CLEARING	\$28,244.35
OFFICEMAX GRAND & TOY	78988	OFFICE SUPPLIES	\$1,797.69
BDI CANADA INC	78989	PROFESSIONAL SERVICES	\$757.10
AMEC FOSTER WHEELER ENVIRONMENT &	78990	PROFESSIONAL SERVICES	\$11,197.83
OUTFITTERS	78991	PROTECTIVE CLOTHING	\$141.25

NAME	CHEQUE #	DESCRIPTION	AMOUNT
CITY OF MOUNT PEARL	78992	MEMBERSHIP FEES	\$1,500.00
ATLANTIC TRAILER & EQUIPMENT	78993	REPAIR PARTS	\$390.55
STAPLES THE BUSINESS DEPOT - STAVAN	78994	STATIONERY & OFFICE SUPPLIES	\$351.21
LEXISNEXIS CANADA INC.	78995	PUBLICATION	\$278.22
TRIWARE TECHNOLOGIES INC.	78996	COMPUTER EQUIPMENT	\$2,205.76
CHESTER DAWE CANADA - O'LEARY AVE	78997	BUILDING SUPPLIES	\$352.71
PRACTICA LIMITED	78998	SCOOP BAGS	\$2,216.00
AIR LIQUIDE CANADA INC.	78999	CHEMICALS AND WELDING PRODUCTS	\$2,412.37
CANAVAN'S AUTO APPRAISERS LTD.	79000	PROFESSIONAL SERVICES	\$440.70
HISCOCK'S SPRING SERVICE	79001	REPAIR PARTS	\$6,620.14
DAVE CARROLL	79002	BAILIFF SERVICES	\$314.50
CARSWELL DIV. OF THOMSON CANADA LTI	79003	PUBLICATIONS	\$410.43
WAL-MART 3196-ABERDEEN AVE.	79004	FOOD AND REFRESHMENTS	\$897.08
SOBEY'S INC	79005	ICE MELT	\$112.89
NORTH ATLANTIC SYSTEMS	79006	REPAIR PARTS	\$2,687.00
NORTRAX CANADA INC.,	79007	REPAIR PARTS	\$1,680.78
NEWFOUNDLAND GLASS & SERVICE	79008	GLASS INSTALLATION	\$210.11
JOE JOHNSON EQUIPMENT INC.	79009	REPAIR PARTS	\$64.41
NORTH ATLANTIC SUPPLIES INC.	79010	REPAIR PARTS	\$377.44
WM L CHAFE & SON LTD.	79011	FOOTWEAR	\$339.00
ATLANTIC POWERTRAIN EQUIPT INC	79012	EQUIPMENT	\$10,565.50
CBCL LIMITED	79013	PROFESSIONAL SERVICES	\$12,396.67
WAL-MART 3093-MERCHANT DRIVE	79014	MISCELLANEOUS SUPPLIES	\$380.83
BRAEMAR PEST CONTROL SERVICES	79015	PEST CONTROL	\$114.06
FORTIS PROPERTIES	79016	ROOF RENTAL FOR TRAFFIC CAMERAS	\$3,107.50
PF COLLINS CUSTOMS BROKER LTD	79017	DUTY AND TAXES	\$188.56
COLONIAL GARAGE & DIST. LTD.	79018	AUTO PARTS	\$1,250.59
EASTERN VALVE & CONTROL SPEC.	79019	REPAIR PARTS	\$146.90
PETER'S AUTO WORKS INC.	79020	TOWING OF VEHICLES	\$4,284.75
CONSTRUCTION SIGNS LTD.	79021	SIGNAGE	\$5,855.66
CONTROLS & EQUIPMENT LTD.	79022	REPAIR PARTS	\$514.16
MARY BROWN'S MILA FOODS INC.	79023	LUNCHEON	\$699.85
TIM HORTON'S STORE - HARVEY RD	79024	COFFEE SUPPLIES	\$100.00
MASK SECURITY INC.	79025	TRAFFIC CONTROL	\$32,409.92
CROSBIE INDUSTRIAL SERVICE LTD	79026	CONTRACT PAYMENT	\$17,864.31

NAME	CHEQUE #	DESCRIPTION	AMOUNT
ROGERS ENTERPRISES LTD	79027	TRAINING	\$220.35
ENGINEERING & ENVIRONMENTAL PRODU	79028	PROFESSIONAL SERVICES	\$26,648.79
CRAWFORD & COMPANY CANADA INC	79029	ADJUSTING FEES	\$481.20
DICKS & COMPANY LIMITED	79030	OFFICE SUPPLIES	\$1,981.29
MIC MAC FIRE & SAFETY SOURCE	79031	PROFESSIONAL SERVICES	\$90.79
EAST COAST HYDRAULICS	79032	REPAIR PARTS	\$675.02
REEFER REPAIR SERVICES LTD.	79033	REPAIR PARTS	\$2,349.30
THYSSENKRUPP ELEVATOR	79034	ELEVATOR MAINTENANCE	\$423.75
RUSSEL METALS INC.	79035	METALS	\$282.50
CANADIAN TIRE CORP.-KELSEY DR.	79036	MISCELLANEOUS SUPPLIES	\$196.54
ELECTRIC MOTOR & PUMP DIV.	79037	REPAIR PARTS	\$241.82
NATIONAL ENERGY EQUIPMENT INC.	79038	REPAIR PARTS	\$466.89
ENTERPRISE RENT A CAR	79039	RENTAL OF VEHICLES	\$4,369.60
EMCO SUPPLY	79040	REPAIR PARTS	\$497.20
THE TELEGRAM	79041	ADVERTISING	\$1,271.25
EXECUTIVE COFFEE SERVICES LTD.	79042	COFFEE SUPPLIES	\$86.47
FACTORY FOOTWEAR OUTLET LTD.	79043	PROTECTIVE FOOTWEAR	\$141.25
CORPORATE EXPRESS 643129	79044	OFFICE SUPPLIES	\$1,014.90
FASTSIGNS	79045	SIGNAGE	\$1,850.94
IPS INFORMATION PROTECTION SERVICES	79046	PAPER SHREDDED ON SITE	\$116.96
EXECUTIVE TAXI LIMITED	79047	TRANSPORTATION SERVICES	\$10,121.41
OMB PARTS & INDUSTRIAL INC.	79048	REPAIR PARTS	\$54.92
FRESHWATER AUTO CENTRE LTD.	79049	AUTO PARTS/MAINTENANCE	\$2,036.31
PRINCESS AUTO	79050	MISCELLANEOUS ITEMS	\$805.46
C.B.J. ENTERPRISES INC. (STOGGERS PIZZ	79051	MEAL ALLOWANCES	\$186.45
MILLENNIUM EXPRESS	79052	COURIER SERVICES	\$197.75
CITY WIDE TAXI	79053	TRANSPORTATION SERVICES	\$51.50
COASTLINE SPECIALTIES	79054	EQUIPMENT	\$132,069.88
TENCO INC.	79055	REPAIR PARTS	\$243.10
GLOBALSTAR CANADA SATELLITE CO	79056	SATELLITE PHONES	\$112.95
STELLAR INDUSTRIAL SALES LTD.	79057	INDUSTRIAL SUPPLIES	\$327.37
ENTERPRISE RENT-A-CAR	79058	RENTAL OF VEHICLES	\$3,689.32
NEWALTA CORPORATION	79059	PROFESSIONAL SERVICES	\$68.95
PENNEY'S HOLDINGS LIMITED	79060	GRAFFITI REMOVAL	\$395.50
ISLAND OFFICE FURNITURE	79061	OFFICE SUPPLIES	\$1,580.87

NAME	CHEQUE #	DESCRIPTION	AMOUNT
XYLEM CANADA COMPANY	79062	REPAIR PARTS	\$6,268.59
EASTERN PROPANE	79063	PROPANE	\$374.99
MADSEN CONSTRUCTION EQUIPMENT INC.	79064	REPAIR PARTS	\$76.28
HARRIS & ROOME SUPPLY LIMITED	79065	SAFETY SUPPLIES	\$288.15
HARVEY & COMPANY LIMITED	79066	REPAIR PARTS	\$1,013.94
A HARVEY & CO. LTD.	79067	ROAD SALT	\$162,493.76
HARVEY'S OIL LTD.	79068	PETROLEUM PRODUCTS	\$54,766.35
HVAC SPECIALITIES INC.	79069	CHEMICALS	\$415.84
TONY MCDONALD PAINTING LTD.	79070	PAINT	\$7,830.90
POWER BROTHERS INC. POWER'S SALVAG	79071	BUILDING SUPPLIES	\$433.81
AL-PACK ENTERPRISES	79072	PROFESSIONAL SERVICES	\$364.49
GUILLEVIN INTERNATIONAL CO.	79073	ELECTRICAL SUPPLIES	\$464.07
BRENNTAG CANADA INC	79074	CHLORINE	\$65,919.26
GRAYMONT (NB) INC.,	79075	HYDRATED LIME	\$40,808.31
ECONOLITE CANADA INC.,	79076	REPAIR PARTS	\$97,081.24
MARTIN & LEVESQUE UNIFORMS INC	79077	CLOTHING	\$838.57
HICKMAN MOTORS LIMITED	79078	AUTO PARTS	\$430.82
NL ASSOCIATION OF FIRE SERVICE	79079	MEMBERSHIP FEES	\$450.00
BELL DISTRIBUTION INC.,	79080	CELL PHONES & ACCESSORIES	\$869.42
HISCOCK RENTALS & SALES INC.	79081	HARDWARE SUPPLIES	\$595.76
HOLDEN'S TRANSPORT LTD.	79082	RENTAL OF EQUIPMENT	\$5,480.50
FLEET READY LTD.	79083	REPAIR PARTS	\$5,625.41
SOURCE ATLANTIC INDUSTRIAL DISTRIBUT	79084	PROFESSIONAL SERVICES	\$1,327.04
PENNECON ENERGY TECHNICAL SERVICE	79085	REPAIR PARTS	\$1,806.50
SOUTH PAW TRANSPORT	79086	SNOW CLEARING	\$13,444.92
IMPRINT SPECIALTY PROMOTIONS LTD	79087	PROMOTIONAL ITEMS	\$3,542.58
ONX ENTERPRISE SOLUTIONS LIMITED	79088	PROFESSIONAL SERVICES	\$53,387.21
UMBRELLA SECURITY	79089	ALARM MONITORING	\$84.75
ISLAND HOSE & FITTINGS LTD	79090	INDUSTRIAL SUPPLIES	\$163.90
PRINTER TECH SOLUTIONS INC.,	79091	REPAIRS TO EQUIPMENT	\$67.80
MERCER'S PAVING INCORPORATED	79092	SNOW CLEARING	\$22,600.00
POINT CONTRACTING INC.,	79093	REPAIR PARTS	\$6,398.79
YMCA OF NORTHEAST AVALON	79094	MEMBERSHIP FEES	\$1,000.00
TRANE CANADA CO.	79095	REPAIR PARTS	\$1,396.68
KANSTOR INC.	79096	REPAIR PARTS	\$928.30

NAME	CHEQUE #	DESCRIPTION	AMOUNT
VITALAIRE CUSTOMER CARE	79097	OXYGEN	\$273.95
BOSCH REXROTH CANADA CORP.	79098	PROFESSIONAL SERVICES	\$624.45
KAVANAGH & ASSOCIATES	79099	PROFESSIONAL SERVICES	\$14,436.92
WORK AUTHORITY	79100	CLOTHING	\$308.20
SAFETY-FIRST	79101	PROFESSIONAL SERVICES	\$125.43
LEADING EDGE GEOMATICS	79102	EQUIPMENT	\$3,584.18
THE TOY BOX	79103	REPAIR PARTS	\$106.14
HICKEY'S TIMBER MART	79104	BUILDING SUPPLIES	\$29.27
CENTINEL SERVICES	79105	REPAIR PARTS	\$1,440.75
KERR CONTROLS LTD.	79106	INDUSTRIAL SUPPLIES	\$1,047.91
VOHL INC.,	79107	REPAIR PARTS	\$642.95
KIRKLAND BALSOM & ASSOC.	79108	PROFESSIONAL SERVICES	\$3,616.00
BLACKOUT DRIVEWAY SEALING	79109	SNOW CLEARING	\$282.50
CARMICHAEL ENGINEERING LTD.	79110	REPAIR PARTS	\$1,465.21
HZX COMPUTER SYSTEMS CONSULTING	79111	PROFESSIONAL SERVICES	\$7,415.63
STAPLES ADVANTAGE	79112	OFFICE SUPPLIES	\$4,993.37
PLEXUS CONNECTIVITY SOLUTIONS	79113	REPAIR PARTS	\$831.68
THE COMMONS INSTITUTE	79114	PROFESSIONAL SERVICES	\$649.75
MARK'S WORK WEARHOUSE	79115	PROTECTIVE CLOTHING	\$1,330.91
JT MARTIN & SONS LTD.	79116	HARDWARE SUPPLIES	\$243.06
MARTIN'S FIRE SAFETY LTD.	79117	SAFETY SUPPLIES	\$8,350.82
MCLOUGHLAN SUPPLIES LTD.	79118	ELECTRICAL SUPPLIES	\$4,879.14
MEMORIAL UNIVERSITY OF NFLD.	79119	EMPLOYEE TRAINING	\$446.35
MIKAN INC.	79120	LABORATORY SUPPLIES	\$4,223.95
MODERN PAVING LTD.	79121	CONTRACT PAYMENT	\$96,050.00
WJAX INDUSTRIAL COMPONENTS	79122	REPAIR PARTS	\$676.78
NEWFOUND DISPOSAL SYSTEMS LTD.	79123	DISPOSAL SERVICES	\$30,625.53
NEWFOUNDLAND DISTRIBUTORS LTD.	79124	INDUSTRIAL SUPPLIES	\$1,703.17
TRC HYDRAULICS INC.	79125	REPAIR PARTS	\$2,142.86
NEWFOUNDLAND POWER	79126	ELECTRICAL SERVICES	\$883.78
TOROMONT CAT	79127	AUTO PARTS	\$4,621.92
PENNECON ENERGY HYDRAULIC SYSTEMS	79128	REPAIR PARTS	\$75.96
PBA INDUSTRIAL SUPPLIES LTD.	79129	INDUSTRIAL SUPPLIES	\$157.10
ORKIN CANADA	79130	PEST CONTROL	\$237.30
PERIDOT SALES LTD.	79131	REPAIR PARTS	\$204.53

NAME	CHEQUE #	DESCRIPTION	AMOUNT
THE HUB	79132	BUSINESS CARDS	\$106.11
POWERLITE ELECTRIC LTD.	79133	ELECTRICAL PARTS	\$665.42
K & D PRATT LTD.	79134	REPAIR PARTS	\$2,954.73
PROFESSIONAL UNIFORMS & MATS INC.	79135	PROTECTIVE CLOTHING	\$229.39
RIDEOUT TOOL & MACHINE INC.	79136	TOOLS	\$2,045.01
ROYAL FREIGHTLINER LTD	79137	REPAIR PARTS	\$8,418.48
LIFESAVING SOCIETY NFLD & LAB.	79138	AQUATIC RECERTIFICATION	\$200.00
S & S SUPPLY LTD. CROSSTOWN RENTALS	79139	REPAIR PARTS	\$25,536.89
ST. JOHN'S BOARD OF TRADE	79140	LUNCHEON	\$169.50
ST. JOHN'S PORT AUTHORITY	79141	PROFESSIONAL SERVICES	\$5,309.50
BIG ERICS INC	79142	SANITARY SUPPLIES	\$948.93
SAUNDERS EQUIPMENT LIMITED	79143	REPAIR PARTS	\$13,078.56
SMITH STOCKLEY LTD.	79144	PLUMBING SUPPLIES	\$1,044.39
SPEEDY GLASS	79145	WINDSHIELD REPAIRS	\$416.76
SPEEDY AUTOMOTIVE LTD.	79146	AUTOMOTIVE SUPPLIES	\$32.88
STATE CHEMICAL LTD.	79147	CHEMICALS	\$491.55
STEELFAB INDUSTRIES LTD.	79148	STEEL	\$63.28
SUPERIOR OFFICE INTERIORS LTD.	79149	OFFICE SUPPLIES	\$959.37
HARRY SUMMERS LTD.	79150	VEHICLE MAINTENANCE	\$2,260.00
TRACTION DIV OF UAP	79151	REPAIR PARTS	\$6,627.77
WINDCO ENTERPRISES LTD.	79152	REPAIR PARTS	\$1,289.86
GOULDS RECREATION ASSOCIATION	79153	GRANT	\$1,200.00
DR. WADE MERCER	79154	MEDICAL EXAMINATION	\$20.00
DR. KARL MISIK	79155	MEDICAL EXAMINATION	\$20.00
NORTHEAST AVALON JOINT COUNCIL	79156	MEMBERSHIP FEES	\$200.00
VISUAL ARTS OF NL	79157	GRANT	\$3,300.00
ST. MICHAEL'S PRINTSHOP	79158	GRANT	\$7,800.00
WRITERS' ALLIANCE OF NL	79159	GRANT	\$9,300.00
WONDERBOLT PRODUCTIONS	79160	GRANT	\$7,500.00
NEWFOUNDLAND SYMPHONY ORCHESTRA	79161	GRANT	\$5,000.00
PADDLE CANADA	79162	MEMBERSHIP FEES	\$180.80
DR. ROBERT WOODLAND	79163	MEDICAL EXAMINATION	\$20.00
NATI	79164	MEMBERSHIP FEES	\$785.35
NLOWE	79165	MEMBERSHIP FEES	\$350.00
BELL MOBILITY INC. RADIO DIVISION	79166	MAINTENANCE CHARGES & REPAIRS	\$2,704.38

NAME	CHEQUE #	DESCRIPTION	AMOUNT
DANCE NL	79167	GRANT	\$3,500.00
NEIGHBOURHOOD DANCE WORKS	79168	GRANT	\$5,300.00
MOTOR REGISTRATION DIVISION	79169	ROAD TEST	\$100.00
THE PEOPLE CENTRE	79170	PROFESSIONAL SERVICES	\$85.00
IPMA CANADA	79171	MEMBERSHIP FEES	\$209.05
EASTERN EDGE ART GALLERY INC.	79172	GRANT	\$7,800.00
RESOURCE CENTRE FOR THE ARTS THEAT	79173	GRANT	\$7,800.00
RECREATION NL	79174	REGISTRATION RENEWAL	\$400.00
EVENTEX RENTALS	79175	PROFESSIONAL SERVICES	\$258.77
RE:SOUND MUSIC LICENSING COMPANY	79176	PROFESSIONAL SERVICES	\$772.89
HARBOURSIDE TRANSPORTATION CONSUL	79177	PROFESSIONAL SERVICES	\$5,966.40
MARIA PENNEY	79178	PHOTOGRAPHY	\$600.00
WALSH, GERARD	79179	PASSPORT	\$160.00
HAYWARD, ELIZABETH	79180	MILEAGE	\$24.68
COOK, CAROLYN	79181	MILEAGE	\$153.14
BREEN, KEVIN	79182	FOOD AND REFRESHMENTS	\$54.33
BUTTON, VICKI	79183	TAXI FARE	\$20.00
EDWARDS, AMANDA	79184	MILEAGE	\$21.63
SHEPPARD, TAMMY	79185	RENEWAL FEES	\$110.74
ROSE, TRISHA	79186	MILEAGE	\$32.85
OLDFORD, GERALD	79187	PASSPORT	\$180.00
MAHER, TRAVIS	79188	MILEAGE	\$81.88
HODDINOTT, CORY	79189	MILEAGE	\$68.51
MCGRATH, CINDY	79190	MILEAGE	\$34.65
CHRISTA NORMAN	79191	MILEAGE	\$83.26
LYNCH, KAYLA	79192	MILEAGE	\$4.07
KRISTA GLADNEY	79193	MILEAGE	\$211.23
WILLOW ANDERSON	79194	MILEAGE	\$25.28
CARLIE WHITE	79195	MILEAGE	\$194.17
WELLS & COMPANY PLC INC.	79196	PROFESSIONAL SERVICES	\$3,475.00
DENIS G. BARRY PROFESSIONAL LAW OFF	79197	PROFESSIONAL SERVICES	\$900.00
REDWOOD CONSTRUCTION LIMITED	79198	CONTRACT PAYMENT	\$125,839.49
CONSTANTINE CYLINDER HEAD SERVICE L	79199	REPAIRS TO EQUIPMENT	\$667.11
BMC SOFTWARE	79200	PROFESSIONAL SERVICES	\$7,548.85
NEWFOUNDLAND EXCHEQUER ACCOUNT	79201	REGISTRATION OF EASEMENT	\$200.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
NORATEK SOLUTIONS INC.,	79202	PROFESSIONAL SERVICES	\$14,224.00
BELL MOBILITY	79203	CELLULAR PHONE USAGE	\$151.26
MAGNA CONTRACTING & MANAGEMENT	79204	CANCELLED	CANCELLED
NEWFOUNDLAND EXCHEQUER ACCOUNT	79205	RENEWAL FEES	\$1,644.15
NEWFOUNDLAND EXCHEQUER ACCOUNT	79206	REGISTRATION	\$102.00
STANTEC CONSULTING LTD. (SCL)	79207	PROFESSIONAL SERVICES	\$47,054.47
STANTEC ARCHITECTURE LTD.	79208	PROFESSIONAL SERVICES	\$95,583.85
MAGNA CONTRACTING & MANAGEMENT	79209	CONTRACT PAYMENT	\$189,134.02
Total:			\$3,295,813.90

MEMORANDUM

Date: February 19, 2015

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

From: John Hamilton – Senior Buyer

Re: Council Approval Tender 2015017 Purchase of One (1) Generator (Water and Wastewater)

The results of Tender 2015017 Purchase of One (1) Generator (Water and Wastewater) is as follows:

Wajax Power Systems	\$ 57,800.00
Sansom Equipment	\$ 68,405.51
Air Cooled Engine Services	\$ 98,173.90

It is recommended to award Tender 2015017 Purchase of One (1) Generator (Water and Wastewater) **\$ 57,800.00** the lowest qualified bidder that met 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: February 19, 2015
To: Mr. Kevin Breen, Mr. Rick Squires, Ms. Elaine Henley
From: John Hamilton – Senior Buyer
Re: Council Approval Tender 2015011 Purchase of One (1) Pumper Truck (SJRFD)

The results of Tender 2015011 Purchase of One (1) Pumper Truck (SJRFD) is as follows:

Emergency Repair Ltd.	\$ 537,062.75
Camions Carl Thibault Inc.	\$ 539,825.86

It is recommended to award Tender 2015011 Purchase of One (1) Pumper Truck (SJRFD) the lowest qualified bidder that met 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

NOTICE OF MOTION

TAKE NOTICE that I will at a future Regular Meeting of Council move a motion to rescind a portion of Council's decision of July 28, 2014 approving Harnett Street as a street name in the Clovelly Trails Subdivision – Stage 3C (105 Lots), Cabot Development Corporation Limited (Ward 1).

DATED at St. John's, Newfoundland and Labrador, the 18 of February, 2015.

Councillor Bruce Tilley, Ward 3

ST. JOHN'S

MEMORANDUM

Date: February 18, 2015

To: His Worship the Mayor and Members of Council

From: Elaine Henley, City Clerk

Re: Travel – Councillor Jonathan Galgay (OTC – Houston, Texas)

Councillor Jonathan Galgay is seeking approval from Council to attend the Offshore Technology Conference (OTC) being held in Houston, Texas from May 4 to 7, 2015.

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

Elaine Henley
City Clerk

ST. JOHN'S

OFFICE OF THE MAYOR

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