

**AGENDA
REGULAR MEETING**

**February 8, 2016
4:30 p.m.**

ST. JOHN'S

MEMORANDUM

February 5, 2016

In accordance with Section 42 of the City of St. John's Act, the Regular Meeting of the St. John's Municipal Council will be held on **Monday February 8, 2016 at 4:30 p.m.**

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

By Order



Elaine Henley
City Clerk

ST. JOHN'S

CITY MANAGER

AGENDA
REGULAR MEETING - CITY COUNCIL
February 8, 25, 2016 – 4:30 p.m. – Council Chambers, 4th Floor, City Hall

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

3. ADOPTION OF THE MINUTES

- a. Minutes of February 1, 2016

4. DELEGATIONS

5. BUSINESS ARISING FROM THE MINUTES

Included in the Agenda:

Other Matters

6. NOTICES PUBLISHED

- A Discretionary Use Application has been submitted by Piatto Pizzeria requesting permission to occupy a portion of a building at 60 Elizabeth Avenue (formerly Canadian Tire) as a family restaurant.

7. PUBLIC HEARINGS

8. COMMITTEE REPORTS

- a. Development Committee Report dated February 2, 2016

9. RESOLUTIONS

10. DEVELOPMENT PERMITS LIST

11. BUILDING PERMITS LIST

- January 28 – February 3, 2016

12. REQUISITIONS, PAYROLLS AND ACCOUNTS LIST

- Week Ending – February 3, 2016

13. TENDERS/RFPS

14. NOTICES OF MOTION, WRITTEN QUESTIONS AND PETITIONS

15. OTHER BUSINESS

- a. Economic Update – February
- b. Memo dated February 4, 2016 from City Solicitor re: Steers Cove – Newfoundland Power Easement for Boston Pizza

16. ADJOURNMENT

**MINUTES
REGULAR MEETING - CITY COUNCIL
February 1, 2016 - 4:30 p.m. - Council Chambers**

Present Mayor D. O'Keefe
Deputy Mayor R. Ellsworth
Councillor T. Hann
Councillor S. Hickman
Councillor D. Lane
Councillor A. Puddister
Councillor D. Breen
Councillor J. Galgay
Councillor B. Tilley
Councillor W. Collins

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

CALL TO ORDER/ADOPTION OF AGENDA

SJMC2016-02-01/41R

Moved – Councillor Collins; Seconded – Councillor Lane

That the agenda be adopted with the following five additions:

- **Public Works Standing Committee Report – January 21, 2016**
- **Revised Community Services & Housing Standing Report – January 26, 2016**
- **Memorandum dated January 28, 2016 from Legal Dept. re: West End Depot and Fire Station RFP Results and Recommendations**
- **Memorandum dated January 28, 2016 from the City Manager re: Budget and Financial Reporting Process**
- **Memorandum dated February 1, 2016 re: Mayor's Travel – February 3 – 6, 2016**

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

SJMC2016-02-01/42R

**Moved – Councillor Puddister; Seconded – Councillor Tilley
That the minutes of January 25, 2016, be adopted as presented.**

CARRIED UNANIMOUSLY

BUSINESS ARISING FROM THE MINUTES

**Proposed Text Amendment Regarding Stormwater Detention
Applicant: City of St. John's**

SJMC2016-02-01/43R

**Moved – Councillor Puddister; Seconded – Councillor Tilley
That Council adopt St. John's Development Regulations Amendment
Number 627, 2015. This amendment will now be referred to the
Department of Municipal and Intergovernmental Affairs with a request
for Provincial Registration in accordance with the provisions of the
*Urban and Rural Planning Act.***

CARRIED UNANIMOUSLY

**St. John's Municipal Plan Amendment Number 135, 2015 and St. John's
Development Regulations Amendment Number 624, 2015
Proposed Rezoning to Apartment High Density (A3) Zone to develop a
64-Unit Apartment Building, 120 LeMarchant Road
PDE File Number: MPA1500012
Applicant: RJC Services for PAR Holdings Ltd.**

SJMC2016-02-01/44R

Moved – Councillor Puddister; Seconded – Councillor Galgay

**That Council approve the attached resolutions for St. John's
Municipal Plan Amendment Number 135, 2015, and St. John's
Development Regulations Amendment Number 624, 2015, as adopted
by Council. These amendments must now be referred to the
Department of Municipal and Intergovernmental Affairs with a
request for Provincial Registration in accordance with the provisions
of the Urban and Rural Planning Act.**

CARRIED UNANIMOUSLY

COMMITTEE REPORTS

Development Committee Report – January 19, 2016

SJMC2016-02-01/45R

Moved – Councillor Puddister; Seconded – Councillor Tilley

That the report be approved as presented.

CARRIED UNANIMOUSLY

Community Services & Housing Standing Committee – January 26, 2016

SJMC2016-02-01/46R

Moved – Deputy Mayor Ellsworth; Seconded – Councillor Lane

That the report be approved as presented.

CARRIED UNANIMOUSLY

Public Works Standing Committee – January 21, 2016

SJMC2016-02-01/47R

Moved – Councillor Breen; Seconded – Deputy Mayor Ellsworth

That the report be approved as presented.

CARRIED UNANIMOUSLY

DEVELOPMENT PERMITS LIST

[Link to List](#)

Council considered as information the Development Permits List for the period January 21 – 27, 2016.

BUILDING PERMITS LIST

[Link to List](#)

Council considered the Building Permits list for the period of January 21 – 27, 2016.

SJMC2016-02-01/48R

Moved – Councillor Hann; Seconded – Councillor Puddister

That the building permits list for the period January 21 – 27, 2016 be approved as presented.

CARRIED UNANIMOUSLY

REQUISITIONS, PAYROLLS AND ACCOUNTS

[Link to Memo](#)

Council considered the requisitions, payrolls and accounts for the week ending January 27, 2015.

SJMC2016-02-01/49R

Moved – Councillor Hann; Seconded – Councillor Puddister

That the Payrolls and Accounts for the weeks ending January 27, 2016 be approved.

CARRIED UNANIMOUSLY

TENDERS/RFSs

SJMC2016-02-01/50R

Moved – Deputy Mayor Ellsworth; Seconded – Councillor Puddister

That subject to confirmation from staff that these bids were the only ones submitted, the following tender be awarded as follows as per the Public Tendering Act:

- Tender 2016005: **Supply of Labrie Parts** be awarded to **Saunders Equipment Ltd.** for \$145,777.65, **Reefer Repair** for \$12,111.65, and **Colonial Auto Parts Limited** for \$5,877.49

CARRIED UNANIMOUSLY

NOTICES OF MOTION, WRITTEN PETITIONS AND REQUESTS

OTHER BUSINESS

Decision Note dated January 26, 2016 from the Manager of Events and Services re: Approval of Event – Hypothermic Half Marathon

SJMC2016-02-01/51R

Moved – Councillor Breen; Seconded – Deputy Mayor Ellsworth

To approve the Hypothermic Half Marathon subject to the conditions set out by the Special Events Advisory Committee.

CARRIED UNANIMOUSLY

E-Poll dated January 27, 2016 from the City Clerk re: Travel – Councillor Sandy Hickman – Federation of Canadian Municipalities (FCM) 2016 Annual Conference and Trade Show

SJMC2016-02-01/52R

Moved – Councillor Breen; Seconded – Councillor Lane

That Council grant approval for Councillor Hickman to attend the Federation of Canadian Municipalities (FCM) 2016 Annual Conference and Trade Show.

Memorandum dated January 28, 2016 from the City Manager re: West End Depot and Fire Station RFP Results and Recommendations

SJMC2016-02-01/53R

Moved – Deputy Mayor Ellsworth; Seconded – Councillor Puddister

That Council reject the staff recommendation to acquire the land owned by 10718 Nfld. Inc. and that no further action be taken in relation to the RFP at this time.

Further, it was requested that the Regional Fire Dept. and the Public Works Dept. review and submit to Council their long-term operational and infrastructural needs for Council's review and consideration.

Memorandum dated January 28, 2016 from the City Manager re: Budget and Financial Reporting Process

Council considered the above noted for information purposes.

SJMC2016-02-01/54R

Moved – Councillor Galgay; Seconded – Councillor Breen

That Council approve the comprehensive Budget and Financial Reporting Process document as prepared by staff.

Memorandum dated February 1, 2016 re: Travel – February 3 – 6, 2016

SJMC2016-02-01/55R

Moved – Deputy Mayor Ellsworth; Seconded – Councillor Tilley

That Council approve the Mayor’s travel to the Big City Mayor’s Caucus being held in Ontario from February 4 – 6, 2016 as well as meet with Minister Judy Foote, Minister of Public Services and Procurement and Mr. Adam Vaughan, M.P., Parliamentary Secretary to the Prime Minister (Intergovernmental Affairs).

ADJOURNMENT

There being no further business, the meeting adjourned at 5:50 p.m.

MAYOR

CITY CLERK

DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING
FOR THE PERIOD OF January 21, 2016 TO January 27, 2016

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES		Home Office for Electrical Contractor	114 Cumberland Crescent	4	Approved	16-01-22
OT	Newfoundland Power	Relocations of Power Transmission Line	Southlands Boulevard	5	Approved	16-01-22
RES		Demo/Rebuild for Single Family Dwelling	235 Main Road	5	Approved	16-01-22
RES		Home Office for Electrical Contractor	4 Hipditch Hill	2	Approved	16-01-27
COM		Home Office for Roofing Business	154 Main Road	5	Approved	16-01-27

Appendix to Regular Minutes, February 1, 2016

* Code Classification:
 RES - Residential INST - Institutional
 COM - Commercial IND - Industrial
 AG - Agriculture
 OT - Other

** This list is issued for information purposes only. Applicants have been advised in writing of the Development Officer's decision and of their right to appeal any decision to the St. John's Local Board of Appeal.

Gerard Doran
 Development Supervisor
 Development Division -
 PDE Department

Building Permits List

Council's February 1, 2016 Regular Meeting

Permits Issued: 2016/01/21 To 2016/01/27

Class: Commercial

711 Blackmarsh Rd	Co	Service Shop
15 Bay Bulls Rd	Ms	Retail Store
271 Blackmarsh Rd	Ms	Service Shop
711 Blackmarsh Rd	Ms	Service Shop
360 Topsail Rd	Ms	Retail Store
2-8 Great Southern Dr	Sn	Retail Store
12 Hebron Way Pizza Pit	Ms	Restaurant
5 Hebron Way, Ultramar	Ms	Retail Store
15 Hebron Way, Cora's	Sn	Restaurant
177 Kenmount Rd	Ms	Car Sales Lot
468 Logy Bay Rd	Ms	Commercial Garage
358 Main Rd	Ms	Service Station
355 Main Rd. Shamrock City	Ms	Tavern
355 Main Rd. Shamrock City	Ms	Service Shop
355 Main Rd. Shamrock City	Ms	Service Shop
22 O'leary Ave	Ms	Take-Out Food Service
10 Pearl Pl,	Ms	Place Of Amusement
20 Peet St	Ms	Car Sales Lot
30 Ropewalk Lane	Ms	Office
38-42 Ropewalk Lane	Ms	Service Shop
117 Ropewalk Lane	Ms	Retail Store
3 Stavanger Dr	Ms	Retail Store
3 Stavanger Dr	Ms	Retail Store
320 Torbay Rd	Ms	Retail Store
340 Torbay Rd	Ms	Retail Store
350 Torbay Rd	Ms	Eating Establishment
141 Torbay Rd	Ms	Retail Store
141 Torbay Rd	Ms	Retail Store
145 Torbay Road-Torbay Rd.Mall	Ms	Other
411 Torbay Rd Sign #2	Ms	Restaurant
411 Torbay Rd Sign #1	Ms	Restaurant
156 Duckworth St, Escape Quess	Rn	Place Of Amusement
33-37 Elizabeth Ave	Cr	Retail Store
207 Lemarchant Rd	Rn	Office
20 Ropewalk Lane - Subway	Cr	Eating Establishment
1 Church Hill, 3rd Floor	Cr	Office
12 Springdale St	Sw	Parking Lot

This Week \$ 1,305,360.00

Class: Industrial

This Week \$.00

Class: Government/Institutional

This Week \$.00

Appendix to Regular Minutes, February 1, 2016

Class: Residential

63 Ladysmith Dr	Cr	Subsidiary Apartment	
5 Alderdice Pl	Rn	Single Detached Dwelling	
14 Erley St	Rn	Single Detached & Sub.Apt	
14 Erley St	Rn	Single Detached & Sub.Apt	
62 New Pennywell Rd	Rn	Semi-Detached Dwelling	
64 New Pennywell Rd	Rn	Semi-Detached Dwelling	
62 Prince Of Wales St	Rn	Single Detached Dwelling	
10 Veitch Cres	Rn	Single Detached Dwelling	
31 Veitch Cres	Rn	Single Detached Dwelling	
19 Waterford Hts S	Rn	Accessory Building	
19 Waterford Hts S	Rn	Patio Deck	

This Week \$ 257,100.00

Class: Demolition

This Week \$.00

This Week's Total: \$ 1,562,460.00

Repair Permits Issued: 2016/01/21 To 2016/01/27 \$ 2,720.00

Legend

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

YEAR TO DATE COMPARISONS			
February 1, 2016			
TYPE	2015	2016	% VARIANCE (+/-)
Commercial	\$3,298,000.00	\$2,746,000.00	-17
Industrial	\$0.00	\$0.00	0
Government/Institutional	\$0.00	\$0.00	0
Residential	\$1,387,000.00	\$2,102,000.00	52
Repairs	\$37,000.00	\$81,000.00	119
Housing Units(1 & 2 Family Dwelling	2	3	
TOTAL	\$4,722,000.00	\$4,929,000.00	4

Respectfully Submitted,

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

Building Permits List

Council's February 1, 2016 Regular Meeting

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5 Hebron Way, Ultramar	Ms	Retail Store
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177 Kenmount Rd	Ms	Car Sales Lot
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20 Peet St	Ms	Car Sales Lot
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Appendix to Regular Minutes, February 1, 2016

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February 1, 2016			
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Residential	\$1,387,000.00	\$2,102,000.00	52
Repairs	\$37,000.00	\$81,000.00	119
Housing Units(1 & 2 Family Dwelling	2	3	
TOTAL	\$4,722,000.00	\$4,929,000.00	4

Respectfully Submitted,

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

MEMORANDUM

Weekly Payment Vouchers For The Week Ending January 27, 2016

Payroll

Public Works	\$ 614,854.35
Bi-Weekly Administration	\$ 868,724.13
Bi-Weekly Management	\$ 871,873.69
Bi-Weekly Fire Department	\$ 637,546.23
Accounts Payable	\$ 5,261,129.18

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Total: \$ 8,254,127.58

ST. JOHN'S

DEPARTMENT OF FINANCE

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

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 8, 2016**

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	60 Elizabeth Avenue Commercial Neighbourhood (CN) Zone	2	<p>A Discretionary Use Application has been submitted by Piatto Pizzeria requesting permission to occupy a portion of a building at 60 Elizabeth Avenue (formerly Canadian Tire) as a family restaurant.</p> <p>The restaurant will occupy a total floor area of 2,990 sq. ft. and will include a 630 sq. ft. seasonal outdoor eating area located on the New Cove Road side of building. The restaurant will require a Restaurant-Lounge Licence in conjunction with the food service.</p> <p>Hours of operation will be Monday – Thursday 11:30 am - 10 pm, Friday & Saturday 11:30 am - 11 pm, and Sunday 11:30 am - 9 pm. On-site parking is available..</p>	630ft ²			Four (4) submissions of support 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.

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



Re: Piatto Pizzeria 60 elizabeth ave 

City Clerk and Council to: valerie powell

Sent by: **Elaine Henley**

2016/01/25 09:44 AM

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

Good Morning Ms. Powell:

We thank you for your comments and have forwarded the same to the City's Department of Planning, Development and Engineering for consideration.

Elaine Henley
City Clerk

valerie powell

Hi I would love for this restaurant/lounge to be a...

2016/01/24 08:26:50 PM

From: valerie powell <v[REDACTED]>
To: cityclerk@stjohns.ca
Date: 2016/01/24 08:26 PM
Subject: Piatto Pizzeria 60 elizabeth ave

Hi I would love for this restaurant/lounge to be approved. There is little in the way of a quality restaurant and zero bars in this area of town so Piatto would definitely be welcome on Elizabeth Avenue East.

Spreading out such services uptown is a great way to provide "downtown Style" services at a centre city location. I find that many restaurants are all booked up/no tables on weekends downtown and there is usually no where to park even in parking garage. So this would provide a great alternative to braving the downtown crowds for the many families, students and older couples in this area.

Piatto's proposed hours are perfect and not too late for noise, so I definitely approve of that (it is directly behind my home).

I'm sure everyone in the area would love a nearby restaurant/bar with quality product and service (as their successful Duckworth Street location has) without the parking problems !!

THanks so much,

We Look forward to hearing about Piatto on Elizabeth's approval.





Re: Application 60 Elizabeth Avenue 

City Clerk and Council to: Stephen Jones

2016/01/25 05:20 PM

Sent by: **Elaine Henley**

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

Good Afternoon Mr. Jones

We thank you for your email and have forwarded your comments to the City's Department of Planning, Development and Engineering for consideration.

Elaine Henley
City Clerk

Stephen Jones

Great idea - hope it happens! --

2016/01/25 09:51:31 AM

From: Stephen Jones <[REDACTED]>
To: cityclerk@stjohns.ca
Date: 2016/01/25 09:51 AM
Subject: Application 60 Elizabeth Avenue

Great idea - hope it happens!

--

Stephen J. Jones
St. John's, NL
Canada

[REDACTED]

REPORTS/RECOMMENDATION

Development Committee

February 2, 2016 – 10:00 a.m. – Conference Room A, 4th Floor, City Hall

1. 39 Churchill Square – Proposed Sports Medicine Clinic in Techniplex

It is recommended that Council approve the request for Parking Relief.

2. 55 Windemere Road – Proposed Replacement and Expansion of Accessory Building DEV1400124

It is recommended by Development Committee that Council approve the request for the reconstruction and floor area increase of the accessory building.

3. 453 Thorburn Road – Proposed Replacement of Non-conforming Dwelling - DEV1500203

It is recommended by Development Committee that Council approve the request for the rebuild at 453 Thorburn Road.

Jason Sinyard
Deputy City Manager
Chair

DECISION/DIRECTION NOTE

Title: Request for a Parking Relief – 39 Churchill Avenue – DEV1600018

Date Prepared: February 2, 2016 (Date of Next Meeting: February 8, 2016)

Report To: His Worship the Mayor and Members of Council

Councillor & Role: Councillor Art Puddister, Council Liaison

Ward: 1

Decision/Direction Required:

To seek approval from Council regarding Parking Relief for a proposed Sports Clinic located at 39 Churchill Avenue (Techniplex).

Discussion – Background and Current Status:

An application was submitted requesting parking relief in order to accommodate a clinic inside the Techniplex at 39 Churchill Avenue, accessory to the existing Recreational Use.

There are currently 78 parking spaces on site for the Techniplex which has adequately accommodated the recreational use. The clinic will require 18 parking spaces, as per Section 9 of the St. John's Development Regulations.

The Techniplex is typically in use during the evening, from 4:30 - 5:30 p.m. on most days of the week, with the exception of an early opening (3:30 p.m.) one day a week. The proposed clinic hours are 8:30 - 5:30 p.m. Monday-Friday. The clinic will operate during the daytime hours when the Techniplex is closed, however, with their regular operating hours in the evening, this will cause an overlap by 1-2 hours, 4 days a week. No parking issues are anticipated by this overlap, based on historical parking use.

Key Considerations/Implications:

1. Budget/Financial Implications:

N/A

2. Partners or Other Stakeholders:

N/A

3. Alignment with Strategic Directions/Adopted Plans:

N/A

4. Legal or Policy Implications:

Section 9.1.2. 1 of the St. John's Development Regulations, Parking Relief

ST. JOHN'S

5. Engagement and Communications Considerations:

N/A

6. Human Resource Implications:

N/A

7. Procurement Implications:

N/A

8. Information Technology Implications:

N/A

9. Other Implications:

N/A

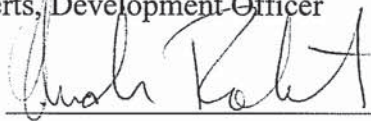
Recommendations:

It is recommended by the Development Committee that Council approve the request for Parking Relief.

Prepared by/Signature:

Andrea Roberts, Development Officer

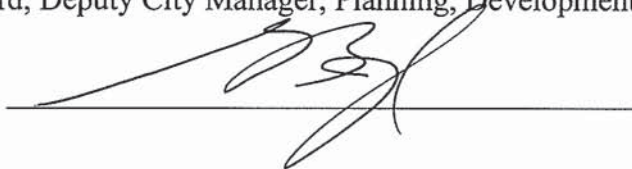
Signature:



Approved by/Date/Signature:

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

Signature:



AAR/bln

Attachments:

None

DECISION/DIRECTION NOTE

Title: Proposed Replacement of Accessory Building – 55 Windemere Road – DEV1600021

Date Prepared: February 3, 2016 (Date of Next Meeting: February 8, 2016)

Report To: His Worship the Mayor and Members of Council

Councillor & Role: Councillor Art Puddister, Council Liaison

Ward: 5

Decision/Direction Required:

To seek approval for the rebuild of an accessory building which is 50% larger than the existing.

Discussion – Background and Current Status:

An application was submitted requesting to remove and rebuild the accessory building located at 55 Windemere Road. A 50% increase in floor area has been proposed. The property is situated in the Rural (R) Zone where the existing dwelling on the lot is considered to be a Non-Conforming Use.

Council has the discretionary power to allow Accessory Buildings related to Permitted Uses and Discretionary Uses as set out in Section 10 of the Planning and Development Regulations.

Key Considerations/Implications:

1. Budget/Financial Implications:

N/A

2. Partners or Other Stakeholders:

N/A

3. Alignment with Strategic Directions/Adopted Plans:

N/A

4. Legal or Policy Implications:

St. John's Development Regulations Section 8.3.7 Accessory Building (General)

5. Engagement and Communications Considerations:

N/A

ST. JOHN'S

6. Human Resource Implications:

N/A

7. Procurement Implications:

N/A

8. Information Technology Implications:

N/A

9. Other Implications:

N/A

Recommendations:

It is recommended by Development Committee that Council approve the request for the reconstruction and floor area increase of the accessory building.

Prepared by/Signature:

Andrea Roberts, Development Officer

Signature:



Approved by/Date/Signature:

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

Signature:



AAR/bln

DECISION/DIRECTION NOTE

Title: Proposed Demolition and Rebuild of Dwelling – 453 Thorburn Road – DEV1500203

Date Prepared: February 3, 2016 (Date of Next Meeting: February 8, 2016)

Report To: His Worship the Mayor and Members of Council

Councillor & Role: Councillor Art Puddister, Council Liaison

Ward: 4

Decision/Direction Required:

To seek approval by Council to rebuild the dwelling.

Discussion – Background and Current Status:

An application was submitted requesting to rebuild a single detached dwelling at 453 Thorburn Road. The proposed dwelling will be smaller in floor area than the existing dwelling, and will be constructed in the same location. The existing house is 381m², and the new house will be 334m².

The property is situated in the Rural (R) Zone, where a dwelling is considered to be a Non-Conforming Use.

Key Considerations/Implications:

1. Budget/Financial Implications:

N/A

2. Partners or Other Stakeholders:

N/A

3. Alignment with Strategic Directions/Adopted Plans:

N/A

4. Legal or Policy Implications:

Section 7.12.1 of the St. John's Development Regulations, Non-Conforming Use.

5. Engagement and Communications Considerations:

N/A

ST. JOHN'S

6. Human Resource Implications

N/A

7. Procurement Implications:

N/A

8. Information Technology Implications:

N/A

9. Other Implications:

N/A

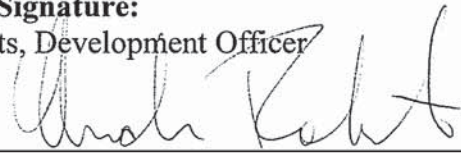
Recommendations:

It is recommended by Development Committee that Council approve the request for the rebuild at 453 Thorburn Road.

Prepared by/Signature:

Andrea Roberts, Development Officer

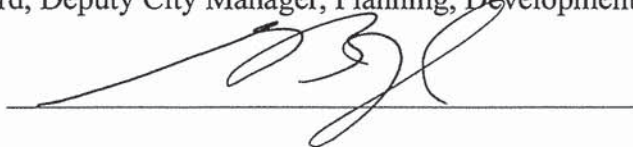
Signature:



Approved by/Date/Signature:

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

Signature:



AAR/bln

Building Permits List

Council's February 8, 2016 Regular Meeting

Permits Issued: 2016/01/28 To 2016/02/03

Class: Commercial

11 Austin St., Suite 101	Co	Office
4 Hipditch Hill	Co	Home Office
365 Empire Ave	Co	Service Station
154 Main Rd	Co	Office
689 Topsail Rd., 3rd Floor	Co	Office
585 Torbay Rd, O'leva Oils	Co	Retail Store
169-173 Water St, Fifth Ticket	Co	Restaurant
215 Water St	Co	Eating Establishment
162 Duckworth St	Ex	Retail Store
40 Aberdeen Ave	Ms	Service Shop
40 Aberdeen Ave	Ms	Office
40 Aberdeen Ave	Ms	Service Shop
40 Aberdeen Ave	Ms	Clinic
40 Aberdeen Ave	Ms	Clinic
46 Aberdeen Ave	Ms	Restaurant
77 Blackmarsh Rd	Ms	Retail Store
203 Blackmarsh Rd	Ms	Office
245 Blackmarsh Rd	Ms	Convenience Store
Carpasian Rd	Ms	Place Of Assembly
Diamond Marsh Drive	Sn	Other
10 Elizabeth Ave	Ms	Retail Store
94 Elizabeth Ave	Ms	Retail Store
391-395 Empire Ave	Ms	Club
2 Fogwill Pl	Ms	Restaurant
324 Frecker Dr	Ms	Convenience Store
336 Freshwater Rd	Ms	Service Shop
336 Freshwater Rd	Ms	Office
342 Freshwater Rd	Ms	Clinic
12 Gleneyre St	Ms	Retail Store
15 Goldstone St	Ms	Club
2-8 Great Southern Dr	Sn	Retail Store
16-72 Hamlyn Rd	Sn	Retail Store
169 Hamlyn Rd	Ms	Service Shop
10 Hebron Way	Ms	Restaurant
35 Hebron Way	Ms	Office
12-20 Highland Dr	Ms	Convenience Store
102 Kenmount Dr	Ms	Hotel
102 Kenmount Dr	Ms	Office
161 Kenmount Rd	Ms	Retail Store
193 Kenmount Rd	Ms	Restaurant
193 Kenmount Rd	Ms	Restaurant
195 Kenmount Rd	Ms	Service Shop
75 Kiwanis St	Ms	Club
210 Lemarchant Rd	Ms	Tavern
147 Lemarchant Rd	Ms	Service Shop
484 Main Rd	Ms	Club
53-59 Main Rd	Ms	Retail Store
355b Main Rd	Ms	Service Shop
146 Major's Path	Ms	Office

120 Mundy Pond Rd	Ms	Place Of Assembly
57 Old Pennywell Rd	Ms	Retail Store
36 Pearson St	Ms	Retail Store
154 Pennywell Rd	Ms	Service Station
34 Pippy Pl	Ms	Office
62 Pippy Pl	Ms	Office
260 Portugal Cove Rd	Ms	Retail Store
40 Airport Heights Dr	Ms	Retail Store
279 Portugal Cove Rd	Ms	Service Shop
Prince Philip Dr	Ms	Clinic
150 Clinch Cres	Ms	Lodging House
46-50 Robin Hood Bay Rd	Ms	Industrial Use
38-40 Ropewalk Lane	Ms	Retail Store
38 Ropewalk Lane	Ms	Eating Establishment
38 Ropewalk Lane	Ms	Eating Establishment
86 Thorburn Rd	Ms	Retail Store
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	Service Shop
660 Topsail Rd	Ms	Tavern
656 Topsail Rd	Ms	Tavern
393 Topsail Rd	Ms	Day Care Centre
673 Topsail Rd	Ms	Eating Establishment
681 Topsail Rd	Ms	Retail Store
689 Topsail Rd	Sn	Office
26 Torbay Rd	Ms	Tavern
26 Torbay Rd	Ms	Tavern
26 Torbay Rd	Ms	Tavern
10 Elizabeth Ave	Ms	Office
320 Torbay Rd	Ms	Retail Store
350 Torbay Rd	Ms	Service Shop
460 Torbay Rd	Ms	Office
660 Torbay Rd	Ms	Service Station
Torbay Road-Torbay Rd Mall	Sn	Eating Establishment
Torbay Road-Torbay Rd Mall	Ms	Eating Establishment
Torbay Road-Torbay Rd Mall	Ms	Eating Establishment
585 Torbay Rd. Suite 1, O'leva	Sn	Retail Store
611 Torbay Rd	Ms	Retail Store
134 Water St, Fogtown Barber	Rn	Service Shop
14 Forbes St	Cr	Office
681 Topsail Rd, Piper's	Rn	Retail Store
541 Main Rd	Rn	Admin Bldg/Gov/Non-Profit
103 Gower St	Rn	Retail Store
Boulevard Bldg. 930	Nc	Patio Deck
30 Eastland Dr	Rn	Office

This Week \$ 297,223.00

Class: Industrial

This Week \$.00

Class: Government/Institutional

47 Gleneyre St	Nc	Accessory Building		
47 Gleneyre St	Nc	Accessory Building		
			This Week \$.00

Class: Residential

29 Cabot St	Nc	Patio Deck		
74 Parsonage Dr, Lot 3.06	Nc	Single Detached Dwelling		
301 Stavanger Dr	Nc	Single Detached Dwelling		
71 Freshwater Rd	Co	Office		
125 Groves Rd	Co	Subsidiary Apartment		
30 Holbrook Ave	Cr	Single Detached Dwelling		
30 Holbrook Ave	Ex	Single Detached Dwelling		
64 Blackmarsh Rd	Rn	Single Detached Dwelling		
400 Empire Ave	Rn	Single Detached Dwelling		
177 Forest Rd	Rn	Condominium		
37 Mark Nichols Pl	Rn	Single Detached Dwelling		
16 Orlando Pl	Rn	Single Detached & Sub.Apt		
73 Springdale St	Rn	Single Detached & Sub.Apt		
3 Walsh's Sq	Rn	Single Detached Dwelling		
15 Tobin Cres	Sw	Single Detached Dwelling		
			This Week \$	745,788.00

Class: Demolition

This Week \$.00

This Week's Total: \$ 1,043,011.00

Repair Permits Issued: 2016/01/28 To 2016/02/03 \$ 13,800.00

Legend

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

18 Albany Place - Your application for a full width low-back curb sidewalk extending along the full width of the front of the property is rejected as the City is not prepared to accept such modifications to its infrastructure at this time.

YEAR TO DATE COMPARISONS			
February 8, 2016			
TYPE	2015	2016	% VARIANCE (+/-)
Commercial	\$7,557,000.00	\$3,043,000.00	-60
Industrial	\$0.00	\$0.00	0
Government/Institutional	\$0.00	\$0.00	0
Residential	\$1,923,000.00	\$2,848,000.00	48
Repairs	\$41,800.00	\$95,200.00	128
Housing Units(1 & 2 Family Dwelling	3	5	
TOTAL	\$9,521,800.00	\$5,986,200.00	-37

Respectfully Submitted,

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

MEMORANDUM

Weekly Payment Vouchers For The Week Ending February 3, 2016

Payroll

Public Works	\$ 637,641.61
Bi-Weekly Casual	\$ 23,607.88
Accounts Payable	\$ 3,284,380.57

Total: \$ 3,945,630.06

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	92574	ELECTRICAL SERVICES	\$205,289.76
CITY OF ST. JOHN'S	92575	REPLENISH PETTY CASH	\$132.97
HUNGRY HEART CAFE	92576	PASTRY BASKETS	\$163.43
NEWFOUNDLAND POWER	92574	ELECTRICAL SERVICES	\$205,289.76
CITY OF ST. JOHN'S	92575	REPLENISH PETTY CASH	\$132.97
HUNGRY HEART CAFE	92576	PASTRY BASKETS	\$163.43
NEWFOUNDLAND POWER	92577	ELECTRICAL SERVICES	\$41,242.39
BELL ALIANT	92578	TELEPHONE SERVICES	\$48,455.89
RICHARD& ANN GRAHAM	92579	COURT OF APPEAL REFUND	\$60.00
COLLINS, CRAIG A.	92580	COURT OF APPEAL REFUND	\$60.00
GREGORY SMITH& IRENE MUZYCHKA	92581	COURT OF APPEAL REFUND	\$60.00
DION J. & DONNA L. KAVANAGH	92582	COURT OF APPEAL REFUND	\$60.00
BABATUNDE YUSUF	92583	COURT OF APPEAL REFUND	\$60.00
F. GARY AND DONNA EVANS	92584	COURT OF APPEAL REFUND	\$60.00
YOUNG, BRIAN E.	92585	COURT OF APPEAL REFUND	\$60.00
WALSH, LEONARD	92586	COURT OF APPEAL REFUND	\$60.00
FREDERICK DOVE	92587	COURT OF APPEAL REFUND	\$60.00
ESTATE OF SAMUEL CRITCH C/OGLENN CRITCH	92588	COURT OF APPEAL REFUND	\$120.00
REG THOMAS	92589	COURT OF APPEAL REFUND	\$60.00
REGENCY MANAGEMENT LTD.	92590	COURT OF APPEAL REFUND	\$60.00
JOANNE DOBBIN	92591	COURT OF APPEAL REFUND	\$60.00
WILLIAM & TINA GRIFFIN	92592	COURT OF APPEAL REFUND	\$60.00
RANDY ROWE	92593	COURT OF APPEAL REFUND	\$60.00
SCOTT GUINCHARD & CHELSEY HUMBER	92594	COURT OF APPEAL REFUND	\$60.00
ESTATE OF ARNOLD CHAFE C/O WAYNE COURAGE	92595	COURT OF APPEAL REFUND	\$60.00
THOMAS & RHONDA WILLIAMS	92596	COURT OF APPEAL REFUND	\$60.00
DEACON INVESTMENTS LTD.	92597	COURT OF APPEAL REFUND	\$60.00
DNV CONSULTING LIMITED	92598	COURT OF APPEAL REFUND	\$60.00
GARRY G. & ANNE M. BATTCKOCK	92599	COURT OF APPEAL REFUND	\$60.00
SHAN & HYMA NAIDU	92600	COURT OF APPEAL REFUND	\$60.00
DARCY WARD	92601	COURT OF APPEAL REFUND	\$60.00
CATHERINE MURPHY	92602	COURT OF APPEAL REFUND	\$60.00
LORETTA SCOTT	92603	COURT OF APPEAL REFUND	\$60.00
LAURENCE GEORGE MOORES & PATRICIA MARY KELSEY	92604	COURT OF APPEAL REFUND	\$60.00
ROBERT S.W.&RHONDA MARY HUNT	92605	COURT OF APPEAL REFUND	\$60.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
RALPH MARTIN STEFFEN & MARIE STEFFEN	92606	COURT OF APPEAL REFUND	\$60.00
CUTTING EDGE LAWN CARE INC.,	92607	SNOW CLEARING	\$43.48
CUTTING EDGE LAWN CARE INC.,	92608	SNOW CLEARING	\$5,606.52
PIK-FAST EXPRESS INC.	92609	BOTTLED WATER	\$94.92
VOKEY'S JANITORIAL SERVICE	92610	JANITORIAL SERVICES	\$1,061.07
NEWFOUNDLAND POWER	92611	ELECTRICAL SERVICES	\$54.43
BELL MOBILITY INC.	92612	CELLULAR PHONE USAGE	\$7,354.01
THYSSENKRUPP ELEVATOR	92613	ELEVATOR MAINTENANCE	\$299.17
HVAC SPECIALTIES INC.	92614	CHEMICALS	\$11,746.35
MUSEUM ASSOCIATION OF NL	92615	MEMBERSHIP RENEWAL	\$85.00
ACCO BRANDS DIRECT	92616	OFFICE SUPPLIES	\$108.48
PAJ CANADA COMPANY	92617	PROMOTIONAL ITEMS	\$1,719.42
MOSS HOLDINGS LIMITED	92618	REFUND OVERPAYMENT OF TAXES	\$15,778.62
ELECTRONIC CENTER LIMITED	92619	ELECTRONIC SUPPLIES	\$121.65
GORDON BARNES	92620	PROFESSIONAL SERVICES	\$2,400.00
THE CARPET FACTORY SUPERSTORE	92621	PROFESSIONAL SERVICES	\$124.17
PUBLIC SERVICE CREDIT UNION	92622	PAYROLL DEDUCTIONS	\$7,168.50
WELSH, SHERRY	92623	RAILWAY PETTY CASH	\$363.94
KRYSTAL KELSEY	92624	TUITION	\$422.01
PRINTER ERROR	92625 - 92666	CHEQUES DID NOT PRINT - REPRINTED ON 92667 - 92707	
PHILIP AND ANN DANIEL	92667	COURT OF APPEAL REFUND	\$60.00
PAUL WILLIAM COLLINS	92668	COURT OF APPEAL REFUND	\$60.00
MAXWELL & ELSIE POWELL	92669	COURT OF APPEAL REFUND	\$60.00
BRENDA LACEY	92670	COURT OF APPEAL REFUND	\$60.00
COLLINS, CRAIG A.	92671	COURT OF APPEAL REFUND	\$60.00
JEREMY RICE & DOMINIQUE ST. HILIARE	92672	COURT OF APPEAL REFUND	\$60.00
WENDY NOEL	92673	COURT OF APPEAL REFUND	\$60.00
KEITH & SUSAN LEE	92674	COURT OF APPEAL REFUND	\$60.00
R. WAYNE BRUCE	92675	COURT OF APPEAL REFUND	\$60.00
WAYNE BRUCE	92676	COURT OF APPEAL REFUND	\$60.00
CYRIL & BERNADETTE BROWN	92677	COURT OF APPEAL REFUND	\$60.00
ADVANTAGE MANAGEMENT LTD.	92678	COURT OF APPEAL REFUND	\$60.00
WALSH, LEONARD	92679	COURT OF APPEAL REFUND	\$60.00
KEITH FILLIER JR.	92680	COURT OF APPEAL REFUND	\$60.00
NOSEWORTHY, ERIC	92681	COURT OF APPEAL REFUND	\$60.00
REGENCY MANAGEMENT LTD.	92682	COURT OF APPEAL REFUND	\$60.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
DARLENE ST. GEORGE	92683	COURT OF APPEAL REFUND	\$60.00
DANCEY, ALLISON	92684	COURT OF APPEAL REFUND	\$60.00
PAUL MORRISSEY & SHELLY LACEY	92685	COURT OF APPEAL REFUND	\$60.00
SHARON TAYLOR & VICTORIA BALSOM	92686	COURT OF APPEAL REFUND	\$60.00
HELENA HARTERY	92687	COURT OF APPEAL REFUND	\$120.00
BIDGOODS SHOPPING PLAZA	92688	COURT OF APPEAL REFUND	\$180.00
MADELINE O'KEEFE	92689	COURT OF APPEAL REFUND	\$60.00
BRADFORD BASTOW	92690	COURT OF APPEAL REFUND	\$60.00
GUY & ANNETTE FURNEAUX	92691	COURT OF APPEAL REFUND	\$60.00
RITA ROWE	92692	COURT OF APPEAL REFUND	\$60.00
DAVID & MARY ANN MACKEY	92693	COURT OF APPEAL REFUND	\$60.00
LEONARD CLARKE	92694	COURT OF APPEAL REFUND	\$60.00
JOSEPH POWER & MAUREEN WHITE	92695	COURT OF APPEAL REFUND	\$60.00
ALLAN & BARBARA MILLER	92696	COURT OF APPEAL REFUND	\$60.00
GREG & AMY STACKHOUSE-HARRIS	92697	COURT OF APPEAL REFUND	\$60.00
SULLIVAN, BRAD	92698	COURT OF APPEAL REFUND	\$60.00
DAVID BURT & KRISTA STEVENSON-BURT	92699	COURT OF APPEAL REFUND	\$60.00
YVONNE MURPHY	92700	COURT OF APPEAL REFUND	\$60.00
DAVID & LORI LONG	92701	COURT OF APPEAL REFUND	\$60.00
MYRICK, DAVID J.	92702	COURT OF APPEAL REFUND	\$60.00
JOSEPH & LILLIAN POWER	92703	COURT OF APPEAL REFUND	\$60.00
GILBERT THOMAS	92704	COURT OF APPEAL REFUND	\$60.00
NICHOLAS & BONITA POWER	92705	COURT OF APPEAL REFUND	\$60.00
FRANCIS J. O'LEARY	92706	COURT OF APPEAL REFUND	\$60.00
DAVID & ELIZABETH ADEY	92707	COURT OF APPEAL REFUND	\$60.00
NEWFOUNDLAND POWER	92708	ELECTRICAL SERVICES	\$59,118.19
RECEIVER GENERAL FOR CANADA	92709	PAYROLL DEDUCTIONS	\$816,778.84
RECEIVER GENERAL FOR CANADA	92710	PAYROLL DEDUCTIONS	\$232,596.73
DR. WADE MERCER	92711	MEDICAL EXAMINATION	\$20.00
GRAND CONCOURSE AUTHORITY	92712	PROGRESS PAYMENT	\$1,824.73
INTACT INSURANCE COMPANY	92713	LEGAL CLAIM	\$14,300.00
HILDA BELBIN	92714	REFUND OVERPAYMENT OF TAXES	\$235.58
LINDA PENNEY	92715	FOOD & REFRESHMENT FOR RETIREMENT PARTY	\$290.41
NATIONAL FIRE PROTECTION ASSOC. (NFPA)	1073	NFPA CODES	\$1,897.21
AMERICAN WATER WORKS ASSOC.	1074	MEMBERSHIP RENEWAL	\$529.18
OFFICE OF WATER PROGRAMS	1075	MANUALS	\$72.69

NAME	CHEQUE #	DESCRIPTION	AMOUNT
OAKSTONE PUBLISHING, LLC dba Personal Best	1076	PROFESSIONAL SERVICES	\$1,333.80
NEWFOUNDLAND POWER	92716	ELECTRICAL SERVICES	\$29,296.25
BELL MOBILITY PAGING	92717	PAGING SERVICES	\$115.17
BELL MOBILITY INC.	92718	CELLULAR PHONE USAGE	\$1,143.00
BELL ALIANT	92719	TELEPHONE SERVICES	\$1,463.82
PARTS FOR TRUCKS INC.	92720	REPAIR PARTS	\$6,098.33
FERNANDEZ, RAFAEL	92721	REIMBURSEMENT MANUAL	\$43.04
NEIL PEARCE & JEAN COOK	92722	COURT OF APPEAL REFUND	\$60.00
JOHN CONNORS & MICHELLE NEARY	92723	COURT OF APPEAL REFUND	\$60.00
UPLAND HOLDINGS LIMITED	92724	COURT OF APPEAL REFUND	\$120.00
PAUL ROLAN ALFRED ROBBINS	92725	COURT OF APPEAL REFUND	\$60.00
ROSS & JOAN SNELGROVE	92726	COURT OF APPEAL REFUND	\$60.00
DOUGLAS SPURRELL	92727	COURT OF APPEAL REFUND	\$60.00
WILLIAM & TINA GRIFFIN	92728	COURT OF APPEAL REFUND	\$60.00
CHARLES & THERESA WILLIAMS	92729	COURT OF APPEAL REFUND	\$60.00
JIN XU & CHUNYAN ZHU	92730	COURT OF APPEAL REFUND	\$60.00
OLGA CARPENTER	92731	COURT OF APPEAL REFUND	\$60.00
TAMARA KEOUGH	92732	COURT OF APPEAL REFUND	\$60.00
CAVENDISH SQUARE REALTY LTD.	92733	COURT OF APPEAL REFUND	\$60.00
NORTRAX CANADA INC.,	92734	RETURN OF BID DEPOSIT	\$188,973.57
ALYSSA'S PROPERTY SERVICES PRO INC.,	92735	PROFESSIONAL SERVICES	\$14,340.83
ACKLANDS-GRAINGER	92736	INDUSTRIAL SUPPLIES	\$2,883.80
ACTION TRUCK CAP & ACCESSORIES	92737	REPAIR PARTS	\$166.68
AIMS LTD.	92738	REPAIRS TO OVERHEAD DOORS	\$389.85
MUNICIPAL WORLD INC.	92739	SUBSCRIPTION RENEWAL	\$62.15
71594 NFLD & LAB. INC.	92740	REFUND SECURITY DEPOSIT	\$1,420.20
CABOT AUTO GLASS & UPHOLSTERY	92741	CLEANING SERVICES	\$658.79
ATLANTIC PURIFICATION SYSTEM LTD	92742	WATER PURIFICATION SUPPLIES	\$7,859.19
BABB LOCK & SAFE CO. LTD	92743	PROFESSIONAL SERVICES	\$1,388.77
GRANT THORNTON	92744	PROFESSIONAL SERVICES	\$3,022.75
NEWFOUNDLAND EXCHEQUER ACCOUNT	92745	PROFESSIONAL SERVICES	\$837.06
NEWFOUNDLAND EXCHEQUER ACCOUNT	92746	REGISTRATION OF EASEMENT	\$50.00
DF BARNES LIMITED	92747	REFUND OVERPAYMENT OF TAXES	\$24,759.00
BATTLEFIELD EQUIP. RENTAL CORP	92748	REPAIR PARTS	\$366.12
STAPLES THE BUSINESS DEPOT - MP	92749	OFFICE SUPPLIES	\$442.78
VERMEER CANADA INC.	92750	REPAIR PARTS	\$1,980.91

NAME	CHEQUE #	DESCRIPTION	AMOUNT
SMS EQUIPMENT	92751	REPAIR PARTS	\$23,601.84
CABOT PEST CONTROL	92752	PEST CONTROL	\$1,570.70
BEST DISPENSERS LTD.	92753	SANITARY SUPPLIES	\$386.96
ROCKWATER PROFESSIONAL PRODUCT	92754	CHEMICALS	\$7,184.88
BLACK & MCDONALD LIMITED	92755	PROFESSIONAL SERVICES	\$3,918.82
CLASS C SOLUTIONS GROUP	92756	REPAIR PARTS	\$1,038.61
BRENKIR INDUSTRIAL SUPPLIES	92757	PROTECTIVE CLOTHING	\$602.40
DBA CONSULTING ENGINEERS LTD.	92758	PROFESSIONAL SERVICES	\$3,164.00
CARQUEST CANADA LTD.	92759	AUTO PARTS	\$106.84
AON REED STENHOUSE INC	92760	COMMERCIAL PROPERTY POLICY	\$692.00
SPECTRUM INVESTIGATION & SECURITY 1998 LTD.	92761	SECURITY SERVICES	\$1,712.80
BROWNE FITZGERALD MORGAN AVIS	92762	LEGAL CLAIM	\$1,069.30
CO-OP FEEDS/COUNTRY RIBBON INC FEEDS DIVISION	92763	DUCK FEED	\$234.70
FGL SPORTS LTD.	92764	CLOTHING ALLOWANCE	\$394.11
CANADA POST CORPORATION	92765	POSTAGE SERVICES	\$116.00
KEITH'S TAKE OUT	92766	MEAL ALLOWANCE	\$138.43
AIR LIQUIDE CANADA INC.	92767	CHEMICALS AND WELDING PRODUCTS	\$2,367.69
HISCOCK'S SPRING SERVICE	92768	REPAIR PARTS	\$5,285.42
NORTRAX CANADA INC.,	92769	REPAIR PARTS	\$4,076.32
KENT	92770	BUILDING SUPPLIES	\$535.94
HOBO'S PIZZA	92771	MEAL ALLOWANCE	\$195.55
DULUX PAINTS	92772	PAINT SUPPLIES	\$815.40
RON FOUGERE ASSOCIATES LTD	92773	ARCHITECTURAL SERVICES	\$35,015.98
PF COLLINS CUSTOMS BROKER LTD	92774	DUTY AND TAXES	\$326.44
COLONIAL GARAGE & DIST. LTD.	92775	AUTO PARTS	\$2,480.76
CONSTRUCTION SIGNS LTD.	92776	SIGNAGE	\$389.85
CONTROLS & EQUIPMENT LTD.	92777	REPAIR PARTS	\$672.36
MARY BROWN'S MILA FOODS INC.	92778	LUNCHEON	\$61.05
COUNTRY TRAILER SALES 1999 LTD	92779	REPAIR PARTS	\$175.48
MASK SECURITY INC.	92780	TRAFFIC CONTROL	\$1,083.11
CRANE SUPPLY LTD.	92781	PLUMBING SUPPLIES	\$299.68
JAMES G CRAWFORD LTD.	92782	PLUMBING SUPPLIES	\$1,222.50
CROSBIE INDUSTRIAL SERVICE LTD	92783	PROFESSIONAL SERVICES	\$19,303.24
THOMAS ECONOMY GLASS	92784	PROFESSIONAL SERVICES	\$114.13
FASTENAL CANADA	92785	REPAIR PARTS	\$239.99
HARTY'S INDUSTRIES	92786	STEEL FLAT BAR	\$384.20

NAME	CHEQUE #	DESCRIPTION	AMOUNT
ATLANTIC RECREATION	92787	AUTO PARTS	\$148.35
CUMMINS EASTERN CANADA LP	92788	REPAIR PARTS	\$9,501.46
CRAWFORD & COMPANY CANADA INC	92789	ADJUSTING FEES	\$1,639.00
DICKS & COMPANY LIMITED	92790	OFFICE SUPPLIES	\$2,452.37
EAST COAST HYDRAULICS	92791	REPAIR PARTS	\$3,425.64
GENTARA REAL ESTATE LP	92792	SNOW CLEARING SERVICES	\$3,028.29
DOMINION STORES #922	92793	FOOD & REFRESHMENT	\$259.72
HITECH COMMUNICATIONS LIMITED	92794	REPAIRS TO EQUIPMENT	\$127.13
ATLANTIC HOSE & FITTINGS	92795	RUBBER HOSE	\$174.53
DOMINION RECYCLING LTD.	92796	PIPE	\$122.04
MUNICIPALITIES NEWFOUNDLAND AND LABRADOR	92797	MEMBERSHIP RENEWAL	\$49,409.80
CANADIAN TIRE CORP.-HEBRON WAY	92798	MISCELLANEOUS SUPPLIES	\$201.11
CANADIAN TIRE CORP.-MERCHANT DR.	92799	MISCELLANEOUS SUPPLIES	\$751.58
CANADIAN TIRE CORP.-KELSEY DR.	92800	MISCELLANEOUS SUPPLIES	\$537.67
EAST CHEM INC.	92801	CHEMICALS	\$169.50
ECONOMY DRYWALL SUPPLIES	92802	BUILDING SUPPLIES	\$152.64
DOMINION STORE 935	92803	MISCELLANEOUS SUPPLIES	\$22.59
FASTSIGNS	92804	SIGNAGE	\$678.68
RATECH ELECTRONICS LTD.	92805	REPAIR PARTS	\$16,662.98
CONTROL PRO DISTRIBUTOR INC.	92806	REPAIR PARTS	\$50.39
FRESHWATER AUTO CENTRE LTD.	92807	AUTO PARTS/MAINTENANCE	\$3,999.81
PRINCESS AUTO	92808	MISCELLANEOUS ITEMS	\$741.09
IMPACT SIGNS AND GRAPHICS	92809	SIGNAGE	\$28.25
MILLENNIUM EXPRESS	92810	COURIER SERVICES	\$183.06
ENTERPRISE RENT-A-CAR	92811	RENTAL OF VEHICLES	\$3,469.10
DW MECHANICAL	92812	REPAIR PARTS	\$13,215.09
PROVINCIAL FENCE PRODUCTS	92813	FENCING MATERIALS	\$4,068.68
H & R MECHANICAL SUPPLIES LTD.	92814	MECHANICAL SUPPLIES	\$76.12
DOMINION STORES 934	92815	MISCELLANEOUS SUPPLIES	\$200.53
M-B COMPANIES INC.	92816	M-B USED WHEELED MULTI SERVICE MACHINE	\$94,480.00
SERVICE PLUS INC.	92817	RENTAL OF EQUIPMENT	\$1,263.62
KEITH W. BUSSEY EXCAVATING LTD	92818	RENTAL OF EQUIPMENT	\$2,240.79
HARRIS & ROOME SUPPLY LIMITED	92819	ELECTRICAL SUPPLIES	\$2,347.08
HARVEY & COMPANY LIMITED	92820	REPAIR PARTS	\$15,951.85
A HARVEY & CO. LTD.	92821	ROAD SALT	\$7,264.71
HARVEY'S OIL LTD.	92822	PETROLEUM PRODUCTS	\$27,440.47

NAME	CHEQUE #	DESCRIPTION	AMOUNT
POWER BROTHERS INC. POWER'S SALVAGE	92823	REPAIR PARTS	\$292.54
GUILLEVIN INTERNATIONAL CO.	92824	ELECTRICAL SUPPLIES	\$922.90
HEATING PRODUCT 1978 LTD.	92825	STEAM COILS	\$14,215.40
HISCOCK RENTALS & SALES INC.	92826	HARDWARE SUPPLIES	\$673.91
HOLDEN'S TRANSPORT LTD.	92827	RENTAL OF EQUIPMENT	\$6,441.00
HONDA ONE	92828	REPAIR PARTS	\$111.08
RESCUE 7 INC.,	92829	RECREATIONAL SUPPLIES	\$1,896.00
PENNECON ENERGY TECHNICAL SERVICE	92830	PROFESSIONAL SERVICES	\$10,063.13
SCOTIA RECYCLING (NL) LIMITED	92831	REPAIR PARTS	\$155,002.06
IRC NEWFOUNDLAND LTD.	92832	REPAIR PARTS	\$41.81
CH2M HILL	92833	PROFESSIONAL SERVICES	\$77,396.77
IMPRINT SPECIALTY PROMOTIONS LTD	92834	PROMOTIONAL ITEMS	\$426.20
ONX ENTERPRISE SOLUTIONS LIMITED	92835	PROFESSIONAL SERVICES	\$894.56
D & S VACUUM TRUCK SERVICES LTD.	92836	PROFESSIONAL SERVICES	\$1,356.00
ISLAND HOSE & FITTINGS LTD	92837	INDUSTRIAL SUPPLIES	\$456.22
CREIGHTON ROCK DRILL	92838	REPAIR PARTS	\$49,001.10
CDMV	92839	VETERINARY SUPPLIES	\$1,270.56
BOSCH REXROTH CANADA CORP.	92840	LEASING OF OFFICE EQUIPMENT	\$198.52
KEAN'S PUMP SHOP LTD.	92841	REPAIR PARTS	\$282.50
SPICERS CANADA LIMITED	92842	OFFICE SUPPLIES	\$168.48
SAFETY FIRST-SFC LTD.	92843	PROFESSIONAL SERVICES	\$1,094.97
CENTINEL SERVICES	92844	PROFESSIONAL SERVICES	\$4,171.96
ADR ATLANTIC INSTITUTE	92845	MEMBERSHIP RENEWAL	\$212.04
PETROFORMA INC.,	92846	REPAIR PARTS	\$635.76
CANADAWIDE SCIENTIFIC	92847	REPAIR PARTS	\$789.87
DATARITE.COM	92848	STATIONERY & OFFICE SUPPLIES	\$626.95
CARMICHAEL ENGINEERING LTD.	92849	PROFESSIONAL SERVICES	\$8,702.12
MARK'S WORK WEARHOUSE	92850	PROTECTIVE CLOTHING	\$2,079.76
MARTIN'S FIRE SAFETY LTD.	92851	SAFETY SUPPLIES	\$380.38
MCLOUGHLAN SUPPLIES LTD.	92852	ELECTRICAL SUPPLIES	\$2,902.39
MIKAN INC.	92853	LABORATORY SUPPLIES	\$1,331.60
ACE APPLIANCE REPAIR	92854	PROFESSIONAL SERVICES	\$581.65
CGI INFORMATION SYSTEMS & MANAGEMENT CONSULTAI	92855	PROFESSIONAL SERVICES	\$4,520.00
ATHLETICS CANADA	92856	RECREATIONAL SUPPLIES	\$3,793.98
ATLANTIC BUNKER GEAR	92857	PROFESSIONAL SERVICES	\$85.10
NEWFOUND DISPOSAL SYSTEMS LTD.	92858	DISPOSAL SERVICES	\$2,101.66

NAME	CHEQUE #	DESCRIPTION	AMOUNT
NEWFOUNDLAND DISTRIBUTORS LTD.	92859	INDUSTRIAL SUPPLIES	\$625.34
RECREATION NL	92860	TRAINING PROGRAMS	\$1,500.00
NORTH ATLANTIC PETROLEUM	92861	PETROLEUM PRODUCTS	\$17,477.53
PENNECON ENERGY HYDRAULIC SYSTEMS	92862	REPAIR PARTS	\$3,244.14
ORKIN CANADA	92863	PEST CONTROL	\$237.30
GCR TIRE CENTRE	92864	TIRES	\$13,776.92
THE HUB	92865	MEAL ALLOWANCE	\$2,014.23
PROFESSIONAL UNIFORMS & MATS INC.	92866	PROTECTIVE CLOTHING	\$205.10
LIFESAVING SOCIETY NFLD & LAB.	92867	AQUATIC RECERTIFICATION	\$584.20
S & S SUPPLY LTD. CROSSTOWN RENTALS	92868	REPAIR PARTS	\$220.35
ST. JOHN'S TRANSPORTATION COMMISSION	92869	CHARTER SERVICES	\$2,260.00
CHANDLER	92870	PROTECTIVE CLOTHING	\$5,839.84
WEIRS CONSTRUCTION LTD.	92871	ASPHALT	\$2,436.28
DR. WADE MERCER	92872	MEDICAL EXAMINATION	\$20.00
DR. PETER ROBBINS	92873	MEDICAL EXAMINATION	\$20.00
PROACTIVE PHYSIOTHERAPY INC.	92874	PROFESSIONAL SERVICES	\$640.00
TYCO INTEGRATED SECURITY CANADA, INC.	92875	PROFESSIONAL SERVICES	\$657.08
CLIFF JOHNSTON	92876	INDEPENDENT COMMISSIONER FOR PUBLIC HEARII	\$375.00
BSB ELECTRICAL	92877	PROFESSIONAL SERVICES	\$131,701.50
NICHOLAS & CHRISTINE SHAW	92878	REFUND OVERPAYMENT OF TAXES	\$710.80
ANN LEARNING	92879	REFUND SECURITY DEPOSIT	\$60.00
DIANNE FLYNN	92880	RECREATION PROGRAM REFUND	\$108.00
IAN VARDY	92881	REFUND SECURITY DEPOSIT	\$100.00
JAMES LEWIS	92882	PROFESSIONAL SERVICES	\$500.00
CARL & LORRAINE BURTON	92883	REFUND OVERPAYMENT OF TAXES	\$424.89
ESTATE OF ROBERT COX	92884	REFUND OVERPAYMENT OF TAXES	\$50.00
GAMBERG, MIKE	92885	VEHICLE BUSINESS INSURANCE	\$763.90
NOSEWORTHY, CHARLES	92886	REFUND OVERPAYMENT OF GROUP INSURANCE	\$29.69
HAYWARD, ELIZABETH	92887	MILEAGE	\$31.39
WALSH, MARY	92888	VEHICLE BUSINESS INSURANCE	\$182.00
DENNIS HICKEY	92889	VEHICLE BUSINESS INSURANCE	\$175.07
JUDGE, JIM	92890	VEHICLE BUSINESS INSURANCE	\$81.00
LEONARD, MATTHEW	92891	REIMBURSEMENT TUITION	\$510.00
COOPER, LYNN	92892	REIMBURSEMENT 4 HUMIDIFIERS	\$158.11
CHARITY LAWRENCE	92893	VEHICLE BUSINESS INSURANCE	\$232.00
DAVID MARTIN	92894	VEHICLE BUSINESS INSURANCE	\$122.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
BOWERING, PAUL	92895	VEHICLE BUSINESS INSURANCE	\$69.00
DANIEL MARTIN	92896	MILEAGE	\$384.17
BRIDGETTE ABBOTT	92897	MILEAGE	\$98.27
LISA BENNETT	92898	MILEAGE	\$25.02
JOELLE BLAIS	92899	MILEAGE	\$29.88
WATERWORKS SUPPLIES DIV OF EMCO LTD	92900	REPAIR PARTS	\$641.55
NEWFOUNDLAND POWER	92901	ELECTRICAL SERVICES	\$15,572.32
MAGNA CONTRACTING & MANAGEMENT	92902	PROGRESS PAYMENT	\$241,146.27
CRAWFORD & COMPANY CANADA INC	92903	ADJUSTING FEES	\$517.00
GOODLIFE FITNESS	92904	EMPLOYEE DEDUCTIONS	\$1,905.87
HEALTH CARE FOUNDATION	92905	EMPLOYEE DEDUCTIONS	\$12.00
THE WORKS	92906	EMPLOYEE DEDUCTIONS	\$605.62
NAPE	92907	PAYROLL DEDUCTIONS	\$768.00
CUPE LOCAL 569	92908	PAYROLL DEDUCTIONS	\$35,296.32
RECEIVER GENERAL FOR CANADA	92909	PAYROLL DEDUCTIONS	\$1,912.84
JMJ HOLDINGS	92910	PROGRESS PAYMENT	\$74,698.65
RECEIVER GENERAL FOR CANADA	92911	PAYROLL DEDUCTIONS	\$1,398.24
HICKMAN, SANDY	92912	TRAVEL ADVANCE	\$1,300.00
WATER ENVIRONMENT FEDERATION	1077	MEMBERSHIP RENEWAL	\$244.24
IN USA, INC.	1078	REPAIR PARTS	\$6,447.60
Total:			\$ 3,284,380.57

ECONOMIC UPDATE

FEBRUARY 2016

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

www.facebook.com/CityofStJohns



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ECONOMIC INDICATORS

The New Housing Price Index for St. John's Metro was 151.9 in November 2015 up 0.4%*

The Consumer Price Index for St. John's Metro was 128.4 in December 2015 up 1.4%*

Retail trade for Newfoundland and Labrador was \$773.6 million in November 2015 up 2.2%*

* same month in the previous year.

LABOUR FORCE CHARACTERISTICS

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

	December 15	Chg.*
Labour Force	122,300	-1.8%
Unemployment Rate	6.4%	0.7pt
Employment Rate	63.7%	-2.5pt
Participation Rate	68.1%	-2.1pt

* same month in the previous year.

BUSINESS BRIEFS

Hire a Student: Funding Available

Under the Canada Summer Jobs program, Service Canada and partner departments provide funding to help employers create summer job opportunities for students. The program is designed to focus on local priorities, while helping both students and their communities. Canada Summer Jobs provides funding to not-for-profit organizations, public-sector employers and small businesses with 50 or fewer employees create summer job opportunities for young people aged 15 to 30 years who are full-time students intending to return to their studies in the next school year. The application period for Canada Summer Jobs 2016 is from January 4, 2016 to February 26, 2016.

www.servicecanada.gc.ca

Business and Development Activity 2015

In 2015, the City of St. John's approved 145 new businesses, 43 of those were home-based. In 2014, 162 new businesses were approved. In addition, the City recorded more than \$237 million in building permits, a decrease of 41% over 2014. The value of commercial building permits decreased 25% to almost \$132 million in 2015 compared to the previous year. Some of the major construction projects approved in 2015 included:

Major Construction Projects 2015 > \$5M

Private Investment (\$ millions)

Cougar Helicopters, Jetstream Ave.	\$32.6
Sandman Hotel, 227 Kenmount Rd.	\$10.6
Virginia Park Plaza redev, 200-232 Newfoundland Dr.	\$13.9
Cameron Canada (Lindsay Construction), 10 Eastland Dr.	\$6.0
Cabox Office Building, 45 Hebron Way	\$5.5

City Investment (\$ millions)

City Depot, 25 Blackler Ave. \$7.5

2015 Housing Starts by Dwelling Type St. John's CMA

Community	Single	Semi-Detached	Row	Apts.	All
Bauline	3	0	0	0	3
Bay Bulls	7	0	0	0	7
C.B.S.	176	0	0	10	186
Flatrock	21	0	0	0	21
Logy Bay-Middle Cove-Outer Cove	19	0	0	0	19
Mount Pearl	50	0	0	0	50
Paradise	117	14	0	36	167
Petty Harbour-Maddox Cove	4	0	0	0	4
Portugal Cove-St. Philip's	50	0	0	2	52
Pouch Cove	9	0	0	0	9
St. John's	212	2	9	175	398
Torbay	39	0	0	8	47
Witless Bay	22	0	0	0	22
St. John's Metro	729	16	9	231	985

Notes: CMHC Starts and Completions Survey

ST. JOHN'S

Business Approvals

Night Club
371 Duckworth St.

Nails Time
38 Ropewalk Lane

Cora's
15 Hebron Way

RJ Pinoy Yum
38 Ropewalk Lane

Hair Salon
255 Major's Path

Dogs Devine Grooming
711 Blackmarsh Road

Subway
20 Ropewalk Lane

New Home - Based Businesses

Office for Construction Co.
7 Keats Place

Electrical Contractor
114 Cumberland Crescent

Roofing Business
154 main Road

Total Year to Date 10
Regular 7
Home-based 3

City Building Permits (Year-to-date as of February 1, 2016)

Type	2015	2016	% Variance
Commercial	\$3,298,000	\$2,746,000	-17
Industrial	\$0	\$0	0
Government/Institutional*	\$0	\$0	0
Residential	\$1,387,000	\$2,102,000	52
Repairs	\$37,000	\$81,000	119
Total	\$4,722,000	\$4,929,000	4

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

Upcoming Events

Effectively Selling in the Global Marketplace	Feb. 10	emiliano.introcaso@cme-mec.ca
Mining Innovation Symposium	Feb. 11	www.miningnl.com
Understanding Financial Statements	Feb. 15	http://enterprise.ymcanl.com
Lunch 'n Learn: Success(ion) 2020: New Perspectives for Boomer SME Owners	Feb. 16	www.bot.nf.ca
NL Oil and Gas Week	Feb. 22-27	www.noia.ca/industry-info/NL-Oil-Gas-Week
Noia Industry Achievement Awards 2016	Feb. 25	www.noia.ca
Employer of Distinction Awards	Feb. 26	www.nlec.nf.ca
Basics of Business Formation	Feb. 26	http://enterprise.ymcanl.com
Business Workshop Series for Artists: Intellectual Property Law	Feb. 29	www.businessandartsnl.com
Annual Volunteerism Luncheon	Mar. 1	communitysector.nf.ca/luncheon
Hospitality NL's Annual Conference & Trade Show	Mar. 1-3	http://hnl.ca

CITY INITIATIVES

St. John's ChillFest: A Winter Celebration for All Ages

St. John's ChillFest is a community-wide celebration of winter, with a variety of activities and events to take place Feb. 12-14. The newly renamed winter festival includes a parade of lights, an all-ages kitchen party, free cross country ski and snowshoe rentals, events at The Loop and a number activities for young and young at heart.

The complete listing of all of the FREE events can be viewed www.stjohns.ca



MEMORANDUM

Date: February 4, 2016

To: His Worship the Mayor and Members of Council

From: Cheryl Mullett, City Solicitor

Re: Steers Cove – Newfoundland Power Easement for Boston Pizza

Newfoundland Power initially requested an Easement for 2 Steers Cove to provide power to Boston Pizza. The City granted that easement. Subsequent to that granting of the easement Newfoundland Power installed significant infrastructure outside the granted Easement without the City's permission. They then requested a second Easement to allow them to maintain that infrastructure and have indicated that this is required to connect Boston Pizza to the power grid. Boston Pizza is delayed in opening as a result Newfoundland Power's actions. Removal of the infrastructure would be costly and would potentially disrupt power to a portion of the downtown. The Engineering Department and the Legal Department have met with representatives of Newfoundland Power regarding the issue and both Departments are in agreement to grant the Easement. We have indicated to Newfoundland Power that they must in future obtain permission before installing infrastructure on City Property.

I recommend that Council approve the attached Easement Agreement to be executed by the Mayor and City Clerk and request that the matter be brought before Council at the next Regular Meeting.

Cheryl Mullett
City Solicitor

AGMW/mp

ST. JOHN'S

LEGAL DEPARTMENT

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