

**AGENDA
REGULAR MEETING**

**January 26, 2015
4:30 p.m.**

ST. JOHN'S

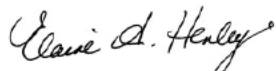
MEMORANDUM

January 23, 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, January 26, 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
January 26, 2015
4:30 p.m.

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

1. Call to Order

2. Approval of the Agenda

3. Adoption of the Minutes (January 19, 2015)

4. Business Arising from the Minutes

a. Included in the Agenda

- i. 146-148 Ladysmith Drive, Ward 4
Proposed Rezoning to Apartment Medium Density (A2) Zone
Proponent: 11368 NL. Ltd. / Northern Property REIT
St. John's Municipal Plan Amendment Number 131, 2014, and
St. John's Development Regulations Amendment Number 606, 2014.

Report of the Commissioner, Wayne Thistle
Hearing Date: Dec. 11, 2014; Recommendation Date: Jan. 7, 2015

- ii. Memorandum dated January 21, 2015 from Deputy City Manager of
Financial Management re: Snowclearing Report
- iii. Proposed Rezoning from CDA to RQ and O Zones for 6-Lot Residential
Subdivision situated at 39, 39B and 39C Quidi Vidi Village Road and
City-owned land to the west, Ward 2
Applicant: Powder House Hill Investments Limited

b. Other Matters

5. Notices Published:

- a. A Discretionary Use (Restoration of Non-Conforming Use) Application has been submitted to remove and rebuild the dwelling at **672 Main Road**. The new dwelling is proposed to be 50% larger than the existing dwelling, and will have a maximum total floor area of 132m².

No submissions received

- 6. Public Hearings**
- 7. Committee Reports**
 - a. Economic Development, Tourism & Public Engagement Standing Committee meeting of January 21, 2015
- 8. Resolutions**
- 9. Development Permits List (January 15, 2015 – January 21, 2015)**
- 10. Building Permits List (January 15, 2015 - January 21, 2015)**
- 11. Requisitions, Payrolls and Accounts (Week ending January 21, 2015)**
- 12. Tenders**
- 13. Notices of Motion, Written Questions and Petitions**
- 14. Other Business**
- 15. Adjournment**

January 19, 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 Hann, Davis, Puddister, Hickman, Breen, Lane, Galgay, Tilley, and Collins.

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

Call to Order and Adoption of the Agenda

SJMC2015-01-19/030R

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

The motion being put was unanimously carried.

Adoption of Minutes

SJMC2015-01-19/031R

It was decided on motion of Councillor Lane; seconded by Councillor Hickman: That the minutes of January 12, 2015 be adopted as presented.

The motion being put was unanimously carried.

Business Arising from the Minutes

**PDE File: REZ1400015 (deferred from January 5, 2015 meeting)
Proposed Rezoning from the commercial Neighbourhood (CN) Zone, Open Space (O) zone and the Rural (R) Zone to a Residential Zone
310 Main Road, Goulds, Ward 5**

Discussion took place with the following motion to defer put forward:

SJMC2015-01-19/032R

Moved by Councillor Collins; seconded by Councillor Puddister: That the above-noted application be deferred.

Voting in favor of the motion were Councillors Collins, Puddister and Mayor O’Keefe.

**Voting against the motion were Deputy Mayor Ellsworth, Councillors Hann, Hickman, Lane, Breen, Davis, Galgay, and Tilley.
The motion was defeated.**

SJMC2015-01-19/033R

It was decided on motion of Councillor Hann; seconded by Councillor Galgay: That Council reject an application to rezone land at 310 Main Road, Goulds from the Commercial Neighbourhood (CN) Zone, Open Space (O) Zone and the Rural (R) Zone to a Residential Medium Density (R2) Zone and/or Apartment Low Density (A1) Zone.

The motion being put was carried with Councillor Collins dissenting.

Snowclearing Report 2014

For informational purposes and as requested at the last regular meeting, Council was provided with preliminary snow clearing budget results for the year ended December 31, 2014. Recognizing a budget of more than \$16m for 2014, the overall result is a deficit of \$130,000 or less than 1%.

Committee Reports

Development Committee Report – January 13, 2015

Council considered the following report.

- 1. Department of Planning, Development & Engineering SUB1400004
Proposed Townhouse Development Three (3) Lots
Aiden Craig
53 Fleming Street - Ward 2
Residential Medium Density (R2) Zone**
-

It is recommended by the Development Committee that Council approve the 9% variance on lot area to allow for development of the townhouses.

2. **Planning, Development & Engineering File No. DEV1400042
Proposed Addition of Clinic and Parking Relief
Civic No. 181 Mundy Pond Road - Ward 3
Residential Low Density (R1) Zone**

It is the recommendation of the Development Committee that twenty-one (21) parking spaces will be sufficient for this proposed business. Parking relief may be approved by council.

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

SJMC2015-01-19/032R

**It was decided on motion of Councillor Hann; seconded by Councillor Davis:
That the recommendations of the Development Committee as identified in the
January 13, 2015 report be adopted as recommended.**

The motion being put was unanimously carried.

Heritage Advisory Committee Report – January 9, 2015

In Attendance: Councillor Sandy Hickman, Co-Chairperson
Councillor Dave Lane, Co-Chairperson
Deputy Mayor Ron Ellsworth
George Chalker, Heritage Foundation of NL
Peter Jackson, NL Historic Trust
Wayne Purchase, Downtown St. John's
Shannie Duff, Citizen Representative
Maria Lear, Citizen Representative
Garnet Kindervater, Canadian Homebuilders NL
Lydia Lewycky, Planners' Institute
Jason Sinyard, Director of Planning & Development
Ken O'Brien, Chief Municipal Planner
Sylvester Crocker, Manager of Technical Services
Peter Mercer, Heritage Officer
Margaret Donovan, Tourism Industry Coordinator
Helen Miller, City Archivist
Kathy Driscoll, Legislative Assistant
Karen Chafe, Supervisor of Legislative Services

1. **55 Duckworth Street – Exterior Renovations**

The Committee met with Mark Whelan, Troy Healey and Elaine Campbell of Fougere Menchenton to discuss their application for exterior renovations to 55 Duckworth Street. A copy of the architectural renderings is attached to this report.

The Committee recommends approval of the plans as submitted.

2. **318 Water Street – Rooftop Deck for the Cove at O’Reilly’s**

During the Heritage Advisory Committee meeting of June 22, 2011, the attached design was approved for the rooftop deck. A photo of the property as it presently exists was also presented as attached and shows that the deck’s wall, facing the laneway side of the building, actually protrudes beyond the building which is contrary to the approved design.

The Committee recommends that the applicant be required to conform to the original approval of June 22, 2011.

**Councillor Sandy Hickman
Co-Chair**

SJMC2015-01-19/033R

It was decided on motion of Councillor Galgay; seconded by Councillor Puddister: That Council adopt the recommendation contained in the Heritage Advisory Committee Report dated January 9, 2015 with respect to 55 Duckworth Street and that the recommendation regarding 318 Water Street be deferred for further consideration.

The motion being put was unanimously carried.

Building Permits List

Council considered the Building Permits list for the period January 8, 2015 to January 15, 2015.

**Building Permits List
Council’s January 19, 2015 Regular Meeting**

Permits Issued: 2015/01/08 To 2015/01/14

Class: Commercial

3-7 Cashin Ave	Co	Retail Store
290 Lemarchant Rd	Co	Office
20 Cathedral St	Sn	Service Shop
30 Eastland Dr	Sn	Office
25 Hebron Way	Ms	Retail Store
279 Portugal Cove Rd	Ms	Restaurant

40 Ropewalk Lane	Kfc	Sn	Eating Establishment	
40 Ropewalk Lane	Kfc	Sn	Eating Establishment	
20 Cathedral St		Cr	Service Shop	
59 Duckworth St		Rn	Office	
720-764 Kenmount Rd		Sw	Vacant Land	
				This Week \$ 37,425.00

Class: Industrial

This Week \$.00

Class: Government/Institutional

This Week \$.00

Class: Residential

29 Petite Forte Dr		Ex	Single Detached Dwelling	
79 Cape Pine St		Rn	Single Detached Dwelling	
5 Capulet St		Rn	Single Detached Dwelling	
14 Cherrington St		Rn	Single Detached & Sub.Apt	
14 Colonial St		Rn	Townhousing	
61 Grenfell Ave		Rn	Single Detached Dwelling	
93 Lester St		Rn	Single Detached Dwelling	
33 Willenhall Pl		Rn	Single Detached & Sub.Apt	
75 Della Dr		Sn	Home Office	
				This Week \$ 117,950.00

Class: Demolition

This Week \$.00

This Week's Total: \$ 155,375.00

Repair Permits Issued: 2015/01/08 To 2015/01/14 \$ 11,000.00

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			
January 19, 2015			
TYPE	2014	2015	% VARIANCE (+/-)
Commercial	\$3,433,000.00	\$2,221,000.00	-35
Industrial	\$0.00	\$0.00	0
Government/Institutional	\$0.00	\$0.00	0
Residential	\$419,500.00	\$382,482.00	-9
Repairs	\$70,000.00	\$23,000.00	-67
Housing Units (1 & 2 Family Dwellings)	2	0	
TOTAL	\$3,922,500.00	\$2,626,482.00	-33

Respectfully Submitted,

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

SJMC2015-01-19/034R

It was decided on motion of Councillor Collins; seconded by Councillor Tilley: That the recommendations of the Director of Planning and Development with respect to the Building Permits List for the period January 8, 2015 to January 14, 2015 be approved.

The motion being put was unanimously carried.

Requisitions, Payrolls and Accounts

Council considered the requisitions, payrolls and accounts for the week ending January 14, 2015.

**Weekly Payment Vouchers
For The
Week Ending January 14, 2015**

Payroll

Public Works	\$ 554,706.98
Bi-Weekly Administration	\$ 818,067.73
Bi-Weekly Management	\$ 834,332.41
Bi-Weekly Fire Department	\$ 714,547.86
Accounts Payable	\$2,824,088.67
Total:	\$ 5,745,743.65

SJMC2015-01-19/035R

It was decided on motion of Councillor Collins; seconded by Councillor Tilley: That the Payrolls and Accounts for the week ending January 14, 2015 be approved.

The motion being put was unanimously carried.

Tenders

Council considered the following tender:

- Council Approval - Tender 2014126 – Purchase of Fencing Bowring Park Pool.

Fencing – Bowring Park Pool	
TENDER #2014118	
HST Extra	
Provincial Fence Products	\$58,161.10
Rona	\$79,295.35
Apex	\$63,890.50

SJMC2015-01-19/036R

It was decided on motion of Councillor Collins; seconded by Councillor Tilley: That Council award the above-noted tender to Provincial Fence Products, the lowest qualified bidder that meets specification, as per the Public Tendering Act.

The motion being put was unanimously carried.

Memorandum dated January 7, 2015 from the City Solicitor re: 135 Campbell Avenue

Council considered the above noted which stated the City owns a strip of land adjacent to 135 Campbell Avenue, which has been leased to the owner of that property for several years. The owner of 135 Campbell Avenue is now interested in purchasing it, subject to a sewer line easement in favor of the City. The Manager of Real Estate Services has established a value of land at \$4 per square foot (approximately \$5,176.00).

SJMC2015-01-19/037R

It was decided on motion of Deputy Mayor Ellsworth; seconded by Councillor Tilley: That approval be given for the sale of land adjacent to 135 Campbell Avenue as recommended.

The motion being put was unanimously carried.

Memorandum dated January 9, 2015 from the City Solicitor re: Major's Path Street Widening

Council considered the above noted which outlined the City requires land from property at 77 Major's Path from Tripple JK and L Holdings Ltd. As negotiations have not been successful for the purchase of this land it is recommended it be expropriated.

SJMC2015-01-19/037R

It was decided on motion of Councillor Puddister; seconded by Councillor Breen: That approval be given to proceed with expropriation of land at 77 Major's Path as recommended.

The motion being put was unanimously carried.

Deputy Mayor Ellsworth

Deputy Mayor Ellsworth referenced a demonstration that had taken place by lobbyists in support of the clean-up of oil from the sunken ship, the Manolis L.

SJMC2015-01-19/037R

It was decided on motion of Deputy Mayor Ellsworth; seconded by Councillor Davis: That a letter of support be sent to lobbyists, reaffirming the City's support for Governments to move forward with clean-up of fuel leaks from the sunken ship, the Manolis L.

The motion being put was unanimously carried.

Councillor Puddister

- Requested that the Mayor contact the St. John's Port Authority with respect to the restricted access to the harbor apron. He reported that upon return of the HMCS Toronto, this past weekend, it was noticed that some greeters were inside the harbor fence while other greeters were outside.

Councillor Galgay

- Requested a report on the protocol for snow clearing fire hydrants at the next meeting of the Public Works Committee.

Councillor Breen

- Recognizing there is a public information session on January 22, 2015 regarding the Long Pond Weir Project, requested that the consultant be asked to consider having the proposed design include a provision that would see improvements to the width of the sidewalk as it is very narrow and dangerous.

Adjournment

There being no further business the meeting adjourned at 5:27 p.m.

MAYOR

CITY CLERK

MEMORANDUM

Date: January 20, 2015

To: His Worship the Mayor and Members of Council

Re: **PDE File Number REZ1400005**
146-148 Ladysmith Drive, Ward 4
Proposed Rezoning to Apartment Medium Density (A2) Zone
11368 NL. Ltd. / Northern Property REIT
St. John's Municipal Plan Amendment Number 131, 2014, and
St. John's Development Regulations Amendment Number 606, 2014

A public hearing chaired by Commissioner Wayne Thistle was held on December 11, 2014, at the ReMax Centre/St. John's Curling Club, 135 Mayor Avenue. The hearing was well-attended, with about fifty (50) residents of the Kenmount Terrace neighbourhood, representatives of Northern Property Real Estate Investment Trust (REIT), and City staff.

The commissioner submitted his report to the City on January 6, 2015 (see attached). He recommends against the amendments.

The present memorandum examines the commissioner's report. City staff respectfully disagree with his conclusion and recommend that the proposed amendments be considered for approval by Council.

BACKGROUND

The company 11368 NL Ltd. applied to have vacant land at 146-148 Ladysmith Drive rezoned from the Institutional (INST) and Open Space (O) Zones to the Apartment Medium Density (A2) Zone. This was to allow the development of three (3) rental apartment buildings by Northern Property REIT. To accommodate rezoning, it would be necessary to amend the Municipal Plan.

The property is mostly zoned Institutional and was reserved for the potential future development of a school, church, or other public use; a portion at the rear was zoned Open Space (O), but new more accurate mapping shows this to be outside the buffer of the Yellow Marsh wetland.

The Institutional Zone includes seniors' apartment buildings as a permitted use. The property owner did inquire with the City about developing seniors' apartment buildings. In response, the City contacted the Eastern School District (now the NL English School District) to see if there were plans to acquire this privately owned land for a school. The School District did not have any plan or budget to acquire the land.

At its March 24, 2014, regular meeting, Council accepted the recommendation of its Planning and Development Committee to consider the rezoning and require the applicant to prepare a land-use assessment report (LUAR). When the report was submitted, Council further agreed to refer the application to a public meeting chaired by a member of Council.

ST. JOHN'S

The public meeting was held at City Hall on October 15, 2014, chaired by Councillor Hann. It was well attended. Written comments were received before and after the meeting. A number of concerns were expressed about the proposed rezoning and development, including: increased traffic; potential for crime; adverse impact on property values; competition with people who have basement apartments in their houses; and that some people had bought in the area relying on the subject property being developed for a school or other community use.

At its regular meeting of November 17, 2014, Council adopted resolutions to amend the Municipal Plan and Development Regulations and appointed Mr. Wayne Thistle as an independent commissioner to chair a public hearing in accordance with the Urban and Rural Planning Act, 2000.

THE COMMISSIONER'S REPORT

The public hearing was held on December 11, 2014. Prior to it, Commissioner Thistle was provided with background information about the application that included staff reports, the applicant's LUAR, and supplementary information that the applicant had presented to Kenmount Terrace residents and to Council. Following the hearing, the commissioner was provided with a variety of additional information.

The commissioner states that *"perhaps the biggest concern for residents is their feeling of betrayal... Many of them were given assurances there would be no apartments built on that land and they had a reasonable expectation that would be the case."*

In his conclusion, the commissioner states that he *"will provide a brief summary on the more significant concerns which...are legitimate concerns on the part of residents...:*

- *The possibility of a decrease in property values...*
- *The possibility ... (of) a competition for tenants.*
- *The possibility of increased traffic and associated traffic and safety concerns.*
- *The currently inadequate road network connectivity.*
- *The possibility of increased parking congestion.*
- *The loss of an Institutional District with no guarantee that it will be replaced.*
- *The loss of an Institutional District while there still remains the possibility that the area will be needed to accommodate a school.*

Following this, the commissioner arrives at the following conclusion:

"On balance then, the Commissioner finds the evidence produced through the LUAR along with the technical and hard data contained in that report and the additional submissions by the proponent are insufficient to address the many concerns made by area residents so as to warrant my recommendation that Council should proceed with the proposed ... amendments.... I recommend against the aforementioned Amendments."

STAFF COMMENTS

City staff respectfully disagree with the commissioner's conclusion to reject the amendments. Staff recommend that the proposed amendments be considered for approval based on the merits of the application.

The St. John's Municipal Plan encourages compact urban form to better utilize land and deliver services more efficiently to the public. One way is through residential intensification and mixed-use development in suitable locations. This increases housing choice and is a way of providing more affordable housing. While the City has been engaged with the public in preparing Envision St. John's, our new Municipal Plan, citizens have called for a better mix of housing and walkable neighbourhoods.

The Municipal Plan's Planning Area 9 (Southwest Expansion Area) Development Plan deals with lands in the Kenmount Valley up to the present 190-metre servicing limit, including Kenmount Terrace. When that Development Plan was prepared by the City more than a decade ago, the subject property was designated for possible development of a school or other institutional use, but the land remained in private ownership. A recent statement from the School District indicates that they have not committed to acquiring the land to develop a school at that site.

It is worth examining the commissioner's main concerns from his summary. He was appointed by Council as required under the Urban and Rural Planning Act. Council is not bound by his recommendations but must give them serious consideration in any final decision.

There would be no apartments built on that land.

It must be acknowledged that the current INST Zone includes seniors' apartment buildings as a permitted use, meaning that even without the rezoning, the land owner could construct apartment buildings as a right. The rezoning simply removes the limitations on renting to seniors only.

Given the possibility of seniors' apartment buildings as a permitted use in the INST Zone, area residents/potential buyers would not have advised, by the City, that apartment buildings would not be built on the subject property.

The possibility of a decrease in property values...

Concerns were made over a possible decrease in the value of surrounding residential properties, however, no one present was able to cite a study or source to validate this claim. On the contrary, the applicant's consultant, a registered professional appraiser, stated that there is no direct link between the presence of an apartment building and a lowering of values for nearby houses. This is consistent with opinions provided over time in various locations by the City's Assessment Division.

The possibility ... (of) a competition for tenants.

The potential of a competition for tenants with existing property owners was expressed; however, the applicant advised that Northern Properties intends to offer their units at a monthly rental of about \$1,400. This is well above the average of \$900 for basement apartments in Kenmount Terrace. Rental rates are based on supply and demand in the local market. It has been the practice of the City to not constrain the supply of publicly available goods and services when deciding on an application for rezoning.

The possibility of increased parking congestion, the possibility of increased traffic and associated traffic and safety concerns, and the currently inadequate road network connectivity.

In regards to traffic-related matters: (1) Sufficient off-street parking will be supplied so as not to spill over onto nearby streets; (2) The City agrees with the applicant that the traffic associated with a public school or other institutional uses could be greater than the proposed residential development of three apartment buildings; and (3) Road connections to Thorburn Road and Messenger Drive are planned to be built in the near future, which will alleviate difficulties entering and leaving Kenmount Terrace.

The loss of an Institutional District with no guarantee that it will be replaced.

The City reserved some lands for commercial development in the neighbourhood and has held firm in keeping those zones in place for future development. Some of the public comments refer to a lack of park/open space; the City is working on plans for a large new park off Messenger Drive which may have trail access to the Kenmount Terrace area. The City does not plan to develop any public buildings on Ladysmith Drive and is not aware of any plans by other levels of government, including the Eastern School District.

It is important to remember that the subject property is privately owned, therefore we have to consider if it is fair to keep the Institutional designation in place with the absence of any future plans.

The loss of an Institutional District while there still remains the possibility that the area will be needed to accommodate a school.

While there remains a possibility that the area will be needed to accommodate a school, the Eastern School District has not stated that they have a budget and intend to acquire this privately owned land for a future school. The City does work with the School District on the changes in the school system. In recent years, a number of schools have closed; their fate is to be determined. On a more positive note, the School District has redeveloped schools such as St. Teresa's on Mundy Pond Road and is completing the new Waterford Valley High School on Topsail Road. We will continue to co-operate with the School District in their work developing and running the school system.

CONCLUSION AND RECOMMENDATION

Upon examination of the commissioner's concerns regarding the proposed amendments, it is the opinion of City staff to respectfully disagree with the commissioner's recommendation. Instead, it is recommended that Council consider approving the attached St. John's Municipal Plan Amendment Number 131, 2014, and St. John's Development Regulations Amendment Number 606, 2014 (see attached) as previously adopted on November 17, 2014.

This is provided for Council's consideration.

Ken O'Brien, MCIP
Chief Municipal Planner

KO'B/dlm

Attachments

**RESOLUTION
ST. JOHN'S MUNICIPAL PLAN
AMENDMENT NUMBER 131, 2014**

WHEREAS the City of St. John's wishes to achieve increased efficiency in the delivery of municipal services and encourage higher density development on a parcel of undeveloped, vacant land situated at 146-148 Ladysmith Drive [Parcel ID # 400474].

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 that is situated at 146-148 Ladysmith Drive [Parcel ID # 400474] from the Institutional (INST) District and the Open Space (O) District to the Residential Medium Density (RMD) District, as more specifically shown on the Map III-1A attached.

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

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

Mayor

MCIP

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

City Clerk

Council Adoption

Provincial Registration

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 606, 2014**

WHEREAS the City of St. John's wishes to achieve increased efficiency in the delivery of municipal services and encourage higher density development on a parcel of undeveloped, vacant land situated at 146-148 Ladysmith Drive [Parcel ID # 400474].

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

**Rezone land that is that is situated at 146-148 Ladysmith Drive [Parcel ID # 400474]
from the Institutional (INST) Zone and the Open Space (O) Zone to the Apartment
Medium Density (A2) Zone, as more specifically shown on the Map Z-1A attached.**

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

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

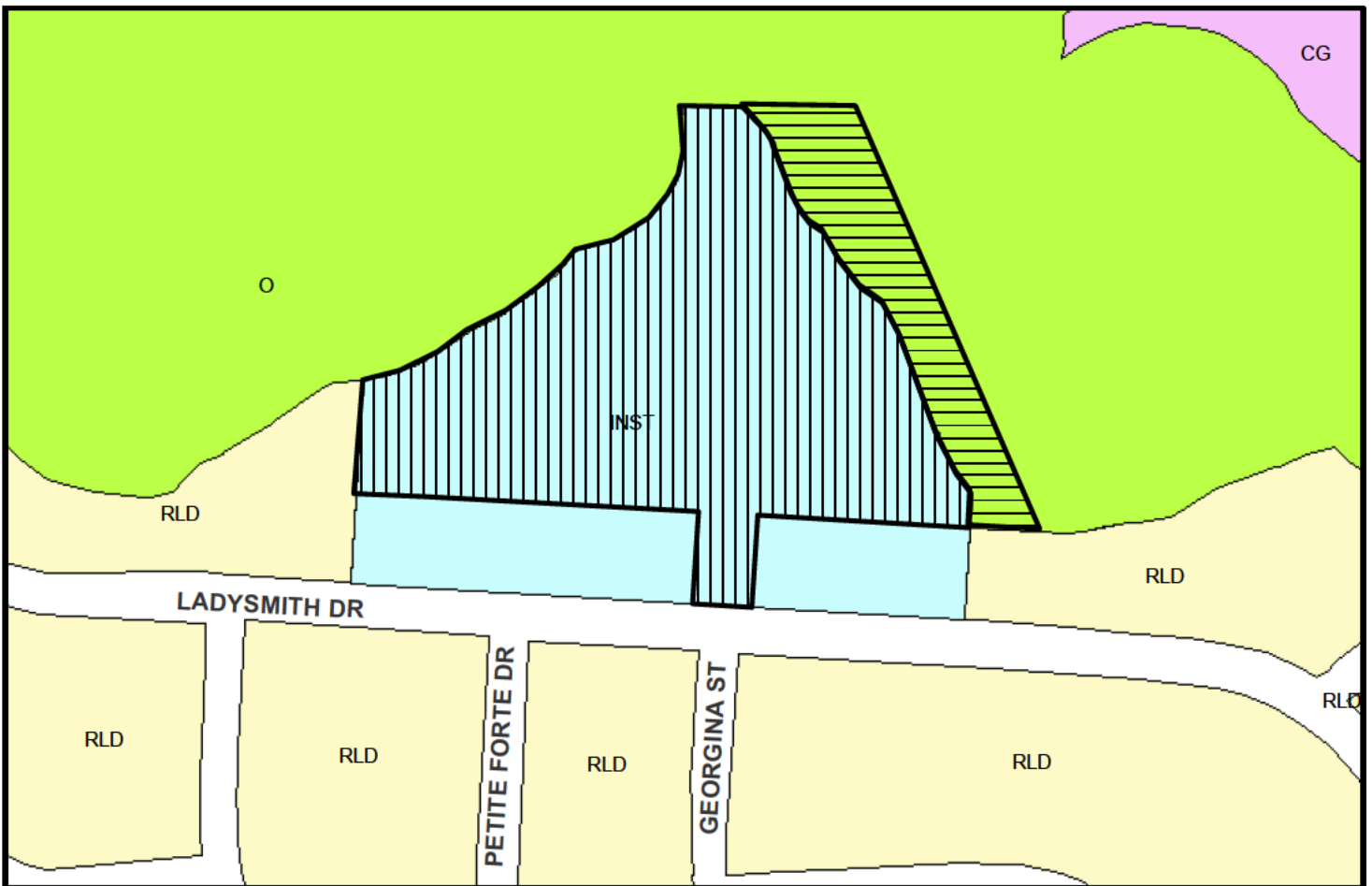
Mayor

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

City Clerk

Council Adoption

Provincial Registration



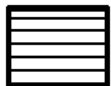
**CITY OF ST. JOHN'S
MUNICIPAL PLAN
Amendment No. 131, 2014
[Map III-1A]**

2014 10 31 SCALE: 1:2500
CITY OF ST. JOHN'S
DEPARTMENT OF PLANNING,
DEVELOPMENT & ENGINEERING

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



AREA PROPOSED TO BE REDESIGNATED FROM
INSTITUTIONAL (INST) LAND USE DISTRICT TO
RESIDENTIAL MEDIUM DENSITY (RMD) LAND USE DISTRICT



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

**Northern Properties Development - Ladysmith Drive
PID - 400474**

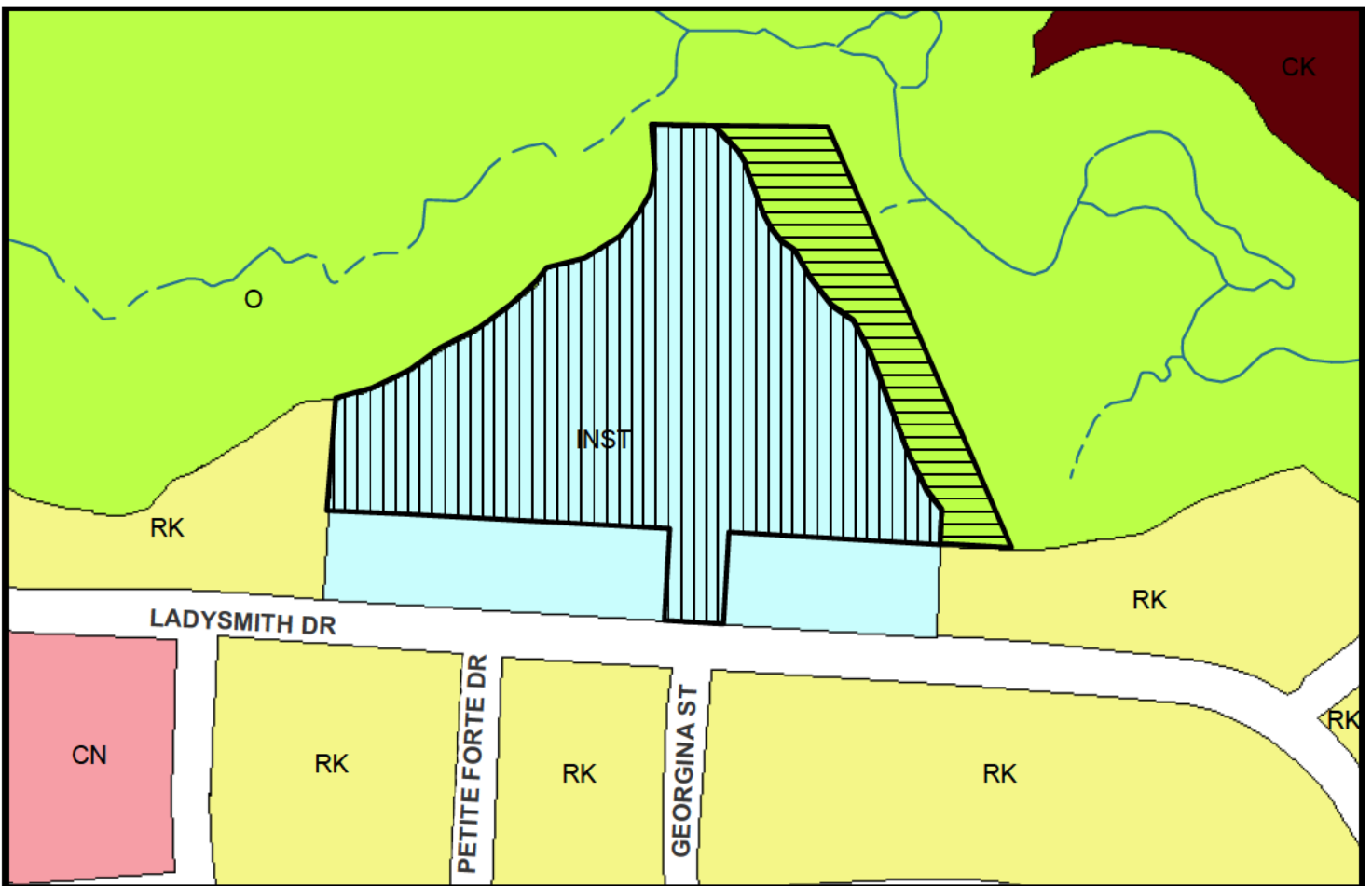
M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

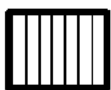

Provincial Registration



**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 606, 2014
[Map Z-1A]**

2014 10 31 SCALE: 1:2500
CITY OF ST. JOHN'S
DEPARTMENT OF PLANNING,
DEVELOPMENT & ENGINEERING

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

-  AREA PROPOSED TO BE REZONED FROM INSTITUTIONAL (INST) LAND USE ZONE TO APARTMENT MEDIUM DENSITY (A2) LAND USE ZONE
-  AREA PROPOSED TO BE REZONED FROM OPEN SPACE (O) LAND USE ZONE TO APARTMENT MEDIUM DENSITY (A2) LAND USE ZONE

**Northern Development Properties - Ladysmith Drive
PID - 400474**

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

St. John's Municipal Plan Amendment Number 131, 2014

and

**St. John's Development Regulations Amendment Number
606, 2014**

**Re: 146 – 148 Ladysmith Drive – Proposed Rezoning to
Apartment Density (A2) – PDE File Number: REZ14 - 00005**

Hearing Date: December 11, 2014

Recommendation Date: January 7, 2015

My File # 892

Report of the Commissioner

Wayne Thistle, Q.C., C. Arb., C. Med.

Background Information

The following Memorandum from Ken O'Brien, Chief Municipal Planner dated March 14, 2014 to the Chair and Members of the Planning and Development Committee provides the background to the proposed rezoning of 146-148 Ladysmith Drive to Apartment Medium Density (A2) Zone:

The City has received an application from 11368 NL Ltd. to have property at 146-148 Ladysmith Drive rezoned from the Institution (INST) Zone to the Apartment Medium Density (A2) Zone. The purpose of the rezoning is to accommodate the subdivision of land for development of 28 rowhouse lots along Ladysmith Drive and development of a large lot to the rear of the rowhouse lots on which would be located three apartment buildings containing a total of 181 apartment units. The applicant has provided preliminary subdivision and development concept plans/survey drawings.

To accommodate the rezoning a Land Use Assessment Report (LUAR) and an amendment to the Municipal Plan, redesignation of the subject property to the Residential Medium Density District, will be required. Subject to completion of the review by the Department of Engineering and relevant concerns being addressed, this application and (sic.) could be considered for referral to the rezoning process.

BACKGROUND

The subject property has an approximate area of 2.95 hectares (7.29 acres) and 258 metres (847 feet) frontage along Ladysmith Drive. The undeveloped property is zoned Institutional as it was intended to accommodate the future development of a school or

other public use in this area. It has since been determined that the Eastern School District has no intention of developing a school in the Kenmount Terrace area.

Along its north (rear) side of the subject property is land occupied by a watercourse and associated wetlands. This land is zoned Open Space.

Abutting the subject property on the east and west, and on the opposite side of Ladysmith Drive, are properties that are in the Residential Kenmount (RK) Zone and occupied by single detached houses. A little west of the subject property at the corner of Ladysmith Drive and Lady Anderson street is vacant land that is zoned Commercial Neighborhood (CN) and will eventually accommodate development of commercial services for this area.

Planning Considerations

St. John's Municipal Plan	St. John's Development Regulations
Current: Institutional (INST) District	Institutional (I) Zone
Proposed: Residential Medium Density (RMD) District	Apartment Medium Density (A2)

1. The subject property is in the Institutional (INST) District. This designation is applied to lands which are or could be used for the delivery of public services by government or non-governmental entity. In this case, it has been determined that reservation of this land for development of a public school is not warranted. Therefore, it would be appropriate to redesignate this property to the Residential Medium Density (RMD) District to accommodate the rezoning to A2. A Land Use Assessment Report (LUAR) will be necessary before the zoning could be

- considered as the A2 Zone is a Conditional Zone in the RMD District.
2. An overall objective of the Municipal Plan is to encourage compact urban form by accommodating development with higher densities and infill development. A residential objective of the Municipal Plan is to maintain neighborhood character and quality of life in residential neighborhoods.

The Kenmount Terrace area in which the subject property is situated is occupied solely by single detached house. The uses proposed, rowhouse dwellings and five-story apartment buildings, make efficient use of land, respond to the need for more housing, and allow the city to be more efficient its (sic) delivery of services. The compatibility of the proposed development with the surrounding neighborhood could be determined through the LUAR (draft Terms of Reference attached) and public review of this application.

3. The portion of the subject property where the development of three apartment buildings is proposed abuts or encroaches upon the Yellow Marsh Wetland - an Environmentally Valuable Area (EVA). A minimum of 15 metres (15 m) development buffer is required to be maintained from the edge of the EVA. The extent of the buffer limits will have to be identified and appropriate mitigation measures taken during construction to prevent intrusion into the EVA and damage to it. This can be addressed by the applicant through the LUAR.
4. Council has the discretion, following review by the Environmental Advisor Committee (EAC) and receipt of advice to allow limited developed within the EVA buffer zone. This can also be addressed by the applicant through the LUAR.

Technical/Engineering Considerations

The Department of Engineering has not had the opportunity to review and comment on the preliminary development plan recently submitted by the applicant. However, it is noted that review and approval of a site development plan including control site access, parking lot layout and landscape/buffering, would ordinarily be addressed at the time an application for development approval is submitted to the City.

Until the Department of Engineering has completed its review, the Committee should be aware that:

1. Municipal water and sewer services are available in the area of the subject property to service the proposed development. The applicant may have to extend them along the entire frontage of the subject property to be able to connect to City systems.
2. The proposed development is subject to the City's Net Zero Runoff Policy. On site storm water detention may be required.
3. The Transportation Engineer will have to determine if the intensity of the mixed-form development (number of proposed dwelling units) requires the undertaking of a Traffic Impact Study by the applicant. This may be done as part of the Land Use Assessment Report, if required.

CONCLUSION

An overall objective of the Municipal Plan is to encourage compact urban form by accommodating development with higher densities and infill development where appropriate, and making better use of municipal infrastructure. This development would be consistent with the Municipal Plan and make good use of the site by providing needed housing. Rezoning of the subject property to allow a mix of residential land uses would also be responsive to changing local demographics and housing affordability concerns. It therefore has merit and warrants consideration.

Following completion of the review by the Department of Engineering, if the Planning and Development Committee concurs, it is recommended that upon Council's confirmation and approval of the attached draft Terms of Reference and subsequent receipt of a satisfactory Land Use Assessment Report, the application be advertised in accordance with the requirements of Section 5.5 of the Development Regulations and a public meeting chaired by a member of Council be held. At a later stage, a public hearing chaired by an independent Commissioner will be required.

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

Subsequent to this memorandum, a memorandum from Jason Sinyard, Director of Planning and Development dated August 21, 2014 referred to the fact that at a regular meeting of Council held on March 24, 2014 Council accepted the recommendation from the Planning and Development Committee that the applicant undertake a LUAR for the property. The development was altered to three apartment buildings, each 4 storeys in height containing a total of 229 dwelling units.

A public meeting chaired by a member of Council was held on October 15, 2014. The Minutes of that meeting are attached as Appendix "A". They were brought to the October 27, 2014 Regular Meeting of Council. At that Meeting, Council agreed to proceed with the proposed amendments and to ask the Department of Municipal Affairs to issue a Provincial Release for S. John's Municipal Pan Amendment Number

131, 2014 and St. John's Development Regulations Amendment Number 606, 2014

A memorandum from Mr. O'Brien to Council on November 12, 2014 provided *inter alia* as follows:

These amendments would rezone property at 146 – 148 Ladysmith Drive from the Institution (INST) Zone and the Open Space (O) Zone to the Apartment Medium Density (A2) Zone. The application is intended to accommodate the subsequent development by Northern Property REIT of the subject property for the purpose of accommodating three (3) apartment buildings containing a total of 229 apartment dwelling units.

The Department of Municipal Affairs has issued a Provincial Release for the proposed amendments and it is now in order for Council to proceed with the next steps in the amendment process.

Recommendation

It is recommended that Council now adopt the attached resolutions for St. John's Municipal Plan Amendment Number 131, 2014 and St. John's Development Regulations Amendment Number 606, 20142 to rezone land to the Apartment Medium Density (AZ) Zone.

If the resolutions are adopted by Council, then it is further recommended that Council appoint Mr. Stan Clinton, a member of the City's commissioner list, as the commissioner to conduct a public hearing on the Municipal Plan and Development Regulations amendments.

The proposed date for the Public Hearing is Thursday, December 11, 2014 at 7:00 pm at St. John's City Hall.

Public Hearing and the Role of the Commissioner

Pursuant to s. 18 – 23 of the *Urban and Rural Planning Act, 2000*, Council is required to set a date, time and place for the holding of a public hearing where a proposed plan and development regulations have been adopted under subsection 16(1). This hearing is to consider objections and representations which may be made by a person or association of persons to the plan or development regulations or a part of them. Where a proposed plan and development regulations have been submitted under subsection 16(2), Council shall appoint a Commissioner and may appoint one other person that is considered necessary to help the Commissioner in holding a public hearing and complete a report on that hearing.

Not fewer than two days before the date set for the public hearing, a person or association of persons may submit to Council, two signed, written statements of objections and representations with respect to a plan, development regulations or a part of them.

Where a public hearing held under the Act is completed, the Commissioner shall in the case of a plan and development regulations referred to in subsection 16(2), submit a written report on the public hearing to Council together with two copies of evidence taken at the public hearing.

In the report, the Commissioner shall set out in detail his or her recommendations respecting objections and representations considered by him or her at the public hearing together with reasons and a statement showing objections and representations that came to the attention of the Commissioner but were not considered together with reasons why they were not considered.

I was informed by letter dated November 25, 2014 of my appointment to act as commissioner for the public hearing to deal with the proposed amendments. The hearing was scheduled for Thursday, December 11, 2014 commencing at 7:00 pm at the St. John's Curling Club.

Public Notification of the Application

Various measures were taken to ensure that residents of the City be informed of the application and have an opportunity to provide input through a public hearing. These included newspaper notices on Saturday, November 22, 2014 and again on Saturday, December 6, 2014. The Commissioner was advised that notices were mailed to 1077 property owners and residents in the area. The notice was also circulated by a posting on the City's website.

There were a significant number of responses expressing opposition to the development and a number expressing support.

Northern Properties (the “proponent”) informed the Commissioner that in addition to the City of St. John’s completing their own mail-outs, website postings and public advertisements, it also completed the following:

- Detailed presentations by Northern Property representatives and Consultants at two public hearings
- Door to door conversations with homeowners in the immediate area
- Mail-out information packages to 1400 houses in the immediate neighborhood
- Posting an information session and inviting the entire neighborhood
- Publicly available e-mail address for inquiries and

A total of approximately 50 people attended the public hearing. Four represented the applicant, two were city staff and two Councillors attended. A number of individuals who had provided written submissions spoke about the concerns they had regarding the development.

The Municipal Plan

The Commissioner has been advised by the Department of Planning, Development and Engineering (the “Department”) that an overall objective of the Municipal Plan is to encourage compact urban form by accommodating development with higher densities and infill development and making better use of municipal infrastructure. A residential objective of the Municipal Plan is to maintain neighborhood character and quality of life in residential neighborhoods.

The Department expressed the view that the proposed use for apartment buildings would make efficient use of the land; respond to the need for more housing and to allow the City to be more efficient its delivery of services. It also stated rezoning of the subject property to allow a mix of residential land uses would be responsive to changing local demographics and housing affordability concerns.

General Comments re Rezoning

The City of St. John’s web page provides the following information regarding rezoning:

The St. John's Municipal Plan contains the policies adopted by the St. John's Municipal Council for land use and development. The regulations that implement these policies are contained in the St.

John's Land Use Zoning and Subdivision Regulations, commonly called the St. John's Development Regulations.

The Development Regulations contain a series of zoning maps, a list of uses permitted in each zone, and standards for development (such as lot sizes, yard sizes, building heights and more).

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1. Rezoning - Changing the zoning (changing the Zoning Map), and in some cases, changing the Municipal Plan designation, to allow a proposed development to proceed which otherwise would have been turned down.

The literature regarding rezoning states the view that when rezoning occurs the decision to rezone must be supported by evidence that it was done “for the good of the community” and in accordance with good local planning. The community can be interpreted in various ways but it certainly must include the neighbouring homes and the subdivision where the rezoning occurs.

Concerns about Double Standards when it comes to Rezoning

The residents made reference to two recent rezoning requests, one near Stavanger Drive and the other on Logy Bay Road. The one on Logy Bay Road had a proposal for 8 units and traffic concerns appeared to be the major factor. Both these were rejected by Council after the public meeting chaired by a member of Council where residents presented compelling arguments against the request.

At the public hearing chaired by the Commissioner, one resident quoted a member of Council as having said “If you go changing zoning, it is a dangerous precedent. There is a need to preserve the integrity of the neighbourhood.”

Residents of Kenmount Terrace who expressed opinions were unanimously of the view that Council is adopting double standards and they feel very let down as a result.

Expectation of Residents Regarding Rezoning

The purchase of a home is perhaps one of the biggest investments a family can make. It requires a decision as to the type of house, affordability, location, amenities and future development in the area. Approximately 1100 homes had been purchased with the expectation that the subject property would be developed within the parameters of what is permitted in the Institutional Zone.

There is no mistaking the fact that many residents of Kenmount Terrace feel they have been betrayed by Council, are very upset that a move to rezone has been made after they decided to purchase in an area where there was no contemplation of an apartment complex of 229 units and have been very vocal in expressing their frustration. A sampling of the representations includes the following:

- When we bought our house we were told that the area is not zoned for an apartment building and it will never be.
- My husband and I purchased a home on Gil Eannes Drive in 2007. We purposely bought in this neighborhood as we were a young couple and we plan on having a family and want to live in an up-and-coming low density neighborhood. ...My husband and I are concerned and feel so strongly against the rezoning that if it occurs, bringing apartment complexes into our neighborhood, we will most likely sell both properties and move to Paradise or CBS.
- We purchased our property based upon the area being residential with the potential for a school at this site.
- I for one am exploring the option of selling my home as this neighborhood is no longer living up to my expectations. If I do sell, my next home will not be in St. John's as I feel our Council makes inappropriate decisions for its residents. Our city needs to do better for its people!
- I own a home in this area. I did not buy a home up here to live in an area with apartment buildings. I will be selling my home and moving if this goes through.
- The City of St. John's will start losing working families in this area as many families will move to Paradise or CBS. Many of us are thinking about it already because of the rezoning.

- We just bought a house right up the road from where this has been proposed to be built; we were not informed of the potential for an apartment dwelling being built in that location. If we had, knowing that it would affect our future selling value as well as way of life, we would not have bought the house in this particular area.
- I was never notified by the developer or builder that there ever was a chance for something like this to be constructed. Not at all fair. If the city wants to allow construction of an apartment building, fine, but ensure it is in an area about to be developed so all homeowners know what to expect in their front yard.
- This will ruin our neighborhood. I will be moving out of Kenmount Terrace if this goes ahead.
- I purchased my home with hopes of raising my family here; we were promised walking trails, a new park, a nice community. We were told nothing about an apartment building. I can assure you if this is approved my house will be on the market the same day and my family will be moving outside John's. This is very upsetting.
- My family and I moved from Halifax to St. John's approximately 2 years ago and we decided to settle in the Ladysmith area due to the potential of a school possibly being built on the area set aside for Institution. Also, we were told by

our Realtor that this was a great family setting and a sought after part of St. John's. We took his recommendation and decided to build a new home for our growing family.

Institutional Zoning and the Possibility of a School on the Subject Property

Darrin Pike, CEO / Director of Education for the Newfoundland and Labrador English School District sent the following e mail to the Deputy Premier on October 20, 2014:

Dear Deputy Premier,

At this time, the District has not made a decision to request a new school for the area. Students of Kenmount Terrace attend Larkall Academy which feeds to Leary's Brook Junior High and then onto Prince of Wales Collegiate. Current infrastructure is adequate to accommodate the school age elementary population for the immediate future. The District is aware of the growth occurring in this area and is monitoring the situation. The District is currently studying population trends in the entire greater St. John's area. It is possible that a school may be required in the future in response to infrastructure and/or population demands.

The City of St. John's held a public meeting last week on a proposal to rezone "institutional" zoned land for an apartment complex. VOCM erroneously reported that the District was the owner of the land. This was later corrected by VOCM. Under the City's Southwest Development Area Concept Plan the area was zoned "Institutional" in anticipation of the need for a school once the Kenmount Terrace area was fully developed. The City's brief

to council will state: “with respect to the present INST zoned land, the School District does not have approval to acquire that land for a future school, but that the School District may be interested in building a school in the Kenmount Terrace area in the future.”

I hope this helps.

Darrin

In a March 14, 2014 memorandum to the Chair and Members, Planning and Development Committee Mr. O’Brien reviewed certain planning considerations and based on the information available to him at the time, he made the following observation:

The subject property is in the Institutional (INST) District. This Designation is applied to lands which are or could be used for the delivery of public services by a government or non-governmental entity. In this case, it has been determined that reservation of this land for development of a public school is not warranted. Therefore, it would be appropriate to redesignate this property to the Residential Medium Density (RMD) District to accommodate the rezoning to A2. A Land Use Assessment Report (LUAR) will be necessary before the zoning could be considered as the A2 Zone is a Conditional Zone in the RMD District.

The memorandum to Council from Mr. O’Brien dated October 23, 2014 did reflect what the English School District had communicated in its e mail of October 20, 2014 viz. that with respect to the subject property,

the School District does not have approval to acquire the land for a future school. However, the School District has advised the City that it may be interested in building a school in the Kenmount Terrace area in future.

I have to conclude from the information available to me that at this time, the School District has not made a decision to request a new school for the subject area. The School District is aware of the growth occurring in this area and is monitoring the situation. It is possible that a school may be required in this area in the future in response to infrastructure and/or population demands.

Representations Opposed to the Development

There were a significant number of submissions either by letter or e mail and approximately 440 signatures on a petition from area residents expressing opposition to the development. Appendix “B| is a listing of those who expressed in writing, opposition to the development. The representations can be considered in various categories including and in no order of priority the following:

- Making zoning changes is unprofessional and inherently unethical in the face of such vociferous opposition from the neighbourhood

- The current level of traffic and expected traffic to be generated by the proposed apartment buildings
- The anticipated safety problems associated with higher traffic levels
- Frequent speeding causing an unsafe pedestrian environment for children and adults
- Increased parking congestion
- The off-street parking in the existing neighbourhood creating an unsafe walking environment as many parked vehicles hang out over the sidewalks
- The high amount of on-street parking interfering with sightlines for motorists and pedestrian
- The need for improved road connections within Kenmount Terrace and to the principal nearby arterials (Kenmount and Thorburn Roads).
- Problems with snow clearing
- The possibility of the development decreasing property values in the area
- The potential for competition for tenants for people who own rental properties in Kenmount Terrace or rent their basement apartments
- More rental apartments would result in a higher crime rate in the area

- Property neglect because of the number of rental units
- Turnover of tenants reduces the community /family feeling to a subdivision
- Many people bought homes in the neighbourhood thinking the subject property would eventually be developed as a public school
- Lack of public infrastructure (community and recreational facilities) and traffic controls
- No designation of another area as Institutional District to replace the subject property

Appendix “C” is a sampling of the representations and are included as comments appended to the petition to “Deny the request to rezone 146-148 Ladysmith Drive from Institutional to Apartment Medium Density.”

Rezoning and the Potential Impact on Property Values

There was significant concern expressed in respect of the potential negative impact the proposed apartment complex could have on property values in the area. There are varying opinions on this matter with a consultant appraiser for the proponent giving an example where in another part of the city a new apartment complex had no such negative impact. The fact is that there is a strong perception by residents that the

introduction of a high density apartment complex would affect property values and this might be shared not only by current homeowners but also by others who are looking to purchase a property. There is no scientific way to predict what drives property values but perception may well become reality when the population density becomes far greater than what would be the case if the property remained in the Institutional Zone.

In the result, while the Commissioner does not have a crystal ball in determining what impact the proposed complex would have on property values, it is reasonable to conclude that the concerns of residents in this regard might turn out to be founded.

The Potential Impact on Competition for Tenants

The information provided to the Commissioner is that of the approximately 1100 homes in Kenmount Terrace, approximately 45% have basement apartments. Homeowners who have rental properties in the areas or are renting basement apartments have expressed the concern that to introduce 229 rental units in the area may well create competition for tenants and have a downward effect on current rental rates.

The point was made that many of the residents built or bought so as to have rental income to enable them to meet mortgage payments and if they lose tenants, this would create a significant financial loss for them.

The Commissioner accepts that 229 new units, many with underground parking and other amenities may well cause some of the current or prospective tenants in the single detached dwellings to have an interest in relocating. This is a legitimate concern of residents in the area.

Traffic – Trip Generation

A significant number of the written submissions by those objecting to the development were based on traffic concerns and the impact on safety.

Participants at the public meeting and then the public hearing took exception to the conclusions reached in the Traffic Impact Statement, particularly the Estimated Trip Generation numbers of AM Peak Trips In being 21 and Trips Out being 48, the total two way trips being 69. The PM Peak was shown at Trips In being 52 and Trips Out being 37 for a total two way trips of 89. The LUAR referenced using the trip generation rates provided by the Institute of Transportation Engineers. The Report used was based on surveys of similar sites from across North America.

The presenters challenging these numbers noted that the trip generation rates would be very much affected by the capacity and use of public transit where much of this data would have been collected. The observation was that the public transit system available in St. John's

cannot be easily compared with many other cities across North America. One resident noted that while living in Ottawa, he regularly took public transportation. Another made the same comment about living in Halifax

The Commissioner does not have access to how the trip generation numbers were calculated but can take notice of the concerns expressed by residents about access to efficient public transit where one resident noted it would take one half hour to wait for a bus, then 40 minutes from the time of boarding to get to Memorial University. In the circumstance described, the solution was to purchase a second vehicle.

Towards the close of the public hearing, one resident asked a representative of the proponent if the residents could be shown what factors were used to drive the trip generation numbers. The reply was “that was a very good point.” The supplemental information provided by the proponent after the hearing did make reference to the Traffic Impact Analysis and how Harbourside Traffic Consultants employed standard and proven techniques with trips generated by the proposed development calculated using the methodology and trip generation rates from the Institute of Transportation Engineers’ *Trip Generation Edition* (2011). This uses rates based on surveys of similar sites from across North America.

This does very little to add comfort that the numbers reflect the real situation in St. John’s where high use of public transit is not known to be

the case and particularly so, according to residents, in the area in question.

In the result, the Commissioner is not satisfied that the information provided thus far allows a proper evaluation or projection as to the trip generation numbers for the subject property located in St. John`s, given the general propensity to opt for private vehicles over public transportation.

Traffic and Safety

The Commissioner was presented with numerous concerns about safety and examples of accidents occurring because of speeding, lack of traffic controls and digital speed signs, absence of speed bumps and general lack of traffic calming mechanisms.

Congested off-street and on-street parking where there is high population density presents challenges for pedestrians and motorists alike. Vehicles extending out over sidewalks create a dangerous situation and it illegal to do so.

One resident provided an estimate that approximately 60% of the household in Kenmount Terrace have children

At the time of preparing this Report, the local news described yet another incident which occurred at 2:30 am after New Year`s Eve where

a 27 year old female was struck and seriously injured on Ladysmith Drive by a vehicle driven by an impaired driver. While this can happen in any part of the City and at any time, it did bring home the reality that traffic concerns can manifest themselves at any time with quite serious consequences

In respect of traffic concerns, I accept that given the current lack of connectivity with other major arterials, the lack of traffic controls, the speeding and the safety issues, the addition of 229 apartment units would further exacerbate these concerns.

Increased Parking Congestion

The Commissioner had taken several views of the subject property and surrounding streets. Given the percentage of single dwellings with apartments and the associated need for parking, possibly 2 – 4 vehicles for each residence, the prospect of introducing 229 additional units, even with the parking provided for the apartments is something that must be approached with caution. This would not be a major factor in my deliberations on the assumption the parking allocated will be able to be accommodated by what the proponent has projected.

Increased Crime

While this has been raised by residents, there is nothing to support a conclusion that the introduction of apartment buildings will necessarily lead to such an outcome. The referenced drive-by shooting some months ago and several break-ins occurred before the introduction of apartments and regrettably is an occurrence which knows no boundaries in any metropolitan, or for that matter, rural area. I am not prepared to give this issue any significant consideration in my deliberations

No designation of new Institutional District to replace area proposed to become Apartment Medium Density

Several residents expressed concern that there has been no designation of new Institutional District to replace what is now proposed to become Apartment Medium Density. The Commissioner was informed that planning work is being done for the City for the Kenmount Concept Plan for lands above the 190 metres (the current limit for water and sewage servicing) This could conceivably be designated Institutional District but the Plan has not been finalized nor brought to Council. As such, one cannot accept this as any guarantee of a replacement for the subject property.

Summary and Conclusion

As indicated earlier in this Report, the role of the Commissioner, pursuant to the Act, in respect of this application is to hold a public hearing, prepare a report on that hearing, set out in detail his or her recommendations respecting objections and representations considered by him or her at the public hearing together with reasons.

I have given careful consideration to those representations and to all the information provided by the City and the proponent. I have set out some of my views in the text of this Report but will provide a brief summary on the more significant concerns which, while they cannot be empirically determined are legitimate concerns on the part of residents.

These are a brief summary:

- The possibility of a decrease in property values because of the introduction of 229 apartment units.
- The possibility that 229 apartment units in an area where there is a significant density of rental units may lead to a competition for tenants.
- The possibility of increased traffic and associated traffic and safety concerns.
- The current inadequate road network connectivity.
- The possibility of increased parking congestion.

- The loss of an Institutional District with no guarantee that it will be replaced.
- The loss of an Institutional District while there still remains the possibility the area will be needed to accommodate a school.

All these concerns have some legitimacy. Perhaps the biggest concern for residents is their feeling of betrayal when they purchased houses with an expectation that a school or other compatible institutional building would be located on the subject property. Many of them were given assurances there would be no apartments built on that land and they had a reasonable expectation that would be the case. Some individuals had purchased houses within the last several months and had no knowledge of the possibility of the apartment development.

As stated earlier, ``generally, any rezoning in a neighbourhood must be supported by evidence that the rezoning was done for the good of the community, and in accordance with careful local planning.``

On balance then, the Commissioner finds the evidence produced through the LUAR along with the technical and hard data contained in that report and the additional submissions by the proponent are insufficient to address the many concerns made by area residents so as to warrant my recommendation that Council should proceed with the proposed text amendments to the St. John's Municipal Plan, Amendment Number 131,

2014 and the St. John's Development Regulations, Amendment Number 606, 2014.

In conclusion, I recommend against the aforementioned Amendments.

Respectfully submitted as the recommendation of the Commissioner this 7th day of January, 2015.

Wayne Thistle, Q.C., C. Arb., C. Med.

Commissioner

APPENDIX “A”

A public meeting was held on Wednesday, October 15, 2014 at 7:00 p.m. in the Foran/Greene Room, 4th floor City Hall.

In Attendance: Councillor Tom Hann, Chairperson

Councillor Bernard Davis, Ward 4

Councillor Sandy Hickman, At Large

Councillor Dave Lane, At Large

Ken O’Brien, Chief Municipal Planner

Paul Boundridge, Planning Coordinator

Karen Chafe, Senior Legislative Assistant

Also in attendance were approximately 60-70 citizens from the neighborhood.

Representing the proponents were:

- Melvin Nash
- Dennis Lane
- Yvonne O'Brien
- Gerry Kirkland (Kirkland, Balsam Associates)
- Paul Dick
- Dick Cook (RJC Services)
- Robin King (Harbourside Transportation Services)

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

Application from Northern Property REIT to rezone property at 146-148 Ladysmith Drive to the Apartment Medium Density (A2) Zone. This would allow development of three, four-storey apartment buildings (two 79 unit buildings and one 71 unit building). A Land Use Assessment Report (LUAR) has been completed by the applicant.

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

- E-mail from Kimberley Smith
- E-mail from Zachary Autexier
- E-mail from Geoff Stewart
- E-mail from Tina and Patrick Careen
- E-mail from Theresa Jarvis and Jack Browne
- E-mail from Cal and Ruth North
- E-mail from Suzanne Krauklis
- E-mail from Mila Major
- E-mail from Matthew Wheaton
- E-mail from Katherine Misch
- E-mail from Dion Stagg and Dulcie Sharpe-Turpin Realtor
- E-mail from Jean Rideout-Whittle
- E-mail from Darnell Nadeau-Normore
- E-mail from Rob Humphries and Jennifer Sainsbury
- E-mail from Tracey Madore
- E-mail from Kimberly Smith and Jody Pickett
- E-mail from Amy Seward and Katie Woodford

The following written submissions of support are included with this report:

- E-mail from John Bidgood
- E-mail from Joan Gallivan
- E-mail from Terry Reardon
- E-mail from Roch Martin
- E-mail from Lorne Snow
- E-mail from Louis Nugent
- E-mail from Doris Blackwood
- E-mail from Edwina Baldwin
- E-mail from Norm Tobin

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

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

Councillor Hann commended the proponent for having a meeting with the residents prior to this one out of which came a number of issues that need to be addressed by the City:

- Traffic issues: the City is in the process of hiring a traffic engineer to assist with these issues. Eventually, the Team Gushue Highway will be open and will offset traffic congestion. The general public was encouraged to contact their ward councillor about any specific issues regarding traffic.
- Snow issues: as the area is at a high elevation, it will typically get more snow than most areas. The City is in the process of reviewing snow clearing procedures and awaiting the finalization of a draft

consultant's report within the next month so that steps can be taken to alleviate snow clearing concerns.

- Trails: the City has purchased land in the area which will become part of the City's open space master plan.
- There is a concept plan being developed for development above 190 meter contour area.
- Messenger Drive is anticipated to be opened in 2015.
- Crime: this has been a significant problem in the City and the Mayor's Advisory Committee on Crime Prevention has been established to investigate these issues and they are working diligently with the RNC and other groups.
- At Councillor Davis' request, the City will hold another meeting with citizens of Kenmount Terrace to deal with issues that fall outside this specific development application and which need to be addressed by Council.

Planning Review Process

Staff advised that the application was submitted to the city in the spring of this year. The application involved a parcel of land which had been designated (under the Southwest Expansion Area Development Plan) Institutional to accommodate development of a school. The land had not been acquired by the Eastern School district (formerly the Avalon East School Board) and the City had come to the understanding that it had no interest in acquiring the subject property for development of a school, thus making it available for other uses. The current Institutional zoning does not allow the proposed use of three apartment buildings making it necessary to rezone the property in order to accommodate such use. A municipal plan amendment is also required.

The City asked the applicant to undertake a Land Use Assessment Report to identify potential impacts on the neighborhood and the ability

of the existing infrastructure to handle the demands placed upon it. Pending the feedback received through the public consultation process and the City's Municipal Plan land use policies, Council may either approve the rezoning to allow the proposed development; defer the application pending the submission of further information to address any issues that may arise from tonight's meeting; or reject the application outright. As there is a requirement for a Municipal Plan amendment, there is a requirement for a second hearing.

Proponent's Presentation of LUAR

Mr. Melvin Nash conducted a power point presentation, a copy of which is on file with the Planning Division, outlining the results of the Land Use Assessment Report, a copy of which is also on the City's website. The proposed development will consist of three phases with the first building being targeted toward 50 plus demographic and will consist of 79 units. Phase 2 will start shortly after completion of phase 1 which depending on the demand from phase 1 may also be targeted to the same demographic or to professional singles and couples. Though a seniors' complex is permitted in the existing zone, the developer wished to make the units available to everyone.

Mr. Richard Cook was then introduced and he provided a detailed overview of the development application itself, outlining the configuration of the buildings to the land as well as the layout of the individual units. The following was noted:

- There will be a total of 229 apartment at 1000 square feet each. The first building will consist of 79 units; 2nd building - 71 units; and 3rd building 79 units
- Northern Properties want these units to be available to all demographics thus the request for rezoning to the Apartment Medium Density.

- A total of 291 parking spaces will be available with 141 as surface parking.
- The buildings will be 4 storeys in height.
- The target market is working couples, young professionals, and people not necessarily ready to purchase their first home.
- The proposal fits in with the City's new Municipal Plan which encourages density and the provision for more apartment buildings.

Mr. Robin King, Senior Transportation Engineer with Harbourside Consultants was present to outline the traffic impacts of the proposed development in this area. He conducted a power point in this regard which is on file with the Planning Division:

- Trip generation rate for 229 units: 69 trips in total during the am peak hours and 89 trips in total during the pm peak hours. These volumes are quite light for traffic standards.
- As the area is currently zoned for institutional use, the traffic demand could actually be quite higher with some of the permitted uses within that existing zone, than what is proposed with this development, i.e. office buildings which could generate 700 trips in am peak hours. A commercial school would generate 113 trips exiting/entering the site during the peak hours.
- One access is proposed opposite Georgina St.
- In terms of parking, Northern Properties is providing 291 parking spaces with 141 spaces above ground and another 150 spaces underground.
- Reference was made to the Southwest development area which is close to Kenmount Terrace. There is a plan for 11 access lanes, many of which are not yet developed but which will become open as development progresses in the area and will relieve congestion. The Team Gushue Highway is also an important component that is scheduled to open next year. While at present, residents are confined to the

Kenmount Road access, there will be an opening in future for access onto Thorburn Road and Kelsey Drive.

Mr. Jerry Kirkland, President of Kirkland Balsom and Associates was present to provide his expert opinion with regard to the real estate market, particularly what if any impact will be imposed upon the existing residential properties in the area with the development of this apartment complex. He has examined the sales of properties on Ladysmith Drive and though he could not guarantee there would not be an effect on value, he could not see any change in value so far. He made comparisons to other sites where residential apartment buildings were recently constructed, i.e. Bennett House in Pleasantville. He was involved with the appraisal of several houses in that area and has found that their value has not changed with the addition of the apartment building. In his view there should not be a significant or an adverse effect on the residential properties in this area.

Open Floor for Discussion

Knowlton Jewer – Area Resident

Mr. Jewer noted that he is retired but used to be in the real estate business. He questioned Mr. Kirkland's opinion, particularly what he stands to gain from it as he is sitting with the proponent's delegation. Mr. Jewer also noted that residents' homes are their biggest investment and they were purchased in good faith. To see this property rezoned is a major disappointment to existing residents. He was also of the opinion that property values will go down in time, particularly as the development gets built.

Andrew Whittle- Area Resident

Mr. Whitten agreed with Mr. Jewer's comments, noting that all residents know an apartment building will negatively affect property values in the area. They have all purchased homes in the area and paid a premium for them under the assumption a school would be put in place. It is unfortunate that the land is not required by the Eastern School Board for

a school as was originally intended by the zoning, but there are a number of other opportunities for development that would be more compatible. All of the permitted uses listed in the current zoning would not adversely affect property values. The current zoning allows a seniors' complex and he felt that residents would not be adverse to that idea and would even welcome it. A community center would be most welcome and needed in this community of young families. The land could be used for walking trails and/or a playground or park. These types of uses would increase the resale value of properties in the area.

With regard to access, Mr. Whitten questioned why these accesses are not installed first, particularly given the large increase in construction traffic. Presently, traffic is severely congested and there is a dire need for more roadway accesses. More development will further exacerbate congestion on existing roads.

With regard to the rentals of these apartments, Mr. Whittle questioned what kind of guarantee citizens will have if the premium rentals sought cannot be sustained and they are forced to lower the rentals thus attracting a lower end market.

Lindsay Phillips – Area Resident

It was Ms. Phillips understanding that when she purchased her property, there would eventually be a park and walking trails in the area. They were also of the understanding that this would be a community with the usual amenities that a community has. At present, it is not a neighborhood but rather just a collection of houses upon houses with no parks or anything for residents to enjoy. The land in question for development is the place where she takes her dog for a walk and it is unacceptable when there are so many young families strolling around on dirty sidewalks. If the City or the developer cannot invest in such basic amenities as sidewalks, it is unreasonable to expect that additional high density development such as what is proposed should be approved. The needs of the existing residents should be addressed prior to any further increase in density. The City has never given the subdivision anything for the community and they are all young families. If Council delivered

on the neighborhood amenities perhaps people would be more amenable to increasing the diversity of the area. They need more fun things to help the subdivision gel into a neighborhood.

Councillor Hann acknowledged the concerns expressed and noted that the revised Municipal Plan takes into consideration the need for increased amenities in neighbourhoods such as convenience stores, trails, community centers, etc., and it is something that Council will continue to strive for as the City grows. Ms. Phillips proposed that Council cease approval of any new developments until such time as the new Municipal Plan is approved.

Lisa Badcock – Area Resident

Ms. Badcock raised a number of points:

- New development in this area should not be considered prior to fixing the existing traffic congestion, i.e. increased access, stop signs, reduced speed limit, speed bumps, etc. To do so is putting the cart before the horse. The speed zone is 50 kph in the area; however, there is a major problem with speeding and this is an area that requires Council's attention. Her mother's car was struck by someone speeding through a stop sign at the intersection of Ladysmith and Great Eastern, sending the vehicle 15 meters down the road. The lack of regard for speed limits is to the point that she fears someone will be run down given the recklessness of some drivers. She is afraid to walk on the streets or sidewalks as a result.
- The traffic counts outlined in the traffic study conducted by Mr. King in which he compared them to traffic counts for a school were a moot point now that a school is no longer planned for the area. Instead, the traffic patterns should have been compared to those typical of a seniors' complex which is permitted in the current zoning.
- More roads and accesses would be ideal but such should be put in place prior to moving forward with more development.

- The development requires parking in the amount of 1.25 cars per unit. She asked members of Council to witness for themselves the number of people who run the stop sign on Ladysmith and Great Eastern. It is a major problem.
- Cars are often parked close to or on the sidewalks making it difficult for pedestrians to get around them, particularly for strollers or wheelchairs.
- To allow the increased density of three apartment buildings in addition to the existing properties, many of which are two apartment units, is far too much for the area's existing road networks to handle.
- Ms. Badcock urged councillors to visit the area during peak traffic hours before they vote on this matter and to witness for themselves the issues with traffic, and think about the needs of the people in Kenmount Terrace.
- She referenced the comments of Mr. Lawrence Stead at last night's public meeting wherein he is a developer who has four or five houses for sale on Ladysmith Drive. His real estate agent tells him people do not want to buy these properties because of the proposed apartment development.
- Council was urged to look at the issues surrounding Kenmount Terrace as it is now and address those issues first before anything further is done. Further, Council should review the potential uses that are permitted within the existing zone prior to consideration of rezoning.

Bonnie Jones – Area Resident

Ms. Jones spoke on behalf of her family of four and her neighborhood. She noted that what would have been a forest will now be towering buildings. When she received the notice after being away this summer on vacation, she was quite distressed about it. She had hoped for a small playground to be placed on the land and agreed with the residents' comments made so far. She stressed the importance of people speaking

up so that Council is made fully aware of residents' objections. She outlined the following three points:

- She believes that property values will decrease with the development of this apartment complex, noting that she left an old house in the inner city to live in a subdivision where her children could play safely in a quiet neighborhood setting.
- She expressed amazement at the increase of traffic in the area, noting that she too has walked with a stroller and there are times when she has felt unsafe crossing the road due to high speed traffic. Additional development will exacerbate this problem.
- She moved to this subdivision for the sake of her children's safety but she is afraid to let her ten year old ride his bike on the streets due to traffic speeds and general disregard that some have for obeying traffic rules.

Heddie Carpenter – Area Resident

Ms. Carpenter just moved into the area and had not been advised of this public meeting because she lives outside the 150 meter radius. That was a concern to her because as a resident, she too is impacted by traffic concerns. She referenced the intent to construct a road to alleviate the traffic going to Thorburn Road, noting that Thorburn Road itself is highly congested. She felt this was not a solution. Had she known about the proposed development, she may not have purchased her property. Instead, the neighborhood needs more parks and more traffic lights, safety patrols, etc. to ensure traffic speeds are adhered to. She urged residents to send e-mails and letters, etc. to all members of Council urging them to vote against this proposal.

Chantal English – Area Resident

Ms. English stated that she and her husband made a decision to rebuild in this neighborhood because they love it so much. They liked the potential of the place, noting that they could have built in other areas such as Southlands or in Paradise where the taxes are cheaper.

Southlands just received a new recreation center. She was disturbed by the statement that the City's plan is to build growing communities, yet this appears not to be the case with regard to Kenmount Terrace which has little to nothing in the way of amenities compared to other neighborhoods. It would be irresponsible for the City to entertain the idea of this proposed development before giving back to the people of Kenmount Terrace who have already invested significantly in the area.

Ms. English has two small children and she is afraid to walk on the road because of traffic and construction. The land in question was supposedly set aside for the residents of the area and should not be rezoned. The residents themselves are doing enough to offer an adequate supply of apartment rentals for the people of St. John's, noting that there are close to 500 apartment homes in Kenmount Terrace which are relied upon to help families pay their mortgages. An apartment building will likely impact her ability to rent her unit because of the competition that the City has allowed. This could have a serious impact on residents' abilities to pay their mortgages. She too would not have been informed of this meeting had she not been told by her builder. She personally printed out copies of the notice and handed them to people in the community. Notices should have been sent to every resident in Kenmount Terrace. Anything other than what is proposed would add value to the area, i.e. a doctor's office, a dental office, a recreation center, etc. She implored Council to put themselves in the shoes of residents before they make a decision on this matter.

Jackie Hayward Frances – Area Resident

Ms. Hayward Frances acknowledged the need for St. John's to have more apartments but felt that there must be other land for that purpose rather than deep in the heart of a subdivision where it was never meant to be.

Patrick McDonald – Area Resident

Mr. McDonald noted that there's a lack of investment in local community amenities. Recently The City announced a \$32 million

development in Wedgewood Park and Southlands just opened a community center; and millions of dollars have been invested in Bannerman Park. He has lived in this area for about 6 years and all he has seen so far is commercial development. He questioned why there is no traffic management plan put in place given the concerns expressed about excessive speed and traffic congestion. Build the infrastructure before you bring the people in and there is a need to make sure that street widening and street speed measurements are in place before there is further development in the area.

The Chief Municipal Planner advised that the City did set aside land for a school in this area; however, the School Board advised the City that it was not required. The land is privately owned, and the City has an obligation to consider the application to rezone, as it would have an obligation to consider for any property owner in the City.

Jack Brown – Area Resident

Mr. Brown noted that the 150 meter radius required for notifications to residents is not big enough and that this rule eliminates 90% of Kenmount Terrace. Residents of the entire area are, therefore, not adequately represented. He reiterated the concerns previously expressed about incompatibility, reduced property values, diminishment of quality of life. This will also interfere with rental rates for two-apartment properties in the area.

Mr. Brown asked Mr. Nash for some examples of the community mindedness of his organization. Mr. Nash advised that the development will enhance the community and will provide more choices of housing for the City as a whole. He noted that though many residents feel this should be a seniors' development only, he sees Kenmount Terrace as a family neighborhood encompassing all demographics. He could not understand how families living in houses and seniors or singles living in rental units would have a negative impact on each other. In other neighborhoods, they have helped host community neighborhood get-

together in the summertime in partnership with local community groups; did fund raising for the new YMCA Center on Ridge Road and built community rooms in the building to allow residents to form their own tenants association and provide residents with a room in the building they can book for various events. They are very community minded and are most willing to work with the city on traffic concerns.

Mr. Brown felt that to rezone this property would be a breach of faith and contract. A number of people bought these houses because a portion of the mortgage would be from rental of their basement units.

The Chief Municipal Planner referenced the 150 meter radius requirement for mail out of notifications which is the minimum requirement of the City under its Development Regulations. In this case, the City made a mistake and should have expanded its radius to include all residents of Kenmount Terrace. This will be done for any further meetings held in the area.

Sean Simmonds – Area Resident

Mr. Simmonds expressed concern about the ambiguity of what was circulated to residents via public notification and what is being proposed tonight. If phase 1 is constructed and there is little uptake, he questioned how the developer would proceed. Particularly, could plans change to convert the properties into subsidized housing? Mr. Nash advised that should Phase 1 not be marketable, phases 2 and 3 will not proceed. All their research indicates that there is a demand however. He also assured that the development will not be inferior quality.

Mr. Simmonds expressed concern for the safety of his children given the intensified density as proposed and his feelings of uncertainty about the potential for subsidized housing should these units not be as marketable as previously thought.

Mike James

Mr. James has a daughter who lives in the area. He compared this proposal with one recently brought forward for the Stavanger Drive area

which Council did reject due to the strong opposition of the residents. Councillor Hann advised that each application is different and is judged on its individual merits.

Mr. James referenced the civic numbering which indicates a total of two lots and questioned how such a massive development could fit on two residential lots. He questioned if this gives the developer access to the acreage behind the property. The Chief Municipal Planner advised that it is not uncommon for civic numbering to change once a development takes place, though he did not know the particulars of civic numbering for this piece of land.

Kayla Breen – Area Resident

Ms. Breen advised that though she respected the comments made by the proponents, it is now Council's duty to respect and consider the comments of citizens first and foremost.

Dale Kirby, MHA for St. John's North

Mr. Dale Kirby, MHA for St. John's North referenced the proposed plan to extend the road out to Messenger and Thorburn and questioned why that is taking so long. He also stated that the completion of Team Gushue Highway is delayed by two years. He questioned if the proposed development is contingent upon the completion of Team Gushue Highway. Councillor Hann advised that the road should be completed by early spring.

Lisa Badcock – Area Resident

Ms. Badcock noted that there was a break-in at Kenmount Terrace last night. Crime is an issue requiring Council's attention and whether or not

crime will increase with this proposed development. It is not a place citizens feel safe in right now. The addition of rental units wherein tenants are transient with no vested interest in the area is disconcerting. In addition, if people can afford to pay \$1500 - \$1700 in rental, as is proposed for these units, then they can afford to pay a mortgage and would more likely go that route. She conjectured that this would likely lead to a reduction in rental fees, leading to a change in demographic.

She also felt that parking would be a major problem, particularly during the winter when there will be an overflow parking situation leading to illegal on-street parking. Would the City be willing to hire more parking enforcement officers to offset this problem? She noted that it was her understanding there would be layoffs for parking enforcement personnel. Councillor Hann assured that there have been no layoffs of parking personnel nor is there any intention of doing so.

Neil Hold – Area Resident

Mr. Hold referenced a previous question from Mr. Brown about what the proponent would be willing to do to add value to the community. There are no community centers in the area for example and would that be something the proponent would be willing to consider. Mr. Nash noted that they would be willing to work with the City to find out what more they can do to participate in the enhancement of the community. If this application is approved, the proponent would be more than willing to meet with the City and the community to initiate some new community enhancements.

Councillor Hann advised that residents may wish to consider the establishment of a neighbourhood association that would work in conjunction with its ward councillor to bring forth various issues to Council. It is Council's experience that dealing with a unified neighbourhood association works very well, i.e. Southlands, Airport Heights, Georgestown, and Shea Heights.

Councillor Davis voiced his commitment to lobbying on behalf of the community and offered the use of City Hall as a meeting area should people wish to congregate to discuss various community issues. He also expressed great enthusiasm about helping residents establish a neighbourhood association which would be instrumental in helping to lobby and further residents' various causes.

Stan McNeil – Area Resident

Mr. McNeil expressed concern about the parcel of institutional land which is the only piece that is zoned as such and which is in a central location in Kenmount Terrace. If this development is approved, all opportunities for institutional zoning will be lost should there be a demand for schools in the long term, though none are planned at present. The land will cease to be accessible to the community. He purchased in this area knowing full well what zoning was in place. He also stated that from conversations he has had with the director at St. Michaels, they were interested in a portion of the land for their church but could not purchase it because the price was too high. He found it particularly troubling when developers can buy up land from the original owners who can price the land in such a way that it is not attractive to institutions. Perhaps the City has an interest in higher density but citizens knew what the density was when they purchased property and have abided by that. Mr. McNeil asked residents to indicate by standing up if they were against the proposed development. Everyone who spoke tonight, spoke against and every one of the residents also stood in objection, indicating 100% of residents that attended tonight are totally opposed.

Mr. Nash advised that they do not currently own the property in question but are in the process of purchasing it. They were also never contacted

by St. Michaels about purchasing a portion of the land. If this proposal does not get Council approval, the proponent will have to move forward with other options.

John Fitzgerald – Area Resident

Mr. Fitzgerald questioned that if people do not want this development to proceed, where would a new city park be placed, in the bog area? The Chief Municipal Planner advised that he did not have the exact dimension but there will be a park or open space off Messenger Drive, a certain amount of which will be passive open space. Mr. Fitzgerald then questioned if this land could be part of the park should the City expropriate it. He suggested that Council investigate that possibility as that is what the residents would most prefer.

Councillor Hann referenced a petition that was given to Councillor Davis for forwarding to the next meeting of Council. The matter will be referred to Council in approximately two weeks time for a decision.

Residents asked Councillor Davis where he stood on this matter to which he replied that due to legal implications, he could not discuss this in public prior to the Council meeting. He did agree to present the residents' case to Council when the issue is referred for a decision.

Adjournment

There being no further business, the meeting adjourned at 9:05 p.m.

Councillor Tom Hann

Chairperson

APPENDIX “B”

List of individuals who made written representations against the proposed amendments:

Zachary Autexier

Shannon Baker

Nanci Barnes

Cheryl Barrett

Holly Barry

Byron Bennett

Brenda Beresford

Frank Beresford

Victoria Beresford

Rick Berthiaume

Marie Claude Berube

Kayla Blain

John Bolt

Leo Bolt

Kristi Bradbury

Gordon Brinson

Sam Bromley

Jack Browne

Mark Browne

Phyllis Browne
David Bry
Kayla Bry
Crystal Buffett
Dave Burt
Carol Button
Donovan Byrd
Norman Byrd
Patrick Careen
Tina Careen
Stacey Carew
Jason Chase
Bonnie Churchill
Kirk Collins
Steve Cooper
Jeff Corcoran
Amanda Cranford
Barry Crocker
Nancy Crocker
Alyssa Crosbie
Grant Cutler
Brent Dawe
Mark Dooley

Terri Dooley
Brandon Drake
Patrick Dunn
Jonathan Dwyer
Nick English
Len Evans
Elizabeth Fahey
Vicki Ficzere
Carmel Finlay
John Fitzgerald
Adam Follet
Stephanie Fontaine
Khrystle Fowler
Stephanie Fowler
Jacquie Hayward Francis
Joel Fulford
Scott Galloway
Travis Galloway
Vanessa Grandy
Courtney Greenham
Steve Grimes
Billy Dee Hickey
Linda Hickey

Clive Hicks
Brad Hiscock
Donna Harpur
Robert Humphries
Crystal Hynes
Michael James
Gayla Jarvis
Theresa Jarvis
Joan Jewer
Malcolm Jewer
Bonnie Jones
Krystal Kelsey
Sean Knight
Suzanne Krauklis
Danine LaVallee
Steve Lawlor
Elizabeth Lewis
Matthew Lewis
Rod Linehan
Mike Loder
Stephen Lucas
Laura MacDonald
Patricia MacDonald

Tracy Madore
Suzanne Maher
Mila Major
Adam Manning
Ashley Manning
Beverly Martin
Dan McClusky
Amy McGrath
Robert Mercer
Katherine Misch
Samantha Moulard
Anna Aylward Murphy
Daniel Murphy
Christina Neno
Thomas Nemeč
Brenda Rumboldt Norman
Darnell Normore
Cal North
Ruth North
Leo O'Brien
Stephanie O'Keefe
Paul O'Leary
Kathleen O'Shea

Daniel Parsons
Lana Parsons
Morgan Pendergast
Jennifer Penney
Jody Pickett
David Power
Ronald Power
Theresa Power
Dennis Pynn
Kristen Raisanen
Nancy Rideout
Craig Rogers
Lisa Ryan
Jackie Ryan
Jennifer Sainsbury
Nikoo Naeemi Sanatdoost
Amy Seward
Courtney Sheppard
Kari Short
Sean Simmonds
Kimberley Smith
S. Smith
Gerry Snow

Kelly Snow
Noel Sparrow
Dion Stagg
Ashley Stead
Crystal Stead
Geoff Steward
Gail Strickland
Jane Stokes
Heather Sturge
Mark Sturge
Eric Thompson
Dulcie Sharpe Turpin
Anna Valcheva
Bradley Wade
Aiden Wadman
Patricia Walsh
Mathew Wheaton
Jean Rideout Whittle

APPENDIX "C"
PETITION WITH COMMENTS

St. John's City Council

Greetings,

Deny the request to rezone 146-148 Ladysmith Drive from Institutional to
Apartment Medium Density

Comments

Name	Location	Date	Comment
mark dooley	St johns, Canada	2014-09-10	Because when we bought out house we were told the area is not zoned for an apartment building and it will never be.
Cheryl Barrett	St. John's, Canada	2014-09-10	As the mentioned reasons above. It was our understanding that there would be more community based amenities. There are already an abundance of rental properties in the area.
Steve Lawlor	St. John's, Canada	2014-09-10	I am concerned about the level of traffic and ultimately the safety of our children. The level of traffic that will increase as a result of this project will add to an already high level of traffic. In addition, I am disappointed in the lack of facilities that are being provided in this area and this will only make it more crowded!
Gordon Brinson	St. John's, Canada	2014-09-10	For the reasons listed above this will proposal will certainly devalue rental value in the area. I paid a premium. For my newly built home in this area as well as the highest taxes in the city. There are no green belts, or walking trails etc as promised in this area. This development will have a negative impact on the area with concerns to traffic and quality of residence.
Suzanne Krauklis	St. John's, Canada	2014-09-10	<p>My husband and I purchased a home on Gil Eannes Drive in 2007. We purposely bought in this neighbourhood as we were a young couple and we planned on having a family and wanted to live in an up-and-coming LOW-DENSITY NEIGHBOURHOOD. In 2012 we purchased a second home on Rosalind Street which has a basement apartment. We purchased the 2nd home as my father-in-law has a heart condition and we wanted our in-laws to have a home in St. John's as they live around the bay. We needed the basement apartment in the 2nd home to offset the mortgage since our in-laws would be living in the home for free. Since that time we have welcomed the birth of our son, who is now 1 year and one week old. We have roots in this neighbourhood now - safety and property value were a huge draw for us when we decided on living here.</p> <p>The proposed rezoning and building of apartment complexes would compromise safety and property value. More people (generally lower income as they are too young or do not make enough for the banks to give a mortgage) and more cars would make our neighbourhood too busy and too dangerous for our children. Property value would decline, even if slightly, as there are already an overabundance of apartments and homes in this area now where it has been taking longer to sell houses than in previous years and also more difficult to rent apartments when being selective of tenants.</p> <p>My husband and I are upstanding citizens who love living in Kenmount Terrace. We both work full-time jobs as public servants, myself with the federal government and my husband with the province. We are devoted to our community and our family. We know our neighbours and we are good neighbours. I have lived in St. John's all my life (except for short periods living in England, South Korea, and New Brunswick). My family and I are concerned and feel so strongly against the rezoning that if it occurs, bringing apartment complexes into our neighbourhood, we will most likely sell both properties and move to Paradise or CBS.</p> <p>Keep our neighbourhood low-density.</p>
gregory doucette	st johns, Canada	2014-09-10	I am one of the two app home owners. This is also my primary residence.

Name	Location	Date	Comment
Brent Dawe	St. John's, Canada	2014-09-10	There are better things we can build up here, apartment buildings just isn't one of them
Thomas Nemeč	St. John's, Canada	2014-09-10	Kenmount road cannot handle the traffic from the current development, let alone an additional 200+ units. There is a reason this land is currently zoned the way it is - no need to change it.
Kathleen O'Shea	St. John's, Canada	2014-09-10	Rezoning would decrease property and rental values, which were key factors considered in making the decision to live in Kenmount Terrace.
Norman Byrd	St johns, Canada	2014-09-10	We need a community center and park not apartment buildings and more traffic!
Kari Short	St. John's, Canada	2014-09-10	I'm signing because kenmount terrace needs green space!
Kristie Bradbury	St. John's, Canada	2014-09-10	As a REALTOR in the city I know there are quite a few of vacant apartments in Kenmount Terrace already. Zoning this area for apartments is only setting up the local economy to fail by having even more inventory to sell or rent when there is already an abundance. As well as driving property prices down especially those right next to the building. As a resident and home owner in Kenmount Terrace I purchased my home with a mortgage helping apartment knowing that Kenmount Terrace was not zoned to allow apartment complexes. What we need is another playground the two small ones are not enough nor are they very fun for adults or young children to enjoy. St. John's needs more active options, what a great area for a sports complex for the kids and parents to have fun play and explore. The city of St. John's has become more focused on earning money rather than the well being and happiness of their communities...shame on you St. John's.
Rod Linehan	Conception Bay South, Canada	2014-09-10	We purchased our property based upon the area being residential with the potential for a school at this site. There are numerous sites in the area where those apartments can be located with out rezoning.
Stacey Carew	St. John's, Canada	2014-09-10	I'm signing because I do not approve building an apartment building complex in the kenmount terrace area for all of the reasons stated above.
Dan McCluskey	St. Johns, Canada	2014-09-10	I am signing cause my friends live in the area and I support there cause
Carmel Finlay	St. John's, Canada	2014-09-10	Property value, traffic concerns, crime
elizabeth fahey	St John's, Canada	2014-09-10	I don't agree with it
Jennifer Penney	St. John's, Canada	2014-09-10	I am signing because I feel that an apartment building will reduce the community feeling that we need to strive to make better in Kenmount Terrace. This subdivision is marketed as a place to raise families and placing an apartment building there is contrary to that. The space should be used for a recreation center or a sports field. This is what's needed in Kenmount Terrace. Apartment bulcings of any stature will reduce property values as it won't be easy to sell in the area anymore. I would doubt that property taxes would be reduced in reflection of that. I for one am exploring the option of selling my home as this neighborhood is no longer living up to my expectations. If I do sell, my next home will not be in St. John's as I feel our council makes inappropriate decisions for it's residents. There are no long term plans put in place when developments are approved and no regard for green space or the planting of trees on properties. Our city needs to do better for it's people!
Ronal Power	St. John's, Canada	2014-09-10	Apartments in general have a tendency to attract crime, no thanks I'll pass.
Laura MacDonald	St. John's, Canada	2014-09-10	There's enough traffic on ladysmith drive as it is.
Len Evans	St. John's, NL, Canada	2014-09-10	The change in the zoning will have a negative impact on property values.

Name	Location	Date	Comment
Courtney Greenham	St. John's, Canada	2014-09-10	The community will lose it's "community" character, and property value will drop rapidly.
Craig Rogers	St. John's, Canada	2014-09-10	I own a house in that area on the same street.
Daniel Murphy	St. John's, Canada	2014-09-10	It's my neighbourhood.
Adam Manning	St. John's, Canada	2014-09-10	I am a resident of Kenmount Terrace and think this development will negatively impact our neighbourhood. The added traffic is a risk to our children, not to mention the added stress on the morning and evening commute. The low rental rates will impact the many young families who rely on apartment rental income to be able to afford their home. Please deny this request to rezone.
Darnell Normore	John's, Canada	2014-09-10	I own a home in this area. I did not buy a home up here to live in an area with apartment buildings. I will be selling my home and moving if this goes through!
Ashley Madden	St. John's, Canada	2014-09-10	I live in this neighborhood and do not want this apartment complex in kenmount terrace.
Suzanne Maher	St. John's, Canada	2014-09-10	My husband and I have lived in Kenmount Terrace for almost four years. When we walk around our neighbourhood, we often comment on the high volume of traffic. An apartment complex will only increase that volume. The area should be used for a much-needed community centre for the residents.
David Power	St John's, Canada	2014-09-11	This development will adversely affect current homeowners in the area who rely on rental income from their apartment to pay the mortgage. It will negatively affect property values. It will negatively affect any sense of community that has been growing in the area over the past half dozen years. It is not part of the package the developer nor the city sold current homeowners.
bonnie churchill	st. john's, Canada	2014-09-11	An apartment building in the general vicinity will have an instant negative impact on the property values market rate in the area
Patricia Walsh	St. John's, Canada	2014-09-11	An apartment building which decrease the property value of surrounding homes and there will be a huge increase in traffic and noise.
Christina Neno	St. John's, Canada	2014-09-11	I live on this street and firmly believe this request should be denied.
Theresa Power	St. John's, Canada	2014-09-11	We purchased in this area because of the presentation of community development & the future plans for the area. There needs to be Community meetings & agreements by the majority. This plan by the City was not arrived at thru strategic planning. This is not Democracy.
terri dooley	st johns, Canada	2014-09-11	Above Stated...
Beverly Martin	st. Johns, Canada	2014-09-11	My son and his family live on Ladysmith and I feel that you do not need an apartment complex in this area. there is already enough of traffic there.
Adam Follett	St. John's, Canada	2014-09-11	Looking to purchase a home here in the near future.
Theresa Jarvis	St. John's, Canada	2014-09-11	I'm opposed to this proposed rezoning and subsequent development.
S. Smith	St. John's, Canada	2014-09-11	I agree with many residents who have voiced their concerns here. It would severely impact traffic and increase congestion on an already busy Kenmount Road. We want to keep this a family neighbourhood safe for children. Increasing traffic in our subdivision will not be safe. The City of St. John's will start loosing working families in this area as many families will move to Paradise or CBS. Many of us are thinking about it already because of the rezoning. The higher the population the higher the crime...seriously do we need anymore bad publicity up here. It should be made into something useful such as a recreation center/park/daycare/green space.
Jennifer Sainsbury	St. John's, NL, Canada	2014-09-11	I own a house located at 147 Ladysmith Drive and the rezoning of this land to allow the construction of apartment buildings would considerably decrease the value of my home.

Name	Location	Date	Comment
Donovan Byrd	St. John's, Canada	2014-09-11	That's my smoking spot
Erin Thompson	St. John's, Canada	2014-09-11	I strongly oppose this proposed project development in my neighbourhood.
Vicki Ficzer	St. John's, Canada	2014-09-11	Thinking ahead to full day kindergarten in 2016, the schools that kenmount terrace are zoned for are already full and at capacity. With this area growing who is to say in a couple of years time a school won't be needed in this area? Why the rush to develop with apartments when there are already so many apartments in this area. Please don't bring down my property value.
Jeff Corcoran	St.johns, Canada	2014-09-11	My property value will drop, just purchased last year at a premium price.
Mike Loder	St John's, Canada	2014-09-11	I LIVE IN KENMOUNT TERRACE. RENTAL PRICES WILL DROP, EXCESSIVE TRAFFIC IN AN ALREADY BUSY AREA, AND THIS WILL CHANGE THE CHARACTER OF THE AREA.
Ashley Stead	St.John's, Canada	2014-09-12	Property value will drop,traffic will increase and it will make this beautiful area less desirable. Why not use that area for things that will help home owners and increase the potential for the subdivision like a nice playground, tennis/basketball court or field. Don't ruin this beautiful subdivision please.
Holly Barry	St. John's, Canada	2014-09-12	The thought of apartment complexes in this 'family friendly' neighbourhood makes me want to sell my home at the thought of it, for a long list of reasons. This area needs basic amenities before adding the congestion and chaos these proposed apartment buildings would add. This proposal is a bad idea.
Grant Cutler	St. John's, Canada	2014-09-12	Property value will decrease beyond the value paid initially for our family neighbourhood city homes.
Crystal Stead	St. John's, Canada	2014-09-12	I think we lack amenities already and it will affect our property values! Also we chose to live here knowing that there is a space for future school for our children.
Robert Mercer	St. John's, Canada	2014-09-12	Why should this subdivision be any different than Stavanger Drive, other than the fact that we have a lot less amenities than them. This will negatively effect our quality of life and housing and rental prices in our neighborhood. I urge councillors to not allow the rezoning of this land.
Sean Simmonds	St. John's, Canada	2014-09-12	The city's lax regulations on apartments has led to an over abundance of apartments in the area (evident by the over abundance of parked cars, high volume of traffic, and unkept properties)... can we see a positive development instead of a negative one???
Kristin Raisanen	St John's, Canada	2014-09-12	Can we put in a park? Or just leave it wilderness?
Anna Valcheva	St. John's, Canada	2014-09-12	I do not agree with having Apartment Buildings being built in this neighborhood. I believe it will have an overall negative effect on the current home owners.
Shannon Baker	St John's, Canada	2014-09-12	A green space is definitely needed in our area. The only place I can run is Kenmount Rd which is not ideal. We need a green belt not apartments.
Bradley Wade	St John's, Canada	2014-09-13	We live in an area surrounded by commercial properties between kenmount road and the Kelsey drive areas. I'd like to raise children in a place where they have more to do than explore our tiny back yard. We have a lot of runners in the area, and a large percentage of the population are younger adults who either have kids or are of the age to have children. We need more green spaces. And we certainly don't need an apartment complex in the area to detract from the little appeal the area has now. I'd like to see something for the 3500+ I pay in property taxes each year.
Tara Bennett	St. John's, Canada	2014-09-15	I want this application denied!

Name	Location	Date	Comment
Crystal Buffett	St. John's, Canada	2014-09-16	I agree with all points regarded in the petition. I also live in kenmount terrace and relate to the points regarded.
Barry Crocker	St John's, Canada	2014-09-16	increased traffic density, declining property values and problems associated with low income housing (petty crime, unemployment, abandoned vehicles etc) are all factors commonly attributed to Multi Dwelling Apartment Buildings. If this had been explained to us prior to our land purchase it would be different, as we'd have never have chosen this lot in the first place but now we are stuck. Dirty pool in my opinion.
Donna Harpur	St. John's, Canada	2014-09-16	Trying to maintain a family friendly neighbourhood and keeping increased traffic in mind.
Stephanie OKeefe	Stephenville, Canada	2014-09-16	I live on this street, and traffic is already heavy enough for a residential area
Vanessa Grandy	St.John's, Canada	2014-09-16	We just bought a house right up the road from where this has been proposed to be built, we were not informed of the potential for an apt dwelling being built in that location, if we had, knowing that it would effect our future selling value as well as way of life, we would not have bought the house in this particular area.
Nancy Crocker	St. John's, Canada	2014-09-16	I was never notified by the developer or builder that there ever a chance for something like this to be constructed. Not at all fair. If the city wants to allow construction of an apartment building fine, but ensure it is in an area about to be developed so all homeowners know what to expect in their front yard.
Nancy Rideout	St. John's, Canada	2014-09-16	Resident
kayla blain	st. john's, Canada	2014-09-16	"It is irresponsible for the city to rezone the only area currently existing that is zoned for the development of public buildings." I agree, a public, community use building would be a much more responsible use of the area then apartment housing.
Amanda Cranford	Mount Pearl, Canada	2014-09-16	As someone who has just purchased a brand new 2 apartment home in this area, we rely on the high rental rate for our apartment to subsidize our living expenses. This move would be financially detrimental to us.
Joel Fulford	St. John's, Canada	2014-09-16	i live in this area
Dave Burt	St.johns, Canada	2014-09-18	Traffic congestion and lack on amenities , recreational areas,walking trails parks in the area
Nanci Barnes	St. John's, Canada	2014-09-19	I am signing because I love where I live and have no doubt that this will change if this request is approved.
Daniel Parsons	St. John's, Canada	2014-09-20	I moved t kenmount terrace 5 years so many things have changed since then 14 petite forte was the last house on the street now it goes for Kms. This place is already super crowded. Higher density housing will make it unsustainable. Have you seen this subdivision in the winter?!?!?
Kimberley Smith	St. John's, Canada	2014-09-20	I don't want to lose value in my property. I am an owner.
Steve Grimes	St. John's, Canada	2014-09-24	The neighbourhood and associated infrastructure is not designed for this type of development. An apartment complex would increase traffic, increase crime and lower home values. It will significantly change the dynamic of the entire subdivision. I am not typically opposed to progressive development when it makes sense but I see no positive outcome to this plan.
Anna Aylward-Murphy	St. John's, NL, Canada	2014-09-27	i feel the neighbour is not set up for increased population and traffic flow.
Bonnie Jones	St. John's, Canada	2014-09-28	I have two small children in this area, and I do not want chaos next to their home. We moved here for QUIET, and this is an unfair change to what we bought in the first place. I have been wondering when a playground would appear. This news was a major shock.

Name	Location	Date	Comment
Michael James	St. John's, Canada	2014-10-02	My daughter has recently purchase a home in the area with the expectation she was in an area with homes that were residential units only with some having registered apartments in them. 229 apartments in 3 four storey apartment buildings in that area with access onto Ladysmith via a 2 building lot right of way is totally unacceptable.
Steve Cooper	St. John's, Canada	2014-10-03	Do not want the population density or lowered property value that comes with apartment buildings in the area
Jonathan Dwyer	St. John's, Canada	2014-10-03	I am a homeowner in the neighborhood of Kenmount Terrace.
Mila Major	St. John's, Canada	2014-10-04	I purchased my home in an area where playgrounds and public services were going to be provided. I also purchased my home in kenmount terrace because it was a distinguished part of town that was free from older homes, bad neighbourhoods, NL housing, or apartment complexes. You will completely ruin the lives and investments made by all of the home owners in kenmount terrace by allowing the re zoning of the land on lady smith. I firmly oppose this idea, and am frankly disgusted that it's even being considered.
Brad Hiscock	St. John's, Canada	2014-10-04	My Fiance and I purchased a home 2 years ago on Lady Anderson Street. The area is beautiful and quiet. I was excited to start a family here as there was a school proposed to be built nearby along with some public services and/or conveniences. This new idea of putting an apartment building (or several), immediately next to my home is absolutely horrifying. This area has a reputation for being a nice part of town, and a place worthy of making such a large investment. All of us homeowners in the area would take a massive cut in property value, and therefore hugely overpaid for our homes. The presence of an apartment building would be a monstrosity to our little community. I vote completely against the rezoning proposal.
Kirk Collins	St. John's, Canada	2014-10-04	I do not want a higher population and certainly don't want my property value lowered.
Noel Sparrow	St. John's, Canada	2014-10-05	This will increase traffic, lower rental rates for my apartment, and decrease my property value. My land was bought at a premium and this was not mentioned at the time
Jackie Ryan	St. John's, Canada	2014-10-05	I just moved into the area a few weeks ago and have already noticed the issues with traffic/parking in the area. Housing developments if this size do not make sense for this area. I moved here for the community feel, not for buildings.
Sean Knight	St. John's, Canada	2014-10-05	I simply don't want apartment buildings so close to me. It will be too congested in here
Aiden Wadman	Arnold's Cove, Canada	2014-10-05	It's not suitable for this neighborhood
gail strickland	st. john's, Canada	2014-10-05	I am strongly against this development in my subdivision
Amy McGrath	St. John's, Canada	2014-10-05	This will ruin our neighbourhood. I will be moving out of Kenmount terrace if this goes ahead.
Morgan Pendergast	Chapel Arm, Canada	2014-10-05	Its a terrible idea
Robert Humphries	St. John's, Canada	2014-10-06	This affects me directly
Heather Sturge	Mount Pearl, Canada	2014-10-06	I have relatives in the area
Carol Button	St. John's, Canada	2014-10-06	I believe putting such a big apartment building in this area will have a negative affect on this so far nice nabourhood. Traffic being one issue. Effect on our property values being another concern. If I'd know before this was an option I would have built elsewhere.

Name	Location	Date	Comment
Stephanie Fontaine	St. John's, Canada	2014-10-06	I do not want these proposed apartment buildings in my neighbourhood. I believe that they will negatively impact the area in a number of obvious ways. At the top of that list is a dramatic decrease in my property value, something I know everyone in the area is quite angry about.
Mark Sturge	Badger's Quay, Canada	2014-10-06	Friends lives across the road.
jason chase	paradise, Canada	2014-10-06	I live here and I don't need a kenmount road going through my neighborhood!!!!!!
Brandon Drake	St. John's, Canada	2014-10-06	This would bring slot of traffic , along with drugs to a nice family area
Kelly Snow	Paradise, Canada	2014-10-06	I own a 2 apartment home and understand how hard it can be to rent without an apartment building in our area
Nick English	St. John's, Canada	2014-10-06	a large apartment building will lower the value of homes in the area also creating twice ad much traffic in an already confused and packed area
Rick Berthiaume	St.John's, Canada	2014-10-06	I just purchased a house right up the road from where this apartment dwelling is to be located, not only will this be an eye sour but it will depreciate the value of the house I just purchased, had I have known when purchasing the house that apartments were to be built up the road, chances are I would not have purchased the house. I would much prefer to see an institutional property such as an Elementary School for all the kids in the area go up than an apartment complex that will only bring renters, crime and depreciation.
Stephen Lucas	St. John's, Canada	2014-10-06	The city of St. John's needs to start acting in a responsible manner when it comes to development. They need to consider the desires of people on the city not just the cash that comes with unrelenting and continued development. There are far better uses of that land(park and green space) that would be useful for the people all ready in that area.
Chris Hicks	St John's, Canada	2014-10-06	I live in Kenmount Terrace and agree with the statements in this petition.
Alyssa Crosbie	St. John's, Canada	2014-10-06	i live in the area and there is already enough density. How about turning that lot into something beneficial for the neighborhood?
Lana Parsons	st. John's, Canada	2014-10-06	It's hard enough to rent my basement apartment now!!
Samantha Moulard	St. John's, Canada	2014-10-07	I don't want an apartment building next to my house. I feel it will take away from the value of the property.
Jane Stokes	St John's, NC	2014-10-07	Proposal will decrease property values in the area and will greatly increase the traffic and add to the congestion of the community and Kenmount Road. Tax base for the area is very high. Tax will decrease if this proposal goes through !??(Optional)
Tracy Madore	St. John's, Canada	2014-10-08	I live in the area, it is not fair to redone new subdivision after the fact.
Gerry Snow	St. John's, Canada	2014-10-08	A concerned neighbour
Mark Browne	Creston South, Canada	2014-10-08	My parents own property at this location which was zoned as institutional, but now that this could be changed it will degrade property value and make changes that will negatively affect rentability of their house.
Phyllis Browne	Mt Pearl, Canada	2014-10-11	family living in the area
Crystal Hynes	Conception Bay South, Canada	2014-10-11	A school is better situated in this location....Kenmount Park has developed significantly & continues to grow. More schools = more jobs for teachers in Newfoundland

Name	Location	Date	Comment
Danine LaVallee	St John's, Canada	2014-10-14	I'm signing for all the reasons mentioned above. When we purchased our family home we were told that the area at question would be a park. I do not feel that the addition of so many renters is in the best interest of the safety of our families. There will be a large increase in traffic which is not favourable by most. Reselling our home will also be an issue. We feel that we were misled and are extremely disappointed.
Dennis Pynn	St. John's, Canada	2014-10-16	For all of the reasons listed above.
Malcolm Jewer	St. John's, NL, Canada	2014-10-16	I don't want my property to be devalued.
Paul Oleary	St. John's, Canada	2014-10-18	Keep this a individual home based area .
Krystal Kelsey	St. John's, Canada	2014-10-19	family and friends are affected by this rezoning, and traffic is bad enough without adding these three buildings.
Courtney Sheppard	St. John's, Canada	2014-10-21	I purchased my home with the hopes of raising my family here, we were promised walking trails, a new park, a nice community. We were told nothing about an apartment building. This will decrease property values, increased traffic (which is already a problem in this area), and will overall reduce the desire to live in Kenmount Terrace. I can assure you if this is approved my house will be on the market the same day and my family will be moving outside St. John's. This is very upsetting.
Stephanie Fowler	St.John's, Canada	2014-10-27	I live in Kenmount Terrace and the standard of housing was one of the main reasons I decided to build there, this will have an impact on the value of my house; had I known that this was a possibility I would have built elsewhere. Maybe the city should put their efforts into more playgrounds or open spaces in Kenmount Terrace.
Linda Hickey	Mt Pearl, Canada	2014-10-30	This will impact property values in the area
Billy Dee Hickey	St. John's, Canada	2014-10-31	This is not good for the community and is not what was promised by the city
Marie-Claude Berube	St.John's, Canada	2014-10-31	We just purchased a lot on Soiway Crescent. We don't want the extra traffic. We'd rather have services that are family and children oriented.
Leo O'Brien	St John's, Canada	2014-11-08	Having apartments in this area with decrease property values, increase traffic and increase crime. We need schools, playgrounds, walking trails, not apartment buildings
Travis Galloway	Paradise, Canada	2014-12-12	This need to be stopped and city council needs to respect the choice of residents
Khrystle Fowler	St. John's, Canada	2014-12-12	An apartment building was just built across the street from my home. It is a horrible sight. I've lived on the street for 26 years and this is a step down for this neighborhood. It had decreased the sales of homes and it's an eye sore. My friends recently bought a house off of Ladysmith and I know they are against this too. This neighborhood needs corner stores and a park for the kids, not some huge apartment building that will only increase traffic in the area and like my street, lower the value of the homes in the area.
Scott Galloway	St. John's, Canada	2014-12-12	i feel that this City Council is not listening to the people of Kemnount Terrace!
Lisa Ryan	Goulds, Canada	2014-12-12	In support of friends and relatives living in this area.
Nikoo NAEEMI SANATDOOST	St. John's, Canada	2014-12-12	The institutional is a preferred spot for a school in future. As mentioned by school board in a formal letter, they is not an immediate need, but after the full development of the subdivision, if their studies shows the need for a school, that land is the preferred spot. Mid-density apartments in a single dwelling family neighbourhood is a sever shock, and it will affect the INTEGRITY of the neighbourhood. In addition, it will worsen the traffic problem.

Name	Location	Date	Comment
Gayla Jarvis	St.John's, Canada	2014-12-12	This is unfair to have this in a neighborhood that was promised much more. We deserve a safe place for our kids we pay to much so much in taxes and to much for our homes to have people decide to do this to us. We live here not you we pay for what we have not you, should be up to us. My home and my family is at risk. This is not a place where I want to raise my kids but I won't have much of a choice since my house is in the \$500,000 range and is next to a ghetto apartment building. For God sakes let us have the Right to decide we made this neighborhood we helped making it what it is now look what a bunch of money grabbers are creating.

MEMORANDUM

Date: **January 21, 2015**

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

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

Re: **Snow Clearing Report**

Attached for the information of Council, is the Snow Clearing Report for the period January 1 to January 21, 2015.

The Report shows a positive variance of \$401,149.

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

Attach.

ST. JOHN'S

DEPARTMENT OF FINANCE

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

City of St. John's
3231 Snow Clearing
For the Period January 1 to January 21, 2015

	<u>2015 BUDGET</u>	<u>Y-T-D BUDGET</u>	<u>Y-T-D ACTUAL</u>	<u>Y-T-D (OVER)/ UNDER BUDGET</u>	<u>Y-T-D % BUDGET REMAINING</u>
<i>PERSONNEL SERVICES</i>					
SALARIES AND WAGES	4,519,026	637,859	329,596	308,263	48%
LABOUR OVERTIME	550,000	67,742	47,817	19,925	29%
CAR ALLOWANCE	-	-	354	(354)	-
TOOL ALLOWANCE	-	-	150	(150)	-
EMPLOYER CONTRIBUTIONS	1,240,316	173,748	89,459	84,289	49%
TOTAL PERSONNEL SERVICES	<u>6,309,342</u>	<u>879,349</u>	<u>467,377</u>	<u>411,972</u>	<u>47%</u>
<i>CONTRACTUAL SERVICES</i>					
CONTRACTUAL SERVICES	955,304	125,921	-	125,921	100%
WEATHER REPORTS	140,000	7,903	-	7,903	100%
CABLE/SATELLITE SERVICE	2,496	141	-	141	100%
ADVERTISING	13,370	1,509	-	1,509	100%
CLAIMS	10,000	564	-	564	100%
EMPLOYEE TRAINING	24,460	-	-	-	-
FLEET COSTS	4,979,587	258,073	18	258,055	100%
RENTAL OF TRUCKS	15,000	3,387	-	3,387	100%
LEASE OF HEAVY EQUIPMENT	1,168,876	183,841	-	183,841	100%
RENTAL OF OTHER EQUIPMENT	5,000	564	-	564	100%
RENTAL OF OTHER VEHICLES	12,736	1,437	-	1,437	100%
SNOW CLEARING & ICE CONTROL	60,000	6,774	-	6,774	100%
TOTAL CONTRACTUAL SERVICES	<u>7,386,829</u>	<u>590,116</u>	<u>18</u>	<u>590,097</u>	<u>100%</u>
<i>MATERIALS AND SUPPLIES</i>					
FOOD AND REFRESHMENTS	2,600	-	-	-	-
SAND	10,000	1,129	1,081	48	4%
SALT	3,305,524	386,533	961,735	(575,202)	-149%
SNOW FENCING	4,800	-	-	-	-
LUBRICATING OILS	32,000	3,613	2,689	924	26%
WELDING SUPPLIES	45,000	5,081	14,684	(9,603)	-189%
VECH. & EQUIP. REPAIR PARTS	-	-	12,572	(12,572)	-
TIRE CHAINS	5,000	-	-	-	-
SAFETY EQUIPMENT	10,033	1,133	708	425	38%
HAND TOOLS & SMALL EQUIP.	20,000	2,258	2,912	(654)	-29%
CLEANING SUPPLIES	6,303	711	554	157	22%
MISCELLANEOUS MATERIALS	3,920	894	497	397	44%
TOTAL MATERIALS & SUPPLIES	<u>3,445,180</u>	<u>401,351</u>	<u>997,433</u>	<u>(596,082)</u>	<u>-149%</u>
<i>CAPITAL OUT OF REVENUE</i>					
COMPUTER EQUIPMENT	-	-	-	-	-
TOTAL CAPITAL OUT OF REVENUE	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<i>GRANTS & SUBSIDIES</i>					
GRANTS TO OTHER GROUPS	15,000	10,161	15,000	(4,839)	-48%
TOTAL GRANTS & SUBSIDIES	<u>15,000</u>	<u>10,161</u>	<u>15,000</u>	<u>(4,839)</u>	<u>-48%</u>
<i>OTHER TRANSACTIONS</i>					
FLEET CAPITAL COSTS	796,739	-	-	-	-
TOTAL OTHER TRANSACTIONS	<u>796,739</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
TOTAL EXPENDITURE THIS PROGRAM	<u>17,953,090</u>	<u>1,880,977</u>	<u>1,479,828</u>	<u>401,149</u>	<u>21%</u>

MEMORANDUM

Date: January 21, 2015

To: His Worship the Mayor and Members of Council

**Re: Department of Planning File# 1200290
Proposed Rezoning from CDA to RQ and O Zones for 6-Lot Residential Subdivision
39, 39B and 39C Quidi Vidi Village Road and City-owned land to the west, Ward 2
Applicant: Powder House Hill Investments Limited**

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

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

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

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

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

ST. JOHN’S

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

The applicant was asked to provide typical building elevations (CD#R2013-07-22/7) and produced photographs of 3-storey houses similar in style to the houses on nearby Regiment Road (as attached). Please note that the subject property is not in a designated heritage area.

Recommendation

The present application is for low-density residential development that meets the recommendation of the Quidi Vidi Village Development Plan (2006) for “roadside housing in a way that integrates the homes into the landscape”. Therefore, it is recommended that Council adopt the attached St. John’s Development Regulations Amendment No. 604, 2014. This would have the effect of rezoning the front portion of the subject property at 39B and 39C Quidi Vidi Village Road, as well as the adjoining house at 39 Quidi Vidi Village Road and a parcel of City-owned land, from the CDA-6 Zone to the Residential Quidi Vidi (RQ) Zone. The rear portion of the subject property, from the underground pipeline to the northern property boundary overlooking Quidi Vidi Lake, would be rezoned from CDA-6 to the Open Space (O) Zone, along with a section of land to the west of Civic 39. No Municipal Plan amendment would be required.

This is provided for Council’s consideration.

Ken O’Brien, MCIP
Chief Municipal Planner

LLB/dlm

Attachment

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

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

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

Rezone lands situated at 39, 39B, 39C, and an adjoining parcel of City-owned land [Parcel ID #'s 20363, 17539, 18004, and part of 36099] from the Comprehensive Development Area 6 (CDA 6) Zone to the Residential Quidi Vidi (RQ) Zone and the Open Space (O) Zone as shown on Map Z-1A attached.

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

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

Mayor

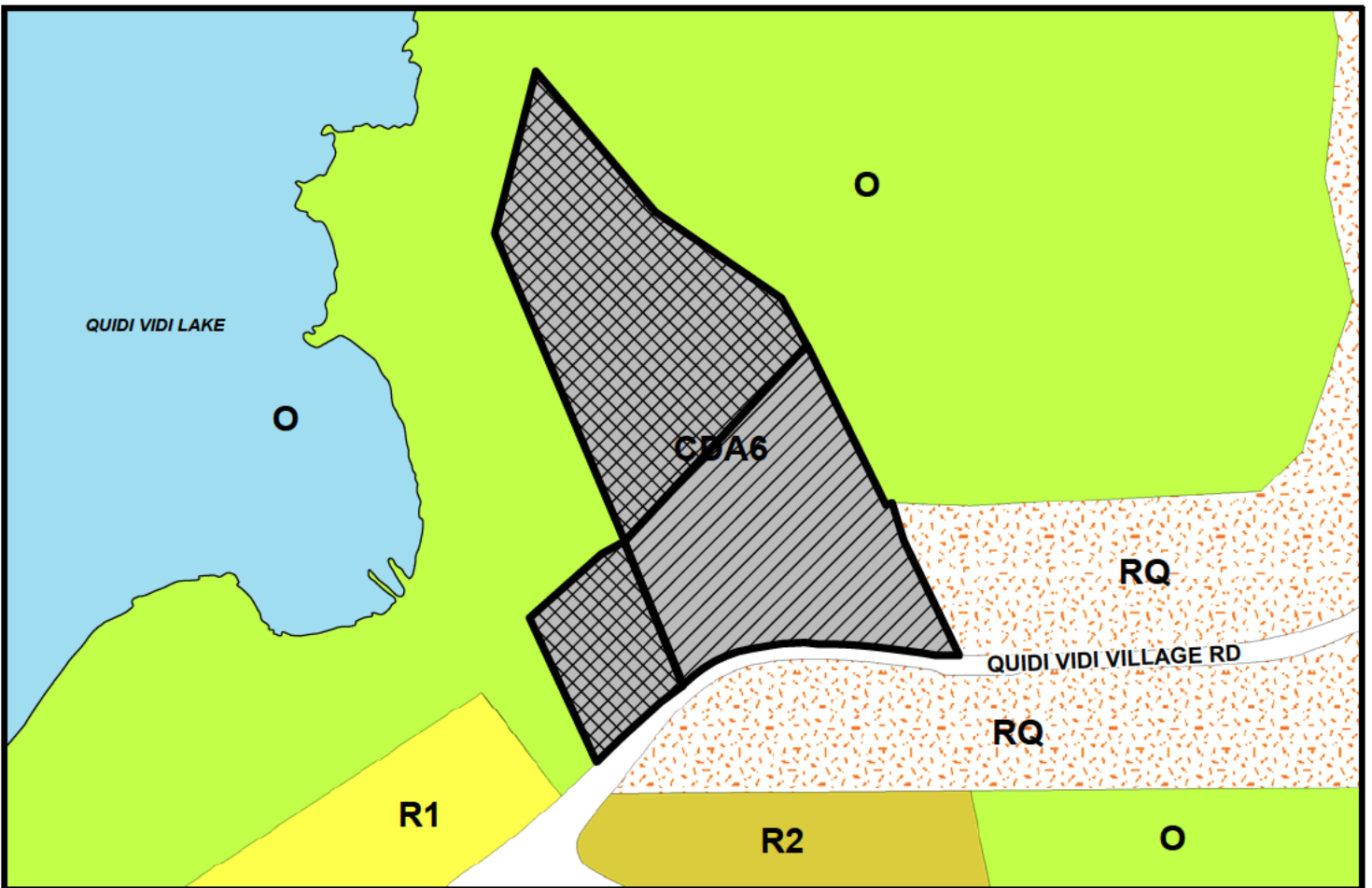
MCIP

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



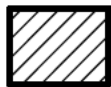
**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 604, 2014
[Map Z-1A]**

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

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



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



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

39 & 39B Quidi Vidi Village Road

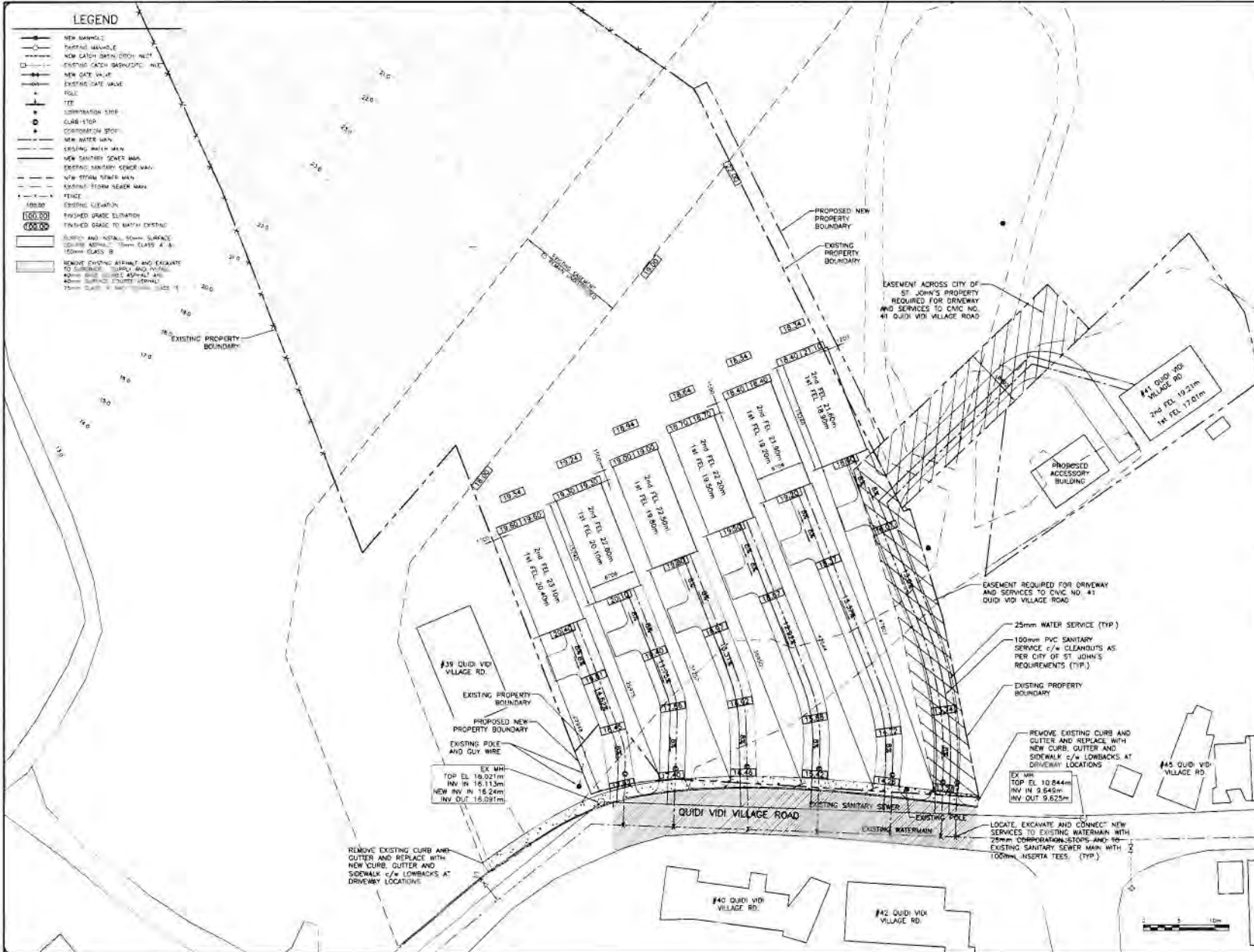
M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration



LEGEND

- NEW MANHOLE
- EXISTING MANHOLE
- NEW LATCH BATH/TOILET
- EXISTING LATCH BATH/TOILET
- NEW GATE VALVE
- EXISTING GATE VALVE
- PIPE
- TEE
- COMBINATION STOP
- CLUB STOP
- COMBINATION STOP
- NEW WATER MAIN
- EXISTING WATER MAIN
- NEW SANITARY SEWER MAIN
- EXISTING SANITARY SEWER MAIN
- NEW STORM SEWER MAIN
- EXISTING STORM SEWER MAIN
- FENCE
- EXISTING ELEVATION
- FINISHED GRADE ELEVATION
- FINISHED GRADE TO MATCH EXISTING
- REMOVE AND RESTORE SURFACE COURSE (CLASS 1)
- REMOVE EXISTING ASPHALT AND EXCAVATE TO SUBGRADE (CLASS 1)
- REMOVE EXISTING ASPHALT AND RESTORE SURFACE COURSE (CLASS 1)
- REMOVE EXISTING ASPHALT AND RESTORE SURFACE COURSE (CLASS 1)

NOTES

- DO NOT SCALE FROM DRAWINGS
- ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE SECTIONS OF THE CITY OF ST. JOHN'S SPECIFICATIONS BOOK
- CONTRACTOR SHALL CONFIRM LOCATION, ALIGNMENT, INVERTS AND TYPE OF MATERIAL OF ALL UNDERGROUND SERVICES AND SHALL NOTIFY THE ENGINEER/OWNER PRIOR TO COMMENCING ANY WORK
- MINIMUM WIDTH OF ASPHALT REINSTATEMENT FOR THE TRENCH SHALL BE 3.0m. ASPHALT REINSTATEMENT MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF ITEM NO. 152, FULL DEPTH ASPHALT PATCH, OF THE CITY OF ST. JOHN'S SPECIFICATIONS BOOK
- STREET EXCAVATION PERMIT MUST BE OBTAINED PRIOR TO STARTING ANY WORK WITHIN THE PUBLIC STREET RIGHT-OF-WAY
- A PERMIT TO CONNECT MUST BE OBTAINED PRIOR TO PERFORMING ANY SERVICES WORK
- ALL WORK ON EXISTING WATER MAINS SHALL BE DONE BY CITY FORCES

REVISIONS

NO.	DESCRIPTION	DATE
1	REVISED FOR APPROVAL	M.C.S. 12/15/13
2	REVISED FOR APPROVAL	M.C.S. 12/15/13
3	REVISED FOR APPROVAL	M.C.S. 12/15/13

REFERENCE

A - PLAN SECTION ELEVATION OR DETAIL NO. _____
 B - NO. OF DRAWING SHEET ABOUT 16 SHEETS

PROJECT NAME

PROPOSED RESIDENTIAL DEVELOPMENT
 QUIDI VIDI VILLAGE ROAD

CLIENT

POWDER HOUSE HILL INVESTMENTS LIMITED

PROJECT TITLE

PROPOSED RESIDENTIAL DEVELOPMENT
 QUIDI VIDI VILLAGE ROAD

SITE DEVELOPMENT & SERVICING PLAN

DATE

DEC 2013

DESIGNED BY

L.G.J.

CHECKED BY

M.C.S.

AS SHOWN

DRAWING NO.

08227

DATE

DEC 2013

SCALE

AS SHOWN

PROJECT NO.

08227

DRAWING NO.

C2

REV.

C

200 GVV Rd wrapping
of CD of land please
file
-Ken
Sept 6, 2013

B-17-Q-2

2.69 MB

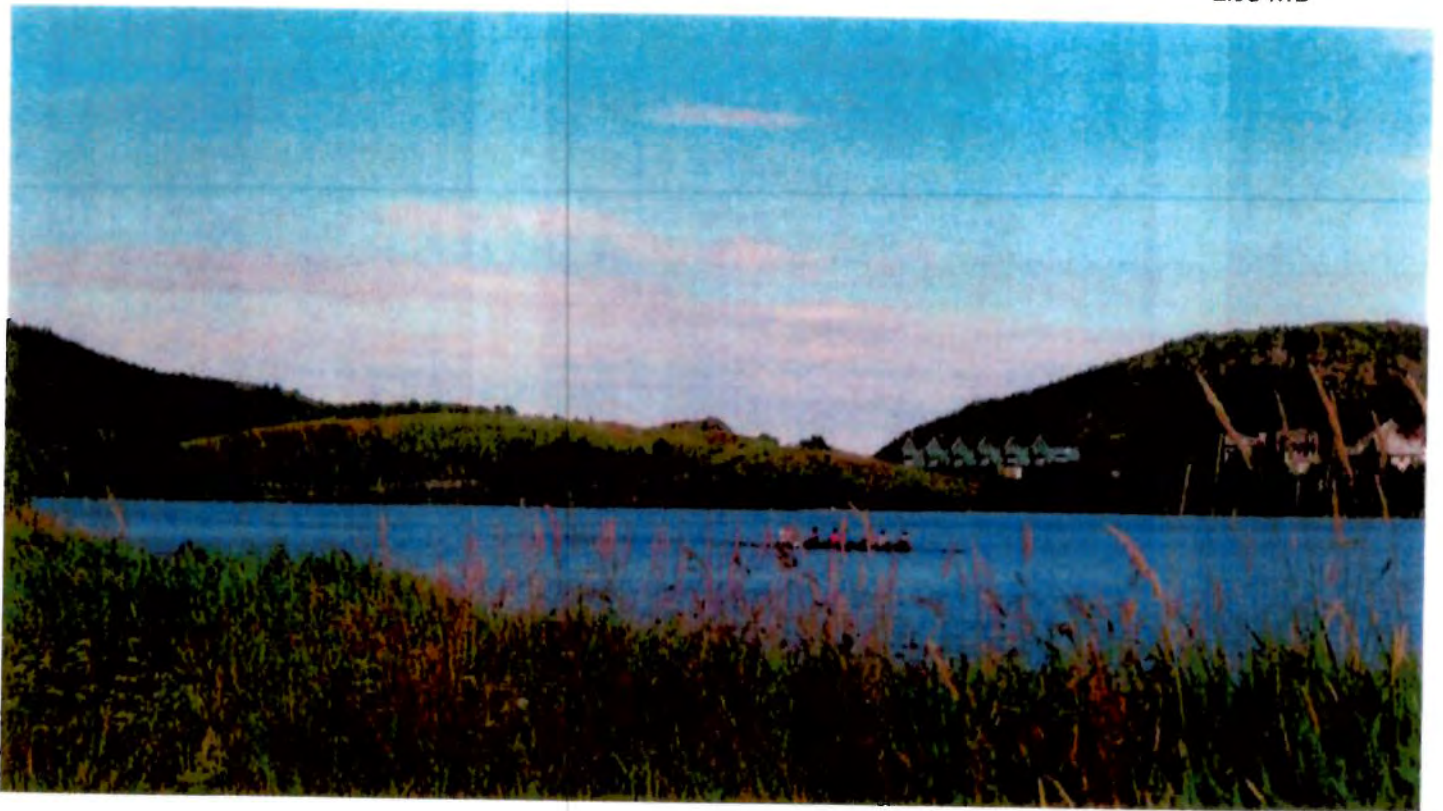


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contemporary_1_across.jpg

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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 2, 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	672 Main Road Rural Residential (RR) Zone	5	A Discretionary Use (Restoration of Non-Conforming Use) Application has been submitted to remove and rebuild the dwelling at 672 Main Road. The new dwelling is proposed to be 50% larger than the existing dwelling, and will have a maximum total floor area of 132m ² .	132m ²			No submissions received	The Planning and Development Division recommends approval of the application subject to all applicable City requirements.

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

Report/Recommendations
Economic Development, Tourism & Public Engagement Standing Committee
January 21, 2015

In Attendance: Councillor Dave Lane, Co-Chairperson
Councillor Bruce Tilley, Co-Chairperson
Mayor Dennis O'Keefe
Deputy Mayor Ron Ellsworth
Councillor Sandy Hickman
Councillor Tom Hann
Jill Brewer, Deputy City Manager of Community Services
Dave Blackmore, Deputy City Manager of Planning, Development & Engineering
Elizabeth Lawrence, Director of Strategy & Engagement
Victoria Etchegary, Manager of Strategic Development
Deborah Cook, Manager of Tourism & Culture Division
Karen Chafe, Supervisor of Legislative Services
Stephanie Bowring, Happy City (observer)

1. Quidi Vidi Village Plantation Wharf Usage

The Committee considered the attached memorandum dated January 16, 2015 from the Deputy City Manager of Community Services regarding the above noted matter.

The Committee on motion of Deputy Mayor Ellsworth; seconded by Mayor O'Keefe recommends that Council defer consideration of the Quidi Vidi Village Plantation Wharf usage until the Expression of Interest is developed and reviewed for future programs and services of the Quidi Vidi Village Plantation.

2. Transportation Association of Canada Conference – September 23-28, 2017

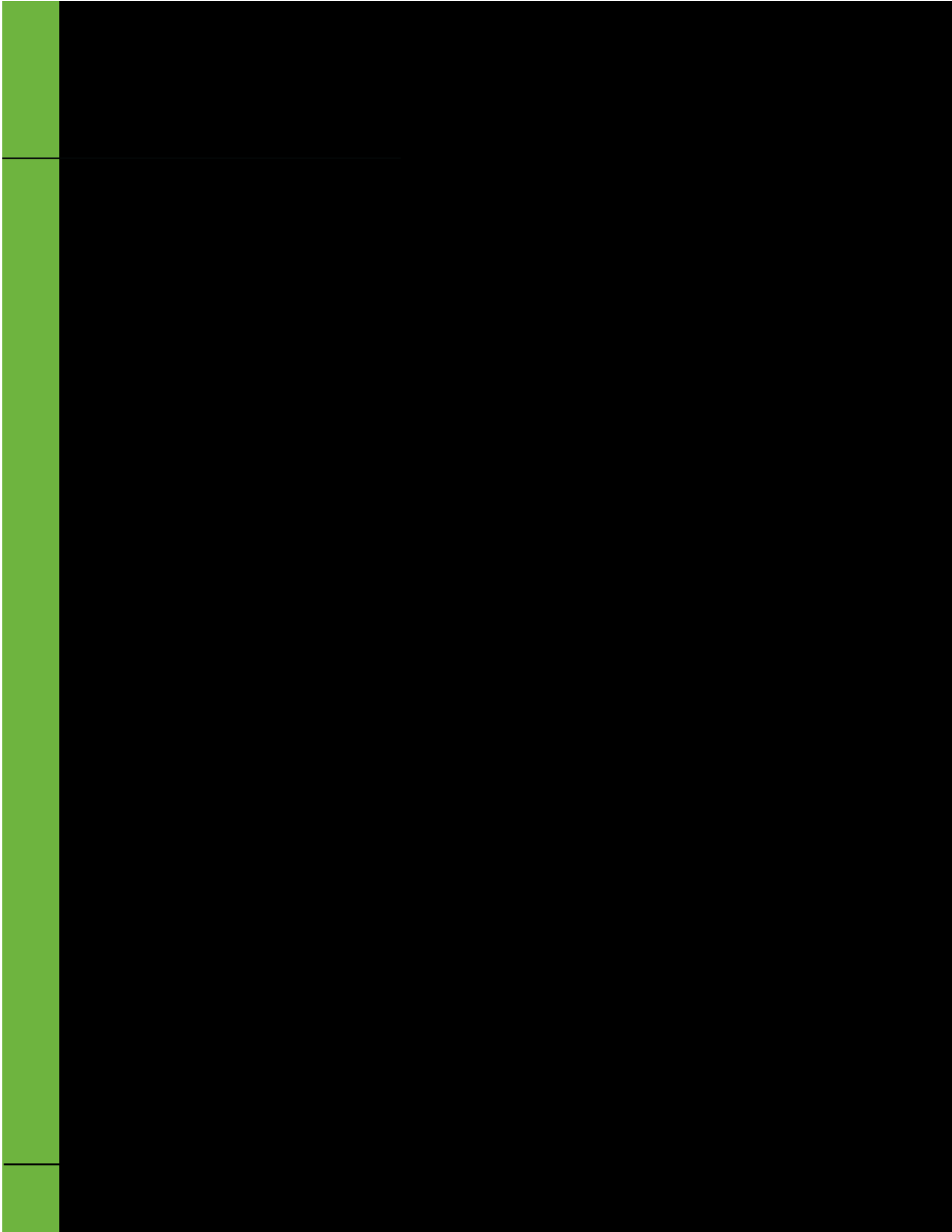
The Committee considered the attached memorandum dated January 16, 2015 from the Deputy City Manager of Community Services regarding the above noted matter.

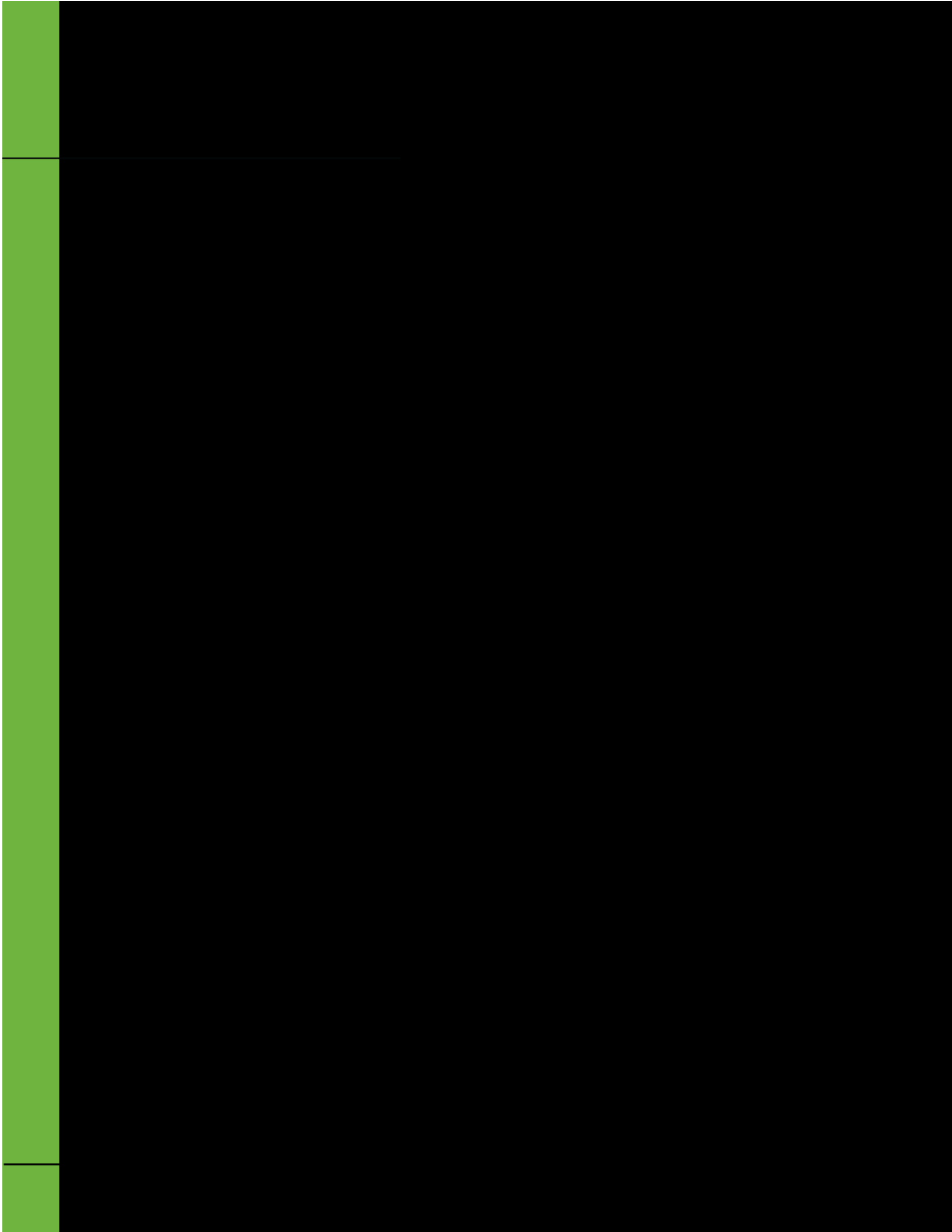
The Committee on motion of Deputy Mayor Ellsworth; seconded by Councillor Hickman recommends that due to the economic benefits to the City of St. John's, Council approve \$2,500 for the Transportation Association of Canada Conference under the Financial Support Policy for Meetings and Conventions.

Councillor Bruce Tilley
Co-Chairperson

Councillor Dave Lane
Co-Chairperson

ST. JOHN'S





**ECONOMIC DEVELOPMENT, TOURISM AND
PUBLIC ENGAGEMENT STANDING COMMITTEE**

**QUIDI VIDI VILLAGE PLANTATION WHARF USAGE
BRIEFING NOTE**

Issue

A number of boat tour operators recently expressed interest in accessing the Quidi Vidi Village Plantation Wharf. Given the heightened interest in the wharf, the City of St. John's needs to determine how wharf space should be utilized - public or private sector use, short or long-term use, or some combination of usage.

Background

The Quidi Vidi Village Plantation (QVVP) opened in June, 2012, and is owned and operated by the City of St. John's. The primary purpose of the QVVP is the Craft Incubator with 10 Artisan Studios. QVVP is also comprised of a Visitor Information Centre, the Quidi Vidi Village Foundation archive/office, public exhibition space, a kiln shed, parking lot, pedestrian footbridge to Cadet Road, and a wharf with 10 docking spaces. In 2014 a total of 19,013 people visited QVVP between April and December. During the peak season of July and August, QVVP hosted 8,957 (47% of total) visitors, with an average of 169 visitors per day, ranging from a low of 83 to a high of 263. When special events are held at QVVP, daily visitation can be higher and peaked at 425 visitors during Door Open Days in September.

For the past three years the QVVP Wharf has provided short-term docking space to all visitors wishing to dock their vessels. As with any public dock in the Province, the City has permitted usage of this wharf on a temporary basis and to date access has been permitted free of charge. The City does not provide electricity or supply water to vessels using this wharf. While usage has not been monitored on a regular basis, QVVP wharf space has been used frequently by members of the public with vessels used for recreational and food fishery purposes. Demand for wharf space has been at its greatest during each food fishery. As well, photographers and wedding groups often use the wharf space and the parking lot.

In November, 2014, the City of St. John's, through partnership with Hospitality Newfoundland and Labrador, engaged a consultant to prepare a Market Readiness Report on the QVVP. Recognizing QVVP programs and partnerships are still evolving, the consultant recommended further research, branding and design work be completed in a careful manner to ensure QVVP mirror the authenticity of one of the most precious places in Atlantic Canada. An Expression of Interest is being developed by City staff which will seek proposals from proponents interested in furthering this work and include consideration of QVVP's interior and exterior spaces and the wharf.

Implications

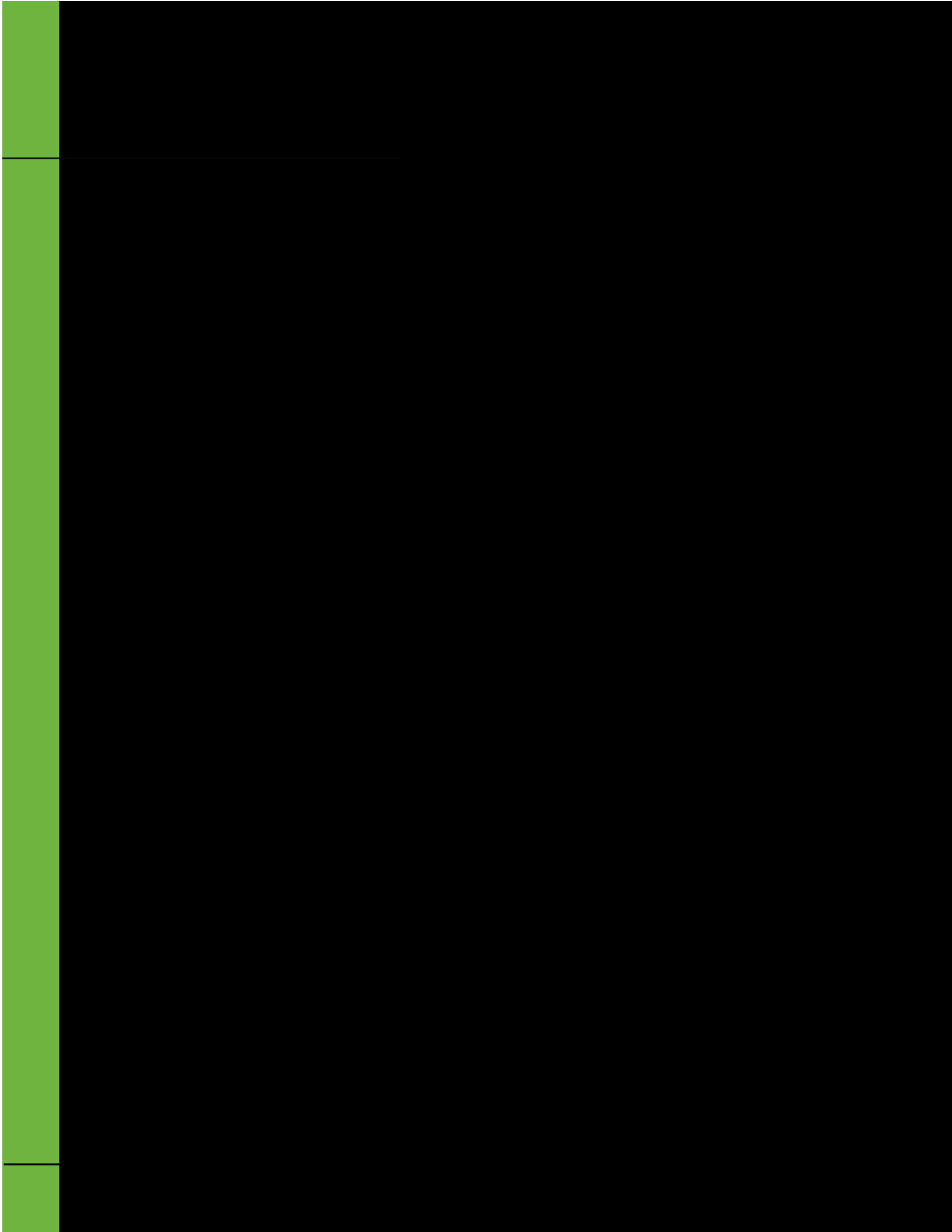
There are a number of issues to be considered when determining future usage of the QVVP Wharf:

- Wharf suitability or need for enhancements to existing infrastructure.
- Impact on the QVVP building, i.e. future uses of the building, access to the building or an outbuilding for ticket sales/administrative support, access to electricity, water, etc.
- Gathering/assembly area and indoor/outdoor space requirements for groups awaiting tours.

- Vessel servicing including fuel, supplies, line handling equipment, repairs, etc.
- Impact on QVVP scheduled events, activities and exhibits.
- Availability of parking space for owners, operators, suppliers and users.
- Increases in traffic flow patterns.
- Impact on adjacent slipways.
- Impact on partners such as the Anna Templeton Centre and Artisans involved in the Craft Incubator and the Quidi Vidi Village Foundation presence in QVVP.
- Future development of the adjacent building, (former Flakehouse Property).
- QVVP Market Readiness Report recommendations.
- Quidi Vidi Village overlay plan/zoning.
- City of St. John's Strategic Economic Roadmap.
- Cost/benefits to City of St. John's.
- Liability and risk management.

Recommendation

Given the number and complexity of issues, it is recommended Council defer consideration of wharf usage until further research, branding and design work for the Quidi Vidi Village Plantation and its programs and services has been completed.





City of St. John's
100 New Gower Street
St. John's, NL A1C 1J3

January 16, 2015

Subject: 2017 Transportation Association of Canada Conference

To whom it may concern,

Destination St. John's is applying to the City of St. John's for the maximum financial support of \$2500 that is available under the conference and meeting program for the 2017 Transportation Association of Canada (TAC) Conference.

The conference takes place from September 23 – 28, 2017 with approximately 1000 – 1200 delegates. Delegates attending this conference come from all across Canada with 95% of them from outside NL. This translates to over 3700 room nights and based on average delegate spend over \$2,000,000 in economic impact to the city – excluding airfare.

The group has requested shuttle service be provided from hotels to the St. John's Convention Centre where the conference will be taking place. St. John's was short listed against two other cities, both of whom offered substantial financial incentives to the organization. Destination St. John's is committed to working with the City of St. John's to ensure that the conference is not lost to another destination. It is with this view that Destination St. John's will provide \$5000 in financial support for transportation to the TAC conference if the City of St. John's can guarantee the \$2500 financial commitment. Working together this provides up to \$7500 for transportation for the conference.

Destination St. John's looks forward to a positive response and together with the City of St. John's, welcoming the 2017 Transportation Association of Canada to this magical place we call home.

Sincerely,

Lisa Martin-Davis
Sales Manager, Meetings & Conventions
Destination St. John's
11 Waldegrave Street, Suite 201
St. John's, NL A1C 4M5
T: 709-757-0419 F: 709-739-8897
E: lmartindavis@destinationstjohns.com

cc. Cathy Duke, CEO, Destination St. John's
cc. Krista Cameron, Director of Sales, Destination St. John's

**DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING
FOR THE PERIOD OF January 15, 2015 TO January 21, 2015**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES		Home Office – Electrical Contractor	21 Sumac Street	5	Approved	15-01-20
COM	MAE Design Ltd.	Proposed Commercial Office Building	14 International Place	1	Approved	15-01-21

* 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 January 26, 2015 Regular Meeting

Permits Issued: 2015/01/15 To 2015/01/21

Class: Commercial

36 Pearson St	Co	Retail Store
166 Water St	Co	Retail Store
55 Duckworth St	Rn	Office
1 Anderson Ave	Ms	Clinic
48 Kenmount Rd, Motherhood	Sn	Retail Store
12 Bay Bulls Rd	Ms	Eating Establishment
255 Bay Bulls Rd	Ms	Retail Store
260 Blackmarsh Rd Dominion	Ms	Retail Store
57 Blackmarsh Rd	Ms	Place Of Assembly
44 Crosbie Rd	Ms	Convenience Store
10 Elizabeth Ave	Ms	Retail Store
44 Elizabeth Ave	Ms	Eating Establishment
84-86 Elizabeth Ave	Ms	Service Shop
92 Elizabeth Ave	Ms	Club
92 Elizabeth Ave	Ms	Office
385 Empire Ave	Ms	Office
395 Empire Ave	Ms	Club
391-395 Empire Ave	Ms	Retail Store
32 Frecker Dr	Ms	Service Station
324 Frecker Dr	Ms	Convenience Store
78 Harvey Rd	Ms	Eating Establishment
12-20 Highland Dr	Ms	Retail Store
189 Higgins Line	Ms	Office
61 James Lane	Ms	Warehouse
55b Kelsey Dr	Ms	Communications Use
55 Kelsey Dr	Ms	Office
58 Kenmount Rd	Ms	Office
120 Kenmount Rd. Sign #1	Ms	Car Sales Lot
120 Kenmount Rd., Sign #2	Ms	Car Sales Lot
33 Kenmount Rd	Ms	Office
85-95 Kenmount Rd	Ms	Car Sales Lot
275 Kenmount Rd	Ms	Eating Establishment
409 Kenmount Rd	Ms	Car Sales Lot
461 Kenmount Rd	Ms	Car Sales Lot
475 Kenmount Rd	Ms	Car Sales Lot
479 Kenmount Rd	Ms	Car Sales Lot
497 Kenmount Rd	Ms	Car Sales Lot
75 Kiwanis St	Ms	Club
90 Logy Bay Rd	Ms	Club
326 Logy Bay Rd	Ms	Convenience Store
484 Main Rd	Ms	Club
10 Messenger Dr	Ms	Retail Store
6 Mullaly St	Ms	Warehouse
34 New Cove Rd	Ms	Place Of Amusement
119 New Cove Rd	Ms	Clinic
446 Newfoundland Dr	Ms	Restaurant
87 Old Pennywell Rd	Ms	Convenience Store
60 O'leary Ave	Ms	Retail Store
37 O'leary Ave	Ms	Retail Store
20 Peet St	Ms	Car Sales Lot
59-61 Pippy Pl	Ms	Retail Store
279 Portugal Cove Rd	Ms	Service Shop
279 Portugal Cove Rd	Ms	Clinic

35 Ridge Rd	Ms	Club
46-50 Robin Hood Bay Rd	Ms	Industrial Use
20 Ropewalk Lane	Ms	Service Shop
45 Ropewalk Lane	Ms	Retail Store
10 Stavanger Dr	Ms	Retail Store
16 Stavanger Dr	Ms	Restaurant
410 Stavanger Dr	Ms	Retail Store
3 Stavanger Dr	Ms	Restaurant
3 Stavanger Dr	Ms	Restaurant
25 Stavanger Dr	Ms	Retail Store
415 Stavanger Dr	Ms	Restaurant
Thorburn Rd	Ms	Retail Store
Thorburn Rd	Ms	Convenience Store
446 Topsail Rd	Ms	Service Station
632 Topsail Rd	Ms	Service Station
660 Topsail Rd	Ms	Tavern
681 Topsail Rd	Ms	Place Of Amusement
26-34 Torbay Rd	Ms	Tavern
26 Torbay Rd	Ms	Place Of Amusement
10 Elizabeth Ave	Ms	Office
192-194 Torbay Rd	Ms	Eating Establishment
192-194 Torbay Rd	Ms	Eating Establishment
192-194 Torbay Rd	Ms	Eating Establishment
286 Torbay Rd	Ms	Retail Store
320 Torbay Rd	Ms	Club
426 Torbay Rd	Ms	Retail Store
430 Torbay Rd	Ms	Tavern
585 Torbay Rd	Ms	Retail Store
		This Week \$ 2,200.00

Class: Industrial

This Week \$.00

Class: Government/Institutional

This Week \$.00

Class: Residential

19 Caravelle Pl	Nc	Accessory Building
89 Ladysmith Dr	Nc	Patio Deck
13 Allan Sq	Rn	Townhousing
11 Charlton St	Rn	Single Detached Dwelling
26 Dauntless St	Rn	Single Detached Dwelling
7 Hoyles Ave	Rn	Single Detached & Sub.Apt
13 Hyde Park Dr	Rn	Single Detached Dwelling
25 Pine Bud Pl	Rn	Single Detached Dwelling
48 Signal Hill Rd	Rn	Townhousing
10 Silverton St	Rn	Single Detached Dwelling
14 William St	Rn	Infill Housing
86 Freshwater Rd	Sw	Single Detached Dwelling
25 Rhodora St	Ms	Condominium
		This Week \$ 508,950.00

Class: Demolition

24 Coronation St

Dm Townhousing

This Week \$ 12,000.00

This Week 'S Total: \$ 523,150.00

Repair Permits Issued: 2015/01/15 To 2015/01/21 \$.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	Demolit

YEAR TO DATE COMPARISONS			
January 26, 2015			
TYPE	2014	2015	% VARIANCE (+/-)
Commercial	\$3,818,000.00	\$2,224,000.00	-42
Industrial	\$0.00	\$0.00	0
Government/Institutional	\$36,869,000.00	\$0.00	-100
Residential	\$1,502,000.00	\$903,432.00	-40
Repairs	\$141,700.00	\$23,000.00	-84
Housing Units (1 & 2 Family Dwellings)	10	0	
TOTAL	\$42,330,700.00	\$3,150,432.00	-265

Respectfully Submitted,

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

MEMORANDUM

**Weekly Payment Vouchers
For The
Week Ending January 21, 2015**

Payroll

Public Works	\$ 544,156.98
Bi-Weekly Casual	\$ 22,893.78
Accounts Payable	\$ 6,025,750.52

Total: \$ 6,592,801.28

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
STANTEC ARCHITECTURE LTD.	77746	PROFESSIONAL SERVICES	\$15,049.31
ARCHITECTURE49 INC.	77747	PROFESSIONAL SERVICES	\$9,598.08
BELL MOBILITY	77748	CELLULAR PHONE USAGE	\$20,993.84
RON FOUGERE ASSOCIATES LTD	77749	ARCHITECTURAL SERVICES	\$28,390.73
TIM HORTON'S STORE - HARVEY RD	77750	REFRESHMENTS	\$420.48
GORDON BARNES	77751	PROFESSIONAL SERVICES	\$2,400.00
KATEM CONSTRUCTION	77752	PROFESSIONAL SERVICES	\$10,057.00
CITY OF ST. JOHN'S	77753	REPLENISH PETTY CASH	\$67.87
PUBLIC SERVICE CREDIT UNION	77754	PAYROLL DEDUCTIONS	\$7,141.52
ELLSWORTH, RON	77755	TRAVEL REIMBURSEMENT	\$2,175.10
JOHN THOMAS & BRENDA ANNE LEE	77756	REFUND SEPTIC DEPOSIT	\$500.00
BREWER, JILL	77757	TRAVEL ADVANCE	\$367.50
LAWRENCE, ELIZABETH	77758	TRAVEL ADVANCE	\$2,137.50
CHARITY LAWRENCE	77759	REIMBURSEMENT TUITION	\$781.00
PINNACLE OFFICE SOLUTIONS LTD	77760	PHOTOCOPIES	\$74.17
DICKS & COMPANY LIMITED	77761	OFFICE SUPPLIES	\$42.27
THE TELEGRAM	77762	ADVERTISING	\$61.87
JOHNSON INVESTMENTS INC.	77763	PROFESSIONAL SERVICES	\$1,575.00
ORKIN CANADA	77764	PEST CONTROL	\$423.21
SUNDAY HERALD LIMITED	77765	ADVERTISING	\$271.20
CITY OF ST. JOHN'S	77766	REPLENISH PETTY CASH	\$307.50
NEWFOUNDLAND POWER	77767	ELECTRICAL SERVICES	\$373,690.42
CBCL LIMITED	77768	PROFESSIONAL SERVICES	\$5,812.27
MS GOVERN	77769	PROFESSIONAL SERVICES	\$135,377.38
PYRAMID CONSTRUCTION LIMITED	77770	PROGRESS PAYMENTS	\$311,984.11
RECEIVER GENERAL FOR CANADA	77771	PAYROLL DEDUCTIONS	\$780,381.22
RECEIVER GENERAL FOR CANADA	77772	PAYROLL DEDUCTIONS	\$266,085.40
SQUIRES, JESSICA	77773	REIMBURSEMENT TUITION	\$688.06
RYDIN DECAL	887	PARKING PERMIT SIGNS	\$6,922.32
DYNAVISTICS INC.,	888	PROFESSIONAL SERVICES	\$1,548.30
INTERNATIONAL SOCIETY OF ARBORICULT	889	MEMBERSHIP RENEWALS	\$1,035.45
PYRAMID CONSTRUCTION LIMITED	77774	PROGRESS PAYMENTS	\$831,081.23
BRENNTAG CANADA INC	77775	CHLORINE	\$85,003.61
NEWFOUNDLAND POWER	77776	ELECTRICAL SERVICES	\$130,172.39
NEWFOUNDLAND EXCHEQUER	77777	OVERPAYMENT OF RENT SEPT '14 - JAN '15	\$1,857.80
KATHLEEN BRYNE	77778	OVERPAYMENT OF RENT AUG. - SEPT. '14	\$751.00
CANADIAN TRAINING RESOURCES LTD.	77779	TRAINING COURSE	\$450.87

NAME	CHEQUE #	DESCRIPTION	AMOUNT
BELL MOBILITY	77780	CELLULAR PHONE USAGE	\$1,253.06
WENNSOFT INC.,	890	SOFTWARE	\$58,294.91
XPSOLUTIONS	891	LICENSE RENEWAL	\$19,890.99
MERIT SOLUTIONS INC.,	892	PROFESSIONAL SERVICES	\$1,208.03
CITY OF ST. JOHN'S	77781	REPLENISH PETTY CASH	\$268.78
CMH CONSTRUCTION LIMITED	77782	PROGRESS PAYMENTS	\$219,580.47
SCMA	77783	MEMBERSHIP RENEWALS	\$389.85
HICKMAN, SANDY	77784	TRAVEL ADVANCE	\$1,440.00
BLAIR MCDONALD	77785	COURSE FEES	\$1,118.70
W. J. FIREWORKS	77786	PROFESSIONAL SERVICES	\$15,000.00
PYRAMID CONSTRUCTION LIMITED	77787	PROGRESS PAYMENTS	\$11,088.69
ACKLANDS-GRAINGER	77788	INDUSTRIAL SUPPLIES	\$995.13
ANIXTER CANADA INC.	77789	REPAIR PARTS	\$713.93
ATLANTIC OFFSHORE MEDICAL SERV	77790	MEDICAL SERVICES	\$395.50
B & B SALES LTD.	77791	SANITARY SUPPLIES	\$146.49
BABB LOCK & SAFE CO. LTD	77792	PROFESSIONAL SERVICES	\$339.00
COSTCO WHOLESALE	77793	MISCELLANEOUS SUPPLIES	\$572.66
KELLOWAY CONSTRUCTION LIMITED	77794	CLEANING SERVICES	\$37,137.45
HERCULES SLR INC.	77795	REPAIR PARTS	\$903.19
DOMINION STORES 924	77796	MISCELLANEOUS SUPPLIES	\$457.53
SMS EQUIPMENT	77797	REPAIR PARTS	\$3,506.74
CABOT PEST CONTROL	77798	PEST CONTROL	\$822.32
CANADIAN BROADCASTING CORP.	77799	RENTAL OF TOWER SPACE	\$20,537.75
PATHIX ASP INC.	77800	NETWORK SUPPORT/COMPUTER EQUIPMENT	\$1,880.89
BEST DISPENSERS LTD.	77801	SANITARY SUPPLIES	\$1,789.92
ROCKWATER PROFESSIONAL PRODUCT	77802	CHEMICALS	\$1,042.17
BLACK & MCDONALD LIMITED	77803	PROFESSIONAL SERVICES	\$3,115.21
BLAZER CONCRETE SAWING & DRILL	77804	PROFESSIONAL SERVICES	\$7,740.50
EC BOONE LTD.	77805	PROTECTIVE CLOTHING	\$7,071.86
BRENKIR INDUSTRIAL SUPPLIES	77806	PROTECTIVE CLOTHING	\$2,892.65
PAUL MURPHY SERVICES INC	77807	REPAIR PARTS	\$3,221.57
ATLANTIC METAL COATINGS LTD	77808	SANDBLASTING SERVICES	\$1,222.66
OFFICEMAX GRAND & TOY	77809	OFFICE SUPPLIES	\$4,520.00
BROWNE FITZGERALD MORGAN AVIS	77810	LEGAL CLAIM	\$3,757.47
WESTERN HYDRAULIC 2000 LTD	77811	REPAIR PARTS	\$1,180.85
BDI CANADA INC	77812	REPAIR PARTS	\$237.75
CO-OP FEEDS/COUNTRY RIBBON INC FEED	77813	DUCK FEED	\$253.70

NAME	CHEQUE #	DESCRIPTION	AMOUNT
BONGARDE COMMUNICATIONS LTD.	77814	PAYROLL COMPLIANCE INSIDER DIGITAL SUB RENEW	\$279.11
ATLANTIC TRAILER & EQUIPMENT	77815	REPAIR PARTS	\$74.56
INDUSTRY CANADA ALS FINANCIAL CENTRI	77816	RADIO RENEWAL LICENCE FEE	\$300.00
CHESTER DAWE CANADA - O'LEARY AVE	77817	BUILDING SUPPLIES	\$3,322.20
LIFE SAFETY SYSTEMS DIV. OF SAYERS & f	77818	PROFESSIONAL SERVICES	\$300.58
CAMPBELL'S SHIP SUPPLIES	77819	PROTECTIVE CLOTHING	\$206.84
CAMPBELL RENT ALLS LTD.	77820	HARDWARE SUPPLIES	\$289.82
AIR LIQUIDE CANADA INC.	77821	CHEMICALS AND WELDING PRODUCTS	\$695.92
CARSWELL DIV. OF THOMSON CANADA LTI	77822	PUBLICATIONS	\$123.30
NEWFOUNDLAND GLASS & SERVICE	77823	GLASS INSTALLATION	\$339.00
CITY SAND AND GRAVEL LTD.	77824	ROAD GRAVEL	\$5,184.27
WM L CHAFE & SON LTD.	77825	PROTECTIVE CLOTHING	\$316.40
CBCL LIMITED	77826	PROFESSIONAL SERVICES	\$11,384.75
CLARKE'S TRUCKING & EXCAVATING	77827	GRAVEL	\$4,663.75
ATLANTIC HOME FURNISHINGS LTD	77828	APPLIANCES	\$632.80
PF COLLINS CUSTOMS BROKER LTD	77829	DUTY AND TAXES	\$350.74
STEELE COMMUNICATIONS	77830	ADVERTISING	\$166.00
COLONIAL GARAGE & DIST. LTD.	77831	AUTO PARTS	\$6,091.62
PETER'S AUTO WORKS INC.	77832	TOWING OF VEHICLES	\$2,795.49
CONSTRUCTION SIGNS LTD.	77833	SIGNAGE	\$1,917.61
SCOTT WINSOR ENTERPRISES INC.,	77834	REMOVAL OF GARBAGE & DEBRIS	\$1,808.00
COUNTER CORNER LTD.	77835	BUILDING SUPPLIES	\$428.95
MASK SECURITY INC.	77836	TRAFFIC CONTROL	\$3,166.83
MAXXAM ANALYTICS INC.,	77837	WATER PURIFICATION SUPPLIES	\$450.58
JAMES G CRAWFORD LTD.	77838	PLUMBING SUPPLIES	\$1,251.04
SHU-PAK EQUIPMENT INC.	77839	REPAIR PARTS	\$147.84
CROSBIE INDUSTRIAL SERVICE LTD	77840	RENTAL OF EQUIPMENT	\$2,115.41
FASTENAL CANADA	77841	REPAIR PARTS	\$320.31
ATLANTIC RECREATION	77842	AUTO PARTS	\$135.00
LONG & MCQUADE	77843	REAL PROGRAM	\$488.30
CUMMINS EASTERN CANADA LP	77844	REPAIR PARTS	\$3,223.38
CURTIS DAWE	77845	PROFESSIONAL SERVICES	\$71,929.71
DAY TIMERS OF CANADA LTD.	77846	OFFICE SUPPLIES	\$854.29
HJ BARTLETT ELECTRIC INC.	77847	REFUND ELECTRICAL PERMIT	\$242.00
DICKS & COMPANY LIMITED	77848	OFFICE SUPPLIES	\$5,022.39
MIC MAC FIRE & SAFETY SOURCE	77849	REPAIR PARTS	\$13,108.00
MUNICIPALITIES NEWFOUNDLAND AND LAE	77850	MEMBERSHIP FEES	\$41,908.48

NAME	CHEQUE #	DESCRIPTION	AMOUNT
RUSSEL METALS INC.	77851	METALS	\$542.40
CANADIAN TIRE CORP.-HEBRON WAY	77852	MISCELLANEOUS SUPPLIES	\$413.30
CANADIAN TIRE CORP.-MERCHANT DR.	77853	MISCELLANEOUS SUPPLIES	\$738.17
CANADIAN TIRE CORP.-KELSEY DR.	77854	MISCELLANEOUS SUPPLIES	\$1,009.26
ECONOMY DRYWALL SUPPLIES	77855	BUILDING SUPPLIES	\$440.02
ELECTRIC MOTOR & PUMP DIV.	77856	REPAIR PARTS	\$10,841.22
NATIONAL ENERGY EQUIPMENT INC.	77857	REPAIR PARTS	\$1,047.23
EMCO SUPPLY	77858	REPAIR PARTS	\$62.83
DOMINION STORE 935	77859	MISCELLANEOUS SUPPLIES	\$685.75
FASTSIGNS	77860	SIGNAGE	\$2,453.57
CONTROL PRO DISTRIBUTOR INC.	77861	REPAIR PARTS	\$137.91
OMB PARTS & INDUSTRIAL INC.	77862	REPAIR PARTS	\$716.90
FRESHWATER AUTO CENTRE LTD.	77863	AUTO PARTS/MAINTENANCE	\$640.51
VITALSINE	77864	2015 MAINTENANCE AGREEMENT	\$7,908.87
IMPACT SIGNS AND GRAPHICS	77865	SIGNAGE	\$3,758.38
DEVONSHIRE PET MEMORIAL SERVICES IN	77866	PROFESSIONAL SERVICES	\$2,201.24
CITY WIDE TAXI	77867	TRANSPORTATION SERVICES	\$30.50
GREENWOOD SERVICES INC.	77868	OPEN SPACE MAINTENANCE	\$102,766.72
SCHOOL SPECIALTY CANADA	77869	RECREATIONAL SUPPLIES	\$1,346.06
ENTERPRISE RENT-A-CAR	77870	RENTAL OF VEHICLE	\$2,994.50
ATLANTIC OILFIELD & INDUSTRIAL SUPPLY	77871	INDUSTRIAL SUPPLIES	\$304.47
DW MECHANICAL	77872	REPAIR PARTS	\$1,062.22
PROVINCIAL FENCE PRODUCTS	77873	FENCING MATERIALS	\$3,853.30
ELSTER METERING	77874	REPAIR PARTS	\$7,096.40
H & R MECHANICAL SUPPLIES LTD.	77875	MECHANICAL SUPPLIES	\$3,338.36
DELL CANADA INC.	77876	COMPUTER SUPPLIES	\$5,013.81
HARRIS & ROOME SUPPLY LIMITED	77877	ELECTRICAL SUPPLIES	\$1,232.77
HARVEY & COMPANY LIMITED	77878	REPAIR PARTS	\$1,412.50
A HARVEY & CO. LTD.	77879	ROAD SALT	\$267,362.75
HARVEY'S OIL LTD.	77880	PETROLEUM PRODUCTS	\$61,793.04
BRENNTAG CANADA INC	77881	CHLORINE	\$18,863.71
BELL DISTRIBUTION INC.,	77882	CELL PHONES & ACCESSORIES	\$372.61
HISCOCK RENTALS & SALES INC.	77883	HARDWARE SUPPLIES	\$99.44
HOLDEN'S TRANSPORT LTD.	77884	RENTAL OF EQUIPMENT	\$576.30
SNF CANADA LTD.	77885	REPAIR PARTS	\$10,449.68
ATHENS PRINTING	77886	OFFICE SUPPLIES	\$3,260.05
SOURCE ATLANTIC INDUSTRIAL DISTRIBUT	77887	PROTECTIVE CLOTHING	\$2,812.56

NAME	CHEQUE #	DESCRIPTION	AMOUNT
RESCUE 7 INC.,	77888	RECREATIONAL SUPPLIES	\$473.47
BEMISTER'S JANITORIAL	77889	PROFESSIONAL SERVICES	\$785.35
PENNECON ENERGY TECHNICAL SERVICE	77890	PROFESSIONAL SERVICES	\$1,003.44
SCOTIA RECYCLING (NL) LIMITED	77891	REPAIR PARTS	\$140,056.57
IMPRINT SPECIALTY PROMOTIONS LTD	77892	PROMOTIONAL ITEMS	\$10,539.03
ONX ENTERPRISE SOLUTIONS LIMITED	77893	COMPUTER SUPPLIES	\$316.25
D & S VACUUM TRUCK SERVICES LTD.	77894	PROFESSIONAL SERVICES	\$1,356.00
CREIGHTON ROCK DRILL	77895	REPAIR PARTS	\$63.87
HOME APPLIANCE REPAIR LTD.	77896	REPAIRS TO APPLIANCES	\$1,518.70
KANSTOR INC.	77897	REPAIR PARTS	\$910.72
WORK AUTHORITY	77898	PROTECTIVE CLOTHING	\$126.55
SAFETY-FIRST	77899	PROFESSIONAL SERVICES	\$5,196.87
SW ENERGY	77900	PROFESSIONAL SERVICES	\$49,138.05
XYLEM WATER SOLUTIONS CANADA	77901	REPAIR PARTS	\$2,791.10
DILLON CONSULTING LTD.	77902	PROFESSIONAL SERVICES	\$1,685.11
CENTINEL SERVICES	77903	REPAIR PARTS	\$5,508.75
KERR CONTROLS LTD.	77904	INDUSTRIAL SUPPLIES	\$1,102.28
RENEE PHAIR HEALEY, REGISTERED PSYC	77905	PROFESSIONAL SERVICES	\$459.00
T. KEITH THORNE	77906	PROFESSIONAL SERVICES	\$300.00
ACE INDUSTRIAL SUPPLIES LTD.	77907	REPAIR PARTS	\$158.65
OPEN COMMUNICATIONS	77908	ADVERTISING	\$3,349.32
HZX COMPUTER SYSTEMS CONSULTING	77909	PROFESSIONAL SERVICES	\$9,719.34
DIAMOND SOFTWARE INC.,	77910	SOFTWARE RENEWAL	\$59,279.97
PNEUMOTEC SERVICES	77911	REPAIR PARTS	\$114.02
MARTIN'S FIRE SAFETY LTD.	77912	SAFETY SUPPLIES	\$2,831.86
MCLOUGHLAN SUPPLIES LTD.	77913	ELECTRICAL SUPPLIES	\$273.69
MODERN PAVING LTD.	77914	ASPHALT	\$28,250.00
NEWFOUND DISPOSAL SYSTEMS LTD.	77915	DISPOSAL SERVICES	\$9,004.31
NEWFOUNDLAND DISTRIBUTORS LTD.	77916	INDUSTRIAL SUPPLIES	\$1,774.81
NEWFOUNDLAND DESIGN ASSOCIATES	77917	PROFESSIONAL SERVICES	\$25,493.48
NEWFOUNDLAND BROADCASTING CO.	77918	ADVERTISING	\$279.68
PBA INDUSTRIAL SUPPLIES LTD.	77919	INDUSTRIAL SUPPLIES	\$299.45
PERIDOT SALES LTD.	77920	REPAIR PARTS	\$529.11
J & J SEARCHING SERVICES	77921	LIEN SEARCH	\$197.75
THE ROYAL GARAGE LTD.	77922	AUTO PARTS	\$659.59
ROYAL FREIGHTLINER LTD	77923	REPAIR PARTS	\$9,270.13
SCOTT'S MAINTENANCE LIMITED	77924	PROFESSIONAL SERVICES	\$615.85

NAME	CHEQUE #	DESCRIPTION	AMOUNT
ST. JOHN'S PORT AUTHORITY	77925	RENTAL OF QUARRY SITE	\$10,514.85
ST. JOHN'S TRANSPORTATION COMMISSIO	77926	CHARTER SERVICES	\$1,812.50
SAUNDERS EQUIPMENT LIMITED	77927	REPAIR PARTS	\$13,102.38
STATE CHEMICAL LTD.	77928	CHEMICALS	\$331.09
TUCKER ELECTRONICS LTD.	77929	ELECTRONICS	\$1,086.48
DR. WADE MERCER	77930	MEDICAL EXAMINATION	\$20.00
RECEIVER GENERAL OF CANADA	77931	CANADIAN WILDLIFE SERVICES PERMIT RENEWAL	\$10.00
CREDIT BUREAU COLLECTIONS	77932	ANNUAL SUBSCRIPTION	\$154.81
ECONOMIC DEVELOPERS ASSOCIATION OF	77933	MEMBERSHIP FEES	\$604.56
WELLNESS MATTERS	77934	SUBSCRIPTION RENEWAL	\$220.35
JILL DREADDY DANCECO	77935	REAL PROGRAM	\$2,083.10
BOARD OF CANADIAN REGISTERED SAFET	77936	MEMBERSHIP RENEWALS	\$282.50
DR. ROBERT WOODLAND	77937	MEDICAL EXAMINATION	\$20.00
NEWFOUNDLAND & LABRADOR POWERLIF	77938	GRANT	\$2,000.00
DR. CYRIL RICHE	77939	MEDICAL EXAMINATION	\$20.00
TRAVELERS INSURANCE COMPANY OF CAN	77940	LEGAL CLAIM	\$47,842.32
ASSOCIATION COMMUNAUTAIRE FRANCOF	77941	RELEASE OF HOLDBACK SPECIAL EVENTS	\$100.00
MCKIM, DR. AARON	77942	MEDICAL EXAMINATION	\$20.00
HALLEY, DR. KATHLEEN	77943	MEDICAL EXAMINATION	\$20.00
DR. PETER MORRY	77944	MEDICAL EXAMINATION	\$20.00
CANADIAN BAR ASSOCIATION - NL BRANCH	77945	MEDICAL EXAMINATION	\$96.05
CANADIAN URBAN TRANSIT ASSOCIATION	77946	CONFERENCE FEE	\$2,187.68
THE PEOPLE CENTRE	77947	MEMBERSHIP FEE	\$255.00
MIDTOWN MEDICAL CLINIC	77948	PROFESSIONAL SERVICES	\$20.00
MCINNES COOPER	77949	PROFESSIONAL SERVICES	\$1,697.26
ST. JOHN AMBULANCE NEWFOUNDLAND &	77950	DONATION	\$300.00
LEASIDE MANOR INC.	77951	ACCOMMODATION 2 TRAVEL WRITERS	\$186.03
E & S ELECTRICAL	77952	REFUND ELECTRICAL PERMIT	\$45.38
HARBORSIDE TRANSPORTATION CONSUL	77953	PROFESSIONAL SERVICES	\$9,379.00
ROBERT KELLY	77954	REFUND SEPTIC DEPOSIT	\$2,000.00
ELECTICAL SPECIALTIES (2014) LTD.	77955	REFUND ELECTRICAL PERMIT	\$181.50
EVANS NEWLEAF LANDSCAPING	77956	REFUND LANDSCAPING DEPOSIT	\$7,500.00
DAVID BARTLETT	77957	REFUND OVERPAYMENT OF TAXES	\$880.56
ACADEMY CANADA	77958	RECREATIONAL SUPPLIES	\$135.00
ADAM FREAKE	77959	REFUND WATER DEFERRAL PERMIT	\$7,500.00
MICHAEL BENNETT	77960	REFUND WATER ON/OFF	\$50.00
EILEEN JOYCE	77961	REFUND SEPTIC DEPOSIT	\$2,000.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
BREWER, JILL	77962	TRAVEL REIMBURSEMENT	\$2,070.54
MUGFORD, WENDY	77963	MILEAGE	\$30.14
DINN, KAREN	77964	AIRFARE REIMBURSEMENT	\$386.06
JONES, CHRISTINA	77965	MILEAGE	\$24.00
HALLIDAY, JANINE	77966	AIRFARE REIMBURSEMENT	\$557.37
SQUIRES, RICK	77967	MILEAGE	\$279.66
CHRISTINE FITZGERALD	77968	VEHICLE BUSINESS INSURANCE	\$70.00
RYAN, LEANN	77969	MILEAGE	\$26.40
SHEA FRANCIS	77970	MILEAGE	\$18.52
MCGRATH, CINDY	77971	MILEAGE	\$26.18
COURAGE, SCOTT	77972	MILEAGE	\$58.87
SHERRY MERCER	77973	MILEAGE	\$39.88
JOHN CUMBY	77974	MILEAGE	\$18.52
BRUCE PEARCE	77975	MILEAGE	\$35.55
CREWE, RYAN	77976	MILEAGE	\$85.17
KRISTA BABIJ	77977	MILEAGE	\$24.92
KRISTA GLADNEY	77978	MILEAGE	\$24.29
LISA BENNETT	77979	MILEAGE	\$65.92
NEWFOUNDLAND EXCHEQUER ACCOUNT	77980	REGISTRATION OF EASEMENT	\$100.00
LEXISNEXIS CANADA INC.	77981	PUBLICATION	\$393.20
CBCL LIMITED	77982	PROFESSIONAL SERVICES	\$38,631.87
COADY CONSTRUCTION & EXCAVATION LT	77983	PROGRESS PAYMENTS	\$973,991.15
J-3 CONSULTING & EXCAVATION LIMITED	77984	PROGRESS PAYMENTS	\$17,475.00
GENTARA REAL ESTATE LP	77985	RENTAL OF EQUIPMENT	\$596.64
ACTIVE NETWORK, LTD	77986	SOFTWARE RENEWAL	\$24,919.89
ENTERPRISE RENT-A-CAR	77987	RENTAL OF VEHICLE	\$1,401.20
WEIRS CONSTRUCTION LTD.	77988	PROGRESS PAYMENTS	\$284,650.27
NEWFOUNDLAND EXCHEQUER ACCOUNT	77989	CADO LICENSE RENEWAL	\$650.00
TERRY MERCER	77990	ADOPTION REFUND	\$155.00
CORNER, DAWN	77991	REIMBURSEMENT TRAFFIC MANUALS	\$940.45
ASH, PAUL	77992	CLOTHING ALLOWANCE	\$211.22
MURPHY, ROBYN	77993	MILEAGE	\$19.29
CARLIE WHITE	77994	MILEAGE	\$322.90
Total:			\$6,025,750.52