

**AGENDA
REGULAR MEETING**

**July 14, 2015
4:30 p.m.**

ST. JOHN'S

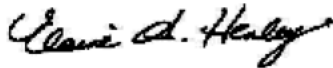
MEMORANDUM

July 10, 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 **Tuesday, July 14, 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 **3:00 p.m.**

By Order



Elaine Henley
City Clerk



AGENDA

REGULAR MEETING - CITY COUNCIL

July 14, 2015 – 4:30 p.m. – Council Chambers, 4th Floor, City Hall

1. Call to Order

2. Approval of the Agenda

3. Adoption of the Minutes

- a. **Minutes of June 29, 2015**

4. Delegations

5. Business Arising from the Minutes

- a. **Included in the Agenda**

- i. **PDE File # EAR1500055**

- 7 Garrison Hill (Howard House), Ward 2**

- Proposed Text Amendment to Grant Relief from Full Compliance with the Requirements of the Downtown Parking Standard (Institution Use)**

- St. John's Development Regulations Amendment No. 610, 2015**

- b. **Other Matters**

6. Notices Published

- a. **A Discretionary Use Application has been submitted by Premier Executive Suites requesting to convert an interior floor area space within the “Converted Building” located at 22 St. Joseph’s Land (Signal Hill Gate) into two (2) additional dwelling units.**
- b. **A Discretionary Use Application has been submitted to the City of St. John’s by Rogers Communications Inc. requesting concurrence to construct a telecommunications tower located at 39 Airport Heights Drive.**

7. Public Hearings

8. Committee Reports

- a. **Community Services Housing Committee Report – June 25, 2015**
- b. **Election Finance By-Law Review – Committee of the Whole – June 29, 2015**

c. **Planning & Development Committee Report – July 2, 2015**

d. **Nomenclature Committee Report – July 6, 2015**

- **Seeking approval of the following street name:
BRIER AVENUE – Team Gushue Highway**
- **Request for Street Naming:
FRENCH's LANE – Lane off Signal Hill Road**

e. **Development Committee Report - July 7, 2015**

9. Resolutions

10. Development Permits List (June 25 - July 9, 2015)

11. Building Permits List (June 25 – July 9, 2015)

12. Requisitions, Payrolls and Accounts (Weeks ending June 30, 2015 & July 8, 2015)

13. Tenders/RFPs

a. **Council Approval Tender 2015095 Charter Avenue Bridge Replacement**

14. Notices of Motion, Written Questions and Petitions

15. Other Business

a. **Economic Outlook – June 2015**

16. Adjournment

**MINUTES
REGULAR MEETING - CITY COUNCIL**

June 29, 2015 – 4:30 p.m. – Council Chambers

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

- Acting City Manager
- Deputy City Manager of Planning, Development and Engineering
- Deputy City Manager of Public Works
- Acting Deputy City Manager of Financial Management
- City Solicitor
- Acting Chief Municipal Planner
- City Clerk
- Supervisor of Legislative Services

CALL TO ORDER/ADOPTION OF AGENDA

SJMC2015-06-29/306R

Moved – Councillor Tilley; Seconded – Councillor Davis

That the agenda be adopted with the following two additions.

- Planning & Development Standing Committee Report of June 16, 2015
- Memo dated June 25, 2015 from Director of Engineering Re: Water Street – Infrastructure Works – Streets Revitalization Options

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

SJMC2015-06-29/307

Moved – Councillor Lane; Seconded – Councillor Davis

That the minutes of June 15, 2015 be adopted as presented.

CARRIED UNANIMOUSLY

BUSINESS ARISING

NOTICES PUBLISHED

- A Change of Non-Conforming Use Application has been submitted requesting permission to convert a portion of 71 Casey Street into an Art Gallery. The gallery will occupy 50m² of the first level (ground level) of the building. Hours of operation will be Thursday & Friday 3 – 7 p.m., and Saturday & Sunday 10 a.m. – 7 p.m. Two (2) on-site parking spaces are provided.
- A Discretionary Use Application has been submitted requesting municipal approval to occupy 32 O'Reilly Street as a home occupation for a music studio. The studio will have a total floor area of 25.2m² and will specialize in private vocal lessons. Hours of operation will be Monday from 3 - 9:30 p.m., Tuesday from 3:30 – 9 p.m., Wednesday from 4:30 - 9:30 p.m., and Thursday from 5:30 - 8:30 p.m. There will be one client per private lesson and lessons will be 30-60 minutes in duration. The applicant is the sole employee. There are two (2) parking spaces available on-site.

SJMC2015-06-29/308R

Moved – Councillor Davis; Seconded – Councillor Puddister

That the 71 Casey Street application be approved subject to all applicable City requirements.

CARRIED UNANIMOUSLY

SJMC2015-06-29/309R

Moved – Councillor Hann; Seconded – Councillor Hickman

That the 32 O’Rielly Street application be approved subject to all applicable City requirements.

CARRIED UNANIMOUSLY

COMMITTEE REPORTS

Public Works Standing Committee Report – June 18, 2015 [Link to Report](#)

Council considered the above noted report:

SJMC2015-06-29/310R

Moved – Councillor Galgay; Seconded – Councillor Davis

That the recommendations of the Public works Standing Committee Report of June 18, 2015 be approved with the exception of #8 which is to be deferred for Staff’s review.

CARRIED UNANIMOUSLY

Development Committee Report – June 24, 2015 [Link to Report](#)

Council considered the above noted report:

SJMC2015-06-29/311R

Moved – Councillor Hann; Seconded – Councillor Hickman

That the recommendations of the Development Committee Report dated June 24, 2015 be approved.

Councillor Tilley noted that the family next door to the property in question would like to have a fence installed around their property, and they also have concerns with the retention of trees. The Deputy City Manager of Planning, Development & Engineering advised that there is no requirement for a fence to be installed. The matter was referred to the Deputy City Manager of Planning, Development &

Engineering for review of possible concessions that could be made to offset privacy issues.

CARRIED UNANIMOUSLY

Special Events Committee Report – June 3, 2015 [Link to Report](#)

Council considered the above noted report:

SJMC2015-06-29/312R

Moved – Councillor Galgay; Seconded – Councillor Hickman

That the recommendations of the Special Events Committee Report dated June 25, 2015 be approved.

CARRIED UNANIMOUSLY

Planning & Development Standing Committee Report – June 16, 2015 [Link to Report](#)

Council considered the above noted report:

SJMC2015-06-29/313R

Moved – Councillor Hann; Seconded – Councillor Hickman

That the recommendations of the Planning & Development Committee Report dated June 25, 2015 be approved.

SJMC2015-06-29/314R

Moved – Councillor Collins; Seconded Councillor Galgay

That Item #3 (267 Mundy Pond Road Application) be referred to a public meeting as per staff's recommendation.

Those speaking against the motion to refer item # 3 to a public meeting felt that it would be more beneficial for staff through its Development Team to meet with the proponent to determine what the best uses for the land would be. A public meeting on this particular application would be counter-productive given that the majority of Council feels it is inappropriate intensification of the small tract of land and would likely be rejected irrespective of the feedback received from a public meeting.

Those voting in favour of the motion to refer to a public meeting were the mover, the seconder and Councillor Tilley.

MOTION LOST

Regarding item # 1 of the report, Councillors Davis and Galgay spoke in support of and commended Shoppers' Drug Mart for revitalizing the property.

Regarding item # 2 of the report, Councillor Breen wished to clarify that though the report states there would be no objection from area residents, he felt that this was not entirely correct given that there has yet to be a consultation process which should occur once the LUAR has been completed.

The motion to adopt the report being put, was carried with Councillors Collins, Galgay and Tilley dissenting to item # 3.

CARRIED

DEVELOPMENT PERMITS LIST [Link to List](#)

Council considered as information the Development Permits List for the period June 18 – June 24, 2015.

BUILDING PERMITS LIST [Link to List](#)

Council considered the Building Permits list for the period of June 18 – June 24, 2015.

SJMC2015-06-29/315R

Moved - Councillor Tilley; Seconded - Councillor Puddister

That the building permits list for the period June 18 – June 24, 2015 be approved as presented.

CARRIED UNANIMOUSLY

REQUISITIONS, PAYROLLS AND ACCOUNTS [Link to Memo](#)

Council considered the requisitions, payrolls and accounts for the week ending June 24, 2015.

SJMC2015-06-29/316R

Moved – Councillor Collins; Seconded – Councillor Galgay

That the Payrolls and Accounts for the week ending June 24, 2015 be approved.

CARRIED UNANIMOUSLY

TENDERS

Council considered the following tender:

- Tender 2015086 Bowring Park Poolhouse CP#1 – \$523,663.47
- Tender 2015084 Purchase of One (1) New Dump Truck – **\$148,198.00**

SJMC2015-06-29/317R

Moved - Councillor Collins; Seconded – Councillor Galgay

That the following tenders be approved:

- **Bowring Park Pool House: Redwood Construction \$523,663.47**
- **New Dump Truck: Royal Freight Liner \$148,198.00**

CARRIED UNANIMOUSLY

RFP for Assessible Taxi Licences

Council considered a memo dated June 16, 2015 from the Director of Planning & Development regarding the above noted.

SJMC2015-06-29/318R

Moved by Deputy Mayor Ellsworth; Seconded by Councillor Davis

That the following be approved:

- **The accessible licenses be awarded to Big Al's Auto;**
- **The required start-up funds to come from the capital out of revenue budget which currently has a balance of \$840,000; and**

- **As a condition of funding, Big Al's Auto be contractually obligated to provide accessible taxi service for a minimum of two years.**

CARRIED UNANIMOUSLY

OTHER BUSINESS

Water Street – Infrastructure Works – Street Revitalization Options

Council tabled a memo dated June 25, 2015 from the Director of Engineering regarding the above noted.

SJMC2015-06-29/319R

Moved – Councillor Collins; Seconded – Councillor Galgay

That the City award the additional consulting services to CBCL Limited at \$1.68 million including HST.

CARRIED UNANIMOUSLY

Victoria Park Concept Plan

Council considered a memo dated June 26, 2015 from the Director of Planning & Development regarding the above noted:

SJMC2015-06-29/320R

Moved – Councillor Galgay; Seconded – Councillor Lane

That the Victoria Park Concept plan be approved.

CARRIED UNANIMOUSLY

Review of Cycling Master Plan

Council considered a memo dated June 25, 2015 from the Director of Planning & Development regarding the above noted:

SJMC2015-06-29/321R

Moved – Councillor Lane; Seconded – Councillor Collins

That the Department of Planning, Development & Engineering work with the Office of Strategy & Engagement to develop a request for expressions of interest for the re-establishment of a Cycling Master Plan Committee, with the goal of ensuring adequate representation from a variety of stakeholders including those residents affected by the current bike lanes. The Committee once established would continue to work with facilitation from the Office of Strategy & Engagement so as to evaluate the state of the existing Master Plan and recommend a way forward which may include the eventual requirement of an expert consultant to conduct a professional technical review.

Mayor O’Keefe, Deputy Mayor Ellsworth and Councillor Davis spoke against the deferral of hiring of a consultant. They agreed instead with staff’s recommendation to immediately develop the terms of reference for an RFP at the anticipated cost of \$125,000. They felt that if a qualified firm was selected right away, this would better inform the deliberations and findings of the newly established committee.

Those speaking in favour of the motion felt that the hiring of a consultant right away would be premature and that the newly formed committee would provide greater guidance toward the development of any future RFP terms of reference.

The motion being put was carried with Mayor O’Keefe, Deputy Mayor Ellsworth and Councillor Davis dissenting.

CARRIED

ADJOURNMENT

There being no further business, the meeting adjourned at 5:36 pm.

MAYOR

CITY CLERK

**Report/Recommendations
Public Works Standing Committee
June 18, 2015**

In Attendance: Councillor Jonathan Galgay, Chairperson
Councillor Bruce Tilley
Councillor Danny Breen
Councillor Sandy Hickman
Councillor Bernard Davis
Paul Mackey, Deputy City Manager of Public Works
Don Brennan, Director of Roads & Traffic
Lynnann Winsor, Director of Water & Wastewater
Steve Colford, Manager of Waste & Recycling
Brian Head, Manager of Parks & Open Spaces
Karen Chafe, Supervisor of Legislative Services

1. Recycling Survey

The Manager of Marketing & Communications was present to discuss the results of the recycling survey. The survey was conducted in an effort to determine general views about why recycling numbers are down. Overall the vast majority of citizens recycle at the curb (74.74%). This average is based on 194 respondents.

The "Family Recycling Challenge" is a year long campaign being conducted in which residents are invited to sign up and be eligible to win a \$1500 gift card from RONA. Currently, 185 people are registered. Each week, there is a recyclable of the week, such as tin foil, milk cartons, etc. Given the feedback expressed by some in the survey about not having adequate storage space for recyclables, the City will also have an interior decorator do a promotion about space saving tips to offset that problem. Staff will continue to monitor the numbers to see if there is any correlation with the City's promotional efforts.

2. Results of the Winter Maintenance Public Survey

The Manager of Strategic Development conducted a power point presentation on the above noted, a copy of which is on file with the Office of Strategy & Engagement. The following results were outlined:

- The survey was fully completed by 403 people from all locations of the city
- Question responses ranged from 25-850 responses.
- Segmented Participation:
 - 618 (94%) respondents indicated that they live in St. John's
 - 599 indicated they have lived in the St. John's for 2+ winter seasons
 - 25 respondents who own or operate a downtown business
 - 114 users of public transit
 - 122 St. John's residents who live on a cul-de-sac
- Sidewalk Pilot 2014-15 was thought to be successful in improving overall walkability in the City with work still to be done on salting, consistency.

Summary



Sidewalks and Accessibility

Responses indicate a clear upward trend in the perceived level of service to sidewalks designated for winter maintenance according to City policy, and suggested that residents would like to see more improvement in the future.



Downtown

Most respondents noticed some improvement in drivability, access to parking meters, and sidewalk maintenance in the downtown area.



Downtown Businesses

Most respondents indicated that they noticed at least "somewhat" of an improvement to walkability, driveability and access to parking in the downtown area this year.

ST. JOHN'S

Summary



Cul-de-sacs

40% of respondents were at least "Somewhat satisfied" with the level of winter maintenance operations provided to their cul-de-sac.



Public Transit and Modes of Transport

44% of respondents who use public transit were at least "Somewhat satisfied" with accessibility/ease of access to bus stops and shelters this winter.



Roadways

In the survey's General section 66% of respondents indicated they were at least "Somewhat satisfied" with City winter maintenance services provided to roadways this winter.

ST. JOHN'S

3. Registering of License Plates for Uncovered Loads

The Committee considered a memo dated June 9, 2015 from the Manager of Waste & Recycling regarding the above noted.

The memo states that individuals travelling to the Residential Drop Off (RDO) are responsible for the majority of uncovered loads coming to Robin Hood Bay. Presently, there is not always an employee at the kiosk at the RDO. When the position is staffed the employee records license plates and material types of vehicles entering that facility. Recording license plate numbers of people who have uncovered loads can be done when the kiosk is occupied. However, if the goal is to charge these people, it would be just one step in a cumbersome approach to enforcing the Highway Traffic Act. It is thought that direct ticketing is a better means of enforcement. This issue was discussed at a meeting attended by Council, the RNC and staff on June 4 as part of a larger plan to address unsecured and uncovered loads coming to the Robin Hood Bay Landfill.

The Committee agreed with this approach presented by staff, noting that there is a need for the general public to know that they can be issued a ticket for \$120 for non-compliance.

4. Discarded Needles in Downtown

The Committee considered a Council Directive from the regular meeting of April 21, 2015 wherein reference was made to the problem of discarded needles in the downtown area and what if anything the City can do to offset this problem. The following was provided by staff:

- The Parks and Open Spaces Division is primarily responsible for the collection of discarded needles on City owned public property. After hours service is provided by the Water and Waste Water Division Utility Crew.
- Best practices are followed utilizing protective gloves, long handled litter pickers and “sharps” containers.
- Staff receive appropriate training during orientation meetings and tool box talks.
- Collected needles are placed in “sharps” containers securely attached to the vehicles. Once full the unopened containers are placed in a secured storage unit at the City Depot. The contents of the unit are then transported to the Tommy Sexton Centre for disposal, as required.
- Needles are collected as a result of staff observation and calls to the Citizen Service Center.
- There were approximately 200 Citizen Request Cases submitted since May 2014.
- Calls for service are addressed within a twenty four (24) hour period, dependent on time of notification.

The Committee recommends the status quo be maintained given the work being done already by staff as noted above, to offset the problem of discarded needles.

5. Notices for Water Service Leaks (rental properties)

The Committee considered a memo dated June 11, 2015 from the Director of Water & Wastewater regarding the above noted. The City's current practice is to issue three notices to property owners once a leak is discovered. The process could take as long as six weeks before the final notice and water shut-off occur. Council felt that this timeframe was much too long to allow water to flow unchecked.

The Committee on motion of Councillor Breen; seconded by Councillor Davis recommends that the present guidelines for the issuance of written notices regarding service lateral leaks be compressed from three written notices to two, with the second notice identifying the water shut-off date and time, should the property owner fail to have the leak repaired.

6. Roncalli School Playground

Councillor Davis requested that the Committee consider incorporating a wheelchair accessible park in Airport Heights. Staff did advise that the Open Space Master Plan indicates the City is 30% over capacity for parks in this area and there are four playgrounds in the area, though none are accessible.

The Committee on motion of Councillor Davis; seconded by Councillor Breen: recommends that Council purchase a piece of accessible playground equipment up to a cost of \$3000 for installation at the Roncallie School playground.

7. 132 Waterford Bridge Road Sanitary Sewer

The Committee considered a memo dated June 11, 2015 from the Director of Water & Wastewater regarding the above noted. Three options were presented to address the required replacement of a private on-site septic system:

- i. Connection to Sanitary Sewer System at the Rear of the Property
There is an existing sanitary sewer located at the rear of this property however it is located approximately 120 meters from the house and at an elevation approximately 2 meters higher than the house. In addition the sanitary sewer is located on private property and it is not a City owned or maintained sewer. In order to connect the sewer service for the property to this sanitary sewer it would require a pump system and easement and approvals from the third party. Due to these reasons this option is not recommended.
- ii. Construction of a New On-Site Septic System
The property owner could construct a new on-site septic system for this property.
- iii. Connection to City's Sanitary Sewer System
A new sanitary sewer service for the property could be constructed and connected to the City's existing sanitary sewer system. However the existing sanitary sewer along Waterford Bridge Road terminates approximately 30 meters east of this property. The property owner would be required to extend the existing sanitary sewer along the frontage of their property on Waterford Bridge Road and then connect the sanitary sewer service to the new sanitary sewer main.

The Committee recommends that the property owner be presented with the above noted options, particularly options 2 and 3. With regard to Option # 3, it should be noted that the City has received similar requests for the extension of water and/or sewer services in the past and it has been the responsibility of the property owner / developer to install the new infrastructure.

Should Option # 3 be the preferred option of the property owner, it is further recommended that this request be forwarded to the Planning, Development and Engineering Division for their review as well as referral to the Capital Works program.

8. New Gower Street Landscape Upgrading

The Committee considered a memo dated June 15, 2015 from the Manager of Parks and Open Spaces regarding the above noted in response to Councillor Galgay's previous request (CD#R2014-08-11/26) to look into options for the beautification of the entrance to the Downtown coming off Pitts Memorial Drive.

In this regard, the following is provided;

- The Parks and Open Spaces Division is primarily responsible for the horticultural displays on municipal publicly accessible property.
- Significant horticultural displays are exhibited in the "Downtown Core".
- The entrance to New Gower Street at the Hamilton Avenue intersection would benefit from an enhanced display.
- The New Gower Street- Hamilton Avenue intersection will receive an enhanced floral display including additional hanging baskets and shrub bed by June 30, 2015.
- Additional median treatments and lighting are suggested.
- The Water Street, Duckworth Street, New Gower Street horticulture and lighting themes should be compatible.

The Committee recommends that the horticultural and lighting themes be developed for the Downtown Core as part of the redevelopment of the Water Street Infrastructure enhancement project. A landscape professional will be engaged to address both sites in a comprehensive plan and the plan would be phased in over a period of 2-3 years.

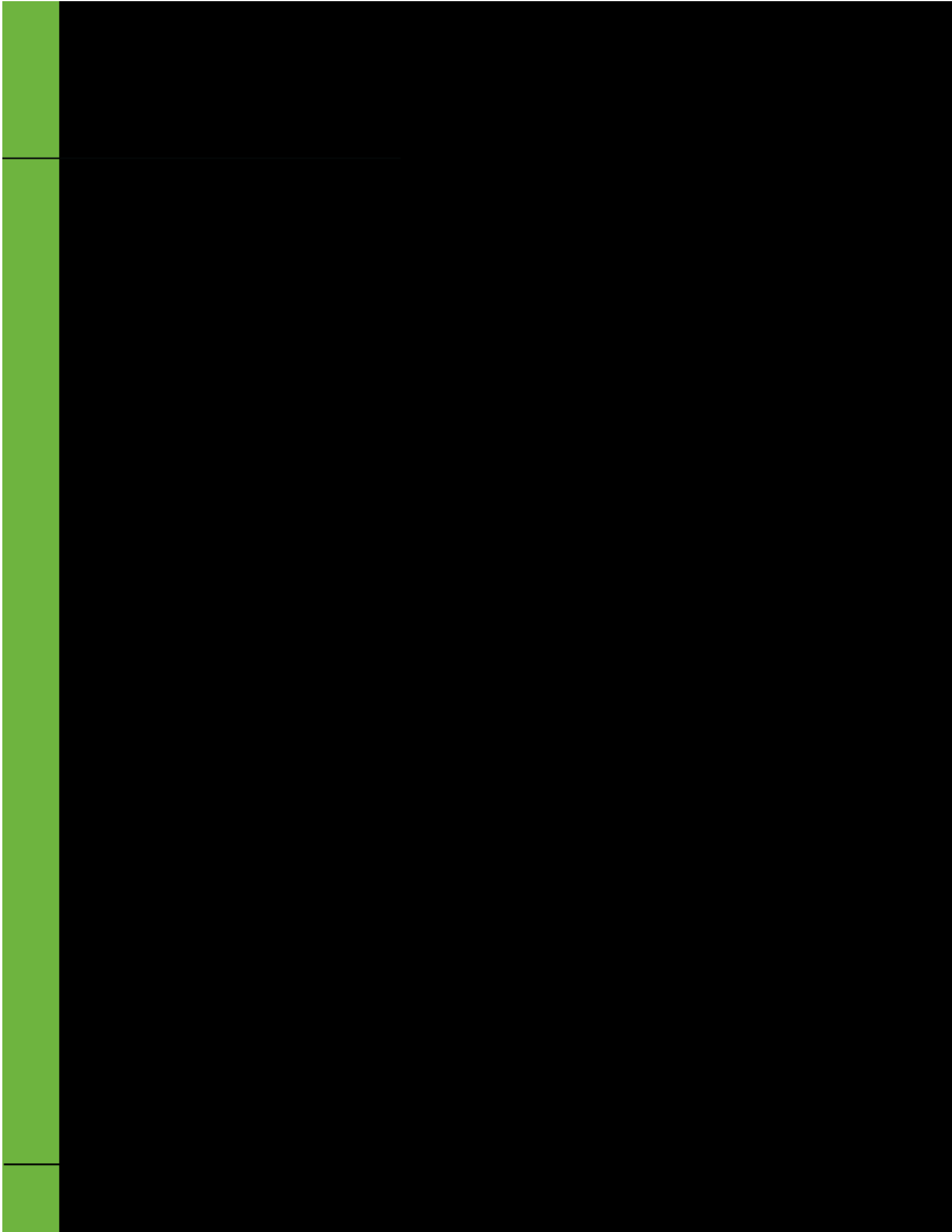
Councillor Jonathan Galgay
Chairperson

REPORT/RECOMMENDATIONS TO COUNCIL
Development Committee Report
June 23, 2015

1. **Department of Planning, Development & Engineering File No. SUB1500018**
Proposed Subdivision for One (1) Additional Building Lot/
Re-establish Building Line Setback for both lots
Subdivision of Civic No. 16 Murphy's Lane - Ward 3
-

It is recommended by the Development Committee that Council approve the above listed application to re-establish the building line for the existing lot at 25 metres, to establish the building line for the new lot at eight (8) metres, and require that the new dwelling also be constructed at the eight (8) metre building line, in order to accommodate the proposed subdivision of the property.

Appendix to Council Minutes for June 29, 2015



Report

Planning & Development Standing Committee

Tuesday, June 16, 2015

In Attendance: Councillor Tom Hann, Chairperson
Deputy Mayor Ron Ellsworth
Councillor Bruce Tilley
Councillor Sandy Hickman
Councillor Danny Breen
Kevin Breen, Acting City Manager (arrived at 1:30 pm)
Dave Blackmore, Deputy City Manager of Planning, Development & Engineering
Jason Sinyard, Director of Planning & Development
Brendan O'Connell, Director of Engineering
Ken O'Brien, Chief Municipal Planner
Judy Powell, General Manager – Metrobus
Brian Head, Manager – Parks and Open Spaces
Councillor Bernie Davis
Kathy Driscoll, Senior Legislative Assistant

Delegations

1. 198 and 204 Freshwater Road Rezoning and Redevelopment of Shoppers Drug Mart

The Committee welcomed a delegation from Dillon Consulting on behalf of Shoppers Realty Inc. They presented a Powerpoint providing an overview of their intended redevelopment of Shopper's Drug Mart.

Discussion ensued and Council questioned access to the property. The proponents advised that vehicular access to the property will be from Winchester Street, same as at present. Currently 198 and 204 Freshwater Road are split by Liverpool Avenue. Shoppers Drug Mart wishes to purchase two parcels of land from the City: Liverpool Avenue (between Freshwater Road and Winchester Street), and a small parcel of land between Empire Avenue and the Shoppers Drug Mart property. The purchase of these two parcels of land will provide for more efficient use and access to the site, along with additional room for parking. Legal Services has reviewed the proposed sale, and have noted there are no issues with the lands being conveyed to Shoppers, as they contain no water or sewage services and do not impact traffic flow. Legal has requested that the description for Liverpool Street specifically reference the right of 196 Freshwater to cross over the lands being conveyed so as to access their property. This change should have no impact upon any plotting of the overall site. Public Works, Roads and Traffic Division, has also reviewed the proposed sale and has no concerns with it.

Council suggested that the applicant acquire the property at 196 Freshwater Road to facilitate a more accessible entry to the property from Winchester Street. Dillon Consulting advised that 196 Freshwater Road uses Liverpool Avenue to gain access to their property and even with the development, nothing would change. The applicants did assure Council they would explore the option of purchasing 196 Freshwater Road.

Recommendation

It was moved by Councillor Hickman; seconded by Councillor Davis: That Council support staff's recommendation to approve the draft Terms of Reference and after subsequent receipt of a satisfactory Land Use Assessment Report, the application be referred to a public meeting chaired by a member of Council. At a later stage, a public hearing chaired by independent commissioner will be required.

2. 627 Torbay Road – Rezoning for two Apartment Buildings

The Committee welcomed Mr. Jim Ford and Mr. Greg Hussey of Karywood Estates Inc. Mr. Ford advised that they wished to construct two 6-storey apartment buildings for a total of 246 units. He proceeded to give an overview of their proposed development noting it would be outside the NEF Zone boundary.

Mr. Hussey advised there was potential retail development in the area which would result in the need for more residential development. The plan was to keep the buildings set back off Torbay Road. The arterial road would deal with the extra traffic as it connects with Major's Path and would address issues involving the Anne Jeannette area. There has been no objection from area residents and the development's proximity to Massey Drive would still allow for privacy. There would also be more open space provided with proposed underground parking.

Recommendation

The Committee agreed to staff's recommendation that the applicant be required to prepare a Land Use Assessment Report (LUAR) under the draft Terms of Reference and once completed, the report would be referred to a public meeting chaired by a member of Council. At a later date, a public hearing chaired by an independent commissioner would be required.

New Business

3. 267 Mundy Pond Road – Rezoning for Semi-Detached Houses

The Committee considered a memorandum dated June 2, 2015 from the Chief Municipal Planner. DH Consulting has applied to have land situated at the east side of Mundy Pond Road (Parcel ID #17732) from the Residential Low Density (R1) Zone to the Residential Medium Density (R2) Zone. This is to allow for four (4), three-storey, semi-detached residential units. This rezoning would not require an amendment to the St. John's Municipal Plan.

The committee expressed the following concerns:

- whether there is enough room for the proposed semi-detached houses;
- potential traffic issues, as the property is near a sharp bend in the road and there may be conflicts with vehicles backing out of new driveways;
- potential for what else might be permitted at the property if rezoning took place. The application is for two sets of semi-detached houses (4 houses in total) but the R2 Zone also permits townhouses;
- the change in the neighbourhood, which is mostly single detached houses in the immediate area (though there are semi-detached houses and row houses on Blackmarsh Road nearby).

Recommendation:

The Committee recommends rejection of rezoning of 260 Mundy Pond Road from the Residential Low Density (R1) Zone to the Residential Medium Density (R2) Zone.

Councillor Tom Hann
Chairperson

Appendix to Council Minutes for June 29, 2015

DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING
FOR THE PERIOD OF June 18, 2015 TO June 24, 2015

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
COM	Costco Wholesale Limited	Expansion of Fuel Facility – Approval of Revisions to site	28 Stavanger Drive	1	Approved	15-06-19
COM	JAG Hotel	Parking Lot for Jag Hotel	118 George Street West	2	Approved	15-06-23

* 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

Appendix to Council Minutes for June 29, 2015

Building Permits List

Council's June 29, 2015 Regular Meeting

Permits Issued: 2015/06/18 To 2015/06/24

Class: Commercial

11 Major's Path	Nc	Accessory Building
40 Aberdeen Ave	Ms	Service Shop
40 Aberdeen Ave	Ms	Office
40 Aberdeen Ave	Ms	Service Shop
40 Aberdeen Ave	Ms	Clinic
40 Aberdeen Ave	Ms	Retail Store
46 Aberdeen Ave	Ms	Restaurant
12 Bay Bulls Rd. Tim Hortons	Ms	Eating Establishment
57 Blackmarsh Rd	Ms	Place Of Assembly
77 Blackmarsh Rd	Ms	Retail Store
245 Blackmarsh Rd	Ms	Convenience Store
Carpasian Rd	Ms	Place Of Assembly
23 Cashin Ave	Ms	Clinic
44 Crosbie Rd	Ms	Convenience Store
395 East White Hills Rd	Ms	Commercial Storage
84-86 Elizabeth Ave	Ms	Service Shop
84-86 Elizabeth Ave	Ms	Retail Store
92 Elizabeth Ave	Ms	Club
92 Elizabeth Ave	Ms	Club
92 Elizabeth Ave	Ms	Office
94 Elizabeth Ave	Ms	Retail Store
71-77 Elizabeth Ave	Ms	Service Station
391-395 Empire Ave	Ms	Club
2 Fogwill Pl	Ms	Restaurant
32 Frecker Dr	Ms	Service Station
324 Frecker Dr	Ms	Convenience Store
336 Freshwater Rd	Ms	Service Shop
336 Freshwater Rd	Ms	Communications Use
336 Freshwater Rd	Ms	Office
12 Gleneyre St	Ms	Retail Store
15 Goldstone St	Ms	Service Shop
169 Hamlyn Rd	Ms	Service Shop
179 Hamlyn Rd	Ms	Club
25 Hebron Way	Ms	Retail Store
35 Hebron Way	Ms	Office
12-20 Highland Dr	Ms	Convenience Store
189 Higgins Line	Ms	Office
61 James Lane	Ms	Warehouse
55b Kelsey Dr	Ms	Communications Use
58 Kenmount Rd	Ms	Office
102 Kenmount Dr	Ms	Hotel
102 Kenmount Dr	Ms	Office
120 Kenmount Rd	Ms	Car Sales Lot
120 Kenmount Rd	Ms	Car Sales Lot
150 Kenmount Rd	Ms	Car Sales Lot
222 Kenmount Rd	Ms	Retail Store
33 Kenmount Rd	Ms	Office
35 Kenmount Rd	Ms	Retail Store
85-95 Kenmount Rd	Ms	Car Sales Lot
161 Kenmount Rd	Ms	Retail Store
193 Kenmount Rd	Ms	Place Of Amusement
195 Kenmount Rd	Ms	Service Shop
275 Kenmount Rd	Ms	Eating Establishment

Appendix to Council Minutes for June 29, 2015

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
515 Kenmount Rd	Ms	Retail Store
541 Kenmount Rd	Ms	Retail Store
147 Lemarchant Rd	Ms	Service Shop
90 Logy Bay Rd	Ms	Club
484 Main Rd	Ms	Club
53-59 Main Rd	Ms	Retail Store
355b Main Rd	Ms	Service Shop
355-367 Main Rd	Ms	Office
215 Major's Path	Ms	Retail Store
10 Messenger Dr	Ms	Retail Store
6 Mullaly St	Ms	Warehouse
6 Mullaly St	Ms	Warehouse
120 Mundy Pond Rd	Ms	Place Of Assembly
34 New Cove Rd	Ms	Clinic
119 New Cove Rd	Ms	Clinic
446 Newfoundland Dr	Ms	Restaurant
22 O'leary Ave	Ms	Take-Out Food Service
60 O'leary Ave	Ms	Retail Store
78 O'leary Ave	Ms	Retail Store
37 O'leary Ave	Ms	Retail Store
36 Pearson St	Ms	Retail Store
154 Pennywell Rd	Ms	Service Station
34 Pippy Pl	Ms	Office
52 Pippy Pl	Ms	Retail Store
5-7 Pippy Pl	Ms	Retail Store
59-61 Pippy Pl	Ms	Retail Store
260 Portugal Cove Rd	Ms	Retail Store
279 Portugal Cove Rd	Ms	Service Shop
279 Portugal Cove Rd	Ms	Clinic
279 Portugal Cove Rd	Ms	Eating Establishment
150 Clinch Cres	Ms	Lodging House
25 Rhodora St	Ms	Condominium
35 Ridge Rd	Ms	Club
46-50 Robin Hood Bay Rd	Ms	Industrial Use
38-40 Ropewalk Lane	Ms	Retail Store
117 Ropewalk Lane	Ms	Eating Establishment
10 Stavanger Dr	Ms	Retail Store
16 Stavanger Dr	Ms	Restaurant
16 Stavanger Dr	Ms	Restaurant
16 Stavanger Dr	Ms	Retail Store
386 Stavanger Dr	Ms	Commercial School
386 Stavanger Dr Soulful Sound	Ms	Retail Store
410 Stavanger Dr	Ms	Retail Store
3 Stavanger Dr	Ms	Retail Store
3 Stavanger Dr	Ms	Retail Store
25 Stavanger Dr	Ms	Retail Store
15-27 Stavanger Dr	Ms	Retail Store
415 Stavanger Dr	Ms	Restaurant
86 Thorburn Rd	Ms	Office
86 Thorburn Rd	Ms	Service Station
86 Thorburn Road	Ms	Convenience Store
86 Thorburn Rd	Ms	Convenience Store
88 Thorburn Rd	Ms	Retail Store
92 Thorburn Rd	Ms	Eating Establishment
446 Topsail Rd	Ms	Service Station
644 Topsail Rd	Ms	Service Shop
644 Topsail Rd	Ms	Club
644 Topsail Rd	Ms	Day Care Centre
668 Topsail Rd	Ms	Retail Store

Appendix to Council Minutes for June 29, 2015

660 Topsail Rd	Ms	Tavern
656 Topsail Rd	Ms	Tavern
393 Topsail Rd	Ms	Day Care Centre
681 Topsail Rd	Ms	Retail Store
681 Topsail Rd	Ms	Place Of Amusement
26 Torbay Rd	Ms	Tavern
26 Torbay Rd	Ms	Tavern
10 Elizabeth Ave	Ms	Office
10 Elizabeth Ave	Ms	Office
192-194 Torbay Rd	Ms	Eating Establishment
192-194 Torbay Rd	Ms	Eating Establishment
286 Torbay Rd	Ms	Retail Store
286 Torbay Rd	Ms	Restaurant
286 Torbay Rd	Ms	Retail Store
320 Torbay Rd	Ms	Club
320 Torbay Rd	Ms	Retail Store
320 Torbay Rd	Ms	Retail Store
320 Torbay Rd	Ms	Retail Store
340 Torbay Rd	Ms	Clinic
350 Torbay Rd	Ms	Service Shop
426 Torbay Rd	Ms	Retail Store
430 Torbay Rd	Ms	Tavern
141 Torbay Road-Torbay Rd Mall	Ms	Retail Store
141 Torbay Rd	Ms	Office
585 Torbay Rd	Ms	Retail Store
377 Duckworth St, Lower Level	Cr	Tavern
673 Topsail Rdunits 3 & 4	Sw	Retail Store
31 Peet St. , Christian Missio	Co	Office
Petty Harbour Rd, Zipline	Nc	Patio Deck
1 Fort Townshend-Bell Mobility	Rn	Adm. Bldg/Gov/Non-Profit
385 Old Pennywell Rd	Nc	Accessory Building
446 Newfoundland Dr, Wok Box	Cr	Eating Establishment
369 Duckworth St	Nc	Mixed Use

This Week \$ 1,714,000.00

Class: Industrial

This Week \$.00

Class: Government/Institutional

This Week \$.00

Class: Residential

14 Amherst Pl	Nc	Fence
22 Balnafad Pl	Nc	Swimming Pool
16 Bowring Pl	Nc	Fence
4 Caravelle Place - Lot 6	Nc	Single Detached Dwelling
82 Castle Bridge Dr	Nc	Patio Deck
23 Chafe Ave	Nc	Accessory Building
68 Cypress St	Nc	Fence
716 Empire Ave	Nc	Fence
94 Firdale Dr	Nc	Fence
53 Firdale Dr	Nc	Single Detached Dwelling
49 Gold Medal Dr	Nc	Patio Deck
116 Gower St	Nc	Patio Deck
114 Great Eastern Ave	Nc	Fence
88 Kenai Cres	Nc	Fence

Appendix to Council Minutes for June 29, 2015

20 Kerry St	Nc	Fence
13 Legacy Pl , Lot 35	Nc	Single Detached & Sub.Apt
35 Linegar Ave	Nc	Patio Deck
14 Mccrae St	Nc	Accessory Building
55 Meadowbrook Dr	Nc	Accessory Building
51 Meighen St	Nc	Patio Deck
38 Mullock St	Nc	Accessory Building
286 New Pennywell Rd	Nc	Fence
24 O'neil Ave	Nc	Patio Deck
42 O'reilly St	Nc	Accessory Building
40 Orlando Pl, Lot 242	Nc	Single Detached & Sub.Apt
201 Petty Harbour Rd	Nc	Accessory Building
20 Roche St	Nc	Accessory Building
94 Royal Oak Dr	Nc	Patio Deck
12 Sackville St	Nc	Accessory Building
6 Sequoia Dr	Nc	Fence
41 Spratt Pl	Nc	Accessory Building
6 Stephano St	Nc	Fence
27 Suez St	Nc	Accessory Building
4 Torngat Cres	Nc	Patio Deck
22 Tullamore St	Nc	Single Detached Dwelling
139 Waterford Bridge Rd	Nc	Fence
14 Willenhall Pl	Nc	Single Detached Dwelling
18 Glenlonan St	Co	Single Detached & Sub.Apt
30 Pleasantville Ave	Cr	Subsidiary Apartment
49 Kenai Cres	Ex	Patio Deck
51 Monkstown Rd	Ex	Single Detached Dwelling
34 Shaw St	Ex	Single Detached Dwelling
416 Back Line	Rn	Single Detached Dwelling
20 Cherrybark Cres	Rn	Single Detached Dwelling
26 Gros Morne Pl	Rn	Townhousing
28 Gros Morne Pl	Rn	Townhousing
30 Gros Morne Pl	Rn	Townhousing
32 Gros Morne Pl	Rn	Townhousing
34 Gros Morne Pl	Rn	Townhousing
36 Gros Morne Pl	Rn	Townhousing
25 Gros Morne Pl	Rn	Townhousing
27 Gros Morne Pl	Rn	Townhousing
29 Gros Morne Pl	Rn	Townhousing
31 Gros Morne Pl	Rn	Townhousing
14 King's Rd	Rn	Townhousing
33 Meadowbrook Park Rd	Rn	Mobile Home
30 Merrymeeting Rd	Rn	Single Detached & Sub.Apt
72 Merrymeeting Rd	Rn	Townhousing
63 Military Rd	Rn	Townhousing
21 Monkstown Rd	Rn	Semi-Detached Dwelling
2 Prim Place	Rn	Townhousing
4 Prim Pl	Rn	Townhousing
6 Prim Pl	Rn	Townhousing
21 Prim Place	Rn	Townhousing
25 Prim Pl	Rn	Townhousing
9 Exeter Ave	Sw	Single Detached & Sub.Apt
12 Exmouth St	Sw	Single Detached & Sub.Apt
38 Ladysmith Dr	Sw	Single Detached Dwelling
86 Main Rd	Sw	Single Detached Dwelling
10 Powell Pl	Sw	Single Detached Dwelling
9 Rhodora St	Sw	Single Detached Dwelling
22 Rigolet Cres	Sw	Single Detached Dwelling
19 Tupper St	Sw	Single Detached Dwelling

Appendix to Council Minutes for June 29, 2015

Class: Demolition

This Week \$.00

This Week's Total: \$ 3,578,871.00

Repair Permits Issued: 2015/06/18 To 2015/06/24 \$ 81,800.00

Legend

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

YEAR TO DATE COMPARISONS			
June 29, 2015			
TYPE	2014	2015	% VARIANCE (+/-)
Commercial	\$18,442,000.00	\$92,100,000.00	90
Industrial	\$125,300.00	\$0.00	-100
Government/Institutional	\$74,512,000.00	\$8,625,000.00	-88
Residential	\$54,587,000.00	\$40,280,000.00	-26
Repairs	1,878,000.00	1,979,000.00	5
Housing Units (1 & 2 Family Dwellings)	134	105	
TOTAL	\$179,544,300.00	\$142,984,000.00	-20

Respectfully Submitted,

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

MEMORANDUM

**Weekly Payment Vouchers
For The
Week Ending June 24, 2015**

Payroll

Public Works	\$ 453,455.52
Bi-Weekly Casual	\$ 49,060.89
Accounts Payable	\$ 1,814,472.22

Total: \$ 2,316,988.63

Appendix to Council Minutes for June 29, 2015

ST. JOHN'S

DEPARTMENT OF FINANCE

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

MEMORANDUM

Date: July 6, 2015

To: His Worship the Mayor and Council

Re: **PDE File # EAR1500055**
7 Garrison Hill (Howard House), Ward 2
Proposed Text Amendment to Grant Relief from Full Compliance with the
Requirements of the Downtown Parking Standard (Institution Use)
St. John's Development Regulations Amendment No. 610, 2015

An application has been received from the John Howard Society for approval to develop a two-storey extension on the existing property situated at 7 Garrison Hill (corner of Queen's Road). The extension would contain a total of 10 affordable apartment units and have a Gross Floor Area of 464 square metres (5000 square feet). The applicant cannot provide any off-street parking and has asked for the right to use an on-street parking space for a Designated Handicapped Parking space for the new development. The applicant further advises that it needs to remove five (5) mature public trees along the Garrison Hill frontage to accommodate the new construction.

The subject property is in the Institutional (INST) Zone. The existing use (offices and a temporary residence for recently released ex-offenders) is a Permitted Use in the INST Zone. The residential extension would also be a Permitted Use in this zone, subject to compliance with relevant municipal requirements.

The subject property is subject to the Downtown Parking Requirements as set out in Section 9.1.2(2) of the Development Regulations. As the property has a lot area of 1017square metres and a Net Floor Area of 371 square metres, a minimum of four (4) off-street parking spaces are required. The Downtown Parking Requirements do not allow Council the discretion to waive the minimum off-street parking requirements.

The proposed development of affordable housing units and the adaptive reuse of an institutional property is consistent with the City's Municipal Plan land-use policies. It is anticipated that other applications for affordable housing units in other institutional properties in the Downtown which may involve requests for relief from the Downtown Parking Requirements.

The proposed amendment to allow Council discretionary authority to vary the off-street parking requirements in the Downtown Parking Area for institutional development was discussed at the April 21, 2015 meeting of the Planning and Development Committee. It was the recommendation of the Committee that *"the proposed text amendment to the St. John's Development Regulations be referred to the public notification process* (public notice then

ST. JOHN'S

referral to Council for consideration). At the Regular Meeting of Council of May 11, 2015 this recommendation was accepted.

The proposed amendment was subsequently advertised in accordance with the requirements of the *Urban and Rural Planning Act, 2000*. A notice was also placed on the City's website as is normal practice. No public comments were received.

RECOMMENDATION

It is recommended that Council now adopt the attached resolution for St. John's Development Regulations Amendment Number 610, 2015.

If the resolution is adopted by Council staff will write the Minister of Municipal and Intergovernmental Affairs to request that the amendment be registered. The amendment will come into effect on the date a Notice of Registration is published in *The Newfoundland and Labrador Gazette*.

Ken O'Brien
Chief Municipal Planner

PDB/dlm

Attachments

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 610, 2015**

WHEREAS the St. John's Municipal Council wishes to have the discretionary authority to vary the minimum off-street parking requirement for an "Institution" in the area where the Downtown Parking Standard applies;

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

Amend Section 9.1.2. [OFFSTREET PARKING REQUIREMENTS – Special Parking Requirements] by adding the following:

“9.1.2 (2) (IV)(i)

(c) Parking Relief

In the case of an Institution, Council may relieve an applicant of all or any of the parking required under Section 9.1.2 provided that the applicant is able to show that because of the particular characteristics of the development, the actual parking requirements within the foreseeable future are expected to be lower than those required by the City's Downtown Parking Standard.”

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

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

Mayor

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

City Clerk

Council Adoption

Provincial Registration

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 July 14, 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	22 St. Joseph's Lane Residential High Density (R3) Zone	2	A Discretionary Use Application has been submitted by Premier Executive Suites requesting to convert an interior floor area space within the "Converted Building" located at 22 St. Joseph's Lane (Signal Hill Gate) into two (2) additional dwelling units. This will increase the number of units from thirty-two (32) to thirty-four (34). On-site parking is provided.				No submissions received	The Planning and Development Division recommends approval of the application subject to all applicable City requirements.
2	39 Airport Heights Drive Commercial Neighbourhood (CN) Zone	4	A Discretionary Use Application has been submitted to the City of St. John's by Rogers Communications Inc. requesting concurrence to construct a telecommunications tower located at 39 Airport Heights Drive . In accordance with its obligations under the Radiocommunications Act and Industry Canada's Tower Siting Procedure CPC-2-0-03, the City of St. John's hereby notifies residents in the vicinity of 39 Airport Heights Drive of Rogers' intention to install an antenna system consisting of: <ul style="list-style-type: none"> • a slim monopole tower measuring 25 m in height (this is to include the telecommunications antennas, lighting rod and obstruction light); • a tower base measuring less than 1.5 m on either side; • a 2.86 m x 2.135 m equipment shelter at the base of the tower; and • a 1.8 m high steel wire fence surrounding the shelter and the tower. 				13 submissions received (attached)	The Planning and Development Division recommends this application be deferred at the request of the applicant.

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.

JUNE 19, 2015

AIRPORT HEIGHTS COMMUNITY GROUP

Susan Curtis, Jill Bruce, Charmaine Flynn
Airport Heights Community Group Representatives - St. John's

Dear Councillor Galgay:

We write to you to address our concerns regarding the Discretionary Use Application submitted to the City of St. John's by Rogers Communications Inc. requesting permission to construct a telecommunications tower located at 39 Airport Heights Drive.

We have several issues with the proposed application. We, along with many other residents, feel that this location could not be any worse. While, yes, the land in question is a commercial piece of property, Airport Heights community is not. It is at the entrance to Airport Heights and will be quite visible, standing at 25m tall, in the heart of our community surrounded by residences. It is also near playgrounds, a baseball field, a soccer pitch, a daycare and our community elementary school, all of which are cited in the City's 'Siting Protocol for Wireless Facilities' document, as areas of discouraged use.

In the same document it also cites that one of the objectives of the protocol is to assist the proponent in finding a suitable location that meets its needs while addressing the concerns of the city. We ask you, how can the city recommend this location since it sits so close to all of these "discouraged use" areas? We feel that there must be another area that this tower can be placed. All around Airport Heights sits empty pockets of land and already commercially zoned land.

We also feel that there could be possible health risks involved. Health Canada states that while there is no conclusive evidence to support or deny risks, they do say more research is needed in this area. As well, the House of Commons Standing Committee on Health released a report this week asking Government to consider funding additional research on the potential health risks related to exposure to cell towers, cell phones and wi-fi networks. While we wait for more long term research to be carried out, we do not want to be the guinea pigs in that scenario.

While, Industry Canada regulates tower siting decisions, settles disputes, and sets health and safety standards, their 'Tower Siting Policy' states that they must consider the community views. Impasses are rare (0.1% cases require Industry Canada's decision), so we ask you as a councillor to make the first decision so our voices are heard and vote NO on this discretionary use application. This will then help ensure Rogers Communications will indeed work with you, as council and us, as the community to find a suitable location for the proposed tower.

Thank you for your time,

Susan, Jill, Charmaine



Office of the City Clerk
P.O. Box 908
St. John's, NL
A1C 5M2
Fax: 709-576-8474
cityclerk@stjohns.ca

2015/06/04

■ Firdale Dr
St. John's, NL
A1A 4X5

Dear Sir/Madam,

I am a resident in the Airport Heights neighbourhood. I am writing to express my strong opposition to the proposed construction of a Rogers tower on the property at 39 Airport Heights Drive. After reviewing the application for the project and the research available on similar projects, I am convinced that this tower poses a potentially significant health hazard to residents of the community, as well as to the local environment.

Many, including Rogers, state that cell towers are safe, yet there have been no long-term studies done to prove this claim. In fact, there is a growing body of research concerning the health hazards posed by extended close proximity to these towers. Numerous studies (primarily in Europe where independent studies not funded by the telecommunications industry exist) conclude that living, working or spending the day near such emitters is dangerous, especially for children. The proposed tower will be located within an elementary school zone, and is startlingly close to Windsor Lake. Some studies show that living within ¼ mile of such antennas increases cancer risk 3 to 4 times, as well as increases the likelihood for developing cancer at a younger age.

The precautionary principle is becoming increasingly accepted in the global scientific community as a wise standard for gauging environmental risks. If the precautionary principle is applied here, the burden of proof that this technology absolutely will not negatively impact the health of the community or the environment fall squarely on Rogers who is proposing the tower, and the City of St. John's who is considering the proposal. The precautionary principal states:

When an activity raises threats of harm to human health or the environment, precautionary measures should be taken even if some cause and effect relationships are not fully established scientifically. In this context, the proponent of an activity, rather than the public or residents likely to be affected, should bear the burden of proof. The process of applying the precautionary principle must be open, informed and democratic and must include potentially affected parties. It must also involve an examination of the full range of alternatives, including rejecting the proposal.

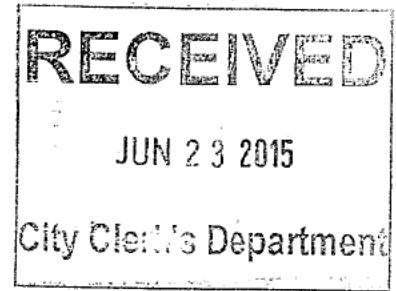
I urge you to consider the impact of the proposed cell tower on our community and our natural spaces and consider a location that is not in the middle of a growing residential area or near a public water source.

Even if you choose to ignore the multiple environmental and health concerns that this project poses, you cannot dispute that cell phone towers in residential neighbourhoods instill fear and resentment in the local residents. The additional reality is that such placement negatively impacts property values. I urge you to take all these concerns seriously.

Sincerely,

Tim Bruce

Eileen Skinner
Dumbarton Place
Airport Heights
St. John's, NL



June 11, 2015

Office of the City Clerk
City of St. John's
P.O. Box 908
St. John's, NL
A1C 5M2

Dear City Clerk:

This letter is in response to the application submitted by Rogers Communications for the installation and operation of a 25 meter high telecommunications tower to be located at 39 Airport Heights Drive.

As a business owner in the city of St. John's and more particularly a person in new home construction I recognize the continuing need for communications towers to enhance the signal for cell phone and other communications technology. These improved signals help in running our business and personal communications needs in our fast paced and hectic lifestyles.

Notwithstanding the above, it is critical to blend business requirements into the natural and esthetic neighborhood environs in which both reside. In this particular application, the erection of a communications tower rising some 80 feet above surrounding homes, at the very entrance of Airport Heights Drive is simply too intrusive into this neighborhood.

I have no intention of getting into traffic issues or market values of homes. What is important to us as homeowners, who live directly adjacent to this tower, is the invasive nature this construction will have on the visual quality our families presently enjoy. We bought and built our homes, knowing full well what the PERMITTED USES were on that site, and an 80 foot tower was not one of the permitted uses! It is in fact a DISCRETIONARY USE, and one that should be at the low end of the requirements in a neighborhood.

But let's look at possible solutions. Airport Heights has an abundance of public land, where this tower could find as good as, if not a better signal. It seems to me, at least, that at the top of Hall's Road, just above the park area would be a natural location. What better use of public land than a public telecommunications services? I am sure if staff, together with Rogers look a little closer at the land rising to the East, overlooking the Airport, they will find endless possibilities, which will not interfere or intrude to the quality of any family.

I trust council will vote against this location, and direct staff to work closely with Rogers and the neighbors to find the RIGHT LOCATION.

Sincerely,

Eileen Skinner
Resident of Airport Heights



To: Karen Chafe/CSJ,
Cc:
Bcc:
Subject: Proposed Cell Phone Tower at 39 Airport Heights Drive

Glenda Leyte

Office of the City Clerk

2015/06/05 03:10:08 PM

From: Glenda Leyte
To: "cityclerk@stjohns.ca" <cityclerk@stjohns.ca>
Cc: "rogers.maritimesconsultations@rci.rogers.com" <rogers.maritimesconsultations@rci.rogers.com>, "st.john_s.district@ic.gc.ca" <st.john_s.district@ic.gc.ca>, "gdoran@stjohns.ca" <gdoran@stjohns.ca>, "bdavis@stjohns.ca" <bdavis@stjohns.ca>
Date: 2015/06/05 03:10 PM
Subject: Airport Heights Tower

Office of the City Clerk
P.O. Box 908
St. John's, NL, A1C 5M2

June 5th, 2015

[REDACTED]
Lancaster Street
St. John's, NL
A1A 5P8

Dear Sir/Madam,

I am a home owner on Lancaster Street in the Airport Heights – near the proposed site of the new Rogers tower. I am VERY strongly opposed to this tower being built. I understand that no one actually knows the long term effects of this type of project however, after some significant research I am concerned that there may be a health risk...and I am not willing to take a risk when it comes to dealing with my health, the health of my spouse or more importantly, the health of my young children. I encourage my children to eat healthy, exercise, play outside and engage in activities to increase their physical and mental health. Given my efforts to date, I simply refuse to expose them to this potential hazard.

I will fight this in every possible way!

Many, including Rogers, state that cell towers are safe, yet there have been no long-term studies done to prove this. In fact, there is a growing body of research concerning the health hazards posed by extended close proximity to these towers. Numerous studies (primarily in Europe where independent studies not funded by the telecommunications industry exist) conclude that living, working or spending the day near such emitters is dangerous, especially for children. Some studies show that living within ¼ mile of such antennas increases cancer risk

3 to 4 times, as well as increases the likelihood for developing cancer at a younger age.

The precautionary principle is becoming increasingly accepted in the global scientific community as a wise standard for gauging environmental risks. If the precautionary principle is applied here, the burden of proof that this technology absolutely will not negatively impact the health of the community or the environment fall squarely on Rogers who is proposing the tower, and the City of St. John's who is considering the proposal. The precautionary principal states:

When an activity raises threats of harm to human health or the environment, precautionary measures should be taken even if some cause and effect relationships are not fully established scientifically. In this context, the proponent of an activity, rather than the public or residents likely to be affected, should bear the burden of proof. The process of applying the precautionary principle must be open, informed and democratic and must include potentially affected parties. It must also involve an examination of the full range of alternatives, including rejecting the proposal.

I urge you to consider the impact of the proposed cell tower on our community and our natural spaces and consider a location that is not in the middle of a growing residential area or near a public water source.

Even if you choose to ignore the multiple environmental and health concerns that this project poses, you cannot dispute that cell phone towers in residential neighbourhoods instill fear and resentment in the local residents. The additional reality is that such placement negatively impacts property values. I urge you to take all these concerns seriously.

Sincerely,

Glenda Leyte

Andrea Doyle	Office of the City Clerk P.O. Box 908	2015/06/06 01:41:13 PM
From:	Andrea Doyle <	
To:	"cityclerk@stjohns.ca" <cityclerk@stjohns.ca>	
Date:	2015/06/06 01:41 PM	
Subject:	Cell tower Airport Hts	

Office of the City Clerk
P.O. Box 908
St. John's, NL
A1C 5M2
Fax: 709-576-8474
cityclerk@stjohns.ca

June 6, 2015

Turnberry Street
St. John's, NL
A1A 5P3

Dear Sir/Madam,

I am a resident in the Airport Heights neighbourhood. I am writing to express my strong opposition to the proposed construction of a Rogers tower on the property at 39 Airport Heights Drive. After reviewing the application for the project and the research available on similar projects, I am convinced that this tower poses a potentially significant health hazard to residents of the community, as well as to the local environment.

Many, including Rogers, state that cell towers are safe, yet there have been no long-term studies done to prove this claim. In fact, there is a growing body of research concerning the health hazards posed by extended close proximity to these towers. Numerous studies (primarily in Europe where independent studies not funded by the telecommunications industry exist) conclude that living, working or spending the day near such emitters is dangerous, especially for children. The proposed tower will be located within an elementary school zone, and is startlingly close to Windsor Lake. Some studies show that living within ¼ mile of such antennas increases cancer risk 3 to 4 times, as well as increases the likelihood for developing cancer at a younger age.

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I urge you to consider the impact of the proposed cell tower on our community and our natural spaces and consider a location that is not in the middle of a growing residential area or near a public water source.

Even if you choose to ignore the multiple environmental and health concerns that this project poses, you cannot dispute that cell phone towers in residential neighbourhoods instill fear and resentment in the local residents. The additional reality is that such placement negatively impacts property values. I urge you to take all these concerns seriously.

Sincerely,

Andrea Doyle

Sent from my iPhone

Bev	Dear Sir/Madam, I am a resident in the Airport H...	2015/06/08 12:29:01 PM
From:	Bev < rogers.maritimesconsultations@rci.rogers.com	
To:	st.john_s.district@ic.gc.ca, gdoran@stjohns.ca, bdavis@stjohns.ca, cityclerk@stjohns.ca	
Cc:		
Date:	2015/06/08 12:29 PM	
Subject:	Rogers cell phone tower opposition letter...	

Dear Sir/Madam,

I am a resident in the Airport Heights neighborhood. I am writing to express my strong opposition to the proposed construction of a Rogers tower on the property at 39 Airport Heights Drive. After reviewing the application for the project and the research available on similar projects, I am convinced that this tower poses a potentially significant health hazard to residents of the community, as well as to the local environment.

Many, including Rogers, state that cell towers are safe, yet there have been no long-term studies done to prove this claim. In fact, there is a growing body of research concerning the health hazards posed by extended close proximity to these towers. Numerous studies (primarily in Europe where independent studies not funded by the telecommunications industry exist) conclude that living, working or spending the day near such emitters is dangerous, especially for children. The proposed tower will be located within an elementary school zone, and is startlingly close to Windsor Lake. Some studies show that living within ¼ mile of such antennas increases cancer risk 3 to 4 times, as well as increases the likelihood for developing cancer at a younger age.

The precautionary principle is becoming increasingly accepted in the global scientific community as a wise standard for gauging environmental risks. If the precautionary principle is applied here, the burden of proof that this technology absolutely will not negatively impact the health of the community or the environment fall squarely on Rogers who is proposing the tower, and the City of St. John's who is considering the proposal. The precautionary principal states:

When an activity raises threats of harm to human health or the environment, precautionary measures should be taken even if some cause and effect relationships are not fully established scientifically. In this context, the proponent of an activity, rather than the public or residents likely to be affected, should bear the burden of proof. The process of applying the precautionary principle must be open, informed and democratic and must include potentially affected parties. It must also involve an examination of the full range of alternatives, including rejecting the

proposal.

I urge you to consider the impact of the proposed cell tower on our community and our natural spaces and consider a location that is not in the middle of a growing residential area or near a public water source.

Even if you choose to ignore the multiple environmental and health concerns that this project poses, you cannot dispute that cell phone towers in residential neighborhoods instill fear and resentment in the local residents. The additional reality is that such placement negatively impacts property values. I urge you to take all these concerns seriously.

Sincerely,

Bev Laite

Burry Port Street

Angela Skinner

Office of the City Clerk P.O. Box 908

2015/06/11 05:10:00 PM

From: Angela Skinner <
To: "cityclerk@stjohns.ca" <cityclerk@stjohns.ca>
Date: 2015/06/11 05:10 PM
Subject: Cell tower in Airport Heights

Office of the City Clerk
P.O. Box 908
St. John's, NL, A1C 5M2

June 11, 2015

Angela Skinner
Galaxy Crescent
[St. John's, NL](#)

Dear Sir/Madam,

I am a home owner on Galaxy Crescent in the Airport Heights – near the proposed site of the new Rogers tower. I am VERY strongly opposed to this tower being built. I understand that no one actually knows the long term effects of this type of project however, after some significant research I am concerned that there may be a health risk...and I am not willing to take a risk when it comes to dealing with my health, the health of my spouse or more importantly, the health of

my young children. I encourage my children to eat healthy, exercise, play outside and engage in activities to increase their physical and mental health. Given my efforts to date, I simply refuse to expose them to this potential hazard.

I will fight this in every possible way!

Many, including Rogers, state that cell towers are safe, yet there have been no long-term studies done to prove this. In fact, there is a growing body of research concerning the health hazards posed by extended close proximity to these towers. Numerous studies (primarily in Europe where independent studies not funded by the telecommunications industry exist) conclude that living, working or spending the day near such emitters is dangerous, especially for children. Some studies show that living within ¼ mile of such antennas increases cancer risk 3 to 4 times, as well as increases the likelihood for developing cancer at a younger age.

The precautionary principle is becoming increasingly accepted in the global scientific community as a wise standard for gauging environmental risks. If the precautionary principle is applied here, the burden of proof that this technology absolutely will not negatively impact the health of the community or the environment fall squarely on Rogers who is proposing the tower, and the City of St. John's who is considering the proposal. The precautionary principal states:

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I urge you to consider the impact of the proposed cell tower on our community and our natural spaces and consider a location that is not in the middle of a growing residential area or near a public water source.

Even if you choose to ignore the multiple environmental and health concerns that this project poses, you cannot dispute that cell phone towers in residential neighbourhoods instill fear and resentment in the local residents. The additional reality is that such placement negatively impacts property values. I urge you to take all these concerns seriously.

Sincerely,

Angela Skinner

Sent from my iPhone

From: Tim H
To: cityclerk@stjohns.ca
Date: 2015/06/17 07:37 PM
Subject: Proposal for a 25+ meter tower along Airport Heights Drive

City of St. John's,

I am contacting you as a resident of Airport Heights regarding an item on the CBC news; a proposal for a 25+ meter tower along Airport Heights Drive.

I am sure many others have already contacted you regarding this matter, and if they haven't yet, I hope apathy does not prevent them from taking the 5 minutes required to voice their concerns.

I would simply suggest that the tower be moved away from the residential area, I am not against having one built in airport heights. I am, however, against the proposed location. Please consider the safety surrounding the amount of children in that specific location. If there is a tower amongst their playground areas, they will try to climb it. If there is a tower approximately 200 yards from an elementary school, they will try to climb it.

Instead I would rather you suggest that the tower be built up behind the soccer and baseball pitch. There is more than enough space in that area and it can be properly secured by fencing the surrounding area, or, in some other difficult to access location to prevent children from being children. Or, alternatively, the patch of land surrounded by the 47B turn-off ramp would also be a more than suitable location.

I am well aware of the public's perception on these things as is viewable from CBC comments. A large vocal minority decry NIMBY and other acronyms whenever somebody attempts to put forward a concern. I do not believe this is a case of NIMBY, I simply think it is not justified at its specific location. Will it be an eye soar? Yes, but more importantly, will it pose a safety concern so close to an elementary school? I think the answer is yes and I believe it is your responsibility to take issues of neighbourhood safety seriously, however remote they may be.

Airport Heights has often been the victim of reactionary measures instead of proactive planning. It took a automobile related to death to get a left hand turn arrow into airport heights. It took a death of a child at a playground to get no parking zones around them, that particular playground is now called Zachery's Place - which is no more than 500 meters from the proposed location of this tower. I hope it doesn't come to a child injuring themselves from a fall from this tower for city council to come to the realization it was a mistake.

Thank you for your time,

Tim Harlick
Resident of Airport Heights

Donette Tizzard

To Whom It May Concern Our Household is AG...

2015/06/17 08:10:17 PM

From: Donette Tizzard <
To: "cityclerk@stjohns.ca" <cityclerk@stjohns.ca>
Date: 2015/06/17 08:10 PM
Subject: Cell Tower Airport Heights (Rogers Communications)

To Whom It May Concern

Our Household is **AGAINST** the location of this cell tower so close to a residential area.

Donette & Jon Tizzard

Branscombe st

St Johns,

Thank you

Catherine Forsey

To the Office of the St. John's City Clerk; I am w...

2015/06/18 08:03:48 AM

From: Catherine Forsey
To: "cityclerk@stjohns.ca" <cityclerk@stjohns.ca>
Date: 2015/06/18 08:03 AM

Subject: Cell Tower at 39 Airport Heights

To the Office of the St. John's City Clerk;

I am writing as a concerned soon to be resident of Cahill Drive, in Airport Heights St. John's N.L. Please note that I strongly object to the placement and construction of a telecommunications tower at 39 Airport Heights.

I understand that Rogers Communications Ltd. has followed Health Canada's Safety Code 6 with consideration being given to compounding side effects and risks. However, as a Safety professional I believe that not enough independent research has been done to ascertain the long term safety and health consequences of such structures. Code 6 lays out minimum requirements not the industry best practice. It is prudent to err on the side of safety and change the location of this tower. This will proactively mitigate the the probability and severity of possible side effects.

St. John's is a city that is rightfully concerned with its representation and development. What does a 25 meter cell tower at the entrance of a residential area and school zone say about our city? It will be a giant eyesore and, in time it will be a technologically redundant, dilapidated blot on the landscape. It has the possibility of lessening home value and has already upset the community.

It is commendable that consistent quality service is a concern of Rogers Communications Inc. Nevertheless, this proposal has alienated current and future customers. As a current Rogers customer if this tower is to proceed I will not be transferring my services; I will be permanently disconnecting them.

Kind Regards,

Catherine Forsey

Darla Ryan	Hello, As a resident of Airport Heights, I feel that...	2015/06/18 07:39:27 PM
From:	Darla Ryan	
To:	"cityclerk@stjohns.ca" <cityclerk@stjohns.ca>	
Date:	2015/06/18 07:39 PM	
Subject:	Rogers' Telecommunications Tower	

Hello,

As a resident of Airport Heights, I feel that I need to voice my objections to the proposed telecommunications tower that Rogers is planning to install at 39 Airport Heights Dr.

I am aware that the City's ruling can be overruled, however, the residents of Airport Heights are asking the City of St. John's to stand with us in our fight to convince Rogers to build their tower in a more appropriate location. So much has been done in the 15 plus years that we've lived in Airport

Heights, to make the neighborhood attractive, and there are other locations very nearby for Rogers' proposed tower.
Best Regards,
Darla Ryan

Sent from my iPhone

Anna and Gerry Tapper

It is very unfortunate that we find ourselves...

2015/06/18 09:28:58 PM

From: Anna and Gerry Tapper <
To: cityclerk@stjohns.ca
Date: 2015/06/18 09:28 PM
Subject: Stop Cell Tower 39 McNiven - Airport Hts

It is very unfortunate that we find ourselves in a situation to be writing the City of St. John's on this matter. It is simply unacceptable for the City to allow such a structure to be erected in the heart of our community. As residents of Airport Hts for 13 years, we must express our complete disagreement with this proposal. If allowed to proceed it will literally be in the backyard of many surrounding properties on this and the adjacent streets. It will be extreme height, quite visible, on a main road leading to a major ball park and playground. It will negatively impact the visual appeal and selling potential of homes and properties in this community. Should property values decrease it will result in less assessable city taxes. There is also potential for health concerns related to the waves transmitted from the equipment. There is growing scientific research on potential health risks related to the use of cell phones and related equipment. Any amount of radiation emission is of great concern to the public, especially to children.

We support Rogers intention to improve service for its clients. However there is no good rationale provided to date for having this location as the only option. There is plenty of land in this area that can accommodate the tower without encroaching on private residents or impacting the broader community.

Please ensure that our views are considered when the City makes a decision. We hope the City will remain objective in its analysis and not be in a conflict of interest given the media coverage currently provided by Rogers to broadcast City Council meetings. We ask that this proposal not be approved.

Anna & Gerry Tapper
Hall's Road
Airport Heights



To: Karen Chafe/CSJ,
Cc:
Bcc:
Subject: Fw: Cell Phone Tower - Airport Heights

Justine Perry

Office of the City Clerk

2015/06/05 08:22:53 PM

From: Justine Perry <
To: "cityclerk@stjohns.ca" <cityclerk@stjohns.ca>, "citymgr@stjohns.ca" <citymgr@stjohns.ca>
Date: 2015/06/05 08:22 PM
Subject: Cell Phone Tower - Airport Heights

Office of the City Clerk
P.O. Box 908
St. John's, NL
A1C 5M2
Fax: 709-576-8474
cityclerk@stjohns.ca

June 4, 2015

■ Ventura Pl.
St. John's, NL
A1A 5P9

Dear Sir/Madam,

I am a resident in the Airport Heights neighbourhood. I am writing to express my strong opposition to the proposed construction of a Rogers tower on the property at 39 Airport Heights Drive. After reviewing the application for the project and the research available on similar projects, I am convinced that this tower poses a potentially significant health hazard to residents of the community, as well as to the local environment.

Many, including Rogers, state that cell towers are safe, yet there have been no long-term studies done to prove this claim. In fact, there is a growing body of research concerning the health hazards posed by extended close proximity to these towers. Numerous studies (primarily in Europe where independent studies not funded by the telecommunications industry exist) conclude that living, working or spending the day near such emitters is dangerous, especially for children. The proposed tower will be located within an elementary school zone, and is startlingly close to Windsor Lake. Some studies show that living within ¼ mile of such antennas increases cancer risk 3 to 4 times, as well as increases the likelihood for developing cancer at a younger age.

The precautionary principle is becoming increasingly accepted in the global scientific community as a wise standard for gauging environmental risks. If the precautionary principle is applied here, the burden of proof that this technology absolutely will not negatively impact the health of the community or the environment fall squarely on Rogers who is proposing the tower, and the City of St. John's who is considering the proposal. The precautionary principal states:

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I urge you to consider the impact of the proposed cell tower on our community and our natural spaces and consider a location that is not in the middle of a growing residential area or near a public water source.

Even if you choose to ignore the multiple environmental and health concerns that this project poses, you cannot dispute that cell phone towers in residential neighbourhoods instill fear and resentment in the local residents. The additional reality is that such placement negatively impacts property values. I urge you to take all these concerns seriously.

Sincerely,

Justine Perry

REPORT COMMUNITY SERVICES AND HOUSING STANDING COMMITTEE

June 25, 2015

In Attendance: Councillor Bernard Davis, Chairperson
Councillor Bruce Tilley
Councillor Sandy Hickman
Councillor Jonathan Galgay
Councillor Tom Hann
Councillor Danny Breen
Jill Brewer, Deputy City Manager, Community Services
Dave Blackmore, Deputy City Manager of Planning, Development &
Engineering
Natalie Godden, Manager of Family & Leisure Services
Heather Hickman, Manager of Community Development
Karen Chafe, Supervisor of Legislative Services

1. Proposed Financial Support Program for Youth Facing Financial Barriers

The Committee considered a memo dated June 17, 2015 from the Director of Recreation Division regarding an issue paper for a proposed financial support program for children and youth facing financial barriers to participate in City-run programs.

Moved by Councillor Hickman; seconded by Councillor Galgay: That the proposed policy as attached be adopted.

**Councillor Bernard Davis
Chairperson**

ST. JOHN'S

**Department of Community Services
Recreation Division**

**Proposed Financial Support Program - City of St. John's Programs
For Children and Youth Facing Financial Barriers**

Issue Paper

Issue:

To provide a standardized approach to supporting children and youth in St. John's facing financial barriers to participate in City-run programs falling outside the mandate of the R.E.A.L. Program.

The majority of families requiring financial assistance for their children and youth to participate in recreation and leisure programs are supported through the R.E.A.L. Program. However, the R.E.A.L. Program mandate does not include support for child care programs or other specialized program areas that exceed the established average placement cost of \$110.00/child per season. In order to provide all children and youth with the opportunity to participate in City-run programs that fall outside the mandate of the R.E.A.L. Program, the Recreation Division is proposing a support system which bases the degree of investment on the Statistics Canada's Low Income Cut-Offs.

Background:

In a national scan of other municipalities, the majority have fee assistance services for After School and Day Camp type programs that base eligibility on Statistics Canada's Low Income Cut-Offs. The low income cut-offs (LICOs) are income thresholds below which a family will likely devote a larger share of its income on the necessities of food, shelter and clothing than the average family. In addition to other neighboring municipalities, LICOs are also used to determine eligibility for Canadian children aged 4-18 applying for fee assistance through the national Canadian Tire Jumpstart Program.

Proposed Policy:

The Recreation Division is proposing implementation of a support program that would allow children and youth facing financial barriers to participate in City-run Day Camp, Activity Centre, After School and other programs where funding is not provided through existing financial support services. The following criteria will be used to determine eligibility and level of support - if the family's combined income meets the LICO criteria in relation to family size and City population, a discount will be approved.

Families with a total income:

- Equal to or less than the applicable LICO will qualify for a 75% fee reduction.
- More than the applicable LICO plus an additional 25% will qualify for a 50% fee reduction.
- More than the applicable LICO plus an additional 50% will qualify for a 25% fee reduction.
- Families requiring financial support other than the Low Income Cut-Off determinant and identified discounts above may be considered at the discretion of the program area manager in consultation with the Manager, Family and Leisure Services.

Effective Date:

Fall, 2015.

REPORT/RECOMMENDATIONS

Election Finance By-Law Review – Committee of the Whole

June 29, 2015 – 12 noon – Conference Room A

Present	Mayor D. O’Keefe Deputy Mayor R.Ellsworth Councillor T. Hann Councillor S. Hickman Councillor D. Lane Councillor B. Tilley Councillor B. Davis Councillor J. Galgay Councillor D. Breen	Absent	Councillor A. Puddister Councillor W. Collins
Others	City Manager City Solicitor City Clerk		

Item no. 1 - Reporting Contributions

Recommendation

Moved – Councillor Lane; Seconded – Mayor O’Keefe

That each candidate be required to report all corporate contributions regardless of amount and any individual contributions in excess of \$250.00.

Council agreed that the process must be open and transparent. The proposed change would eliminate the possibility of corporations making numerous contributions under the current limit of \$250 and having undue influence over Councillors.

Councillor Galgay expressed concern about having to reveal the names of contributors regardless of amounts as it could prove to be embarrassing for those who provide candidates with small amounts of \$5, \$10, \$20 and/or other such amounts based on their affordability. It would make those people less inclined to contribute knowing their names would be placed on a list.

All Councillors were in agreement that the proposed change would help increase accountability and responsibility while not making it onerous for those who would like to contribute smaller amounts.

Councillor Hickman left the room prior to the vote and returned following the vote.

CARRIED UNANIMOUSLY

Item No. 2 - MOTION – In-Kind Contributions

Moved – Councillor Davis; Seconded – Deputy Mayor Ellsworth

That the City consider in-kind contributions as part of the Election Finance By-Law by seeking the required amendment to the Municipal Elections Act with the Provincial Government.

Councillor Davis felt that all candidates should be required to place a value on defined in-kind contributions to make the campaign/election more equitable.

Several Councillors expressed concern about the ability to place a dollar value on many of the contributions.

Councillor Ellsworth indicated that the in-kind contributions would include large ticket items only (rent, advertising, etc.). These are the types of items that can unfairly sway the campaign of a candidate. Councillor Breen agreed that while all candidates for a ward are able to raise the same amount of money, they are not able to maximize that amount.

Councillor Lane left the room at 1 p.m. for another meeting. The City Solicitor advised that Section 67(9) of Part VIII Finances of the Municipal Elections Act states - "In this section a "contribution" means a contribution of money. The City does not have the authority to make a change to the by-law without the necessary amendment to the Act.

Those voting for motion – Deputy Mayor Ellsworth, Councillors Davis, Hann and Breen. Those voting against motion – Mayor O’Keefe, Councillors Galgay, Tilley and Hickman.

MOTION LOST

Mayor Dennis O’Keefe
Chair

Report

Planning & Development Standing Committee

Tuesday, July 2, 2015

In Attendance: Councillor Tom Hann, Chairperson
Deputy Mayor Ron Ellsworth
Councillor Bruce Tilley
Councillor Bernie Davis
Councillor Danny Breen (left at 1:20 pm)
Kevin Breen, Acting City Manager (arrived at 12:30 pm)
Dave Blackmore, Deputy City Manager of Planning, Development & Engineering
Jason Sinyard, Director of Planning & Development
Lindsay Lyghtle-Brushett, Planner III
Brian Head, Manager – Parks and Open Spaces
Terry Burden, Safety Advisor (gave a 5 minute OHS presentation prior to start of meeting and left)
Kathy Driscoll, Senior Legislative Assistant

Delegations:

Kevin Neatt, Associate Planner Clayton Development
Mike Hanusiak, Sr. Vice President and General Manager Clayton Development
Craig Hippem, Chief Financial Officer, DEWCOR
Justin Ladha Vice President, KMK Capital
Keith Noseworthy, Project Manager KMK Capital

Delegations

1. Memo dated June 25, 2015 from the Chief City Planner re: 725 Southland Boulevard, Proposed Rezoning to the Planned Mixed Development (PMD)

The Committee welcomed a delegation from Clayton Development, DEWCOR and KMK Capital. They presented a Powerpoint in relation to the above noted development. The above noted memo is attached and the presentation is on file with the City Clerk's Department.

Recommendation

It was moved by Deputy Mayor Ellsworth; seconded by Councillor Tilley: That Council support staff's recommendation to rezone land at Civic 725 Southlands Boulevard to the Planned Mixed Development (PMD) Zone and Open Space (O) Zone; that staff be directed to prepare amendments to the Development Regulations; and that the application be publicly advertised and referred to a public meeting chaired by a member of Council.

ST. JOHN'S

2. Memo dated June 16, 2015 from the Chief Municipal Planner re: Glencrest Development – Trans Canada Highway, Proposed Rezoning to the Industrial General (IG) Zone

Council considered the above noted memo as attached. Representatives from KMK Capital also spoke briefly to the subject

Recommendation

It was moved by Deputy Mayor Ellsworth; seconded by Councillor Tilley: That the proposed amendment be advertised for public review and comment. Upon completion of this process, the amendment would then be referred to a future Regular Meeting of Council for consideration and adoption.

Councillor Tom Hann
Chairperson

MEMORANDUM

Date: June 16, 2015

To: Chair and Members
Planning and Development Standing Committee

Re: **Department of Planning File# REZ1400018**
Proposed Rezoning to the Industrial General (IG) Zone
Glencrest Development – Trans-Canada Highway, Ward 5
Applicant: KMK Capital Inc.

The City has received an application from KMK Capital Inc. to rezone two parcels of land along the Trans-Canada Highway to the Industrial General (IG) Zone. The purpose of the rezoning application is to allow for future industrial development, which is part of the Glencrest development. A Municipal Plan amendment would not be required.

It is recommended that this application be given further consideration.

BACKGROUND

	St. John's Municipal Plan	St. John's Development Regulations
Current	Urban Development – Southlands/Kenmount District	Comprehensive Development Area – Southlands (CDA Southlands) Zone
Proposed	Same	Industrial General (IG) Zone

The proposed application includes two parcels of land currently zoned Comprehensive Development Area – Southlands, which is a new zone created in 2011, designed to facilitate future urban development on municipal water and sewer services above the 190 metre elevation. The larger of the two parcels, extends from the current Industrial General area, north, towards the intersection of the Trans-Canada Highway with Pitts Memorial Drive. The parcel is approximately 22.5 hectares (55.5 acres), and has been cleared and grubbed (as viewed from the Trans-Canada Highway). A second, smaller parcel of land is also included in the application. It measures approximately 2.2 acres, and is located along the southern boundary of the current Industrial General area, near Duffett's Road. This parcel was originally owned by the Crown as a right-of-way, and has since been acquired by the developer. Both parcels are part of an overall concept plan for industrial development within the Glencrest development.

PLANNING CONSIDERATIONS

The Southlands Comprehensive Development Area (CDA) was redesignated and rezoned in 2011 as a way to anticipate and facilitate future development above the 190 metre elevation (previous limit for piped services). The Municipal Plan encourages compact urban form by encouraging a mixture of

ST. JOHN'S

land uses, and attempts to minimize sprawl by encouraging large-scale integrated developments in all expansion areas. The Municipal Plan looks to facilitate and encourage industrial development in appropriate locations, where it is separated from incompatible land uses. As industrial properties tend to store and distribute a wide range of goods, it is important for these locations to have good access to the highway, marine or air transportation for efficient movement of goods.

The proposed rezoning is part of a larger industrial development within the Glencrest development. Its location along the Trans-Canada Highway makes it visible and accessible for business and consumers. An appropriate separation buffer would be needed if any future residential development is proposed for the area.

The Urban Development-Southlands/Kenmount District identifies lands above the 190 metre contour which have the potential to be developed on municipal water and sewer services. Design work for roads, water and sewer systems is underway within this area of the Glencrest development. All services will be provided at the developer's cost. The proposed future road that runs along the southeast corner of the property will limit the extent of the floodplain of the nearby stream, and therefore will not affect the IG rezoning. Review and approval of a site development plan, including connection to underground municipal services, controlled site access, parking lot layout and landscaping/buffering would ordinarily be addressed at the time an application for development approval is submitted to the City. Stormwater detention will be required for this development in accordance with the City's policy.

CONCLUSION AND RECOMMENDATION

The Municipal Plan encourages compact urban form, while minimizing sprawl through the encouragement of large-scale integrated developments in all expansion areas. As the City continues to grow and expand, new industrial areas are required to meet the demand for goods and services. The proposal to rezone land along the Trans-Canada Highway to the Industrial General (IG) Zone warrants further consideration.

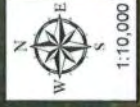
If the Planning and Development Committee agrees, it is recommended that the proposed amendment be advertised for public review and comment. Upon completion of this process, the amendment would then be referred to a future Regular Meeting of Council for consideration of adoption.

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



Ken O'Brien, MCIP
Chief Municipal Planner

LLB/dlm



SUBJECT PROPERTY

TRANS CANADA HWY

CDA-SOUTHLANDS

IG

MW

CDA-SOUTHLANDS

IG

R

R

R

F





the existing Southlands development. The Galway development will consist of a mixture of houses, including single detached dwellings on varying lot sizes, townhouses, stacked townhouses, and apartment buildings. The diversity of housing creates an inclusive and integrated approach to neighbourhood design. The proposed maximum density for the development would be 40 persons per hectare (16 persons per acre), with a projected population of 1,853.

The centre area of the Galway development will be a 2.4 hectare (6 acre) “community green” that will act as a central gathering place and recreational area. In addition, several neighbourhood parks have been incorporated into the development as passive recreation spaces. A green corridor is proposed along the electric transmission line which runs east to west through the centre of the development. Trail connections extend from each cul-de-sac to neighbouring streets or parkland, providing key pedestrian connections, while a multi-use trail runs southward from the community green towards South Brook. Overall parkland within the development is approximately 7.3 hectares (18 acres), totaling close to 16% of the total land area.

Along with the residential and open space, a central plaza is proposed adjacent to the community green, and will feature a broad range of commercial uses and is intended as a “walk-to” area. The overall development is designed around transit-supportive road design and complete street design principles. The development focuses on tree retention in rear yards, with additional tree planting along streets and front yards.

PLANNING CONSIDERATIONS

The Glencrest/Galway area was redesignated and rezoned in 2011 to the Comprehensive Development Area Zone, as a way to anticipate and facilitate future development above the 190 metre elevation (previous limit for piped services). The Municipal Plan encourages compact urban form by encouraging a mixture of land uses, and attempts to minimize sprawl by encouraging large-scale integrated developments in all expansion areas. Several areas were rezoned in 2013 as part of the initial stage of the Glencrest concept plan. One of these parcels which is zoned R1 has now been included in this rezoning application for the Galway master planned community.

During consultations for the new Municipal Plan, the public identified “their desire for a city of healthy, walkable neighbourhoods with access to neighbourhood services. There was also recognition that a greater mix of uses and higher density of residential development will be required to support such development”. Although the new Municipal Plan has yet to be adopted, it has been supported by Council, and its policies endorsed by the public.

As part of the Municipal Plan review, the City’s Development Regulations are also being reviewed, and as a way to support these new policies within the Municipal Plan, a new zone has been created, titled Planned Mixed Development. Its purpose is to encourage higher density in mixed-use developments in both Comprehensive Development Areas and Urban Expansion areas, and would

provide a creative method for land use planning and design. As the new PMD zone meshes with the proposed master planned community, it has been brought forward now.

The new PMD Zone allows flexibility in the zoning, and allows a range of both permitted and discretionary residential and commercial uses, while a set of adopted development plans detail the proposal, ensuring the development is carried out as proposed i.e. required green space, roads, trails, etc.

Staff with the Parks and Open Space Division of the Public Works Department have reviewed the proposal and determined that it meets the intent of the new St. John's Parks and Open Space Master Plan. All open space identified within the master planned community will be zoned as Open Space (O) and turned over to the City. Trees are a main feature proposed within the development, and are proposed within all street right-of-ways, while the exact location will be determined by staff prior to final development approval.

The Road and Traffic Division of the Public Works Department reviewed the application in regards to road cross sections and adequate snow clearing and storage within the development. They have no concerns with the proposed street cross sections and all lots within the proposed development are acceptable based on the calculations provided by the developer regarding snow storage. As this area has a high volume of snow fall, the developer must meet the City's new snow volume calculations per lot. In addition a minimum 3 acre snow storage area will be provided (located outside boundary for proposed development).

The Traffic Engineer with the Planning, Development and Engineering Department reviewed the application in regards to a traffic perspective and finds the proposal acceptable and in line with current industry best practices (mobility, accessibility, safety and complete streets).

Achieving a compact community requires commitment to orderly land use patterns, and in addition to the commitment to increase density and a mix of land uses, the City must ensure the provision of appropriate supportive infrastructure. The CDA - Southlands District identifies lands above the 190 metre contour which have the potential to be developed on municipal water and sewer services. Design work for roads, and water and sewer systems are currently underway within this area of the Glencrest/Galway development. Access to the proposed development will be provided along Southlands Boulevard extension, which extends from Ruth Avenue, past the Protestant cemetery, and connects into the existing Southlands Boulevard. All infrastructure and services will be provided at the developer's cost and must be completed and accepted by the City prior to the issuance of building permits. Review and approval of detailed engineering and development plans would ordinarily be addressed at the time an application for development approval is submitted to the City. Stormwater detention will be required for this development in accordance with the City's policy.

CONCLUSION AND RECOMMENDATION

The Municipal Plan encourages compact urban form, while minimizing sprawl through the encouragement of large-scale integrated developments in all expansion areas. As the City continues to grow and expand, the creation of mixed use neighbourhoods provides more sustainable places for people to live and work. The proposal supports the current Municipal Plan policies, while advancing the goals and objectives of the City's new draft Municipal Plan.

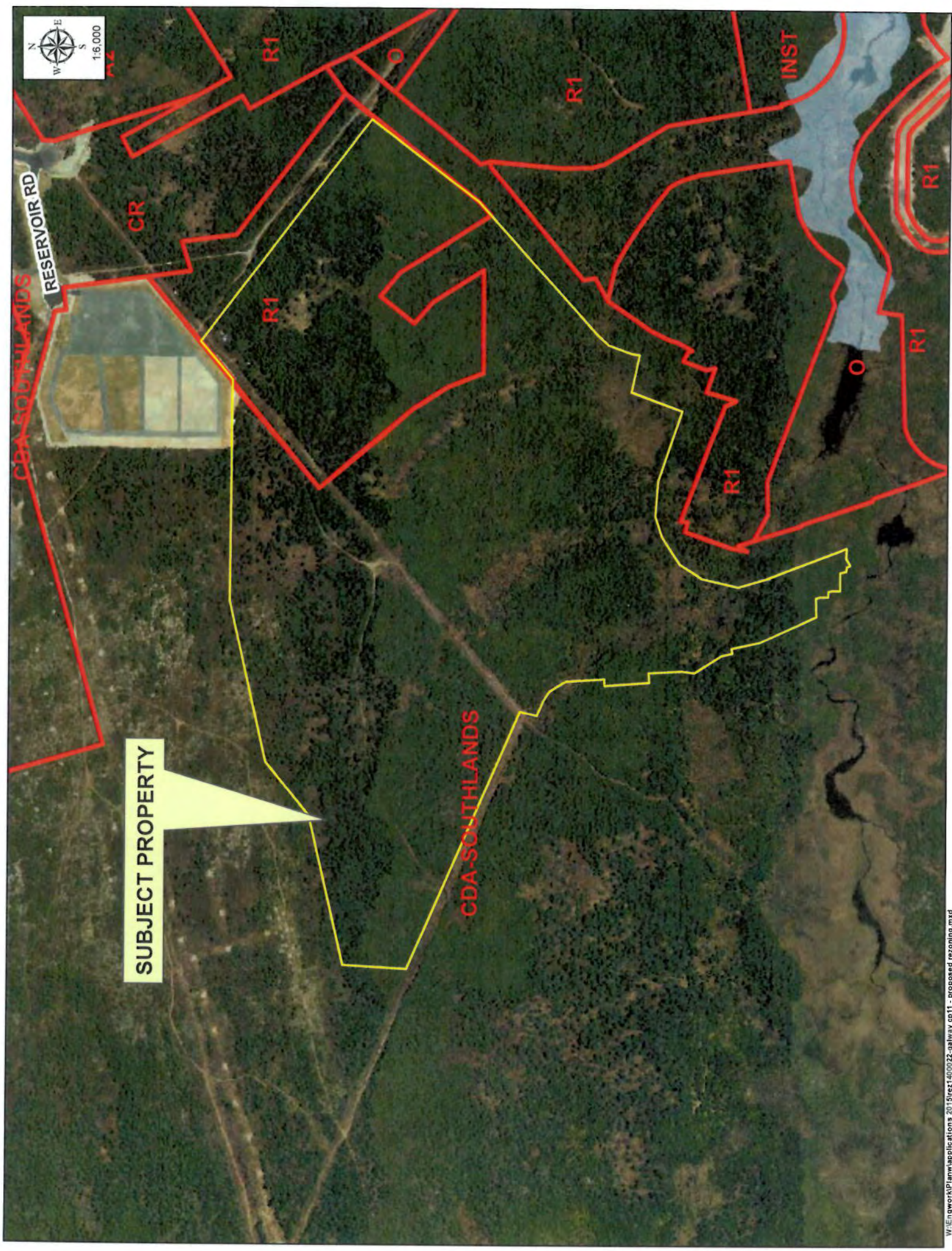
It is recommended that the proposal to rezone land at Civic 725 Southlands Boulevard to the Planned Mixed Development (PMD) Zone be considered; that staff be directed to prepare amendments to the Development Regulations; and that the application be publically advertised and referred to a public meeting chaired by a member of Council.

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

(Original Signed)

Ken O'Brien, MCIP
Chief Municipal Planner

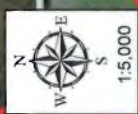
LLB/ss



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Gallop

Concept Plan
May 2015

Neighborhood	
Single Family	
Two Homes	
Inst. Bldg	
Multi-Family	UNST
Community	
Office	
Open Space	
Neighborhood	
Page	1

FUTURE
DEVELOPMENT

CD SOUTHLANDS

Section 5.14 Planned Mixed Development

5.14.1 Purpose

1. Implement policies of the Municipal Plan that encourage higher densities in mixed-use developments and to implement policies that call for reuse and development of vacant or underutilized parcels, mixed-use centers and corridors.
2. Allow for the comprehensive redevelopment of commercial and institutional sites;
3. Provide opportunities for a mix of residential forms and densities in areas identified in the Municipal Plan to accommodate new residential growth; and
4. Provide for creative land use planning and design that achieves the goals, objectives and policies of the Municipal Plan.

5.14.2 Applicability

The Planned Mixed Development may be applied, through a rezoning process, to lands:

1. Identified for intensification in the Municipal Plan; or
2. Designated as an Urban Expansion District or Comprehensive Development Area on the Municipal Plan Map; or
3. Large tracts of land, with an area of at least 2 hectares (5 acres) and located next to existing development and near existing or planned transit routes.

5.14.3 Permitted Uses

Any land, building or structure may be used for the following purposes in a Planned Mixed Development Zone provided that Council has approved a specific development plan as part of a rezoning process.

1. Residential Use – A mixture of residential form is required and Single Detached Dwellings (standard or executive sized lots) shall not exceed 50% of ground based units within the proposed development.
2. Business or Commercial Use
3. Institutional or Public Use
4. Uses set out in the zone

5.14.4 Discretionary Uses

Discretionary uses shall include:

1. Lounges
2. Uses set out in the zone

5.14.5 Zone Standards

Development within a Planned Mixed Development Zone shall:

1. Consist of a mix of lot sizes, building forms and uses. In areas identified for urban expansion or as a comprehensive development area the mix shall include a variety of housing forms and tenures.
2. In areas identified for intensification on the Municipal Plan Map, the mix may include a variety of commercial and residential uses and building forms.

3. Building sites for public and Institutional uses may be incorporated into development proposals where the scale of the development would create a requirement for public uses such as schools and recreation facilities.
4. Parks and open space shall be planned in accordance with the standards set out in the St. John's Parks and Open Space Master Plan.

5.14.6 Neighbourhood Design Principles

Proposals for mixed-use neighbourhoods and redevelopment areas may be considered where they incorporate the following design principles:

1. A highly interconnected transportation network that provides accessible, safe, comfortable and convenient routes for personal vehicles, public transit, walking and cycling within the neighbourhood and to adjacent areas of the City. This network may include streets, sidewalks, trails, and dedicated cycling facilities.
2. High-quality public spaces, with all building faces having windows and doors facing streets, plazas, squares or neighbourhood parks.
3. Compact urban development, creating a walkable urban environment and conserving land and energy through reduced automobile usage and advanced techniques such as stormwater infiltration.
4. Diversity, not homogeneity, with a variety of building types, street types, open spaces and land uses providing for people of all ages and forms of mobility.
5. Resilient and sustainable neighbourhoods, adaptable over time to improve public transit and changing economic conditions.
6. Enhanced urban landscape, which integrates the built with the local natural environment, and provides for environmental sustainability and the greening of the urban landscape through natural buffering and screening techniques, tree preservation and planting, and other landscaping requirements.
7. Locations for non-residential uses that encourage active access to neighbourhood services and amenities.

5.14.7 Design of Streets and Blocks

Streets within a Planned Mixed Development shall:

1. Provide a highly interconnected network, and accommodate existing or anticipated public transit.
2. Be designed for lower speeds to ensure that safety, and in particular pedestrian is a priority.
3. Extend street stubs to provide access to adjoining undeveloped areas to accommodate future street connectivity.
4. Connect streets where appropriate. A street pattern that provides more alternate paths, such as a grid, is preferable to disperse vehicle traffic, thereby lowering traffic volumes on individual streets and reducing bottlenecks in the network.
5. Respect topography and any environmental resources such as waterbodies, and be designed to avoid damage to such resources.
6. Provide sidewalks, or other suitable walking surface, on both sides of all public roads in an urbanized setting. Discretionary exceptions for non-through streets may be permitted.

7. Be publicly dedicated. Private Streets or gated streets are prohibited. Private access for a condominium development may be considered.
8. Be designed using cross-sections that are in accordance with the City's Complete Street Design Standards appropriate to the class and context of the street proposed.
9. Require Access Agreements for commercial developments where any lot is proposed that does not have frontage on a public street, or where access to two or more adjacent lots would have a negative impact on the safe and efficient operation of the street.
10. Provide for transit boarding areas and lay-bys as required to serve existing or future transit routes.

5.14.8 Off-Street Parking

Mixed-Use developments provide off-street parking, proximity to existing or future public transit, sidewalk(s) on all streets, and a mix of compatible land uses that can share parking spaces. A reduction in the number of parking spaces required in Section 9 may be considered in accordance with the following factors:

- A development is located in an area identified for urban expansion or intensification in the Municipal Plan; or
- The area is located along a transit route; or
- It can be shown that the particular characteristics of the Development will require less parking than required by Section 9 within the foreseeable future.

5.14.9 Location of Off-Street Parking

To the extent that is possible and practicable, off-street parking spaces must be located within buildings or behind buildings so that the buildings can screen parking areas from sidewalks and streets. Parking lots in side yards may be permitted provided they are set back from the street line a minimum of 6 metres and the buildings they serve can meet the lot width and frontage requirements. Parking lots in the front yard may be permitted provided they are set back from the street line a minimum of 6 metres and acceptable buffering and landscaping are provided between the street and parking lot. Where possible, developments shall be planned to facilitate shared parking between uses.

5.14.10 Civic Spaces

Civic spaces shall be planned in accordance with the requirements of the St. John's Parks & Open Space Master Plan. Civic spaces may be used to provide separation from adjoining land uses, may be playgrounds, community gardens, stormwater management areas, or natural areas worthy of preservation.

Buildings surrounding a square or plaza must be located so that building walls that will face the square or plaza will have at least 25% of their primary façade, including at least 40% of the ground storey's primary façade, in transparent windows. Civic Space lots must be designed, landscaped and furnished to facilitate and encourage public use.

10.52 Planned Mix Development Zone -1 (PMD – 1)
Galway Master Planned Community
(See Section 5.1.4 Development Above the 190 Metre Contour)

10.52.1 Permitted Uses

Residential:

(See Section 8.7 Snow Storage)

Accessory Building (Subject to Section 8.3.6)
Home office (Subject to Section 7.9)
Home occupation (Subject to Section 7.8)
Dwelling units in the second and/or higher storeys of a commercial building
Multi-unit dwelling
Semi-Detached Dwelling
Single Detached Dwelling
Stacked Townhouses
Townhouses
Townhouse Cluster

Commercial Use

Bakery
Bank (Subject to Section 7.30)
Clinic
Convenience store
Daycare centre (Subject to Section 7.6)
Dry cleaning establishment
Eating establishment (Subject to Section 7.21 and Section 7.30)
Health and wellness centre exclusive of massage parlours
Office
Parking area
Private school
Retail store
Take-out food service (Subject to Section 7.30)
Service shop
Veterinary clinic

Other

Public Use
Public utility

10.52.2 Discretionary Uses (Subject to Section 5.8)

Club (Private)
Institution
Lounge (Subject to Section 7.21)
Place of amusement

10.52.3 Zone Requirements:
(See Section 8.7 Snow Storage)

(1) Single Detached Dwellings	
(a) Lot area (minimum)	335 m ²
(b) Lot frontage (minimum)	11m
(c) Building line (minimum)	7.5m
(d) Rear yard (minimum)	6m
(e) Side yard (minimum)	1.8m
	1.5m where attached garage has no second storey or habitable room
(f) Side yard on Flanking Road (minimum)	6m
(g) Building height (maximum)	9m (from grade to soffit excepting gables)
(h) Lot coverage (maximum)	45%
(2) Semi-Detached Dwelling	
(a) Lot area (minimum)	164 m ² per dwelling unit
(b) Lot frontage (minimum)	6m per dwelling unit
(c) Building line (minimum)	7.5m
(d) Rear yard (minimum)	6m
(e) Side yard (minimum)	1.8m
	0m common lot line
(f) Side yard on Flanking Road (minimum)	6m
(g) Building height (maximum)	9m (from grade to soffit excepting gables)
(h) Lot coverage (maximum)	45%
(3) Townhouse Dwelling	
(a) Lot area (minimum)	164 m ² per dwelling unit
(b) Lot frontage (minimum)	6m per dwelling unit
(c) Building line (minimum)	7.5m
(d) Rear yard (minimum)	6m
(e) Side yard (minimum)	1.8m
	0m common lot line
(f) Side yard on Flanking Road (minimum)	6m
(g) Building height (maximum)	9m (from grade to soffit excepting gables)
(h) Lot coverage (maximum)	45%
(4) Townhouse Cluster	
(a) Lot area (minimum)	554 m ²
(b) Lot frontage (minimum)	18.2m
(c) Building line (minimum)	7.5m
(d) Rear yard as orientated from the public street (minimum)	6m
(e) Side yard as orientated from the public street (minimum)	4.5m
(f) Side yard for end unit (minimum)	1.8m
(g) Building height (maximum)	9m (from grade to soffit excepting gables)

10.52.5 Landscaping Requirements

One tree will be planted every 18m (60ft)(maximum) along all streets (both sides). Exact tree location within the street cross section will be determined by the City prior to final development approval. Buffering and landscaping will be provided as identified on the concept plan.

10.52.6 Schedules Attached

- A – Concept plan
- B – Land Use Plan
- C – Galway Road Cross Sections / Transportation Plan
- D –Parkland & Pedestrian Trail Plan

DRAFT

Schedule "A"

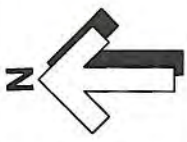


FUTURE
DEVELOPMENT



Concept Plan May 2015	
Nature Trail	(Red dashed line)
Single Family	(Yellow)
Town Homes	(Light Blue)
Institutional	(Light Purple)
Multiple	(Light Purple)
Commercial	(Orange)
Parkland	(Green)
Open Space	(Light Green)
Neighborhood Park	(Dark Green)
NP	(Dark Green)

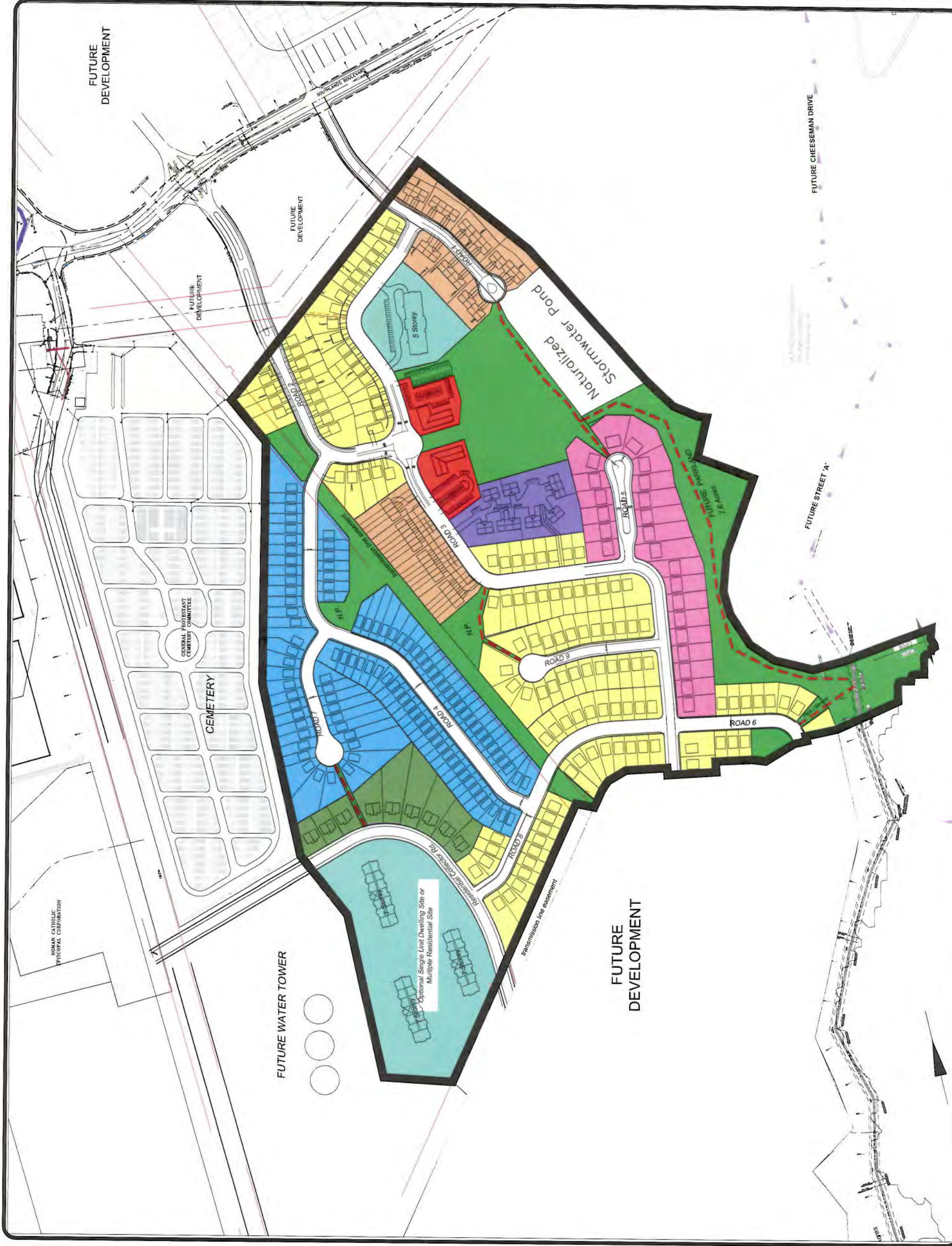
Schedule "B"



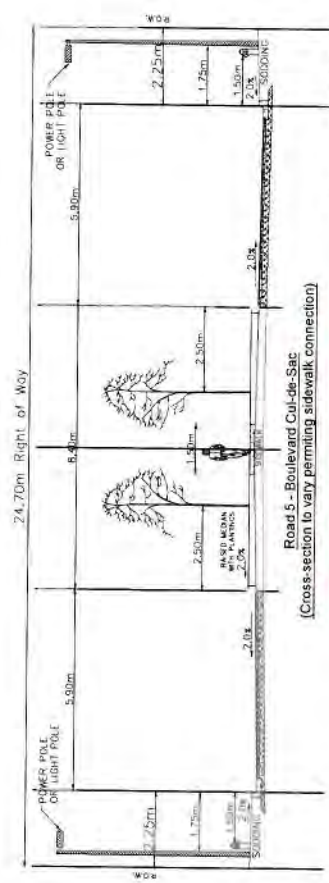
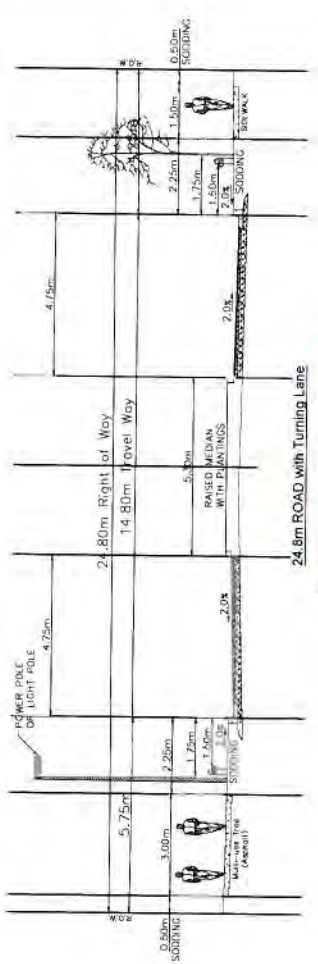
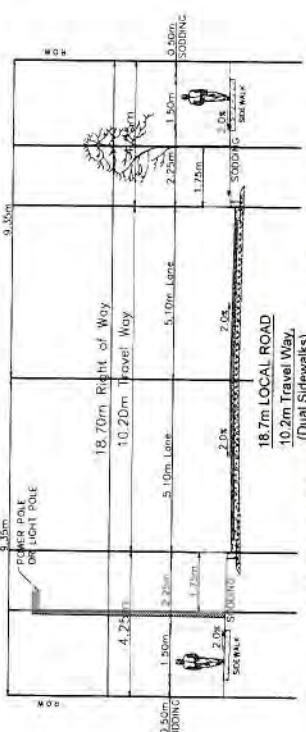
- SINGLE UNIT DWELLINGS
36' - 50' FRONTAGE
 - SINGLE UNIT DWELLINGS
50' - 60' FRONTAGE
 - SINGLE UNIT DWELLINGS
>60' FRONTAGE
 - TOWNHOUSE DWELLINGS
22' MIN FRONTAGE
FREEHOLD
 - TOWNHOUSE CLUSTER
CONDOMINIUM / RENTAL
 - STACKED
TOWNHOUSES
 - MULTIPLE RESIDENTIAL
 - PARKLAND
 - MIXED-USE DEVELOPMENT
COMMERCIAL / RESIDENTIAL
- N.P. NEIGHBOURHOOD PARK
- TRAIL
- NOT TO SCALE

June 26, 2015

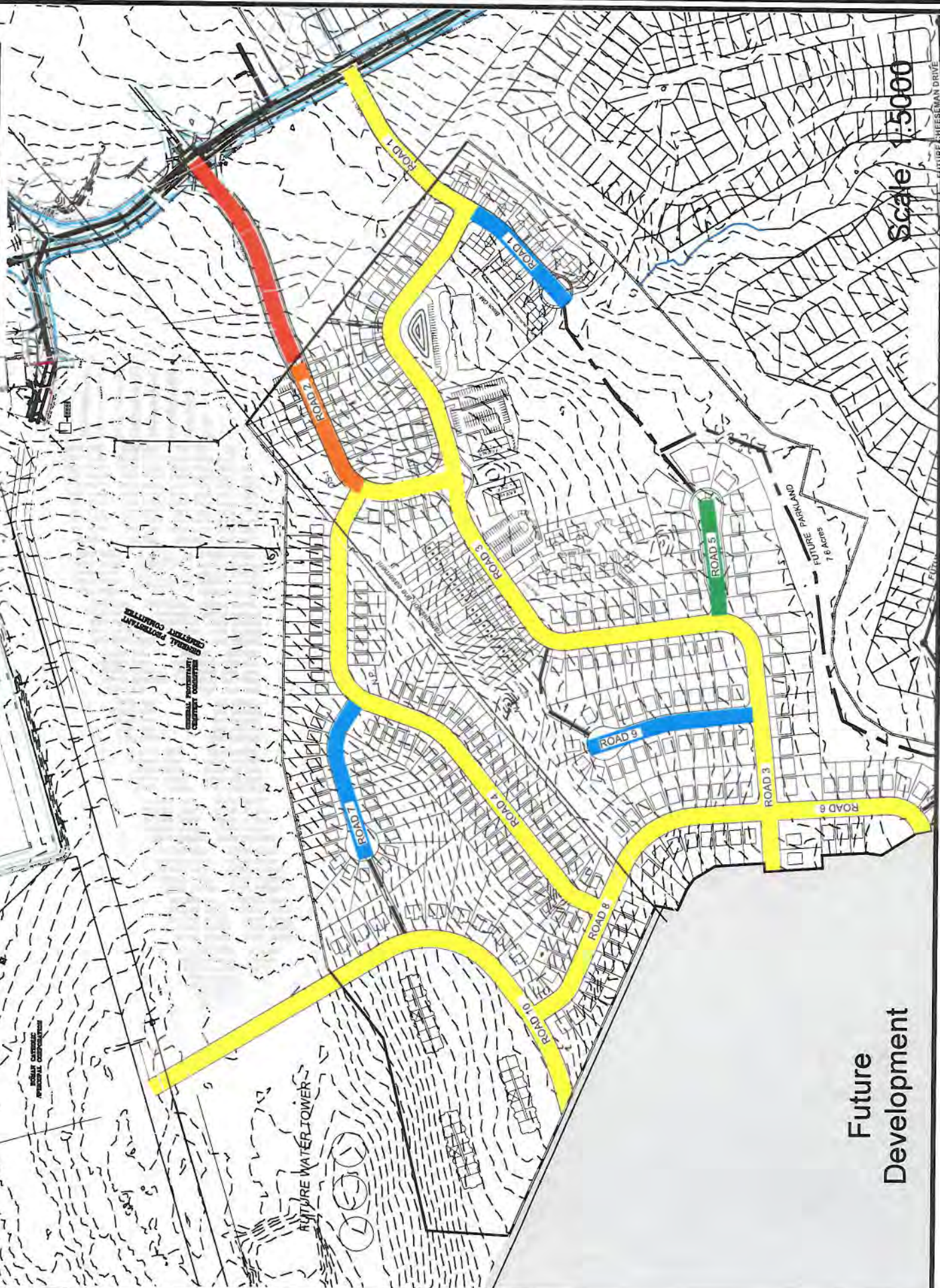
PROJECT
**GALWAY
LAND USE PLAN**



GALWAY ROAD CROSS SECTIONS



Transportation Plan



Future Development



Note: Location of street trees within ROW to be determined.

Schedule "D"

Parkland & Pedestrian Trail Plan

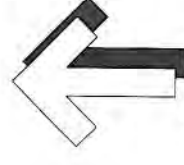
Parkland



Multi-use Trail (3m wide Crusher-dust)



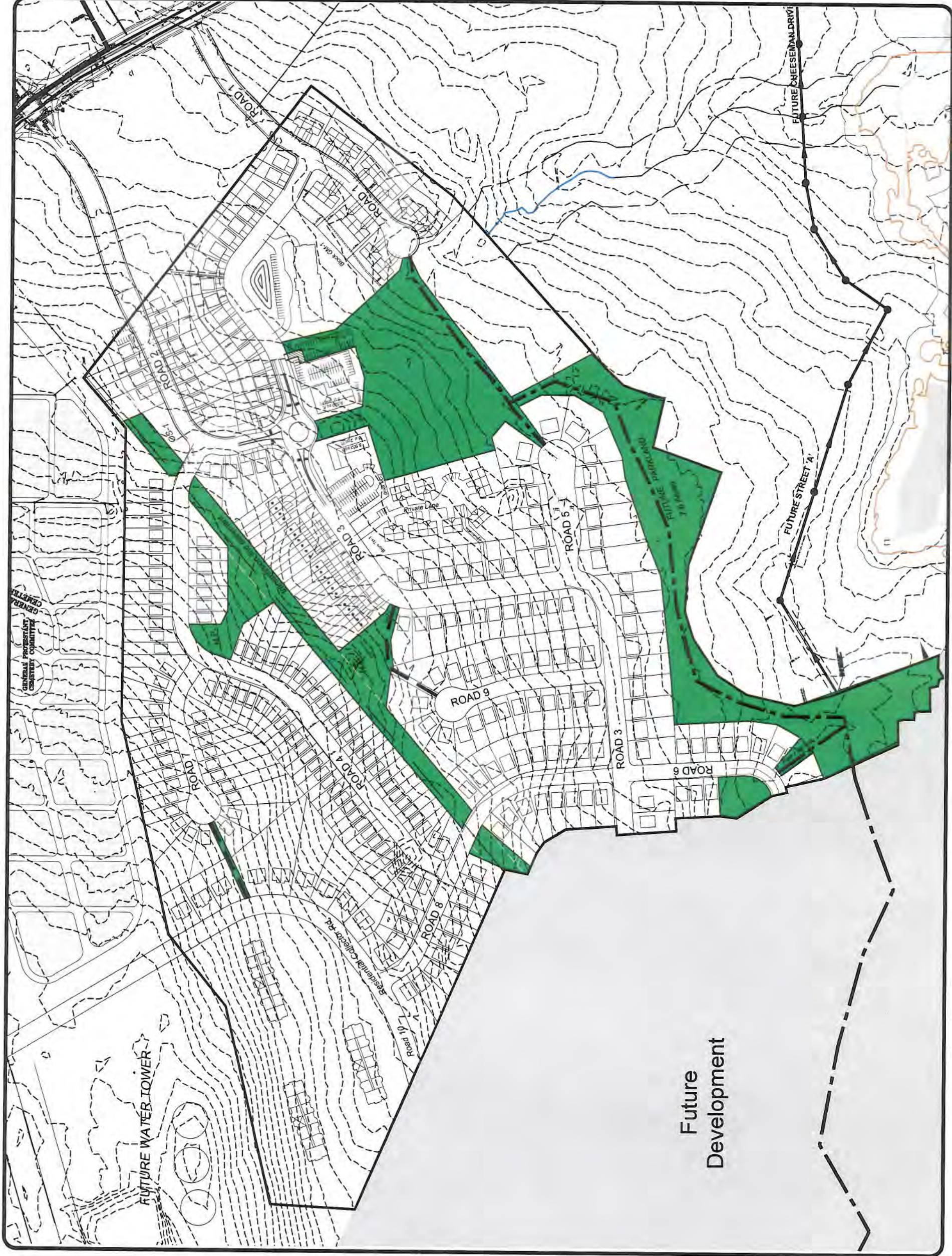
Pedestrian Connection (2m wide asphalt)



North

N.T.S.

June, 2015



MEMORANDUM

Date: July 6, 2015
To: His Worship the Mayor and Members of Council
From: Nomenclature Committee
Re: **Brier Avenue – Team Gushue Highway**

The Nomenclature Committee is seeking approval of the following street name:

- **BRIER AVENUE**

A copy of the relevant memorandum from Greg Keating, Manager of GIS, and street plan is attached for your reference.

We recommend that Council approve the requested street name.

Elaine Henley

Elaine Henley
City Clerk

Attachments

ST. JOHN'S

OFFICE OF THE MAYOR

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

MEMORANDUM

Date: June 25, 2015
To: Elaine Henley
City Clerk
From: Gregory Keating
Manager of Geographic Information Systems

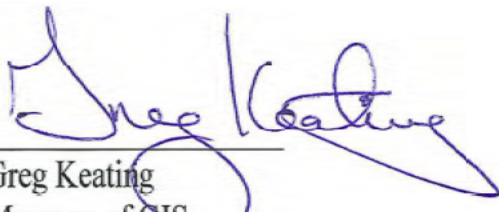
**Re: Proposed Street Name
BRIER AVENUE
Team Gushue Collector Road
Ward 4**

The Department of Transportation and Works is currently working on the extension to the Team Gushue Highway. There will be a collector road going to the highway from Columbus Drive.

The Nomenclature Committee recommends that the collector road for Team Gushue highway from Columbus Drive (part of which is currently Old Pennywell Road) be named **BRIER AVENUE**.

Attached is our street name plan (Drawing Number: 2015-105-SN) dated June 16, 2015 showing the location of the proposed street.

This name has been approved by the St. John's Regional Fire Department. Would you please bring this matter to the next Regular Meeting of Council for their comments and approval.

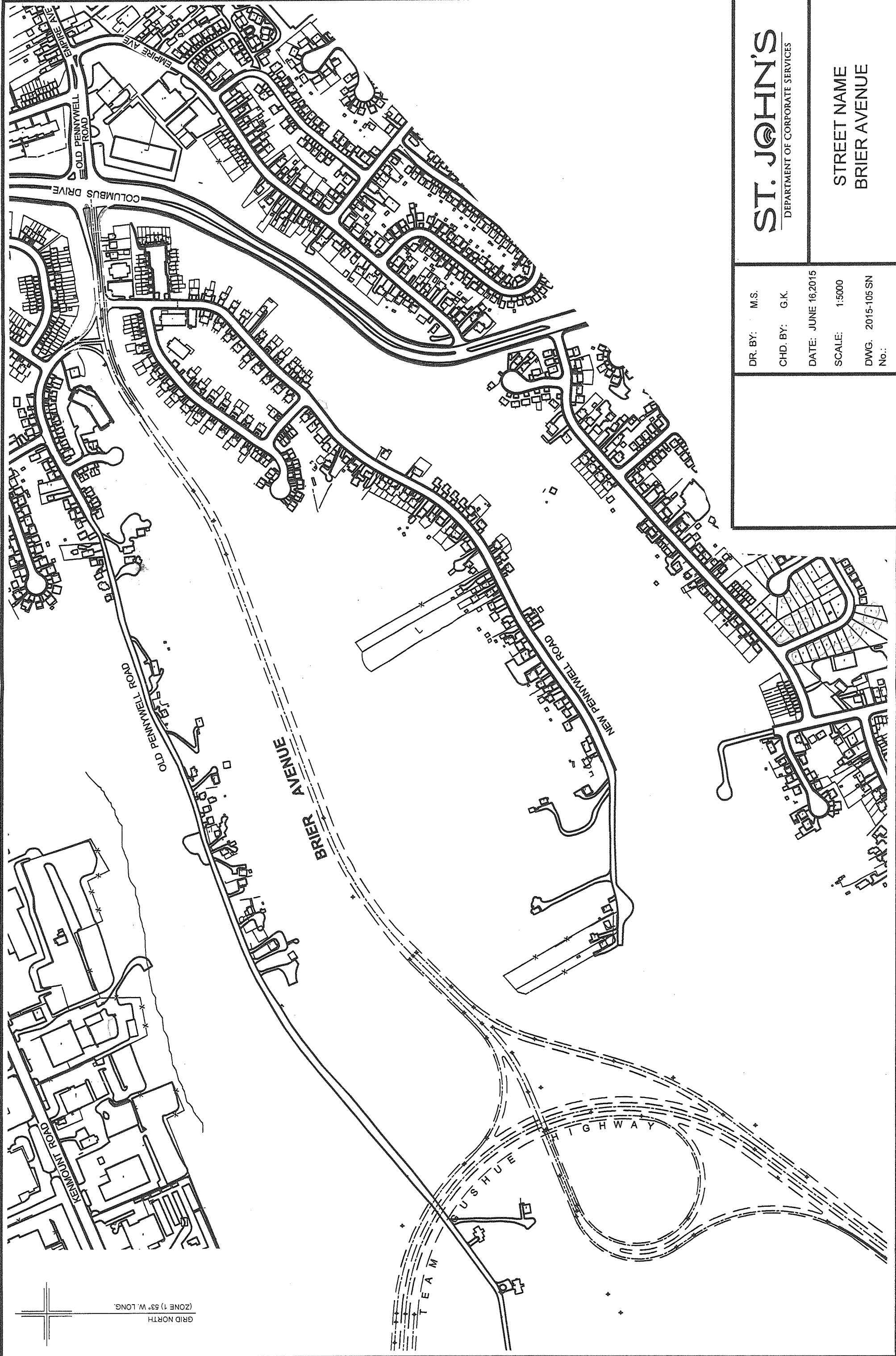


Greg Keating
Manager of GIS

Enclosure

p. c. Mayor Dennis O'Keefe

ST. JOHN'S



ST. JOHN'S
DEPARTMENT OF CORPORATE SERVICES

STREET NAME
BRIAR AVENUE

DR. BY: M.S.
CHD. BY: G.K.
DATE: JUNE 16, 2015
SCALE: 1:5000
DWG. No.: 2015-105 SN

MEMORANDUM

Date: July 6, 2015

To: His Worship the Mayor and Members of Council

From: Nomenclature Committee

Re: **French's Lane – Request for Street Naming**

The Nomenclature Committee received a request from Colleen Squires to recognize a lane off Signal Hill Road as a City street, as per the attached email.

The properties on this lane already have civic numbers associated with them and replacing a street name would only cause unnecessary confusion particularly in the event of an emergency. Further, there are numerous lanes, pathways, etc. with historical significant in the City and if we were to rename and/or provide street names for all of them, it could prove to be quite onerous.

Based on the above, we recommend that Council reject this request.

Elaine Henley

Elaine Henley
City Clerk

Attachment

ST. JOHN'S

OFFICE OF THE MAYOR

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

On Apr 8, 2015, at 9:40 AM, Colleen Squires <colleensquires@gmail.com> wrote:

Councillor Galgay
City of St. John's

Hello Mr. Galgay,

This inquiry takes some explanation, so I'll give a brief synopsis first , then explain as best I can... thanks in advance for your time in this matter.

I have documents if you can meet to discuss, I am seeking your interpretation of, and definition of French's Lane... a forgotten address at the foot of Signal Hill.

Synopsis: Historic French's Lane somehow* missed inclusion as a City street, and it is affecting our goal of building on our fourth-generation property, which is on this Lane. We have spoken with the City who suggest it is a 'privately owned lane' but this seems incorrect from our research, and they do not provide an owner, saying "it's a private matter". We wish to ask your guidance on next steps. A longer explanation follows:

I am Colleen Squires, the owner of a property at "73 Signal Hill Road."

This property is actually on an historically known lane called French's Lane, and our research (while limited) shows much historical indication that we are on a Street that has had many residents living and dying there over the years.

We approached the city with a desire to build a new home on our property, (we have enough space for a duplex or two town homes - one for me and one for my brother - and wanted to know what we were allowed to do). The City told us that our only option was to re-build a single-family dwelling, as we do not front on a City street.

It is a stipulation that in order to build one's property has to be adjacent to a City street. We have no problem with that, we just want to know why they missed inclusion of this historic Lane? Thereby leaving us out of a frontage to a "street", which we have actually been living on for four or five generations.

We access our house by French's Lane, as has been done so for 60 - 100 years by all its' historical dwellers (not just us, there are three homes there). It is paved (no one knows who paved it) and the City says it's a "privately owned lane"... yet somehow we have a Signal Hill Road address assigned to our property, which we do not front on, and we never assumed that French's Lane was NOT a thoroughfare.

We asked the City who the owner of the lane was, so we could ascertain the true nature of our access - obviously, it matters a great deal if we are one day to lose access!

I was told that's up to me, it's a "private matter".

I did some preliminary research and have some documents that show it as:

- a) a demarcated "French's Lane" on a 1953 City Engineer's drawing,
- b) a 1945 City census, which shows some 25 resident's on "French's Lane",
- c) in 1923 a 8-month old boy died of Marasmus at "French's Lane, St. John's",

d) the man it was named after (Robert French) died there of "Senile Decay",
e) also, we have another person's Will that leaves estate to a resident of "French's Lane",
and it goes on...

A community grew on Signal Hill, and French's Lane was an address there, long before the world of money and cars...

A neighbour told me that a seaman named Robert French (born 1845, son of a tidesman), owned the house at 67 Signal Hill Road a very long time ago (100-ish years ago). At some point his long house, which he had a lane along side of, was divided into three homes for his daughters. The land adjacent on the North East side was once property of St. Bon's, and once a farm, and is now Crown Land as I understand. That land is known to locals there as 'the grove', and you can access Signal Hill from that green space.

Over time the property changed hands and was divided into three homes (presently 65-67, "71, and 73 Signal Hill Road"). Ours was in our family a long time, we're in the public census WAY back.

It appears that when the City paved the road up the Signal Hill, around the time of Confederation, they did not take into account all the off-shoot streets there, as Walsh's Square did become a City Street, as did Power's Court (which I think was then Power's Avenue).

Perhaps, as the folks in French's Lane were relatively poor (Marasmus, that boy's cause of death, means severe malnutrition, he was 8 months old), and hence had no vehicles, and little sway, the City decided to throw an address at them and ignore the historical relevance of the Lane as both a right of way, and as a City street. No one at the time thought anything of it, as future reckoning about "fronting on a city street" had no relevance, at that time. We see little difference between Willicott's Lane and French's Lane, as historical early roads/paths/lanes in old St. John's.

A few generations later, I've taken over the house from my parents and my grandparents, and while our family is here for ages, I do not have official street access to my property, in theory. Being the first in our line to be able to develop the property, I believe that a historical 'sweeping under the carpet' may have happened and now our Lane is not only not a Lane, but it's private? And not only that, it changes how I can approach my re-build. And yet, the City cannot tell me who owns it.

So my request is twofold:

1. To meet with you to discuss how I can access the information as to who owns the lane, if anyone, and how it got this status.
2. We also ask your direction on being given an address on our Lane, by making French's Lane a City street, as that is our historical path to and from the rest of the world, as any road or lane is originally in the City.

I thank you for your time, as I understand you must be busy.

Sincerely,
Colleen Squires

REPORT/RECOMMENDATIONS TO COUNCIL
Development Committee Report
July 14, 2015

1. **Planning, Development and Engineering File No. DEV1400353**
Proposed Parking for Dance Studio
Civic No. 75 Airport Road – Ward 1
Commercial Highway (CH) Zone

It is the recommendation of the Development Committee that the existing 35 parking spaces will be sufficient for the proposed Dance Studio occupancy.

2. **Planning & Development File No. DEV1400124**
Restoration of Non-Conforming Use
Proposed Rebuild of Single Detached Dwelling
51-55 Windemere Road – Ward 5
Rural (R) and Open Space (O) Zones

It is recommended that this application be approved subject to the following conditions:

1. Compliance with the requirements of the Planning and Development Division;
2. The required building permits must be obtained for the City prior to the commencement of any development on the site;
3. The required demolition/building permits must be obtained from Access St. John's prior to the commencement of any development on the site;
4. The existing dwelling must be removed from the site prior to commencement of construction of the new dwelling, or a security must be deposited with the City to ensure that the older dwelling is removed from the site upon occupancy for the new structure;
5. The new dwelling does not exceed the floor area of the original building by more than 50% for a maximum total floor area of 65m²; and
6. The new dwelling and septic field must be located entirely outside of the flood plain and buffer.

3. **Department of Planning, Development and Engineering File No. DEV1500057
Proposed Demolition of Existing Dwelling to Re-Build new Dwelling
6 Fort Waldegrave
Residential Battery (RB) Zone**

It is recommended by the Development Staff that Council approve the above listed application to demolish the existing dwelling to re-construct a new dwelling.

David Blackmore
Deputy City Manager – Planning, Development & Engineering
Chair – Development Committee





Recommendation:

It is the recommendation that this application be approved subject to the following conditions:

1. Compliance with the requirements of the Planning and Development Division;
2. The required Building Permits must be obtained from the City, prior to the commencement of any development;
3. The required Demolition/Building Permits must be obtained from Access St. John's prior to the commencement of any development on the site;
4. The existing dwelling must be removed from the site prior to commencement of construction of the new dwelling, or a security must be deposited with the City to ensure that the older dwelling is removed from the site upon occupancy of the new structure;
5. The new dwelling does not exceed the floor area of the original Building by more than 50%, for a maximum total floor area of 65m²; and
6. The new dwelling and septic field must be located entirely outside of the flood plain and buffer.

David Blackmore
Deputy City Manager - Planning, Development & Engineering

AAR/ss



Recommendation

It is recommended by the Development Staff that Council approve the above listed application to demolish existing dwelling to re-construct a new dwelling.

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

MLB/ss

**DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING
FOR THE PERIOD OF June 25, 2015 TO July 9, 2015**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
AG		12'x36' Greenhouse	132 Old Bay Bulls Road	5	Approved	15-06-25
AG	Lester's Farm Market	Installation of door, window and patio deck	173 Brookfield Road	5	Approved	15-06-25
IND		Geophysical Surveying/Testing using Ground Penetrating Radar (GPR)	Southside Road PID: 22255 (City owned Land)	5	Approved	15-06-26
AG		26' x 34' Garage	302 Backline	5	Approved	15-06-25
AG		24' x 32' Garage	300 Backline	5	Approved	15-06-25
RES		Residential Building Lot	31 Gary Drive	5	Approved	15-06-30
RES		Family Home Child Care for 6 Children	88 Glenlonan Street	5	Approved	15-07-02
RES		Home Office for "Emian Internation Trade Company"	244 Freshwater Road	4	Approved	15-07-03
RES		Home Office for "NL Pride Construction"	567 Newfoundland Drive	1	Approved	15-07-07
RES		Home Office for Online Product Sales	49 Parkhill Street	3	Approved	15-07-07

* 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 July 14, 2015 Regular Meeting

Permits Issued: 2015/06/25 To 2015/07/07

Class: Commercial

222 Kenmount Rd	Ex	Retail Store	
37 Anderson Ave	Ms	Eating Establishment	
48 Kenmount Rd, Unit 0268	Sn	Retail Store	
48 Kenmount Rd - Aldo	Sn	Retail Store	
48 Kenmount Rd -Boathouse	Sn	Retail Store	
288 Duckworth St-The Reluctant	Sn	Restaurant	
428 Empire Ave	Sn	Retail Store	
401 Empire Ave	Sn	Office	
336 Freshwater Rd	Ms	Retail Store	
12-20 Highland Dr	Ms	Clinic	
35 Kelsey Dr	Ms	Restaurant	
55 Kelsey Dr	Ms	Retail Store	
55 Kelsey Dr	Ms	Restaurant	
75 Kelsey Dr	Ms	Eating Establishment	
54 Kenmount Rd	Ms	Eating Establishment	
345-349 Main Rd	Ms	Eating Establishment	
14 Stavanger Dr	Ms	Retail Store	
15 Stavanger Dr	Ms	Retail Store	
15-27 Stavanger Dr	Ms	Retail Store	
95a Stavanger Dr Hallmark	Ms	Retail Store	
462 Topsail Rd	Ms	Convenience Store	
506 Topsail Rd	Ms	Eating Establishment	
686 Topsail Rd Red Rock Grill	Ms	Retail Store	
248 Torbay Rd	Ms	Eating Establishment	
320 Torbay Rd Rustler's	Ms	Restaurant	
436 Torbay Rd	Ms	Day Care Centre	
319 Water St	Sn	Hotel	
687 Water St	Cr	Retail Store	
61 James Lane - Base Building	Rn	Warehouse	
61 James Lane	Rn	Warehouse	
8-10 George St	Rn	Club	
1 Church Hill	Rn	Office	
18 Argyle St	Cr	Office	
720 Water St	Rn	Retail Store	
288 Duckworth St	Rn	Restaurant	
288 Duckworth St	Rn	Mixed Use	
61 James Lane	Rn	Warehouse	
61 James Lane, Bay 8	Cr	Custom Workshop	
48 Kenmount Rd Avalon Mall	Cr	Retail Store	
336 Logy Bay Rd	Rn	Commercial School	
70 Southern Shore Hwy	Sw	Admin Bldg/Gov/Non-Profit	
15 Hebron Way, 2nd Floor	Rn	Office	
215 Lemarchant Rd	Rn	Office	
		This Week \$	995,483.00

Class: Industrial

This Week \$.00

Class: Government/Institutional

Fort Amherst Rd, Lighthouse	Rn	Other	
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This Week \$ 47,228.00

Class: Residential

300 Back Line	Nc	Accessory Building
12 Bar Haven St	Nc	Fence
10 Bawnmoor St, Lot 19	Nc	Single Detached Dwelling
81 Bonavista St	Nc	Patio Deck
69 Brazil St	Nc	Fence
28 Burgeo St	Nc	Accessory Building
248 Canada Dr	Nc	Accessory Building
85 Castle Bridge Dr	Nc	Fence
97 Cheeseman Dr	Nc	Fence
12 Cornwall Hts	Nc	Accessory Building
10 Crestview Pl	Nc	Accessory Dwelling Unit
153 Doyle's Rd	Nc	Single Detached Dwelling
39 Duntara Cres	Nc	Accessory Building
11 Eagle Crt	Nc	Fence
70 Eastbourne Cres	Nc	Patio Deck
11 Fitzgibbon St	Nc	Patio Deck
78 Fox Ave	Nc	Fence
20 Gibbs Pl	Nc	Patio Deck
15 Gleneyre St	Nc	Patio Deck
42 Guzzwell Dr	Nc	Patio Deck
23 Howley Ave Exten	Nc	Accessory Building
51 Hussey Dr	Nc	Patio Deck
29 Iceland Pl	Nc	Fence
36 Jasper St	Nc	Accessory Building
72 Julieann Pl	Nc	Accessory Building
65 Jordan Pl	Nc	Patio Deck
39 Keith Dr	Nc	Accessory Building
17 Lions Rd	Nc	Accessory Building
28 Maclaren Pl	Nc	Accessory Building
86 Main Rd	Nc	Fence
88 Main Rd	Nc	Accessory Building
7 Markland St	Nc	Patio Deck
23 Nautilus St	Nc	Accessory Building
51 Nautilus St	Nc	Patio Deck
51 Nautilus St	Nc	Fence
49 Oxen Pond Rd	Nc	Accessory Building
37 Parade St	Nc	Accessory Building
11 Parkview Cres	Nc	Patio Deck
68 Parsonage Dr, Lot 3.03	Nc	Single Detached Dwelling
61 Parsonage Dr	Nc	Fence
6 Pepperwood Dr, Lot 349	Nc	Single Detached & Sub.Apt
201 Petty Harbour Rd	Nc	Accessory Building
127 Airport Heights Dr	Nc	Accessory Building
22 Robinsons Pl	Nc	Fence
40 Rosalind St	Nc	Accessory Building
10 Salisbury St	Nc	Fence
25 Scouts Pl	Nc	Accessory Building
6 Simms St	Nc	Accessory Building
8 Smith Ave	Nc	Fence
2 Solway Cres, Lot 349	Nc	Single Detached & Sub.Apt
53 Stamp's Lane	Nc	Accessory Building
53 Stamp's Lane	Nc	Patio Deck
284 Stavanger Dr	Nc	Patio Deck
5 Sugar Pine Cres - Lot 256	Nc	Single Detached & Sub.Apt
15 Sugar Pine Cres	Nc	Accessory Building
116 Topsail Rd	Nc	Patio Deck
14 Whiteford Pl	Nc	Accessory Building
48 Willenhall Pl	Nc	Accessory Building
18 Young St	Nc	Patio Deck
3a Saunders Pl	Co	Office
115 Rennie's Mill Rd	Co	Single Detached Dwelling
6 Allan Sq	Cr	Infill Housing
44 Empire Ave	Cr	Single Detached & Sub.Apt
14 Butterworth Pl	Ex	Accessory Building
14 Craigmillar Ave	Ex	Single Detached Dwelling
404 Empire Ave	Ex	Single Detached Dwelling

12 Hyde Park Dr	Ex	Patio Deck
25 Prospect St	Ex	Patio Deck
73 Savannah Park Dr	Ex	Patio Deck
31 Blue Puttee Dr	Rn	Single Detached Dwelling
24 Bonaventure Ave	Rn	Single Detached Dwelling
86 Bond St	Rn	Townhousing
3 Bond St	Rn	Single Detached Dwelling
129 Campbell Ave, Unit 1	Rn	Townhousing
94 Circular Rd	Rn	Semi-Detached Dwelling
47 Duckworth St	Rn	Condominium
94 Empire Ave	Rn	Apartment Building
7 Flavin St	Rn	Townhousing
284 Freshwater Rd	Rn	Single Detached & Sub.Apt
158 Gower St	Rn	Townhousing
51 Hussey Dr	Rn	Mobile Home
28 James Pl	Rn	Townhousing
30 James Pl	Rn	Townhousing
32 James Pl	Rn	Townhousing
34 James Pl	Rn	Townhousing
36 James Pl	Rn	Townhousing
11 James Pl	Rn	Townhousing
13 James Pl	Rn	Townhousing
15 James Pl	Rn	Townhousing
17 James Pl	Rn	Townhousing
19 James Pl	Rn	Townhousing
23 James Pl	Rn	Townhousing
56 King's Rd	Rn	Townhousing
41 King's Rd	Rn	Townhousing
61 Laurier St	Rn	Single Detached Dwelling
63 Long's Hill	Rn	Single Detached Dwelling
80 Mark Nichols Pl	Rn	Single Detached & Sub.Apt
94 Mayor Ave	Rn	Single Detached Dwelling
64 Patrick St	Rn	Townhousing
79 Pearson St	Rn	Townhousing
175 Airport Heights Dr	Rn	Single Detached Dwelling
8 Prim Pl	Rn	Townhousing
10 Prim Pl	Rn	Townhousing
20-26 Prim Pl	Rn	Townhousing
22 Prim Pl	Rn	Townhousing
24 Prim Pl	Rn	Townhousing
26 Prim Pl	Rn	Townhousing
28 Prim Place	Rn	Townhousing
30 Prim Pl	Rn	Townhousing
32 Prim Pl	Rn	Townhousing
23 Prim Pl	Rn	Townhousing
27 Prim Pl	Rn	Townhousing
29 Prim Pl	Rn	Townhousing
31 Prim Pl	Rn	Townhousing
33 Prim Pl	Rn	Townhousing
120 Queen's Rd	Rn	Semi-Detached Dwelling
51 Rennie's Mill Rd	Rn	Semi-Detached Dwelling
31 Warford Rd	Rn	Patio Deck
15 Drake Cres	Sw	Single Detached Dwelling
8 Gibbons Pl	Sw	Single Detached & Sub.Apt
150 Great Eastern Ave	Sw	Single Detached Dwelling
34 Kenai Cres	Sw	Single Detached & Sub.Apt
99 Montague St	Sw	Single Detached & Sub.Apt
271 Blackmarsh Rd	Ms	Office
324 Frecker Dr	Ms	Convenience Store
204-206 Main Rd	Ms	Clinic
23 Rennie's Mill Rd	Sn	Lodging House
101 Torbay Rd	Ms	Church

This Week \$ 2,802,023.00

Class: Demolition

This Week \$.00

This Week's Total: \$ 3,844,734.00

Repair Permits Issued: 2015/06/25 To 2015/07/07 \$ 189,970.00

Legend

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

Year To Date Comparisons			
July 14, 2015			
TYPE	2014	2015	% VARIANCE (+/-)
Commercial	\$51,983,000.00	\$93,095,000.00	79
Industrial	\$125,300.00	\$0.00	-100
Government/Institutional	\$77,607,000.00	\$8,672,000.00	-89
Residential	\$59,174,000.00	\$43,082,000.00	-27
Repairs	2,186,000.00	2,169,000.00	-1
Housing Units (1 & 2 Family Dwellings)	149	110	
TOTAL	\$191,075,300.00	\$147,018,000.00	-23

Respectfully Submitted,

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

MEMORANDUM

Weekly Payment Vouchers For The Week Ending June 30, 2015

Payroll

Public Works	\$ 446,255.87
Bi-Weekly Administration	\$ 878,409.77
Bi-Weekly Management	\$ 809,856.00
Bi-Weekly Fire Department	\$ 708,438.88
Accounts Payable	\$4,458,217.29

Total: \$ 7,301,177.81

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
STANLEY FLOWERS LTD.	84159	FLOWERS	\$782.91
SNB CONTRACTING LTD.	84160	REFUND TEMP OCC PERMIT	\$404.35
SNB CONTRACTING LTD.	84161	REFUND TEMP OCC PERMIT	\$2,095.65
ST. JOHN'S TRANSPORTATION COMMISSIO	84162	CHARTER SERVICES	\$1,812.50
ROGERS CABLE	84163	INTERNET SERVICES	\$381.74
RICK MAGILL	84164	CLEANING SERVICES	\$198.00
NEWFOUNDLAND POWER	84165	ELECTRICAL SERVICES	\$6,666.99
DARLENE SHARPE	84166	CLEANING SERVICES	\$1,500.00
PAUL DAVIS SYSTEMS OF EASTERN NEWF	84167	LEGAL CLAIM	\$8,875.29
DANIELLE HAMEL	84168	PERFORMANCE FEE	\$800.00
STANLEY FLOWERS LTD.	84169	FLOWERS	\$284.94
INTERNATIONAL MUNICIPAL SIGNAL ASSO	962	MEMBERSHIP DUES	\$91.37
WATER ENVIRONMENT FEDERATION	963	MEMBERSHIP DUES	\$183.95
INSTITUTE OF TRANSPORTATION ENGINEE	964	PUBLICATION	\$62.59
COASTAL TRAINING TECHNOLOGIES	965	WORKSHOP FEE	\$481.19
PUBLIC SERVICE CREDIT UNION	84170	PAYROLL DEDUCTIONS	\$5,993.25
VICTOR & GLADYS SMITH	84171	LEGAL CLAIM	\$330.63
BREWER, JILL	84172	TRAVEL REIMBURSEMENT	\$449.06
JANES, SEAN	84173	TRAVEL REIMBURSEMENT	\$1,868.11
PIK-FAST EXPRESS INC.	84174	BOTTLED WATER	\$50.75
THYSSENKRUPP ELEVATOR	84175	ELEVATOR MAINTENANCE	\$299.17
O'LEARY, PAUL	84176	BRONZE TRAIN SPIKES	\$165.00
MUSEUM ASSOCIATION OF NL	84177	MEMBERSHIP DUES	\$40.00
EVEREST	84178	PROMOTIONAL ITEMS	\$1,249.10
BELL MOBILITY INC.	84179	CELLULAR PHONE USAGE	\$983.90
BELL ALIANT	84180	TELEPHONE SERVICES	\$44,420.30
NEWFOUNDLAND POWER	84181	ELECTRICAL SERVICES	\$146,431.79
GENTARA REAL ESTATE LP	84182	LEASE OF OFFICE SPACE	\$27,129.44
PARTS FOR TRUCKS INC.	84183	REPAIR PARTS	\$14,294.63
MUN SCHOOL OF NURSING	84184	COUNCIL APPROVED FINANCIAL SUPPORT	\$500.00
BROWN-O'BYRNE, FERGUS	84185	PERFORMANCE FEE	\$600.00
FOB ENTERPRISES LTD.	84186	PROFESSIONAL SERVICES	\$1,695.00
ATLANTIC COUNCIL FOR INTERNATIONAL	84187	COUNCIL APPROVED FINANCIAL SUPPORT	\$500.00
HANRAHAN, MICHAEL	84188	PERFORMANCE FEE	\$1,000.00
GREG BRUCE	84189	PERFORMANCE FEE	\$800.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
TOM CONWAY	84190	PERFORMANCE FEE	\$150.00
KORONA BROPHY	84191	PERFORMANCE FEE	\$600.00
ATLANTIC PLANNER INSTITUTE - NL BRANC	84192	COUNCIL APPROVED FINANCIAL SUPPORT	\$500.00
CWIT CONFERENCE	84193	COUNCIL APPROVED FINANCIAL SUPPORT	\$500.00
DR. WEI QIU, PROFESSOR OF OCEAN & NA'	84194	COUNCIL APPROVED FINANCIAL SUPPORT	\$1,000.00
VOLLEYFEST 2014	84195	COUNCIL APPROVED FINANCIAL SUPPORT	\$1,000.00
CCSTA CONVENTION 2015	84196	COUNCIL APPROVED FINANCIAL SUPPORT	\$750.00
HAYE, SHAWN	84197	TRAVEL ADVANCE	\$1,667.50
INTERNATIONAL ASSOCIATION OF ELECTR	966	MEMBERSHIP RENEWALS	\$292.37
WAVE SYSTEMS CORP	967	SOFTWARE CONTRACT	\$3,899.15
DESERT DIAMOND INDUSTRIES	968	REPAIR PARTS	\$3,075.42
SPECIALTY MOTORS MFG., LLC	969	REPAIR PARTS	\$6,882.83
NEWFOUNDLAND POWER	84198	ELECTRICAL SERVICES	\$23,811.55
BELL ALIANT	84199	TELEPHONE SERVICES	\$7,145.29
BELL MOBILITY INC.	84200	CELLULAR PHONE USAGE	\$23,113.21
CROWN CONTRACTING INC.,	84201	PROGRESS PAYMENTS	\$147,139.16
MAGNA CONTRACTING & MANAGEMENT	84202	PROGRESS PAYMENTS	\$577,662.24
CMH CONSTRUCTION LIMITED	84203	PROGRESS PAYMENTS	\$60,404.72
FIRST CANADIAN GROUP LTD.	84204	PROGRESS PAYMENTS	\$101.70
INFINITY CONSTRUCTION	84205	PROGRESS PAYMENTS	\$167,625.10
BARACO-ATLANTIC CORPORATION	84206	PROGRESS PAYMENTS	\$68,142.10
POMERLEAU INC.,	84207	PROGRESS PAYMENTS	\$1,503,803.03
RAILWAY COASTAL MUSEUM	84208	REPLENISH PETTY CASH	\$370.75
PYRAMID CONSTRUCTION LIMITED	84209	PROGRESS PAYMENTS	\$21,752.49
RECEIVER GENERAL FOR CANADA	84210	PAYROLL DEDUCTIONS	\$147,263.81
RECEIVER GENERAL FOR CANADA	84211	PAYROLL DEDUCTIONS	\$8,759.87
CANADIAN SOCIETY OF SAFETY ENGINEER	84212	CONFERENCE FEE	\$904.00
MARY BARRY	84213	PERFORMANCE FEE	\$600.00
PAUL DAVIS SYSTEMS OF EASTERN NEWF	84214	LEGAL CLAIM	\$32,029.65
KATIE BAGGS	84215	PERFORMANCE FEE	\$200.00
PETER LANNON	84216	PERFORMANCE FEE	\$800.00
BRADLEY COLLINS	84217	LEGAL CLAIM	\$1,508.45
O'GRADY, LYNN	84218	CONFERENCE FEE	\$849.00
WINSOR, LYNNANN	84219	TRAVEL REIMBURSEMENT	\$272.36
JAMIE HUNT	84220	TRAVEL ADVANCE	\$1,320.36

NAME	CHEQUE #	DESCRIPTION	AMOUNT
JAMES LAU	84221	CELLULAR PHONE USAGE	\$183.03
JOSH BURT	84222	TRAVEL ADVANCE	\$1,151.40
ACKLANDS-GRAINGER	84223	INDUSTRIAL SUPPLIES	\$2,207.95
ADVANTAGE SIGNS & GRAPHIC DESIGN LTI	84224	SIGNAGE	\$505.65
BABB LOCK & SAFE CO. LTD	84225	PROFESSIONAL SERVICES	\$374.03
COSTCO WHOLESALE	84226	MISCELLANEOUS SUPPLIES	\$247.81
KELLOWAY CONSTRUCTION LIMITED	84227	CLEANING SERVICES	\$3,999.18
RDM INDUSTRIAL LTD.	84228	INDUSTRIAL SUPPLIES	\$148.00
ROBERT BAIRD EQUIPMENT LTD.	84229	RENTAL OF EQUIPMENT	\$9,364.46
BATTLEFIELD EQUIP. RENTAL CORP	84230	REPAIR PARTS	\$2,291.64
GRAND CONCOURSE AUTHORITY	84231	MAINTENANCE CONTRACTS	\$81,167.93
BELBIN'S GROCERY	84232	CATERING SERVICES	\$2,163.45
SMS EQUIPMENT	84233	REPAIR PARTS	\$4,138.43
CABOT PEST CONTROL	84234	PEST CONTROL	\$101.70
BEST DISPENSERS LTD.	84235	SANITARY SUPPLIES	\$542.40
ROCKWATER PROFESSIONAL PRODUCT	84236	CHEMICALS	\$21,719.28
TIM HORTONS STORE 387	84237	REFRESHMENTS	\$69.68
BLACK & MCDONALD LIMITED	84238	PROFESSIONAL SERVICES	\$13,905.51
THE PRINT & SIGN SHOP	84239	SIGNAGE	\$488.89
CLASS C SOLUTIONS GROUP	84240	REPAIR PARTS	\$2,753.99
OVERHEAD DOORS NFLD LTD	84241	PROFESSIONAL SERVICES	\$16,139.79
ATLANTIC BUSINESS INTERIORS	84242	COMPUTER EQUIPMENT	\$1,124.35
BRENKIR INDUSTRIAL SUPPLIES	84243	PROTECTIVE CLOTHING	\$298.82
JLG TRANSPORTATION LTD.	84244	TAXI SERVICES	\$39.75
OFFICEMAX GRAND & TOY	84245	OFFICE SUPPLIES	\$1,014.74
PINNACLE OFFICE SOLUTIONS LTD	84246	PHOTOCOPIES	\$740.62
SPECTRUM INVESTIGATION & SECURITY I	84247	SECURITY SERVICES	\$15,112.80
AMEC FOSTER WHEELER ENVIRONMENT & 84248	84248	PROFESSIONAL SERVICES	\$12,111.35
ATLANTIC TRAILER & EQUIPMENT	84249	REPAIR PARTS	\$66.56
STAPLES THE BUSINESS DEPOT - STAVAN	84250	STATIONERY & OFFICE SUPPLIES	\$349.27
CHESTER DAWE CANADA - O'LEARY AVE	84251	BUILDING SUPPLIES	\$3,663.01
AEARO CANADA LIMITED	84252	PRESCRIPTION SAFETY GLASSES	\$425.90
AIR LIQUIDE CANADA INC.	84253	CHEMICALS AND WELDING PRODUCTS	\$2,394.76
DAVE CARROLL	84254	BAILIFF SERVICES	\$35.00
THE PRINTING PLACE	84255	OFFICE FORMS	\$250.86

NAME	CHEQUE #	DESCRIPTION	AMOUNT
CANADA CLEAN GLASS	84256	CLEANING OF WINDOWS	\$1,017.00
WAL-MART 3196-ABERDEEN AVE.	84257	MISCELLANEOUS SUPPLIES	\$147.40
SOBEY'S INC	84258	PET SUPPLIES	\$1,489.91
SURFACE EXPERTS	84259	PROFESSIONAL SERVICES	\$1,003.42
MAC TOOLS	84260	TOOLS	\$767.79
COASTAL MOUNT PEARL	84261	REPAIR PARTS	\$84.68
JOE JOHNSON EQUIPMENT INC.	84262	REPAIR PARTS	\$26.15
NORTH ATLANTIC SUPPLIES INC.	84263	REPAIR PARTS	\$347.14
WM L CHAFE & SON LTD.	84264	PROTECTIVE CLOTHING	\$158.20
MARCUS CONTRACTING LTD.	84265	PROFESSIONAL SERVICES	\$1,406.85
COADY'S METAL WORKS LTD.	84266	PROFESSIONAL SERVICES	\$56.50
BRAEMAR PEST CONTROL SERVICES	84267	PEST CONTROL	\$114.06
PF COLLINS CUSTOMS BROKER LTD	84268	DUTY AND TAXES	\$4,354.67
COLONIAL GARAGE & DIST. LTD.	84269	AUTO PARTS	\$4,472.46
CONSTRUCTION SIGNS LTD.	84270	SIGNAGE	\$25,953.48
MARY BROWN'S MILA FOODS INC.	84271	LUNCHEON	\$375.36
SCOTT WINSOR ENTERPRISES INC.,	84272	REMOVAL OF GARBAGE & DEBRIS	\$1,410.24
COUNTRY TRAILER SALES 1999 LTD	84273	REPAIR PARTS	\$457.74
MASK SECURITY INC.	84274.	TRAFFIC CONTROL	\$2,617.51
CRANE SUPPLY LTD.	84275	PLUMBING SUPPLIES	\$1,026.38
JAMES G CRAWFORD LTD.	84276	PLUMBING SUPPLIES	\$1,578.72
SHU-PAK EQUIPMENT INC.	84277	REPAIR PARTS	\$132.49
CROSBIE INDUSTRIAL SERVICE LTD	84278	DISPOSAL OF MATERIAL	\$271.20
FASTENAL CANADA	84279	REPAIR PARTS	\$122.25
LONG & MCQUADE	84280	REAL PROGRAM	\$59.89
CUMMINS EASTERN CANADA LP	84281	REPAIR PARTS	\$1,438.68
KENDALL ENGINEERING LIMITED	84282	PROFESSIONAL SERVICES	\$565.79
MCINNES COOPER	84283	PROFESSIONAL SERVICES	\$22,311.85
CREDIT RECOVERY 2003 LIMITED	84284	CREDIT COLLECTIONS	\$11,750.18
DICKS & COMPANY LIMITED	84285	OFFICE SUPPLIES	\$9,065.71
WAJAX POWER SYSTEMS	84286	REPAIR PARTS	\$2,384.77
MALLARD FORESTRY EQUIPMENT	84287	REPAIR PARTS	\$12,872.80
REEFER REPAIR SERVICES (2015) LIMITED	84288	REPAIR PARTS	\$740.43
ATLANTIC HOSE & FITTINGS	84289	RUBBER HOSE	\$275.48
G & M PROJECT MANAGEMENT	84290	REPAIR PARTS	\$28,065.44

NAME	CHEQUE #	DESCRIPTION	AMOUNT
CAHILL INSTRUMENTATION LTD.	84291	PROFESSIONAL SERVICES	\$6,328.00
CANADIAN TIRE CORP.-HEBRON WAY	84292	MISCELLANEOUS SUPPLIES	\$178.20
CANADIAN TIRE CORP.-MERCHANT DR.	84293	MISCELLANEOUS SUPPLIES	\$201.07
CANADIAN TIRE CORP.-KELSEY DR.	84294	MISCELLANEOUS SUPPLIES	\$41.56
EASTERN AUDIO LTD.	84295	AUDIO EQUIPMENT	\$169.50
ELECTRIC MOTOR & PUMP DIV.	84296	REPAIR PARTS	\$290.41
ELECTRONIC CENTER LIMITED	84297	ELECTRONIC SUPPLIES	\$109.10
EMM HARDCHROME & HYDRAULIC LTD	84298	REPAIR PARTS	\$50.65
ENVIROMED ANALYTICAL INC.	84299	REPAIR PARTS AND LABOUR	\$605.19
THE TELEGRAM	84300	ADVERTISING	\$254.25
HOME DEPOT OF CANADA INC.	84301	BUILDING SUPPLIES	\$211.64
NL EMPLOYERS' COUNCIL	84302	REGISTRATION FEE	\$1,130.00
MEDICALMART NEWFOUNDLAND & LABRAI	84303	SAFETY SUPPLIES	\$56.44
FRESHWATER AUTO CENTRE LTD.	84304	AUTO PARTS/MAINTENANCE	\$7,869.94
CDW CANADA INC.	84305	REPAIR PARTS	\$419.68
PRINCESS AUTO	84306	MISCELLANEOUS ITEMS	\$238.75
CITY WIDE TAXI	84307	TAXI SERVICES	\$17.50
TENCO INC.	84308	REPAIR PARTS	\$135.20
SCHOOL SPECIALTY CANADA	84309	RECREATION SUPPLIES	\$235.15
ENTERPRISE RENT-A-CAR	84310	VEHICLE RENTAL	\$31,077.26
CRITTERS N' THINGS	84311	PET SUPPLIES	\$21.45
CHAPTERS ST. JOHN'S	84312	RECREATION SUPPLIES	\$138.29
PROVINCIAL FENCE PRODUCTS	84313	FENCING MATERIALS	\$7,101.10
ISLAND OFFICE FURNITURE	84314	OFFICE FURNITURE	\$3,418.36
WOLSELEY CANADA WATERWORKS	84315	REPAIR PARTS	\$315.99
CENTAUR PRODUCTS ATLANTIC INC.	84316	PROFESSIONAL SERVICES	\$211,541.09
ENNIS PAINT INC	84317	PAINT	\$14,429.83
THE WORKS	84318	MEMBERSHIP FEES	\$124.99
EASTERN PROPANE	84319	PROPANE	\$390.09
MADSEN CONSTRUCTION EQUIPMENT INC.	84320	REPAIR PARTS	\$294.03
HARRIS & ROOME SUPPLY LIMITED	84321	ELECTRICAL SUPPLIES	\$335.64
HARVEY & COMPANY LIMITED	84322	REPAIR PARTS	\$5,059.27
HARVEY'S OIL LTD.	84323	PETROLEUM PRODUCTS	\$4,860.81
TIM HORTON'S - 139 TORBAY ROAD	84324	REFRESHMENTS	\$100.00
AL-PACK ENTERPRISES	84325	BAGS	\$149.65

NAME	CHEQUE #	DESCRIPTION	AMOUNT
BRENTAG CANADA INC	84326	CHLORINE	\$24,643.70
MORGAN SCULPTURE INC.,	84327	PROFESSIONAL SERVICES	\$33,333.33
BELL DISTRIBUTION INC.,	84328	CELL PHONES & ACCESSORIES	\$63.26
HISCOCK RENTALS & SALES INC.	84329	HARDWARE SUPPLIES	\$198.01
SOURCE ATLANTIC INDUSTRIAL DISTRIBUT	84330	REPAIR PARTS	\$1,342.70
UCP PAINTS INC.,	84331	PAINT	\$8,548.22
SCOTIA RECYCLING (NL) LIMITED	84332	TIP FLOOR PROCESSING	\$139,172.02
CERTIFIED LABS	84333	REPAIR PARTS	\$948.01
IMPRINT SPECIALTY PROMOTIONS LTD	84334	PROMOTIONAL ITEMS	\$3,452.88
HICKMAN DODGE JEEP CHRYSLER	84335	PURCHASE OF VEHICLE	\$27,669.18
ONX ENTERPRISE SOLUTIONS LIMITED	84336	SOFTWARE RENEWAL	\$7,900.01
UMBRELLA SECURITY	84337	ALARM MONITORING	\$7,505.46
ISLAND HOSE & FITTINGS LTD	84338	INDUSTRIAL SUPPLIES	\$116.84
PRINTER TECH SOLUTIONS INC.,	84339	REPAIRS TO EQUIPMENT	\$946.10
IDEXX LABORATORIES	84340	VETERINARY SUPPLIES	\$494.96
BOSCH REXROTH CANADA CORP.	84341	REPAIR PARTS	\$420.16
SPICERS CANADA LIMITED	84342	REPAIR PARTS	\$381.38
FINE FOOD FACTORY	84343	SANDWICH TRAYS	\$3,387.18
ETHREE CONSULTING	84344	PROFESSIONAL SERVICES	\$508.50
MEDICAL MART ATLANTIC	84345	SAFETY SUPPLIES	\$219.50
MITCHELL FARMS INC	84346	SCOUPS OF MULCH	\$1,017.00
VOHL INC.,	84347	AUTO PARTS	\$465.59
KIRKLAND BALSOM & ASSOC.	84348	PROFESSIONAL SERVICES	\$6,102.00
COLLEGE OF THE NORTH ATLANTIC	84349	TRAINING	\$280.00
DATARITE.COM	84350	STATIONERY & OFFICE SUPPLIES	\$899.02
ARCHITECTURE49 INC.	84351	PROFESSIONAL SERVICES	\$3,096.20
CARMICHAEL ENGINEERING LTD.	84352	PROFESSIONAL SERVICES	\$288.15
SECURITAS CANADA LTD.	84353	SECURITY SERVICES	\$19,120.53
MERCEDES-BENZ ST. JOHN'S	84354	AUTO PARTS	\$535.03
STAPLES ADVANTAGE	84355	OFFICE SUPPLIES	\$3,526.73
ON POWER SYSTEMS INC.,	84356	PROFESSIONAL SERVICES	\$3,221.34
JJ MACKAY CANADA LTD.	84357	PARKING METER KEYS	\$2,757.20
MCLOUGHLAN SUPPLIES LTD.	84358	ELECTRICAL SUPPLIES	\$149.85
WAJAX INDUSTRIAL COMPONENTS	84359	REPAIR PARTS	\$121.32
NU-WAY EQUIPMENT RENTALS	84360	RENTAL OF EQUIPMENT	\$1,305.15

NAME	CHEQUE #	DESCRIPTION	AMOUNT
NEWFOUND DISPOSAL SYSTEMS LTD.	84361	DISPOSAL SERVICES	\$79,475.41
NEWFOUNDLAND DISTRIBUTORS LTD.	84362	INDUSTRIAL SUPPLIES	\$233.64
NEWFOUNDLAND DESIGN ASSOCIATES	84363	PROFESSIONAL SERVICES	\$50,554.41
TOROMONT CAT	84364	AUTO PARTS	\$81.24
PBA INDUSTRIAL SUPPLIES LTD.	84365	INDUSTRIAL SUPPLIES	\$3,296.70
GCR TIRE CENTRE	84366	TIRES	\$9,158.98
PINCHIN LEBLANC ENV. LTD	84367	PROFESSIONAL SERVICES	\$4,181.00
POWERLITE ELECTRIC LTD.	84368	ELECTRICAL PARTS	\$60.51
K & D PRATT LTD.	84369	REPAIR PARTS AND CHEMICALS	\$5,135.48
PROFESSIONAL UNIFORMS & MATS INC.	84370	PROTECTIVE CLOTHING	\$1,258.80
RIDEOUT TOOL & MACHINE INC.	84371	TOOLS	\$2,050.95
NAPA ST. JOHN'S 371	84372	AUTO PARTS	\$2,092.80
THE ROYAL GARAGE LTD.	84373	AUTO PARTS	\$1,817.66
ROYAL FREIGHTLINER LTD	84374	REPAIR PARTS	\$3,479.58
S & S SUPPLY LTD. CROSSTOWN RENTALS	84375	REPAIR PARTS	\$16,969.04
BIG ERICS INC	84376	SANITARY SUPPLIES	\$321.19
SAUNDERS EQUIPMENT LIMITED	84377	REPAIR PARTS	\$17,440.06
STEELFAB INDUSTRIES LTD.	84378	STEEL	\$2,006.50
STEWART MCKELVEY STIRLING SCALES	84379	REFUND COMPLIANCE LETTER	\$150.00
SUPERIOR PROPANE INC.	84380	PROPANE	\$60.90
TOWER TECH COMMUNICATIONS & SPORT	84381	NETTING REPAIRS & INSTALLATION	\$3,981.56
TRACTION DIV OF UAP	84382	REPAIR PARTS	\$32.40
TULKS GLASS & KEY SHOP LTD.	84383	PROFESSIONAL SERVICES	\$349.84
CANSEL WADE	84384	REPAIR PARTS	\$56.95
WATERWORKS SUPPLIES DIV OF EMCO LT	84385	REPAIR PARTS	\$1,251.61
DR. WADE MERCER	84386	MEDICAL EXAMINATION	\$20.00
CAMPIA GYMNASTICS	84387	REAL PROGRAM	\$832.35
PEARL ENTERTAINMENT PROMOTIONS	84388	TENT RENTAL	\$904.00
TUCKAMORE FESTIVAL	84389	PERFORMANCE FEE	\$500.00
HAMMOND. WALLACE	84390	AUDIO SERVICES	\$1,582.00
SONNY'S DRUM STUDIO	84391	REAL PROGRAM	\$427.50
SAFETY SERVICES NEWFOUNDLAND & LAB	84392	REGISTRATION FEE	\$675.00
FIT FOR WORK	84393	RETAINER FEE	\$621.50
PUTT, GLEN	84394	REFUND SEPTIC DEPOSIT	\$2,000.00
INTERPRETING SERVICES OF NL INC.	84395	PROFESSIONAL SERVICES	\$124.30

NAME	CHEQUE #	DESCRIPTION	AMOUNT
SINGH, ANITA	84396	PROFESSIONAL SERVICES	\$281.00
CLARKE, DEBORAH	84397	HONORARIUM	\$350.00
HANDBALL ASSOCIATION OF NEWFOUNDL	84398	TRAVEL ASSISTANCE GRANT	\$400.00
DUNNE, CODY	84399	PROFESSIONAL SERVICES	\$320.00
BARRY ROSS	84400	DISTRIBUTION OF POSTERS	\$427.90
NINE ISLAND PRODUCTIONS AND CONSUL	84401	PROFESSIONAL SERVICES	\$1,130.00
SOBEYS ROPEWALK LANE	84402	MISCELLANEOUS SUPPLIES	\$77.89
SOULFUL SOUNDS MUSIC STUDIO	84403	REAL PROGRAM	\$860.00
TD CANADA TRUST	84404	APPRAISAL FEE	\$300.00
WINDROSS (JUNIOR) BANTON	84405	REFUND CULVERT DEPOSIT	\$2,000.00
NL HOUSING & HOMELESSNESS NETWORK	84406	REFRESHMENTS & ROOM RENTAL FOR MEETINGS	\$112.92
MELECHO MUSIC INC.	84407	REAL PROGRAM	\$975.00
EVENTEX RENTALS	84408	TABLE RENTALS	\$2,228.93
THE NEWFOUNDLAND HISTORICAL SOCIET	84409	MEMBERSHIP FEES	\$40.00
ROSE MARIE PITTMAN	84410	INSTRUCTOR FEE	\$40.00
THE GREEN SIGN COMPANY	84411	REPAIR PARTS	\$2,477.84
PROACTIVE PHYSIOTHERAPY	84412	LEGAL CLAIM	\$295.00
MARY WHITE	84413	LEGAL CLAIM	\$158.20
SMITH LAW OFFICES	84414	REFUND COMPLIANCE LETTER	\$150.00
CAROLYN STAPLE	84415	FACE PAINTING	\$780.00
BRAYA DISTRICT GIRL GUIDES	84416	HONORARIUM	\$150.00
RUDY NEWELL	84417	RECREATION PROGRAM REFUND	\$120.00
GREG DINN	84418	LEGAL CLAIM	\$140.00
T. CHURCHILL ELECTRICAL SERVICES	84419	REFUND ELECTRICAL PERMIT	\$45.38
MARGARET HODDER	84420	RECREATION PROGRAM REFUND	\$36.00
TASHA ROBERTS	84421	HONORARIUM	\$150.00
DEREK HOMES	84422	HONORARIUM	\$100.00
SHERRI BREEN	84423	HONORARIUM	\$400.00
LOIS CHAFE	84424	RECREATION PROGRAM REFUND	\$85.00
KELLY'S PUB JR. CANADIANS	84425	TRAVEL ASSISTANCE GRANT	\$400.00
BERNICE BRENNAN	84426	REFUND COMMEMORATIVE BENCH	\$750.00
OAKLEY, KIMBERLEY	84427	VEHICLE BUSINESS INSURANCE	\$162.00
MACKEY, PAUL	84428	DRIVER'S MEDICAL & EYE EXAM	\$145.00
WHITE, LESLIE	84429	MILEAGE	\$56.15
KNEE, TERRY	84430	VEHICLE BUSINESS INSURANCE	\$288.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
SMITH, DEBBIE	84431	VEHICLE BUSINESS INSURANCE	\$251.00
FITZGERALD, TODD	84432	VEHICLE BUSINESS INSURANCE	\$107.00
ROBYN DOBBIN	84433	VEHICLE BUSINESS INSURANCE	\$37.50
BARFITT, ANGELA	84434	MILEAGE	\$70.04
WILLIAMS, NICOLE	84435	MILEAGE	\$25.90
HARVEY, MAUREEN	84436	VEHICLE BUSINESS INSURANCE	\$195.00
HILLIER, HEATHER	84437	MILEAGE	\$21.23
NICOLE MORGAN	84438	CLOTHING ALLOWANCE	\$180.00
KINSELLA, PAULA	84439	MILEAGE - CROSSING GUARD PROGRAM	\$107.24
DANIEL MARTIN	84440	MILEAGE - CROSSING GUARD PROGRAM	\$155.88
ANDREA SCHERLE	84441	MILEAGE	\$12.04
ANDREW HOLLETT	84442	VEHICLE BUSINESS INSURANCE	\$131.00
CHELSEY BARKER	84443	VEHICLE BUSINESS INSURANCE	\$92.68
GORDON BARNES	84444	PROFESSIONAL SERVICES	\$2,400.00
NEWFOUNDLAND POWER	84445	ELECTRICAL SERVICES	\$15,425.35
PUBLIC SERVICE CREDIT UNION	84446	PAYROLL DEDUCTIONS	\$7,214.72
DAWE, BARBARA	84447	TRAVEL REIMBURSEMENT	\$2,741.24
INFINITY CONSTRUCTION	84448	PROGRESS PAYMENTS	\$167,864.49
Total: \$			4,458,217.29

MEMORANDUM

Weekly Payment Vouchers For The Week Ending July 8, 2015

Payroll

Public Works	\$ 473,421.67
Bi-Weekly Casual	\$ 74,181.99
Accounts Payable	\$ 6,966,795.10

Total: \$ 7,514,398.76

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
MANULIFE FINANCIAL	84449	LTD PREMIUMS	\$413.22
SSQ INSURANCE COMPANY INC.	84450	PAYROLL DEDUCTIONS	\$4,368.81
DESJARDINS FINANCIAL SECURITY	84451	PAYROLL DEDUCTIONS	\$573,827.91
NEWFOUNDLAND POWER	84452	ELECTRICAL SERVICES	\$11,112.35
ST. JOHN'S PORT AUTHORITY	84453	MAINTENANCE OF GAZEBO	\$500.00
NICK NOSEWORTHY	84454	HONORARIUM	\$100.00
RENEE SKINNER	84455	PERFORMANCE FEE	\$150.00
62400 NEWFOUNDLAND & LABRADOR INC.	84456	REFUND MAINTENANCE SECURITY	\$44,500.00
EASTER SEALS NEWFOUNDLAND AND LAB	84457	NCCP COURSE	\$50.00
NEWFOUNDLAND POWER	84458	ELECTRICAL SERVICES	\$402,458.91
MCCARTHY'S ROOFING LIMITED	84459	PROGRESS PAYMENTS	\$78,726.20
PRICE WATERHOUSE COOPERS INC	84460	PAYROLL DEDUCTIONS	\$120.00
DESJARDINS FINANCIAL SECURITY	84461	PAYROLL DEDUCTIONS	\$12,781.44
IRVING OIL MARKETING GP	84462	GASOLINE & DIESEL PURCHASES	\$8,112.90
BELL ALIANT	84463	TELEPHONE SERVICES	\$216.90
CITY OF ST. JOHN'S	84464	REPLENISH PETTY CASH	\$281.65
RECEIVER GENERAL FOR CANADA	84465	PAYROLL DEDUCTIONS	\$679,757.66
RECEIVER GENERAL FOR CANADA	84466	PAYROLL DEDUCTIONS	\$3,348.88
RECEIVER GENERAL FOR CANADA	84467	PAYROLL DEDUCTIONS	\$253,496.11
ROYAL BANK	84468	PAYROLL DEDUCTIONS	\$497.72
SEAN KENNEDY	84469	LEGAL CLAIM	\$468.90
HOGAN, SUSAN	84470	TUITION	\$781.00
BRUCE PEARCE	84471	CDW WORKER JUNE 2015 EXPENSES	\$286.46
GOODLIFE FITNESS	84472	FITNESS MEMBERSHIP	\$1,971.61
RBC GLOBAL SERVICES/RBC INVESTOR SE	84473	EMPLOYEE DEDUCTIONS	\$1,419,180.34
HEALTH CARE FOUNDATION	84474	EMPLOYEE DEDUCTIONS	\$18.00
NEWFOUNDLAND POWER	84475	ELECTRICAL SERVICES	\$43,351.50
CITY OF ST. JOHN'S	84476	REPLENISH PETTY CASH	\$10.00
THE WORKS	84477	EMPLOYEE DEDUCTIONS	\$696.48
NAPE	84478	PAYROLL DEDUCTIONS	\$1,152.00
CUPE LOCAL 569	84479	PAYROLL DEDUCTIONS	\$32,783.87
RECEIVER GENERAL FOR CANADA	84480	PAYROLL DEDUCTIONS	\$4,194.72
O'KEEFE, DENNIS	84481	TRAVEL REIMBURSEMENT	\$3,710.81
WALSH, MARY	84482	SUPPLIES FOR MANAGERS FORUM	\$211.31
VOKEY'S JANITORIAL SERVICE	84483	JANITORIAL SERVICES	\$1,061.07

NAME	CHEQUE #	DESCRIPTION	AMOUNT
ENCON GROUP INC.	84484	HEALTH PREMIUMS	\$257.54
BREAKWATER BOOKS LTD.	84485	PROMOTIONAL ITEMS	\$124.47
HUBLEY'S PLUMBING LTD.	84486	PLUMBING SUPPLIES	\$96.05
BELL MOBILITY INC.	84487	CELLULAR PHONE USAGE	\$163.30
BELL ALIANT	84488	TELEPHONE SERVICES	\$804.48
BARRY MACKAY CONSULTANT	84489	COMPUTER EQUIPMENT REPAIRS	\$271.20
CLOUSTON, DONNA	84490	PROFESSIONAL SERVICES	\$226.00
CITY OF ST. JOHN'S	84491	REPLENISH PETTY CASH	\$176.06
ACKLANDS-GRAINGER	84492	INDUSTRIAL SUPPLIES	\$390.95
ACTION TRUCK CAP & ACCESSORIES	84493	REPAIR PARTS	\$3,332.37
SERVICEMASTER CONTRACT SERVICE	84494	CLEANING SERVICES	\$627.15
ATLANTIC PURIFICATION SYSTEM LTD	84495	WATER PURIFICATION SUPPLIES	\$353.20
AUTOMOTIVE SUPPLIES 1985 LTD.	84496	AUTO SUPPLIES	\$101.70
MIGHTY WHITES LAUNDROMAT	84497	LAUNDRY SERVICES	\$428.75
COSTCO WHOLESAL	84498	MISCELLANEOUS SUPPLIES	\$996.39
RDM INDUSTRIAL LTD.	84499	INDUSTRIAL SUPPLIES	\$24.61
NEWFOUNDLAND EXCHEQUER ACCOUNT	84500	REGISTRATION OF EASEMENT	\$169.50
DF BARNES LIMITED	84501	REFUND OVERPAYMENT OF TAXES	\$26,527.50
BELL ALIANT	84502	TELEPHONE SERVICES	\$343.52
TOWN OF CONCEPTION BAY SOUTH	84503	GARBAGE COLLECTION	\$200.00
BELBIN'S GROCERY	84504	CATERING SERVICES	\$4,646.76
SMS EQUIPMENT	84505	REPAIR PARTS	\$4,044.06
CABOT PEST CONTROL	84506	PEST CONTROL	\$101.70
CANADIAN BROADCASTING CORP.	84507	RENTAL OF TOWER SPACE	\$1,695.00
BEST DISPENSERS LTD.	84508	SANITARY SUPPLIES	\$2,171.49
BLACK & MCDONALD LIMITED	84509	PROFESSIONAL SERVICES	\$4,489.79
THE PRINT & SIGN SHOP	84510	DECALS	\$181.98
RBC INVESTOR SERVICES TRUST	84511	CUSTODY FEES	\$706.25
CLASS C SOLUTIONS GROUP	84512	REPAIR PARTS	\$2,610.91
TRACT CONSULTING INC	84513	PROFESSIONAL SERVICES	\$18,200.82
BRENKIR INDUSTRIAL SUPPLIES	84514	PROTECTIVE CLOTHING	\$108.48
JLG TRANSPORTATION LTD.	84515	TAXI SERVICES	\$11.00
COMPUTERSHARE INVESTOR SERVICE AC	84516	AGENCY SERVICE FEES	\$1,678.05
SPECTRUM INVESTIGATION & SECURITY I	84517	SECURITY SERVICES	\$5,215.27
WESTERN HYDRAULIC 2000 LTD	84518	REPAIR PARTS	\$574.54

NAME	CHEQUE #	DESCRIPTION	AMOUNT
BDI CANADA INC	84519	REPAIR PARTS	\$1,135.65
OUTFITTERS	84520	PROTECTIVE CLOTHING	\$13,148.13
ATLANTIC TRAILER & EQUIPMENT	84521	REPAIR PARTS	\$229.94
SIGNS 1ST	84522	SIGNAGE	\$621.50
LEVITT SAFETY	84523	SAFETY SUPPLIES	\$153.45
CHESTER DAWE CANADA - O'LEARY AVE	84524	BUILDING SUPPLIES	\$35.03
AIR LIQUIDE CANADA INC.	84525	CHEMICALS AND WELDING PRODUCTS	\$31,440.78
DAVE CARROLL	84526	BAILIFF SERVICES	\$257.00
CARSWELL DIV. OF THOMSON CANADA LTI	84527	PUBLICATIONS	\$1,308.55
COASTAL DOOR & FRAME LTD	84528	DOORS/FRAMES	\$589.86
NORTRAX CANADA INC.,	84529	REPAIR PARTS	\$2,923.80
LAT49 ARCHITECTURE INC.	84530	PROFESSIONAL SERVICES	\$56,653.90
ALLAN MURPHY'S MOBILE WELDING SERVI	84531	REPAIRS TO EQUIPMENT	\$395.50
JOE JOHNSON EQUIPMENT INC.	84532	REPAIR PARTS	\$225.84
CBCL LIMITED	84533	PROFESSIONAL SERVICES	\$26,112.04
CLEARWATER POOLS LTD.	84534	POOL SUPPLIES	\$552.22
ATLANTIC HOME FURNISHINGS LTD	84535	APPLIANCES	\$1,152.60
BRAEMAR PEST CONTROL SERVICES	84536	PEST CONTROL	\$19,668.26
CANADIAN RED CROSS	84537	CPR RECERTIFICATION	\$245.67
DULUX PAINTS	84538	PAINT SUPPLIES	\$1,177.28
STEELE COMMUNICATIONS	84539	ADVERTISING	\$6,195.51
COLONIAL GARAGE & DIST. LTD.	84540	AUTO PARTS	\$1,021.77
PETER'S AUTO WORKS INC.	84541	TOWING OF VEHICLES	\$4,793.45
CONSTRUCTION SIGNS LTD.	84542	SIGNAGE	\$3,132.02
SCOTT WINSOR ENTERPRISES INC.,	84543	REMOVAL OF GARBAGE & DEBRIS	\$32,908.78
CRANE SUPPLY LTD.	84544	PLUMBING SUPPLIES	\$551.55
DB PERKS & ASSOCIATES LTD	84545	RECREATION SUPPLIES	\$143.72
JAMES G CRAWFORD LTD.	84546	PLUMBING SUPPLIES	\$1,546.72
SHU-PAK EQUIPMENT INC.	84547	REPAIR PARTS	\$2,329.21
CROSBIE INDUSTRIAL SERVICE LTD	84548	EQUIPMENT RENTAL	\$98,866.35
NEWFOUND CABS	84549	TRANSPORTATION SERVICES	\$2,152.84
ROGERS ENTERPRISES LTD	84550	TRAINING	\$2,237.40
CRAWFORD & COMPANY CANADA INC	84551	ADJUSTING FEES	\$1,100.00
CABOT READY MIX LIMITED	84552	DISPOSAL SERVICES	\$371.97
DICKS & COMPANY LIMITED	84553	OFFICE SUPPLIES	\$151.67

NAME	CHEQUE #	DESCRIPTION	AMOUNT
NEWFOUNDLAND CAMERA	84554	CAMERA SUPPLIES	\$384.19
EAST COAST HYDRAULICS	84555	REPAIR PARTS	\$1,825.16
HITECH COMMUNICATIONS LIMITED	84556	REPAIRS TO EQUIPMENT	\$186.45
REEFER REPAIR SERVICES (2015) LIMITED	84557	REPAIR PARTS	\$217.97
DOMINION RECYCLING LTD.	84558	PIPE	\$204.53
G & M PROJECT MANAGEMENT	84559	PROFESSIONAL SERVICES	\$14,464.00
MUNICIPALITIES NEWFOUNDLAND AND LA	84560	IAP2 TRAINING	\$4,725.00
CANADIAN TIRE CORP.-MERCHANT DR.	84561	MISCELLANEOUS SUPPLIES	\$311.20
CANADIAN TIRE CORP.-KELSEY DR.	84562	MISCELLANEOUS SUPPLIES	\$127.65
EAST COAST MARINE & INDUSTRIAL	84563	MARINE & INDUSTRIAL SUPPLIES	\$1,808.00
EAST CHEM INC.	84564	CHEMICALS	\$833.94
EASTERN TURF PRODUCTS	84565	REPAIR PARTS	\$1,324.93
ELECTRONIC CENTER LIMITED	84566	ELECTRONIC SUPPLIES	\$20.23
NATIONAL ENERGY EQUIPMENT INC.	84567	REPAIR PARTS	\$199.05
THE TELEGRAM	84568	ADVERTISING	\$7,782.16
FACTORY FOOTWEAR OUTLET LTD.	84569	PROTECTIVE FOOTWEAR	\$225.99
DOMINION STORE 935	84570	MISCELLANEOUS SUPPLIES	\$816.26
21ST CENTURY OFFICE SYSTEMS 1992 LTD	84571	OFFICE SUPPLIES	\$325.21
BASIL FEARN 93 LTD.	84572	REPAIR PARTS	\$355.95
IPS INFORMATION PROTECTION SERVICES	84573	PAPER SHREDDER ON SITE	\$84.75
CHBA- NEWFOUNDLAND LABRADOR	84574	BUILDER BREAKFAST SPONSORSHIP	\$678.00
CONTROL PRO DISTRIBUTOR INC.	84575	REPAIR PARTS	\$401.15
OMB PARTS & INDUSTRIAL INC.	84576	REPAIR PARTS	\$68.18
FRESHWATER AUTO CENTRE LTD.	84577	AUTO PARTS/MAINTENANCE	\$7,684.90
CDW CANADA INC.	84578	REPAIR PARTS	\$2,147.11
IMPACT SIGNS AND GRAPHICS	84579	SIGNAGE	\$135.60
MILLENNIUM EXPRESS	84580	COURIER SERVICES	\$626.87
COASTLINE SPECIALTIES	84581	REPAIR PARTS	\$467.82
GREENWOOD SERVICES INC.	84582	OPEN SPACE MAINTENANCE	\$8,913.68
ENTERPRISE RENT-A-CAR	84583	RENTAL OF VEHICLE	\$4,009.24
DW MECHANICAL	84584	REPAIR PARTS	\$652.48
GBC CANADA INC.	84585	OFFICE SUPPLIES	\$207.20
WOLSELEY CANADA WATERWORKS	84586	REPAIR PARTS	\$1,196.89
EASTERN PROPANE	84587	PROPANE	\$231.40
MADSEN CONSTRUCTION EQUIPMENT INC.	84588	REPAIR PARTS	\$145.10

NAME	CHEQUE #	DESCRIPTION	AMOUNT
HARRIS & ROOME SUPPLY LIMITED	84589	ELECTRICAL SUPPLIES	\$258.29
HARVEY & COMPANY LIMITED	84590	REPAIR PARTS	\$11,619.58
HARVEY'S OIL LTD.	84591	PETROLEUM PRODUCTS	\$35,503.09
HVAC SPECIALITIES INC.	84592	CHEMICALS	\$1,423.80
GUILLEVIN INTERNATIONAL CO.	84593	ELECTRICAL SUPPLIES	\$550.89
SPORTCHEK-VILLAGE MALL	84594	CLOTHING ALLOWANCE	\$101.69
BRENNTAG CANADA INC	84595	CHLORINE	\$49,061.21
CENTSIBLE CAR & TRUCK RENTALS	84596	RENTAL OF VEHICLE	\$874.62
RONA	84597	BUILDING SUPPLIES	\$300.00
HONDA ONE	84598	REPAIR PARTS	\$321.55
SOURCE ATLANTIC INDUSTRIAL DISTRIBUT	84599	REPAIR PARTS	\$301.03
TOTAL CANADA INC.	84600	REPAIR PARTS	\$2,246.44
BRANDT POSITIONING TECHNOLOGY	84601	REPAIR PARTS	\$365.56
INDACHEM INC.,	84602	REPAIR PARTS	\$472.33
SCOTIA RECYCLING (NL) LIMITED	84603	REPAIR PARTS	\$4,545.55
CH2M HILL	84604	PROFESSIONAL SERVICES	\$31,085.85
NET IQ CORPORATION	84605	REPAIR PARTS	\$3,033.13
IMPRINT SPECIALTY PROMOTIONS LTD	84606	PROMOTIONAL ITEMS	\$6,072.59
LIFTOW LTD.	84607	EQUIPMENT RENTAL	\$345.04
PRINTER TECH SOLUTIONS INC.,	84608	REPAIRS TO EQUIPMENT	\$78.82
CDMV	84609	VETERINARY SUPPLIES	\$1,644.43
JOHNSON CONTROLS LTD.	84610	REPAIR PARTS	\$1,483.46
WESTERN FINANCIAL GROUP	84611	VETERINARY MEDICAL INSURANCE PROGRAM	\$650.00
DBI-GARBAGE COLLECTION REMOVAL LTD	84612	GARBAGE COLLECTION	\$966.15
WORK AUTHORITY	84613	PROTECTIVE CLOTHING	\$186.44
LITECO	84614	REPAIR PARTS	\$1,310.80
XYLEM WATER SOLUTIONS CANADA	84615	REPAIR PARTS	\$6,220.15
DATARITE.COM	84616	STATIONERY & OFFICE SUPPLIES	\$751.59
ESTERLINE (CMC ELECTRONICS)	84617	PROFESSIONAL SERVICES	\$840.49
LIFTOW LIMITED C/O T8092	84618	REPAIR PARTS	\$47.35
CARMICHAEL ENGINEERING LTD.	84619	PROFESSIONAL SERVICES	\$3,964.30
UNIFORM WORKS LIMITED	84620	PROTECTIVE CLOTHING	\$1,304.37
STAPLES ADVANTAGE	84621	OFFICE SUPPLIES	\$525.92
MANNA EUROPEAN BAKERY AND DELI LTD	84622	REFRESHMENTS	\$313.96
MARK'S WORK WEARHOUSE	84623	PROTECTIVE CLOTHING	\$472.70

NAME	CHEQUE #	DESCRIPTION	AMOUNT
HOME APPLIANCE CARE LTD.	84624	APPLIANCES	\$927.56
ALYSSA'S PROPERTY SERVICES PRO INC.,	84625	PROFESSIONAL SERVICES	\$4,575.94
MEEKER MEDIA	84626	PROFESSIONAL SERVICES	\$1,143.56
PROVINCIAL REFRIGERATION LIMITED	84627	PROFESSIONAL SERVICES	\$184.19
COLOUR	84628	PROFESSIONAL SERVICES	\$5,650.00
CROCKWELL PHOTOGRAPHY	84629	PROFESSIONAL SERVICES	\$395.50
JJ MACKAY CANADA LTD.	84630	PARKING METER KEYS	\$968.93
MIKAN INC.	84631	LABORATORY SUPPLIES	\$494.89
WAJAX INDUSTRIAL COMPONENTS	84632	REPAIR PARTS	\$232.53
NEWFOUND DISPOSAL SYSTEMS LTD.	84633	DISPOSAL SERVICES	\$3,876.78
NEWFOUNDLAND DISTRIBUTORS LTD.	84634	INDUSTRIAL SUPPLIES	\$180.24
NEWFOUNDLAND DESIGN ASSOCIATES	84635	PROFESSIONAL SERVICES	\$159,517.50
TOROMONT CAT	84636	AUTO PARTS	\$5,312.13
NORTH ATLANTIC PETROLEUM	84637	PETROLEUM PRODUCTS	\$38,044.60
PENNECON ENERGY HYDRAULIC SYSTEMS	84638	REPAIR PARTS	\$528.98
PBA INDUSTRIAL SUPPLIES LTD.	84639	INDUSTRIAL SUPPLIES	\$368.07
GCR TIRE CENTRE	84640	TIRES	\$1,441.88
K & D PRATT LTD.	84641	REPAIR PARTS AND CHEMICALS	\$40.68
RIDEOUT TOOL & MACHINE INC.	84642	TOOLS	\$736.76
NAPA ST. JOHN'S 371	84643	AUTO PARTS	\$67.80
TRANSCONTINENTAL NEWFOUNDLAND & L	84644	BROCHURES	\$516.27
THE ROYAL GARAGE LTD.	84645	AUTO PARTS	\$117.52
S & S SUPPLY LTD. CROSSTOWN RENTALS	84646	REPAIR PARTS	\$8,102.85
BIG ERICS INC	84647	SANITARY SUPPLIES	\$493.02
SMITH STOCKLEY LTD.	84648	PLUMBING SUPPLIES	\$511.55
SPEEDY AUTOMOTIVE LTD.	84649	AUTOMOTIVE SUPPLIES	\$47.46
SPORTSCRAFT 1990 LTD.	84650	SPORTING EQUIPMENT	\$395.50
STANLEY FLOWERS LTD.	84651	FLOWERS	\$60,786.09
STEEFAB INDUSTRIES LTD.	84652	STEEL	\$41.13
SUPERIOR OFFICE INTERIORS LTD.	84653	OFFICE SUPPLIES	\$3,331.24
SUPERIOR PROPANE INC.	84654	PROPANE	\$427.55
THRIFTY CAR RENTALS	84655	VEHICLE RENTAL	\$4,113.20
URBAN CONTRACTING JJ WALSH LTD	84656	PROPERTY REPAIRS	\$180.80
WATERWORKS SUPPLIES DIV OF EMCO LT	84657	REPAIR PARTS	\$43,231.16
LANCASTER HOUSE	84658	SKILLS TRAINING 4	\$785.35

NAME	CHEQUE #	DESCRIPTION	AMOUNT
MCDONALD, IMELDA	84659	HONORARIUM	\$100.00
DR. KATHY CHAYTOR	84660	MEDICAL EXAMINATION	\$20.00
CANADIAN NUCLEAR SAFETY COMMISSION	84661	ANNUAL LICENCE FEE	\$1,338.75
DR. AMANDA COMPTON	84662	MEDICAL EXAMINATION	\$20.00
DR. MAUREEN GIBBONS	84663	MEDICAL EXAMINATION	\$20.00
BELL MOBILITY PAGING	84664	CELLULAR PHONE USAGE	\$115.17
LOIS CHAFE	84665	RECREATION PROGRAM REFUND	\$65.00
ADA WINSOR	84666	REFUND OVERPAYMENT OF TAXES	\$737.82
DAVID CURRY	84667	REFUND OVERPAYMENT OF TAXES	\$435.03
ESTATE OF ELIZABETH DELANEY	84668	REFUND OVERPAYMENT OF TAXES	\$514.80
LLEWELLYN & RENEE WOODLAND	84669	REFUND OVERPAYMENT OF TAXES	\$584.88
GARY WHITE	84670	REFUND OVERPAYMENT OF TAXES	\$423.37
KYLE SNOW	84671	REFUND WATER ON/OFF PERMIT	\$50.00
JANICE ST. JOHN	84672	RECREATION PROGRAM REFUND	\$55.00
DIANA QUINTON	84673	RECREATION PROGRAM REFUND	\$45.00
ERIN VARDY	84674	REFUND PREPAID PARKING	\$360.00
LAURA KING	84675	RECREATION PROGRAM REFUND	\$52.00
PITCHER, CHRIS	84676	CONFERENCE FEE	\$603.75
CANNING, DALE	84677	REFUND FUNCTIONAL ASSESSMENTS	\$30.00
HUNT, EDMUND	84678	MILEAGE - CROSSING GUARD PROGRAM	\$74.07
SNOW, BRUCE	84679	VEHICLE BUSINESS INSURANCE	\$330.00
DUGGAN, DEREK	84680	MILEAGE	\$71.03
PENNEY, LISA	84681	MILEAGE - CROSSING GUARD PROGRAM	\$137.84
WILLIAMSON, HELEN	84682	VEHICLE BUSINESS INSURANCE	\$172.00
LETTO, LORI	84683	MILEAGE	\$63.81
PITCHER, PAULA	84684	CEBS FELLOWSHIP EXAM FEE	\$156.39
CHRISTA NORMAN	84685	MILEAGE	\$132.97
BRUCE PEARCE	84686	MILEAGE	\$34.81
BENNETT, GLENN	84687	MILEAGE - CROSSING GUARD PROGRAM	\$71.43
DAVE INNES	84688	MILEAGE - CROSSING GUARD PROGRAM	\$55.55
BYRON OSMOND	84689	VEHICLE BUSINESS INSURANCE	\$462.23
CARLIE WHITE	84690	MILEAGE	\$324.78
DWAYNE VEY	84691	VEHICLE BUSINESS INSURANCE	\$24.00
MAC TOOLS	84692	TOOLS	\$366.03
MCLOUGHLAN SUPPLIES LTD.	84693	ELECTRICAL SUPPLIES	\$507.14

NAME	CHEQUE #	DESCRIPTION	AMOUNT
ATLANTIC PROVINCES ECONOMIC COUNCIL	84694	MEMBERSHIP FEE	\$400.00
FIT FOR WORK	84695	PROFESSIONAL SERVICES	\$3,410.03
HUNGRY HEART CAFE	84696	MEAL ALLOWANCES	\$857.41
KROWN PROPERTY INVESTMENTS INC.	84697	REFUND OVERPAYMENT OF TAXES	\$370.56
PROACTIVE PHYSIOTHERAPY	84698	LEGAL CLAIM	\$240.00
CROSBIE GROUP LTD.	84699	REFUND OVERPAYMENT OF TAXES	\$5,035.91
FIRST CANADIAN GROUP LTD.	84700	PROGRESS PAYMENTS	\$183,165.66
ROGERS CABLE	84701	INTERNET SERVICES	\$455.91
ROGERS BUSINESS SOLUTIONS	84702	DATA & USAGE CHARGES	\$5,053.36
NEWFOUNDLAND POWER	84703	ELECTRICAL SERVICES	\$65,108.12
BELL ALIANT	84704	TELEPHONE SERVICES	\$17,742.43
PRAVIN MAHAJAN	84705	RECREATION PROGRAM REFUND	\$80.00
ELLISDON CORPORATION	84706	PROGRESS PAYMENTS	\$2,111,739.66
WILLIAMSON, HELEN	84707	TRAVEL REIMBURSEMENT	\$1,501.25
Total: \$			6,966,795.10

MEMORANDUM

Date: July 09, 2015
To: Mr. Kevin Breen, Mr. Rick Squires, Ms. Elaine Henley
From: John Hamilton – Senior Buyer
Re: Council Approval Tender 2015095 Charter Avenue Bridge Replacement

The result of Tender 2015095 Charter Avenue Bridge Replacement :

Pyramid Construction Ltd.	\$ 1,352,926.40
Newfound Construction	\$ 1,669,515.11
Horseshoe Hill Construction	\$ 2,234,699.30
Coady Construction	\$ 2,730,447.25

It is recommended to award this tender to the overall lowest bidder meeting specifications **Pyramid Construction Ltd. \$ 1,352,926.40.** as per the Public Tendering Act.

HST is included in the price.



John Hamilton
Senior Buyer

ST. JOHN'S

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

ECONOMIC OUTLOOK 2015

ST. JOHN'S CENSUS METROPOLITAN AREA



Outlook for 2015

Economy

Economic growth in the CMA – as measured by real GDP – is expected to increase in 2015, but only marginally. GDP in the oil industry is expected to decrease, while declines are also anticipated in the construction sector. These declines are expected to be offset by growth in the service sector as modest income growth continues. Real GDP in the St. John's CMA is expected to increase by 0.3 per cent in 2015, in comparison to a decline of 0.3 per cent for the province as a whole. Total oil production in the province is expected to be 78.3 million barrels in 2015, a decrease of 0.7 per cent (or 0.5 million barrels) from 2014. Despite seeing some declines, investment associated with major project development will continue to generate substantial economic activity in the region in 2015.

Labour Force

Employment in the St. John's CMA is forecast to grow by 0.3 per cent with most sectors seeing little or no growth. Declines in construction employment are expected to be offset by modest increases in the services sector. Since the growth in the labour force is expected to be greater than employment, the unemployment rate is expected to increase by 1.2 percentage points to 7.2 per cent.

Household income

Household income is expected to show some growth driven by wage gains. However, the lack of significant growth in household income, public sector restraint and uncertainty surrounding commodity prices will likely constrain consumer spending with retail sales expected to remain flat at \$4.0 billion in 2015. Housing starts are expected to decrease by 8.5 per cent to 1,125 units.

Population

The population of the St. John's CMA is expected to continue to grow to 212,600, an increase of 0.4 per cent compared to 2014.

2014 Performance

The St. John's Census Metropolitan Area (CMA) recorded a mixed economic performance in 2014. While real gross domestic product (GDP) declined slightly, many other economic indicators recorded positive growth. Real GDP in the CMA decreased 0.1 per cent to \$14.5 billion compared to a decline of 1.9 per cent at the provincial level. This was largely due to the impacts of declining oil production and a weaker housing market which were mostly offset by growth in other areas of the economy. Real GDP excluding oil production actually grew by 1.0 per cent.

The CMA labour market performed well in 2014 as employment growth in professional, scientific and technical industries, retail trade and other private sector service industries more than offset lower public sector and manufacturing employment. Employment in the St. John's CMA increased by 2.0 per cent (or 2,300) to 116,300 in 2014 and the labour force grew by 1.6 per cent to 123,600. Since the growth in employment was greater than that in the labour force, the unemployment rate decreased by 0.3 percentage points to 6.0 per cent. This was the lowest unemployment rate in at least 40 years and is the 12th lowest unemployment rate out of 35 CMAs in Canada. These labour market results are further evidence of continued momentum in the CMA.

Household income increased 6.0 per cent in 2014 to \$10.1 billion, driven by wage gains and employment growth. Increased household income resulted in solid growth in the retail sector with retail sales rising by 4.8 per cent to \$4.0 billion. Housing starts fell by 29.1 per cent to 1,230 units as both single and multiple¹ starts saw significant declines. These declines were not unexpected given the rapid expansion in this sector over the past 10 years.

In 2014, the St. John's CMA recorded an annual population increase for the 16th consecutive year. Gains resulted from natural growth (more births than deaths) and net in-migration to the region. As of July 1, 2014 the population of the St. John's CMA is estimated to have been 211,700, up 1.2 per cent from the previous year.

¹ Multiple starts include apartments and condos.

Economic Indicators

St. John's Metropolitan Area, 2014-2015

	2014e	2015f	% Change 2014e-2015f
Real GDP (2007\$M)	14,480	14,526	0.3
Employment (000s)	116.3	116.6	0.3
Labour Force (000s)	123.6	125.7	1.7
Unemployment Rate (%)	6.0	7.2	1.2 ppts
Participation Rate (%)	69.9	70.4	0.5 ppts
Household Income (\$M)	10,139	10,336	1.9
Retail Trade (\$M)	4,028	4,029	0.0
Housing Starts	1,230	1,125	-8.5
CPI (2002=100)	128.2	129.5	1.0
Population (000s)	211.7	212.6	0.4

Source: Statistics Canada; Economic Research and Analysis, Department of Finance, Government of Newfoundland and Labrador
e: estimate; f: forecast

ST. JOHN'S

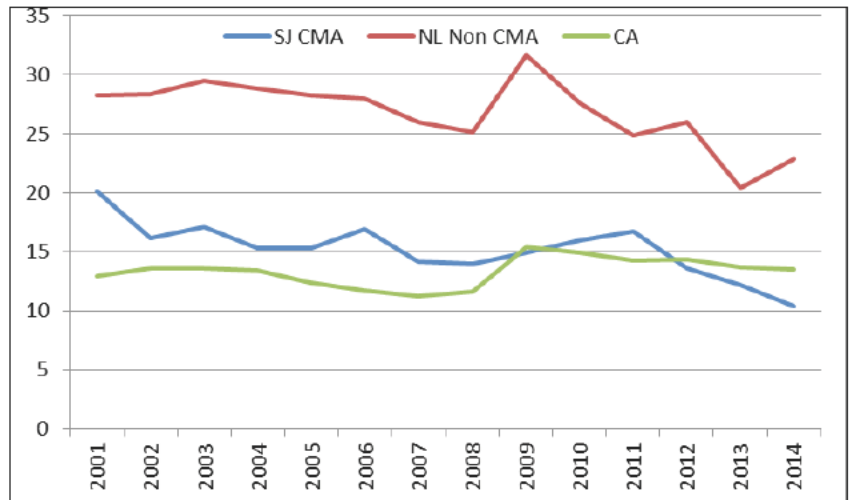
Youth Employment in the St. John's Census Metropolitan Area

The rate of youth² unemployment in Canada has historically been higher than that of the general labour force. This generally results from the fact that youth lack the mobility, training and experience of older workers. Since 1976, the ratio of the Canadian youth unemployment rate to that of the overall unemployment rate has fluctuated between 1.5 and 2.0, meaning the youth unemployment rate is 1.5 to 2.0 times higher than that of the total labour force. From the mid 80s to the mid 90s, this ratio remained steady at around 1.5, but then spiked in 1997. The ratio has been slowly rising since, and was just below 2.0 in 2014.

The Newfoundland and Labrador youth unemployment rate has been steadily improving since peaking at 32.4 per cent in 1984. Since then, it has trended downward with the unemployment rate among youth in 2014 reaching 19.3 per cent (see chart). This decline has been in line with general declines in the Newfoundland and Labrador unemployment rate. As a result, the ratio of the youth unemployment rate to that of the general labour force in Newfoundland and Labrador has remained steady at around 1.5 over most of the last 14 years (see chart).

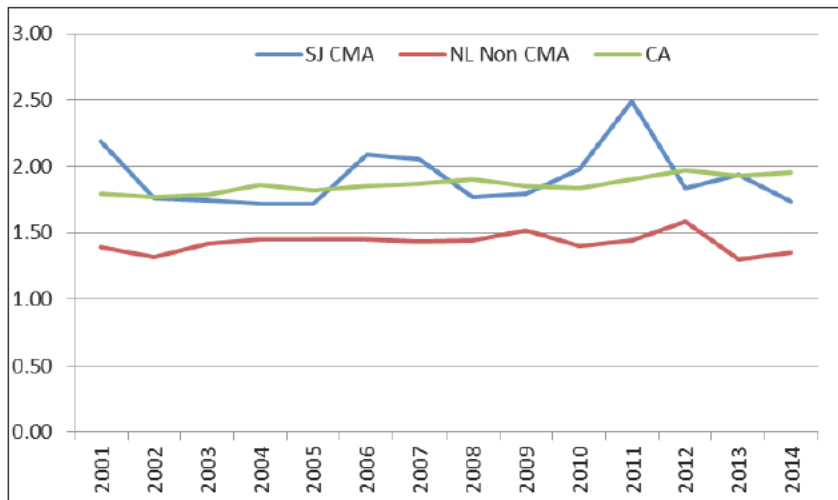
The youth unemployment rate in the St. John's CMA has been steadily trending downward over the past decade in line with the total unemployment rate. In 2014, the youth unemployment rate in the CMA fell to 10.4 per cent, below even the national average of 13.5 per cent. The youth unemployment rate in the CMA also compares favorably with other CMAs in the country. The 2014 average unemployment rate among CMAs in Canada was 13.1 per cent, much higher than in the St. John's CMA.

Youth Unemployment Rate



Source: Statistics Canada; Economic Research and Analysis, Department of Finance, Government of Newfoundland and Labrador

Ratio of Youth Unemployment Rate to Total Unemployment Rate



Source: Statistics Canada; Economic Research and Analysis, Department of Finance, Government of Newfoundland and Labrador

Though the youth unemployment rate in the CMA is much lower than in the rest of the province, the ratio of the youth unemployment rate to the total unemployment rate in the CMA is actually higher. This means that relatively speaking, the disparity between youth unemployment rates and total unemployment rates was greater in the CMA than in the rest of the province. Since 2001, the ratio of the youth unemployment rate to the total unemployment rate in the CMA has fluctuated around 1.9. This compares with an average youth unemployment rate to total unemployment rate in Canadian CMAs of 2.0.

² Youth refers to people ages 15 to 24.