

**AGENDA  
REGULAR MEETING**

**July 2, 2014  
4:30 p.m.**

**ST. JOHN'S**

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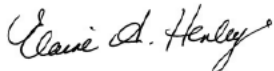
# MEMORANDUM

June 27, 2014

In accordance with Section 42 of the City of St. John's Act, the Regular Meeting of the St. John's Municipal Council will be held on **Wednesday, July 2, 2014 at 4:30 p.m.**

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

By Order



Elaine Henley  
City Clerk

# ST. JOHN'S

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



**AGENDA  
REGULAR MEETING  
July 2, 2014  
4:30 p.m.**

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

- 1. Call to Order**
- 2. Approval of the Agenda**
- 3. Adoption of the Minutes - June 24, 2014**
- 4. Business Arising from the Minutes**
  - A. Included in the Agenda**
    - i. Memorandum dated June 20, 2014 re: Council Directive #S2014-05-26/1 – Review of Cycling Plan
    - ii. Memorandum dated June 27, 2014 from the Deputy City Manager – Financial Services re: Community Grants 2014
  - B. Other Matters**
    - i. Memorandum dated June 18, 2014 from the Chief Municipal Planner re: Envision St. John’s Municipal Plan – Draft (document under separate cover)
- 5. Notices Published:**
- 7. Committee Reports**
- 8. Resolutions**
- 9. Development Permits List – week ending June 26, 2014**
- 10. Building Permits List – week ending June 25, 2014**
- 11. Requisitions, Payrolls and Accounts - week ending June 25, 2014**

**12. Tenders**

- a. Tender – 2014 Storm Drainage Improvements – Various Locations
- b. Tender – 2014 Water Street – Watermain Replacment (Waterford Bridge Road – Sudbury Street) and Topsail Road PRV Chamber
- c. Tender – 2014 Bridge Rehabilitation – Change Order

**13. Notices of Motion, Written Questions and Petitions**

**14. Other Business**

- a. Economic Update – July 2014

**15. Adjournment**

**June 24, 2014**

The Regular Meeting of the St. John's Municipal Council was held in the Council Chamber, City Hall at 4:30 p.m. today.

His Worship Mayor O'Keefe presided.

There were present also: Deputy Mayor Ellsworth, Councillors Hann, Hickman, Lane, Puddister, Breen, Galgay, Tilley, Davis, and Collins.

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

**Call to Order and Adoption of the Agenda**

**SJMC2014-06-24/284R**

**It was decided on motion of Councillor Collins; seconded by Councillor Puddister: That the Agenda be adopted with the following additions:**

- Memo re: Tender for Bannerman Park Playground
- Memo re: 2014-2017 Multi-Year Capital Works and Capital out of Revenue
- Addendum to Police & Traffic Committee Report of June 12, 2014

**Adoption of Minutes**

**SJMC2014-06-24/285R**

**It was decided on motion of Councillor Davis; seconded by Councillor Hickman: That the minutes of June 16, 2014 be adopted as presented.**

**Proposed Amendments to Municipal Plan and Development Regulations to allow Residential uses on the ground floor within the CO Zone - 57 Margaret's Place**

Under business arising, Council considered the memorandum dated June 10, 2014 from the Chief Municipal Planner regarding the above noted matter.

**SJMC2014-06-24/286R**

**It was decided on motion of Councillor Galgay; seconded by Councillor Hann: That Council accept the commissioner's report and give formal approval to the St. John's Municipal Plan Amendment Number 118, 2014 and the St. John's Development Regulations Amendment Number 586, 2014. The amendments must now be sent in accordance with the provisions of the Urban and Rural Planning Act to the Department of Municipal Affairs with a request for Provincial registration.**

**Notices Published**

**a. 673 Topsail Road**

A Discretionary Use Application has been submitted by Gentara Real Estate L.P. requesting approval to establish and operate a Tim Horton's Restaurant and Drive-Thru at 673 Topsail Road. The application satisfies all requirements of Section 3.30 "Drive-Thru Facilities" of the St. John's Development Regulations and has the required Separation Distance from a Residential Zone. The proposed restaurant will have a total floor area of 250.4m<sup>2</sup> with 88.3m<sup>2</sup> of seating area. The Restaurant and Drive-thru has proposed operating hours of seven (7) days a week twenty (24) hours a day. On-site parking will be provided. (One Submission received)

In response to Councillor Tilley's question about the extent of notification to the abutting and closely proximate residents, staff assured that residents were notified. Councillor Tilley also questioned if the two-lanes of the drive-thru were sufficient to which the Chief Municipal Planner advised that engineering staff are reviewing the site plan and may recommend an extension to the two lanes. Councillor Tilley questioned if the drive-thru lanes will obstruct on-site parking. The Chief Municipal Planner advised that this would not be a problem, though the lanes could be crossed by pedestrians. A sound attenuation wall will also be installed.

**SJMC2014-06-24/287R**

**It was decided on motion of Councillor Tilley; seconded by Councillor Galgay: That the above-noted application be approved.**

**Public Meeting – 150 Stavanger Drive**

Council considered the background documentation related to the public meeting held on May 27, 2014 regarding an application to rezone vacant, undeveloped property at 150 Stavanger Drive from Commercial Regional (CR) Zone to the Apartment Medium Density (A2) Zone. This is to allow development of a 4-storey, 71 unit apartment building. The requested rezoning required a Land Use Assessment Report (which was submitted) and an amendment to the St. John's Municipal Plan.

**SJMC2014-06-24/288R**

**It was moved by Councillor Breen; seconded by Councillor Collins: That the above-noted application be rejected.**

Those members of Council speaking in favour of the motion to reject the application referenced the significant public objection that was heard; the petition signed by over 300 residents; concerns about traffic congestion and safety which some members of Council felt needed to be addressed before any further development could legitimately be considered; and the change in land use which is contrary to what the citizens in the area bought in to when they purchased properties there.

Those members of Council speaking against the motion to reject the application felt that it proposed a less intensive use of the property than what is actually permitted under the current Commercial Regional (CR) Zone, i.e. bakery, bank, car washing establishment, church, clinic, commercial garage, department store, eating establishment, etc. They also argued that the proposed apartment building coincides with the intent of the Municipal Plan to encourage residential high density in areas where the required infrastructure exists as well as addresses the increasing demand for housing, particularly rental apartments which accommodate the City's changing demographic.

**Those voting in favour of the motion to reject were the mover, the seconder and Councillors Galgay, Hickman, Puddister and Mayor O'Keefe; voting against the motion were Deputy Mayor Ellsworth, Councillors Lane, Hann, Davis and Tilley.**

**The motion to reject the application was carried.**

**Police & Traffic Report of June 12, 2014**

Council considered the above-noted report:

**REPORT**

**Police and Traffic Committee  
Thursday, June 12, 2014 at noon  
Conference Room A, 4<sup>th</sup> Floor, City Hall**

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**In Attendance:** Councillor Art Puddister Chairperson  
Councillor Bruce Tilley  
Councillor Dave Lane  
Councillor Danny Breen  
Councillor Bernard Davis  
Councillor Jonathan Galgay  
Don Brennan, Director of Roads and Traffic  
Phil Hiscock, Manager of Roads  
Dawn Corner, Manager of Traffic  
Bill MacDonald, Supervisor Traffic Signals  
Blair Bradbury, Development Engineer - Traffic  
Chris Pitcher, Supervisor, Parking Services  
Paul Peddigrew, Foreperson - Traffic  
Inspector Joe Boland, RNC  
Supt. Jim Carroll, RNC  
Chris Whelan, Metrobus  
Derek Chafe, St. John's Regional Fire Department  
Maureen Harvey, Senior Legislative Assistant.

## **1. School Speed Limit Report**

The Committee considered a table outlining the School Speed Limit Assessment which include the school name, classroom grade level, classification of street type, proposed speed limit, number of beacons proposed, the time in effect and comments.

Discussion took place with agreement that in addition to changing the signage at school zones, it is imperative to have a change in driver behavior in order to effectively improve the safety in school zones. While the Committee discussed the proposed changes at varying locations, options regarding the timing of flashing beacons were considered.

### **Recommendation**

**That a request for capital funding in the amount of \$250,000 be referred to the Finance & Administration Standing for the purpose of implementing improvements to the City's school speed limit program.**

## **2. Old Topsail Road – Request from Councillor Tilley on behalf of resident to replace roundabout with all way stop.**

Council has requested a comparison of a roundabout installation versus an all-way stop.

Staff advised that roundabouts generally provide a greater level of safety and improved operational benefits than other types of intersections because of the following characteristics:

- a. Lower speed / Reduced Differential in Speeds
- b. Simplified Decision Making
- c. Reduced Conflict Points/Reduced Collisions:
- d. Reduced Collision Severity
- e. Fewer Delays/Better Compliance
- f. Less Air and Noise Pollution

### **Recommendation**

**Moved by Councillor Tilley; that the roundabout located on Old Topsail Road be removed and replaced with a speed cushion.**

- **4 in favour (Tilley, Galgay, Breen and Puddister)**
- **2 dissenting (Lane and Davis)**
- **carried**

**3. Topsail Road @ Forbes Street/ Hazelwood Crescent– Request for Left Turn Arrow**

The Committee asked staff to review the possibility of installing an advance left turn arrow phase on Topsail Road at the intersection of Forbes Street and Hazelwood Crescent.

**Recommendation**

**The Committee recommends status quo with respect to the installation of an advance left turn arrow on Topsail Road at the intersection of Forbes Street and Hazelwood Crescent.**

**4. Southside Rd @ Blackhead Rd – Request from Councillor Puddister for All Way Stop**

Traffic Services was requested to investigate the feasibility of installing an all-way stop at the intersection of Blackhead Road @ Southside Road. Based on the results of a recent traffic study, an all-way stop is not warranted at the intersection under warrants from the Transportation Association of Canada. However, the study did reveal that volumes on Blackhead Road are higher than on Southside Road, which would indicate that traffic on Southside Road should be stopping for Blackhead Road instead of the way it is currently configured.

Under the TAC warrant system, all way stop control may be warranted as an interim measure

**Recommendation**

**The Committee recommends:**

- a) That an all way stop be installed on Southside Road at Blackhead Road**
- b) That the intersection be further assessed in six months to determine if reversal of the current configuration is warranted (remove stop signs from Blackhead Road and leave Southside Road stop signs in place).**

**5. Musgrave Street – Complaint from area residents about non-residential parking**

At the last meeting the Committee was advised that a parking restriction is not required on Musgrave Street for operational reasons since the street is wide enough to accommodate parking on both sides of the road. However, due to residents'



concerns about the parking, the Committee directed staff to conduct a survey to determine what type of parking restriction the majority of residents would support to address the problem.

**Recommendation**

**The Committee recommends status quo with respect to non-residential parking on Musgrave Street with a further review in July.**

**6. Viscount Street – Request for crosswalk at Park**

Councillor Davis has requested that a crosswalk be considered for Viscount Street at the playground. A pedestrian and vehicular count was done, the results of which indicate that a crosswalk is not warranted at this time. This is because vehicular volumes are so low that there are more than a sufficient number of gaps in traffic in which pedestrians can safely cross the road. It was noted that most of the children were crossing at Piper Street to wait for the school bus.

**Recommendation**

**The Committee recommends that the request for a crosswalk be denied.**

**7. Southlands Boulevard @ Great Southern Drive – Request for traffic signal**

Traffic Division staff conducted a traffic study the results of which indicate a traffic signal is not warranted on Southlands Boulevard @ Great Southern Drive at this time.

**Recommendation:**

**That a request for a traffic signal on Southlands Boulevard at Great Southern Drive be denied.**

**8. Torbay Road @ Slattery Road – Request to relocate traffic signal @ Mary Queen of Peace to Slattery Road.**

Councillor Breen submitted a request to review the feasibility of relocating the traffic signal on Torbay Road at Mary Queen of Peace to Slattery Road.

Traffic Division staff conducted a traffic study at the intersection of Torbay Road @ Slattery Road which indicated that a traffic signal is not warranted at this intersection at this time. However, this assessment may change in the future as development in the area continues.

**Recommendation:**

**That the request to relocate the traffic signal on Torbay Road at Mary Queen of Peace to Slattery Road be denied at this time.**

**9. Stavanger Drive @ Larner Street – Request to upgrade crosswalk control**

Councillor Breen has a resident request for upgraded traffic control at the crosswalk on Stavanger Drive at Larner Street. A pedestrian and vehicular count was done, the results of which indicate that upgraded traffic control is not warranted. This is because pedestrian volumes were extremely low.

**Recommendation**

**The Committee recommends that the request for an upgrade to the crosswalk be denied. However, recognizing the high volume of traffic in the Stavanger Drive area it is further recommended that Engineering staff obtain an estimate to undertake an independent, comprehensive traffic study.**

**Staff from the Engineering/Development Department was also instructed to provide the Committee with the traffic study which was completed some years ago on Torbay Road North.**

**10. Mount Cashel Road – Request for reduced speed limit and let turn restriction**

A petition has been submitted to Council from residents on Mount Cashel Road requesting a reduced speed limit and a left turn restriction onto Torbay Road.

The volumes are quite high for a local street, with 2522 vehicles counted in a 24 hour period. The street has been reviewed for traffic calming and is on the warranted list. A left turn restriction may in fact be an effective traffic calming measure, a turning movement count would be required to determine if this would discourage short-cutting vehicles. A left turn restriction would have minimal impact on other local streets.

**Recommendation**

**The Committee recommends that the request for a reduced speed limit on Mount Cashel Road be denied and that the request for a left turn restriction be deferred pending a turning movement count.**

**Staff also agreed to see if the street is wide enough to warrant the painting of left and right turn arrows.**

**11. Request to eliminate parking spaces on Water Street to improve visibility exiting Queen's Road.**

At the request of Deputy Mayor Ellsworth, the Committee entertained a request from a resident asking that the City remove or disable the parking spot as it, along with the meter blocks the view of oncoming traffic.

The Committee was advised there are a number of intersections in the downtown where sight lines are less than optimal due to parked vehicles. This is due to the high demand for parking downtown and the possible impact on businesses should parking spaces be removed to improve sight lines. As there are a number of new parking facilities expected to come on line in the next few months, this may alleviate the demand sufficiently to clear up some of these sight obstructions.

**Recommendation**

**The Committee recommends status quo.**

Councillor Art Puddister  
Chairperson  
Police & Traffic Committee

**SJMC2014-06-24/289R**

**It was moved by Councillor Puddister; seconded by Councillor Breen: That the report, with the exception of item # 2 regarding the status of the Old Topsail Road roundabout, be adopted as presented.**

Regarding item # 4 of the report proposing an all-way stop at Southside Road and Blackhead Road, Councillor Collins requested assurance that residents in the area will be notified. Councillor Puddister advised that signage will be posted in advance.

Regarding item # 6 and the request for a crosswalk at the park on Viscount St., Councillor Davis suggested that perhaps the Committee could review posting additional signage in the area to slow traffic. He requested that this be referred to the next Police & Traffic Committee meeting.

Regarding item # 10 with respect to Mount Cashel and the request for a reduced speed limited and left turn restriction, Councillor Davis requested that staff investigate the possibility of adding an additional left turn lane on the west end of Mount Cashel Road if the land is available to do so.

**The motion being put was unanimously carried.**

**SJMC2014-06-24/290R**

**It was moved by Councillor Puddister; seconded by Councillor Tilley: That the Committee's recommendation to replace the roundabout on Old Topsail Road with a speed cushion be approved.**

Those speaking in favour of the motion, felt that the roundabout was a traffic hazard and that it was improperly designed.

Those speaking against the motion, felt that the roundabout is working properly and that residents should be consulted prior to further action being taken. (Councillor Galgay did reference a previous public consultation which already took place on this matter.) Concern was also expressed about the costs already incurred to install the roundabout and its unnecessary removal which will be a waste of taxpayers' dollars.

**The motion being put, there voted for it the mover, the seconder and Deputy Mayor Ellsworth, Councillors Galgay, Breen, Hickman and Collins; those voting against were Mayor O'Keefe, Councillors Lane, Davis and Hann.**

**The motion was carried.**

**Urban Forest Advisory Committee – June 12, 2014**

Council considered the above noted report:

**Urban Forest Advisory Committee  
Report/Recommendations  
June 12, 2014**

**Attendees:** Bruce Roberts, Tree Canada, Chairperson  
Lanna Campbell, Vice-Chairperson  
Councillor Sandy Hickman  
Jason Dalton, NL Power  
Eric Salter, Citizen Representative  
Mike Murray, Landscape NL  
Brian Head, Manager of Parks and Open Spaces  
Paul Boundridge, Planning Coordinator  
Karen Chafe, Recording Secretary

**1. Canadian Urban Forest Conference for 2016**

Chairperson Roberts proposed that efforts be made to submit a bid to Tree Canada for the 2016 Canadian Urban Forest Conference. Background information is attached to this report. This Conference is co-sponsored by Tree

Canada and it would be the first time the Conference was ever located in the Province. Tree Canada, the host organization of the conference, will provide:

- Guidance and active participation on the Organizing Committee
- Registration of the conference web domain name and website template
- Use of Tree Canada and CUFC logos
- Communications and promotion with press releases and notices
- Leadership in the Awards presentation (the "Gala") and in the Canadian Urban Forest Strategy workshop which should be incorporated into the body of the Conference

It was estimated that the Conference would attract 300-500 delegates and would be of economic benefit to the Avalon region. As the City would not be able to dedicate a full time person to coordinate such a conference, the Committee suggested that a joint proposal with the other municipalities of the North East Avalon would be in order.

**The Committee, therefore, recommends that the City of St. John's write a letter of support to the local branch of Tree Canada who would then consult with the Northeast Avalon Joint Councils to pursue the development of a conference proposal for the 2016 Canadian Urban Forest Conference. Other partnerships with Landscape NL and Destination St. John's may also be pursued.**

**2. Proposed Regulation for No-Net Loss of Neighbourhood Trees**

Currently the City's Parks and Open Spaces Division as part of its operational procedures imposes a no net loss policy requiring the replacement of removed trees which overhang public property. Such trees would then be replenished either on the same property or elsewhere in the same neighbourhood.

**The Committee recommends that the existing operational policy be formally regulated under the St. John's Development Regulations and that it be considered during the Municipal Plan Review process.**

**Bruce Roberts  
Chairperson**

**SJMC2014-06-24/291R**

**It was decided on motion of Councillor Hickman; seconded by Councillor Lane: That the recommendations outlined in the report be adopted as presented.**

**Planning & Development Standing Committee Report of June 17, 2014**

Council considered the above noted report:

**Report**  
**Planning & Development Standing Committee**  
**Tuesday, June 17, 2014**

**In Attendance:** Councillor Tom Hann, Chairperson  
Councillor Bruce Tilley  
Councillor Sandy Hickman  
Councillor Bernard Davis  
Councillor Art Puddister  
Neil Martin, City Manager  
Paul Mackey, Deputy City Manager – Public Works & Parks  
Dave Blackmore, Deputy City Manager of Planning,  
Development & Engineering  
Ken O'Brien, Chief Municipal Planner  
Scott Winsor, Manager of Construction Engineering  
Judy Powell, General Manager - Metrobus  
Maureen Harvey, Senior Legislative Assistant

**1. Blackmarsh Road and Team Gushue Highway Extension – Road  
Realignments – Delegation from City's Construction Engineering Division.**

The Committee Mr. Scott Winsor who gave a presentation outlining options for the design of the intersections at Empire Avenue and Georges Pond Road with Blackmarsh Road.

Three Options tabled for consideration were:

- Option 1 – 2 Way Stop Controlled intersection
- Option 2 – Signalized Intersection
- Option 3 – Roundabout

Based on a Level of Service (LOS) Analysis, option 3 is the preferred choice

**Recommendation**

**On a motion put forth by Councillor Puddister, the Committee recommends approval of a roundabout design for the intersections at Empire Avenue and Georges Pond Road with Blackmarsh Road and that Hatch, Mott and McDonald be requested to proceed with the detailed design package to be used for construction by the Province.**

**Cuckhold's Cove Road - Quidi Vidi Village, Ward 2**

**Application to Rezone Property from Open Space (O) to Residential Quidi Vidi (RQ)**

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The Committee considered a memorandum dated June 10, 2014 from the Chief Municipal Planner regarding an application to rezone vacant land at the corner of Cuckhold's Cove Road and Stone's Road from the Open Space (O) Zone to the Residential Quidi Vidi (RQ) to allow development of a residential building lot.

According to the memorandum the proposed rezoning of unserviced land to accommodate residential development would not be appropriate for this location:

1. The site borders the core of Quidi Vidi Village and is part of the base of Signal Hill. It is in an area not intended for urban development that is designated Open Space by both the Planning Area 2 Development Plan and the Quidi Vidi Village Development Plan. On this basis, the proposed rezoning would be contrary to the Municipal Plan.
  - a. The City's Engineering Division has identified significant servicing issues associated with the proposed rezoning and development related to the extension of municipal water, sewer and road infrastructure to service the proposed development.

**Recommendation**

**Moved by Councillor Tilley that the application to rezone property from Open Space (O) to Residential Quidi Vidi (RQ) be rejected.**

Councillor Tom Hann  
Chairperson

**SJMC2014-06-24/292R**

**It was decided on motion of Councillor Hann; seconded by Councillor Tilley:  
That the recommendations outlined in the report be adopted as presented.**

**Development Permits List**

Council considered as information the following Development Permits List for the period of June 12 – 19, 2014:

**DEVELOPMENT PERMITS LIST  
DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING  
FOR THE PERIOD OF June 12, 2014 TO June 19, 2014**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES		Home Office-Administration	37 Gleneyre Street	1	Approved	14-06-16
RES		Crown Land Grant for Residential Building Lot	885 Main Road	5	Rejected-Residential Dwelling not permitted in Rural Zone	14-06-16
RES		Home Office-Electrical Contractor	141 New Cove Road	4	Approved	14-06-16
RES		Subdivide for One (1) Residential Building Lot	480 Bay Bulls Road	5	Approved	14-06-17
RES		Residential Building Lot	30 Walsh's Lane	5	Approved	14-06-17
RES		Residential Building Lot	288 Back Line Road	5	Approved	14-06-17
COM	Solo Investments	Site Plan	61 James Lane	3	Approved	14-06-18

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

**Gerard Doran  
Development Officer  
Department of Planning**

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**Building Permits List**

**SJMC2014-06-24/293R**

**It was decided on motion of Councillor Davis; seconded by Councillor Puddister: That the recommendations of the Director of Planning and Development with respect to the following Building Permits list for the period June 12, 2014 to June 18, 2014 be approved:**

**Building Permits List  
Council's June 24, 2014 Regular Meeting**

Permits Issued: 2014/06/12 To 2014/06/18

**Class: Commercial**

12 Bay Bulls Rd	Ms	Eating Establishment
341 Main Rd Tim Hortons	Ms	Eating Establishment
279 Portugal Cove Rd	Ms	Restaurant
430 Topsail Rd, Tg Dawe Ent.	Rn	Retail Store
602 Water St	Rn	Mixed Use
520 Topsail Rd	Nc	Accessory Building
264 Lemarchant Rd	Rn	Retail Store
1 Clift's - Baird's Cove	Rn	Parking Lot
270 Mount Scio Rd	Sw	Public Utility
15 Hebron Way	Rn	Clinic

This Week \$ 3,250,217.00

**Class: Industrial**

This Week \$ .00

**Class: Government/Institutional**

47 Gleneyre St	Nc	Recreational Use
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This Week \$ 31,000,000.00

**Class: Residential**

8 Alder Pl	Nc	Patio Deck
79 Alexander St	Nc	Fence
298 Back Line	Nc	Accessory Building
16 Bambrick St	Nc	Fence
163 Bay Bulls Rd	Nc	Accessory Building
15 Bellevue Cres	Nc	Accessory Building
14 Branscombe St	Nc	Accessory Building
12 Brookfield Rd	Nc	Accessory Building
9 Calgary St	Nc	Accessory Building
8 Cherrybark Cres, Lot 211	Nc	Single Detached Dwelling
10 Cherrybark Cres	Nc	Fence
Doyle's Lane	Nc	Single Detached Dwelling

7 Duke St, Lot 239	Nc	Single Detached Dwelling
10 Dunkerry Cres	Nc	Accessory Building
18 Dunkerry Cres Lot 281	Nc	Single Detached Dwelling
32 Dunkerry Cres	Nc	Fence
54 Eastbourne Cres	Nc	Accessory Building
16 Ennis Ave	Nc	Fence
212 Frecker Dr	Nc	Accessory Building
70 Gander Cres	Nc	Fence
11 Gerard Pl	Nc	Accessory Building
17 Glen Abbey St	Nc	Fence
165 Green Acre Dr	Nc	Accessory Building
75 Harrington Dr	Nc	Accessory Building
51 Heffernan's Line	Nc	Fence
15 Hickman Pl	Nc	Patio Deck
85 Hillview Dr E	Nc	Fence
31 Kitchener Ave	Nc	Accessory Building
72 Lady Anderson St	Nc	Accessory Building
8 Mccrae St	Nc	Accessory Building
491 Main Rd	Nc	Accessory Building
25 Marsland Pl	Nc	Fence
69 Mayor Ave	Nc	Fence
45 Merrymeeting Rd	Nc	Fence
117 Merrymeeting Rd	Nc	Accessory Building
7 Myrick Pl	Nc	Accessory Building
8 O'brien's Hill	Nc	Fence
37 Oberon St	Nc	Fence
3 Organ Pl	Nc	Accessory Building
166 Airport Heights Dr	Nc	Patio Deck
69 Prince Of Wales St	Nc	Fence
6 Rose Blanche St	Nc	Accessory Building
26 Rostellan Pl	Nc	Patio Deck
14 Sequoia Dr	Nc	Fence
52 Shaw St	Nc	Fence
22 Spratt Pl	Nc	Accessory Building
3 Stephano St, Lot 231	Nc	Single Detached Dwelling
9 Sumac St	Nc	Fence
584 Topsail Rd	Nc	Fence
48 Tree Top Dr	Nc	Fence
10 - 12 Westmount Pl, Lots 7/8	Nc	Single Detached Dwelling
50 Willenhall Pl, Lot 19	Nc	Single Detached Dwelling
17 Bell's Turn	Co	Single Detached & Sub.Apt
7 Holbrook Pl	Co	Day Care Centre
33 Macdonald Dr	Cr	Single Detached Dwelling
52 O'regan Rd	Cr	Subsidiary Apartment
164 Forest Rd	Ex	Accessory Building
62 Alexander St	Rn	Infill Housing
45 Baie Verte St	Rn	Subsidiary Apartment
123 Bond St	Rn	Infill Housing
34 Buchanan St	Rn	Single Detached Dwelling
10 Conroy Pl	Rn	Single Detached & Sub.Apt
23 Convent Sq	Rn	Infill Housing
25 Convent Sq	Rn	Semi-Detached Dwelling
32 Cookstown Rd	Rn	Single Detached Dwelling
1-10 Fahey Row	Rn	Infill Housing
60 Feild St	Rn	Infill Housing
25 Feild St	Rn	Semi-Detached Dwelling
39 Fleming St	Rn	Townhousing
40 Forest Rd	Rn	Townhousing
15 Gear St	Rn	Townhousing
54 Hayward Ave	Rn	Infill Housing
32-34 Mcfarlane St	Rn	Infill Housing

69 Prince Of Wales St	Rn	Semi-Detached Dwelling
132 Queen's Rd	Rn	Infill Housing
27 Queen's Rd	Rn	Infill Housing
27a Queen's Rd	Rn	Infill Housing
119 Rennie's Mill Rd	Rn	Single Detached Dwelling
3 18th St	Rn	Single Detached Dwelling
169 Waterford Bridge Rd	Rn	Single Detached Dwelling
19 Whiteway St	Rn	Single Detached Dwelling
15 Drugget Pl	Sw	Single Detached Dwelling
40 Forest Rd	Sw	Townhousing
23 Parade St	Sw	Single Detached Dwelling

This Week \$ 3,218,838.00

**Class: Demolition**

798 Main Rd	Dm	Single Detached Dwelling
66 Shoal Bay Rd	Dm	Accessory Building
47 Gleneyre St	Dm	Recreational Use

This Week \$ 8,400.00

This Week's Total: \$ 37,477,455.00

Repair Permits Issued: 2014/06/12 To 2014/06/18 \$ 142,845.00

Legend

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

YEAR TO DATE COMPARISONS			
June 24, 2014			
TYPE	2013	2014	% VARIANCE (+/-)
Commercial	\$47,745,000.00	\$48,138,000.00	1
Industrial	\$130,500.00	\$125,300.00	0
Government/Institutional	\$71,234,000.00	\$73,512,000.00	0
Residential	\$70,004,000.00	\$53,207,000.00	-24
Repairs	\$1,766,000.00	\$1,792,000.00	1
Housing Units (1 & 2 Family Dwellings)	206	129	
<b>TOTAL</b>	<b>\$190,879,500.00</b>	<b>\$176,774,300.00</b>	<b>-7</b>

Respectfully Submitted,

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

**Requisitions, Payrolls and Accounts**

**SJMC2014-06-24/294R**

**It was decided on motion of Councillor Davis; seconded by Councillor Puddister: That the following Payrolls and Accounts for the week ending June 18, 2014 be approved.**

**Weekly Payment Vouchers  
For The  
Week Ending June 18, 2014**

**Payroll**

**Public Works \$ 434,470.48**

**Bi-Weekly Administration \$ 795,649.57**

**Bi-Weekly Management \$ 712,049.24**

**Bi-Weekly Fire Department \$ 631,160.86**

**Accounts Payable \$2,260,118.55**

**Total: \$ 4,833,448.70**

**Tenders**

Council considered the following tenders and staff's recommended bidders who meet the required specifications and the Public Tendering Act:

- Tender – 2014 Infrastructure Maintenance – Manholes and Catch Basins, Contract #1
  - Recommended bidder: Infinity Construction Ltd.: \$1,153,667.85 (Bid Bond included)
- Tender – 2014 Infrastructure Maintenance – Concrete Curb, Gutter and Sidewalk, Contract #2
  - Recommended bidder: Infinity Construction Ltd.: \$1,634,968.75 (Bid Bond included)
- Tender – 2014 Infrastructure Maintenance – Concrete Sidewalk Repairs, Contract #3
  - Recommended bidder: Clarke's Trucking and Excavating Limited: \$363,871.30 (Bid Bond included)

- Tender 2014041 Supply and Install Watermain Insertion Valves
  - Afonso Group Limited \$ 98,395.00
- Tender – 2014 Retaining Wall Program
  - Recommended bidder: Carew Services Ltd. : \$2,243,241.56). Note: A change order will be issued to reduce the scope of the work by approximately 55%. The change order will be a credit to the contract with a value of \$1,278,579.48.
- Tender – Bannerman Park Playground
  - Recommended bidder: Triple “A” Excavating Ltd.: \$579,012.00 (including HST)

**SJMC2014-06-24/295R**

**It was decided on motion of Councillor Davis; seconded by Councillor Puddister: That the above-noted tenders be awarded as per staff’s recommendations.**

**New Gower Street – Manga Hotels Inc.**

Council considered the memorandum dated June 17, 2014 from the City Solicitor regarding the above noted:

**SJMC2014-06-24/296R**

**It was decided on motion of Councillor Puddister; seconded by Councillor Hann: That Council sell City land (as outlined on the plan attached to the above noted memo) to Manga Hotels at a rate of \$50.00 per square foot, being its fair market value, in the opinion of the Manager of Real Estate Services.**

**2014-2017 Multi-Year Capital Works & Capital out of Revenue**

Council considered the memorandum dated June 17, 2014 from the City Manager regarding the above noted.

**SJMC2014-06-24/297R**

**It was decided on motion of Councillor Breen; seconded by Deputy Mayor Ellsworth: That Council approve the transfer of the “East End Reservoir Project” to the Building Canada Fund coming in the fall of 2014. This project is partially contingent on the regional drinking water study, and is not due to start until 2017, meaning a delay to funding will not hamper the project. This attains \$6M of the \$6.544 reduction. It is proposed the balance of \$544K be removed from the “Water & Sewer Reconstruction” project – reducing it from \$15M to just under \$14.5M.**

**This would produce a revised listing as follows:**

<b><u>Project</u></b>	<b><u>2015</u></b>	<b><u>2016</u></b>	<b><u>2017</u></b>
Streets Rehabilitation	\$ 7,000,000	\$ 7,000,000	\$ 7,000,000
Linegar Avenue Upgrade	-	2,500,000	-
Depot Renovations	-	7,500,000	-
Rennies River Flood Mitigation	1,844,000		
Watermain Lining	2,000,000	2,000,000	2,000,000
Sewer Main Lining	2,000,000	2,000,000	2,000,000
Water & Sewer Reconstruction	4,456,000	5,000,000	5,000,000
Kenmount Road Storm Sewer Phase 1	-		10,000,000
Kenmount Park	-	5,000,000	5,000,000
Regional Drinking Water Study		500,000	
Shea Heights Pump Station		2,000,000	-
	\$ 17,300,000	\$ 33,500,000	\$ 31,000,000
	<b>Total</b>	<b>\$ 81,800,000</b>	

**Capital out of Revenue Carry Forward**

Furthermore, Council agreed with the City Manager’s recommendation that the \$680,000 be carried forward and used to supplement the \$1.4M allocated in the 2012-2013 multi-year capital works for bridge & retaining wall work.

**Councillor Sandy Hickman**

- Referenced the minutes of the Planning & Development Standing Committee wherein he did ask staff to investigate four laning on Captain Whelan Drive.
- Questioned when the line painting at Rawlin's Cross will be completed. The Deputy City Manager of Planning, Development & Engineering agreed to investigate and update.

**Councillor Art Puddister**

- Referenced a call from a resident of Bally Haly Estates enquiring about the lack of sidewalks between Selfridge Road and Baly Haly travelling north. The road should be upgraded to four lanes. He asked that this matter be referred to staff for investigation and eventual referral to next year’s capital works program.

**Councillor Jonathan Galgay**

- The residents in the vicinity of the former Grace Hospital site have complaints about the proliferation of garbage from the site. Residents have sent letters to the Provincial Minister responsible but have yet to receive any formal response. Staff advised that a letter was also sent from the City in this regard, though it was noted that the City has no legal means to enforce the notice over provincially owned properties. Councillor Galgay requested that a second letter be sent and that he be cc'd on the correspondence.
- Requested that any engagement sessions specific to wards and where staff is asked to speak, should be made known to Council, particularly ward councillors.

**Councillor Bruce Tilley**

- Requested that a letter be sent to the organizers of the NOIA conference congratulating them on the conference's success.
- Requested that a letter be sent to Danny Williams congratulating the Ice Caps on their performance as well as a letter to the Texas Stars and the Mayor of Cedar Park. Mayor O'Keefe advised that he has already sent a letter in this regard.

**Councillor Bernard Davis**

- Questioned the protocol for grinding and patching, particularly in the area of Portugal Cove Road and requested that staff ensure the protocol is being followed and that there are not long delays in between the grinding and the patching process. Protocol is based upon the volume of traffic on a particular road and may also be hindered by weather. The matter was referred to the Deputy City Manager of Planning, Development & Engineering.
- Received two calls from residents who were concerned about paper notifications from the City's Assessment Division which they felt may draw attention to the fact nobody is home, thus making their house more susceptible to burglary. The matter was referred to the Deputy City Manager of Financial Management for investigation of alternate forms of notification with the Assessment Division.
- Residents of MacBeth Drive have expressed concerns about traffic on the corner of Gairlock. It was requested that this matter be referred to the Police & Traffic Committee to consider options for slowing down traffic at this sharp corner, i.e. "no parking" on one side.



**Councillor Wally Collins**

- Questioned the possibility of adapting existing outdoor recreational facilities such as tennis courts to accommodate ball hockey or basketball. A poured slab may also be effective. The Deputy City Manager of Community Services advised that many of the outdoor recreational facilities are multi-use. She suggested that areas where there is a demonstrated need to expand the use of existing facilities, should be brought forth for staff's review.

**Adjournment**

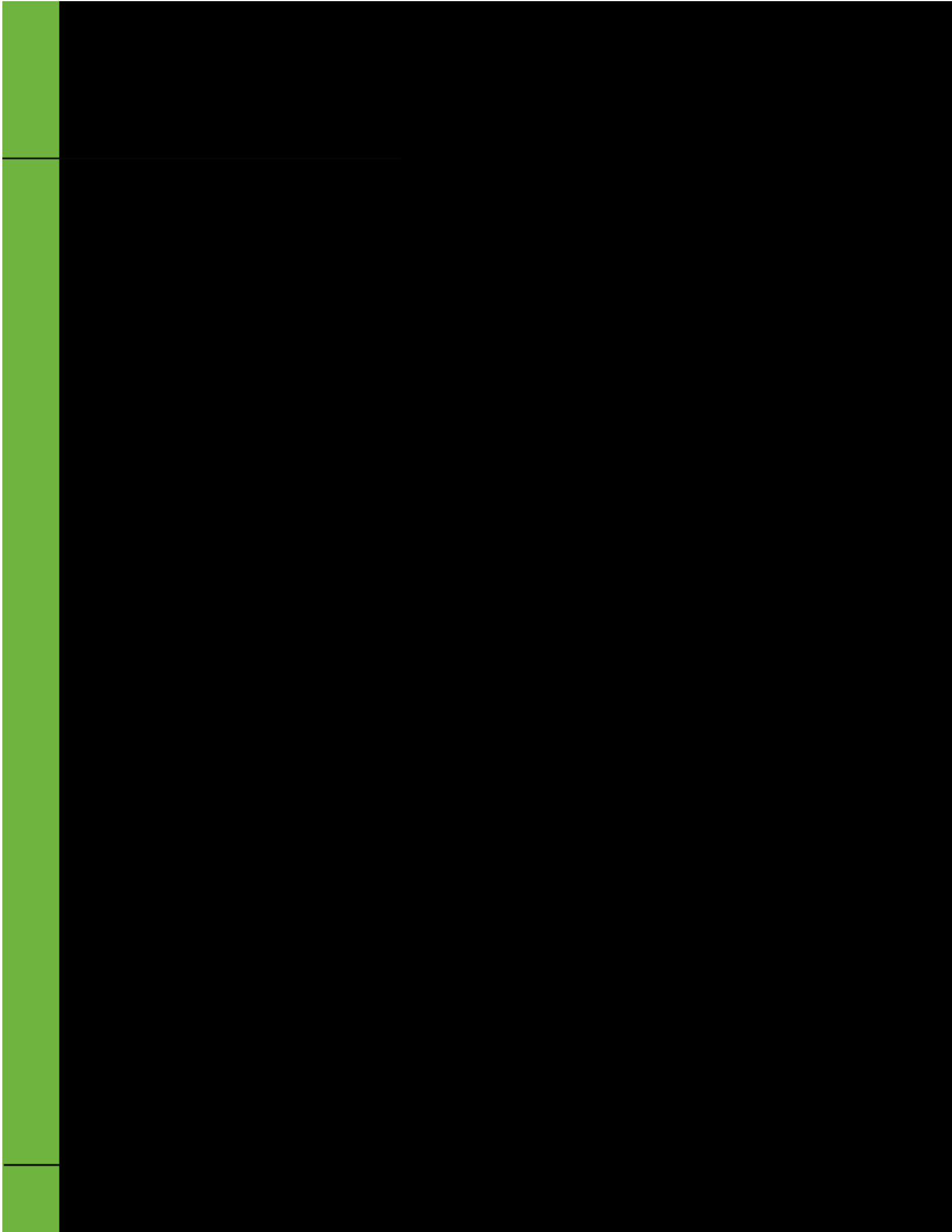
There being no further business the meeting adjourned at 6:29 p.m.

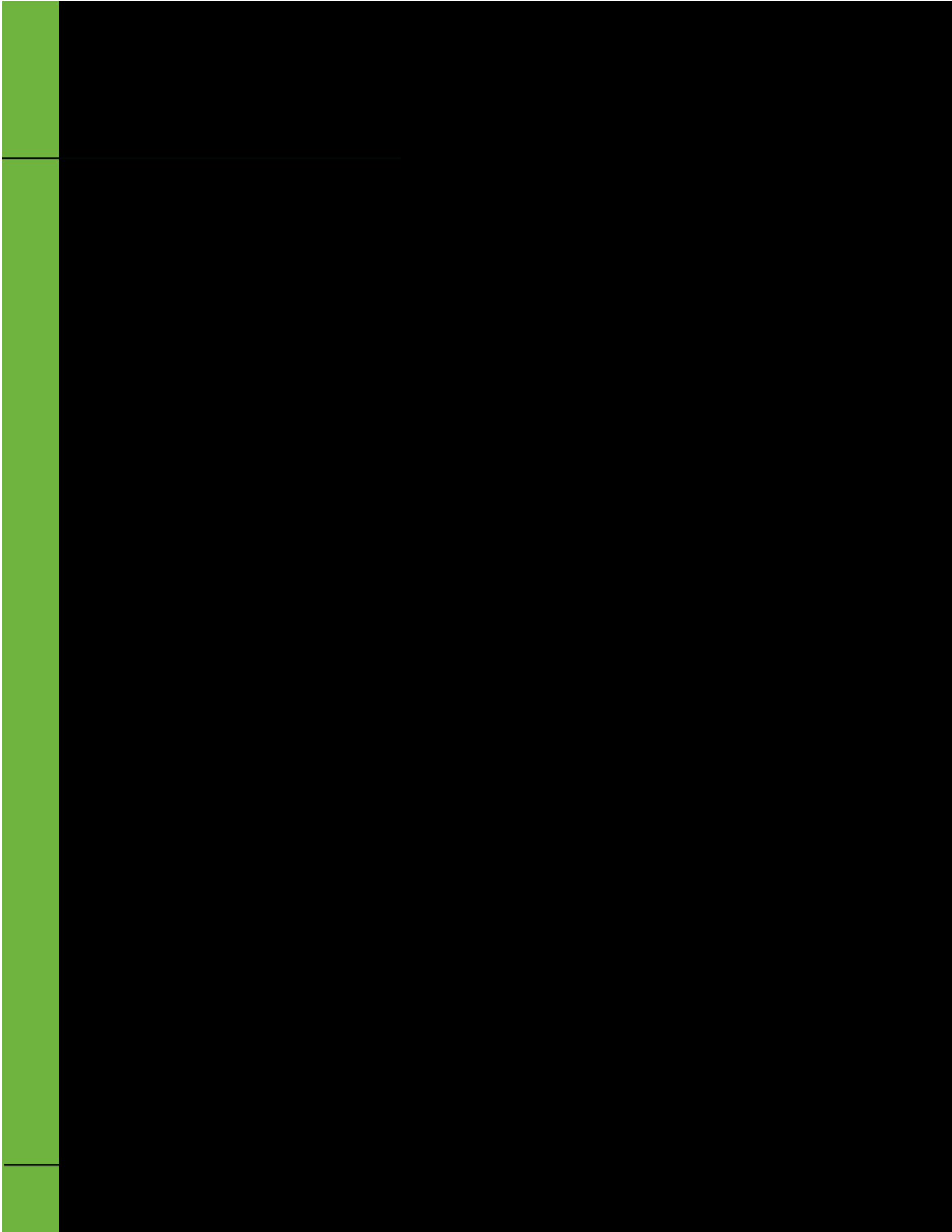
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**MAYOR**

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**CITY CLERK**





# MEMORANDUM

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Date: June 27, 2014

To: His Worship the Mayor and Members of Council

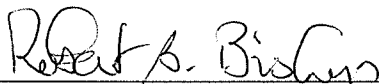
From: Robert G. Bishop, C.A.  
Deputy City Manager,  
Financial Management

Re: **Community Grants 2014**

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Attached for your review and approval are the recommended community grants for 2014.

As Council is aware, several items have been deferred for further review and these will be brought forward for approval based on that review, in the near future.



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

RGB/fc  
Attach.

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# ST. JOHN'S

DEPARTMENT OF FINANCE

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

	B	C	D	E
1	<b>Community Grant Applications - 2014</b>			
2			<b>2014</b>	
3			<b>Recommendation</b>	
4	<b>COMMUNITY SERVICES - General</b>			
5	Senior's Resource Centre		10,000	
6	SPCA		10,000	
7	St. John's Boys and Girls Club(MC,BC)		75,000	
8	The Gathering Place		5,000	
9	Vera Perlin Society		10,000	
10	Kids Help Phone		10,000	
11	Beagle Paws		3,300	
12	Vibrant Communities Initiative		20,000	
13	Jimmy Pratt Memorial Outreach Centre		3,000	
14	Bridges to Hope		10,000	
15				
16				
17	<b>COMMUNITY SERVICES - Neighbourhood</b>			
18	MacMorran (Mt. Scio) Comm Ctr		20,000	
19	Buckmasters Circle Comm Ctr		20,000	
20	Rabbittown Comm Ctr		16,000	
21	Froude Ave Comm Ctr		20,000	
22	Virginia Park Comm Ctr		16,000	
23	Friends of Victoria Park		10,000	
24				
25				
26	<b>COMMUNITY SERVICES - Family Life</b>			
27	School Lunch Assoc		10,000	
28	THRIVE (Community Youth Network)		15,000	
29	Choices for Youth		12,000	
30				
31	<b>COMMUNITY ARTS/CULTURAL/MEDIA</b>			
32	Arts Jury		203,000	
33	Kiwanis Music Festival		3,500	
34	FOG-MUN Botanical Garden		500	
35	Nfld. Symphony Orchestra		50,000	
37	Northwest Rotary Music Festival		3,500	
38				
39	<b>EDUCATION</b>			
40	St. John's Public Library Board		8,000	
41				
42				
43	<b>REHABILITATION</b>			
44	Rainbow Riders		20,000	
45	U.P.P. - The Pottle Centre		7,000	
46	Easter Seals of NL		5,000	
48				

	B	C	D	E
49	<b>RECREATION</b>			
50	Special Olympics		5,000	
51	Daffodil Seniors Club		1,000	
52	Kilbride 50+ Club		1,000	
53				
54	<b>SPECIAL EVENTS</b>			
56	Signal Hill Tattoo		30,000	
57				
58				
59	<b>OTHER</b>			
60	Grand Concourse		36,000	
61	East Coast Trail Association		25,000	
62	LSPU Hall Operating Grant		50,000	
63	Quidi Vidi-Rennies River Dev. Found.		25,000	
64	St. John's Clean and Beautiful		63,750	
65	GEO Centre		60,000	
66	Aquarena		-	Deferred
67	Other (non-sports) travel		4,000	
68	Tax Back Grants - EDGE, Water		140,000	
69	Cygnus Gymnastics		20,000	
70	Ryan Clowe Tournament (in aid of REAL Program)		2,000	
71	Teddy Bear Picnic		2,000	
72	Home Share Program		15,000	
73	Northeast Avalon DARE program		2,500	
74				
75				
76	<b>CAPITAL GRANTS</b>			
77	Canadian Red Cross		<u>20,000</u>	
78				
79	Totals		<u>1,098,050</u>	
80				
81	Budget		<u>1,283,200</u>	
82				
83	Uncommitted/Available		<u>185,150</u>	
84				

# MEMORANDUM

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Date: June 18, 2014

To: His Worship the Mayor and Members of Council

**Re: Envision St. John's Municipal Plan - Draft**

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We are pleased to present the draft St. John's Municipal Plan for review by Council and the public. It arises out of the Municipal Plan review called *Envision St. John's*.

The Municipal Plan is Council's principal policy document on land use and development under the authority of the Urban and Rural Planning Act. The City prepared its first Municipal Plan in 1984 and its present one in 2003.

The draft Municipal Plan is the result of a thorough review of the present Plan, a look at top-quality plans from other cities, and extensive public consultation and outreach. We started in 2012 with the Mayor's Symposium in the Foran/Greene Room and have reached today's draft Plan for public review.

## THE PLANNING PROCESS

During *Envision St. John's*, we established the Municipal Plan Review Advisory Group representing the general public as well as community groups; we prepared a background report for discussion and did a number of media releases and notices to generate interest.

The City's consultations included:

- The Mayor's Symposium and a Downtown Forum.
- Forums on specific topics: affordable housing, heritage, and the environment.
- Public meetings in each of the City's five (5) wards, facilitated by John Roil.
- Meetings with two (2) neighbourhood groups – Georgetown and The Narrows.
- Social media (the City's Facebook page) as a way to gauge opinions on various topics.
- Meetings with interest groups such as the St. John's Board of Trade.
- Consultations with all City departments for input and advice.

The Municipal Plan review began in-house. Later, Council approved the hiring of a consultant, Mary Bishop, FCIP, a planner with CBCL Ltd., to help with the preparation of the document.

# ST. JOHN'S

## WHAT IS IN THE PLAN

The document is a fresh look at the future of St. John's. We heard input from citizens and businesses about quality of life – walkable neighbourhoods with convenient services and recreational space nearby – commercial expansion – density, how to increase it, and how not to increase it – sustainable development, smart growth, and urban sprawl – quality urban design – preserving natural systems, including rivers, wetlands, hilltops, and open spaces – transit corridors – built heritage – building height – and more. The draft Plan reflects many of these topics.

The draft Plan reads differently from its predecessor. Like the present Plan, the draft Plan organizes the city into a series of land-use districts based on residential, commercial, industrial, and so on. These will be implemented using land-use zones once the new St. John's Development Regulations are written (more on this below). Our overall approach to writing the draft Plan has been to:

- Address public input
- Integrate other studies such as the Parks and Recreation Plan and the Economic Roadmap
- Reduce the future number of Plan amendments
- Have clear policies
- Relate the Plan to the Development Regulations
- Help build a better city

Readers will see the following new ideas in the draft Plan:

- A balanced growth strategy, preserving neighbourhoods but accommodating suitable growth
- Open-space integration so that open space is the spine around which neighbourhoods are built
- Intensification areas – areas along main roads where there is opportunity for larger buildings and more development, served by existing or future public transit routes.
- Infrastructure investment along major streets and transit routes – considering pedestrians and cyclists as well as drivers in “Complete Streets”.
- Neighbourhood planning, starting with areas where neighbourhood groups are keen to get involved
- Urban-design guidelines downtown and elsewhere – how new buildings relate to the streets and sidewalks in a way that makes for safe and beautiful surroundings
- How to ensure that Downtown remains the commercial, institutional, and heritage heart of the city, a great place to live as well as to shop and to socialize.

## PUBLIC REVIEW

Now it is time for the public to see the result thus far. With Council's support, the draft Municipal Plan will be circulated for public review and comment. This launch will allow time over the summer for people to read the Plan, digest it, and comment on it. In the fall we will have several public open houses and a public meeting.

Meanwhile, we will post the draft Plan on the City's website and print copies as needed, inviting comments and questions. Over the summer, City staff are occupied with the busy period for development applications. In the fall, staff will have the time needed to engage fully with the public, leading to open houses and a public meeting.

Staff will make themselves available, especially to groups who have submitted comments and input to date. We have been reviewing the draft Plan with other City departments and will also review it with the



various standing committees and advisory committees, who have played a role in its creation, including:

- Environmental Advisory Committee
- Heritage Advisory Committee
- Urban Forest Advisory Committee
- Arts Advisory Committee
- Mayor's Advisory Committee on Affordable Housing
- Mayor's Advisory Committee on Seniors
- Mayor's Advisory Committee on the Status of Persons with Disabilities
- Mayor's Advisory Committee on Youth

Staff will prepare a communications plan to promote the draft Plan and a process for further public engagement, review and comment.

In late fall, after the public open houses and public meeting, and after incorporating any changes as appropriate, the draft Plan will be brought back to Council for adoption-in-principle.

## **OTHER WORK**

The Municipal Plan is implemented by the St. John's Development Regulations, which sets out land-use zones, development standards for lot sizes, yards, density, and building height, and other matters. The City has started a thorough review of the 1994 Development Regulations, aiming to complete substantial work by the end of the year. Once complete, the draft Regulations will be brought to Council for consideration, then on for public review.

Urban design is a key consideration of the draft Plan. It requires a close look at best practices elsewhere. The City has started research that will lead to a set of guidelines for urban design. These too will be brought to Council, then the public, for review at a later date.

The draft Municipal Plan and the accompanying Development Regulations will be referred to the Department of Municipal and Intergovernmental Affairs at an appropriate time – aimed at the spring of 2015.

We look forward to presenting the draft Municipal Plan to the public for review and comment. This is provided for Council's consideration.

---

Ken O'Brien, MCIP  
Chief Municipal Planner

KO'B/dlm

Attachment



If Council decides to move ahead with amendments following a review of the applicant's improved concept plan, City staff will then prepare the necessary amendments to the Municipal Plan and Development Regulations and forward these to the Department of Municipal and Intergovernmental Affairs with a request for a provincial release. Once that is obtained, the amendments will then be referred to a future regular meeting of Council for consideration of adoption and the appointment of an independent commissioner to conduct a public hearing.

This is provided for Council's consideration.

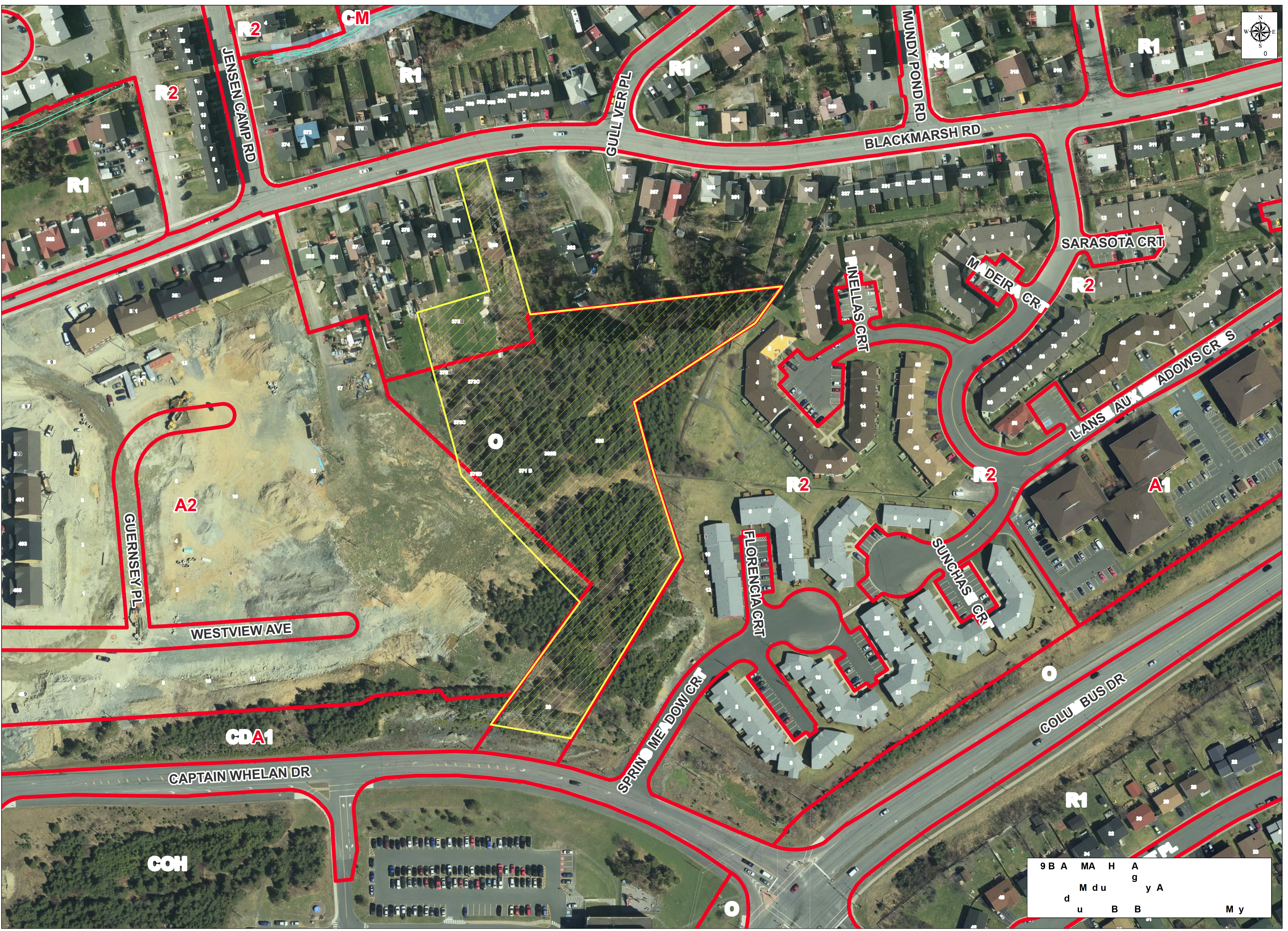
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Ken O'Brien, MCIP  
Chief Municipal Planner  
Department of Planning, Development and Engineering

PDB/dlm

Attachment





JENSEN CAMP RD

GULLIVER PL

BLACKMARSH RD

MUNDY POND RD

SARASOTA CRT

INELLAS CRT

M DEIR CRT

LANS AU ADOWS CR S

GUERNSEY PL

WESTVIEW AVE

FLORENCIA CRT

SUNCHAS CRT

SPRING MEADOW CRT

COLU BUS DR

CAPTAIN WHELAN DR

COH

R2

CM

R1

R1

R1

A2

CDA1

R2

R2

A1

9 B A MA H A  
 g  
 M d u y A  
 d u B B M y



A public meeting was held on Wednesday, June 4, 2014 at 7:00 p.m. in the Kilbride Lions Community Centre, 38 Fahey Street.

In Attendance:           Councillor Dave Lane, Chairperson  
                                  Councillor Bruce Tilley  
                                  Councillor Wally Collins  
                                  Councillor Art Puddister  
                                  Councillor Danny Breen  
                                  Paul Boundridge, Planner  
                                  Lindsay Lyghtle Brushett, Planner  
                                  Karen Chafe, Recording Secretary

There were approximately 55-60 people in attendance, including media representing The Telegram and CBC.

Councillor Lane called the meeting to order and outlined the process to ensue for the hearing of the following two applications:

**Hearing # 1:**

- **Everard Avenue/Kieley Drive – Proposed Rezoning of 1.59 hectares (3.9 acres) of undeveloped land to allow 44 (22 x 2) building lots for semi-detached houses. (Ward 5).**
- **Proponent: John Bidgood**

Residents strongly expressed a number of serious concerns about the underground infrastructure and the current problems they experience with low water pressure and the inability at times to flush toilets. A new development within close proximity, they felt, would exacerbate these problems. Given that there was no engineering expertise present to speak to these issues, it was agreed that the hearing on this matter be deferred until such time as engineers are available to address the issues raised.

Residents who were present in relation to Hearing # 1 retired from the meeting at this point.

**Hearing # 2:**

- **369 Blackmarsh Road – Proposed Rezoning to accommodate a 32-unit apartment building, a 60 unit apartment building and 10 rowhouse dwelling units under the umbrella of a single condominium corporation. (Ward 3)**

The following written submissions were received and are included with this report:

- Petition from Residents of Westview Village (Key West Court and Pinellas Court) requesting a green buffer zone from the development.
- Submission from Board of Directors of the Meadows Condominium Corporation
- E-mail from Peter Geary, Neighbourhood Watch Westview Village
- E-mail from Gloria Kennedy of Westview Village
- E-mail from Lois Craig

The proponent Mr. Jim Ford, Commercial Manager with Karwood conducted a presentation on the proposal. He noted that the irregular shape of the land prohibits them from moving the buildings around. To make this feasible the property configuration as presented, has to stay the same. A public road will be constructed and will have access on to Blackmarsh Road and running into Captain Whelan Drive. The development itself will comprise 15% of the density of the whole space. Mr. Ford felt that in terms of impact, the worst case scenario is the 15 meter proximity of the proposed development to Civic # 10 Florencia. This increases to approximately 20 meters in relation to civic # 9 Florencia and 25 in relation to civic # 8 Florencia. At the Keywest side, the proposed development is approximately 15 meters and then it opens up dramatically.

Mr. Ford attempted to address the following concerns:

- 114 parking stalls: the proponent doesn't think this will create a traffic issue and the City's Traffic Division is in agreement.
- Snow clearing: this will be a public road and the City is responsible. With regard to the condo corporation, they will have to sub-contract. The intent is to put snow storage in green space or truck it out pending the extent of snow accumulation.
- If the City approves the project in principle, the developer will proceed with the detailed design stage wherein a lot more information will become available.
- Higher density projects are generally encouraged by the City with good reason and it is desirable for the tenants and owners.
- Mr. Ford tabled a shadowing impacts plan during the meeting.

#### **Gloria Kennedy - L'anse au Meadows Crescent**

Referenced the City's memorandum dated September 26, 2014, specifically the three planning considerations to justify the consideration of rezoning. She addressed each one as follows:

1. **Almost the entirety of the subject property is designated Open Space (O) and the Parks and Open Spaces Division advises that no public open space is required in this area and that it has no objection to the proposed rezoning.** Ms. Kennedy challenged this statement, noting that the City will have a total of 346 new units as well as what is already situated in the area. There will not be a tree to be seen or a bird to be heard and that concerns her greatly. With the removal of these green spaces, the City is also challenging the environment, and Canada has the worst record for environmental protection in the world. The City has a responsibility to protect its citizens.
2. **Encouragement of a compact urban form by accommodating development with higher densities and infill development.** Ms. Kennedy stated that the City is considering apartment buildings in an area that doesn't have any and this will forever change their neighbourhood. She understood that there is a great demand for housing; however, leave some green space for residents.
3. **The subject property is within the boundaries of Planning Area 4 (Mundy Pond) and that residential policies prescribe that multi-family housing development (semi-detached and rowhousing dwellings and apartment buildings) shall be situated**

**along Blackmarsh Road.** Ms. Kennedy stated that a further intensification to the recent increase in density of 244 Westfield units should not be permitted until the City can assure residents that the present situation can be accommodated by the existing infrastructure and the lives of existing residents. “Let the dust settle please.” She also expressed concern about the allowance of development on historic Signal Hill and Quidi Vidi, expressing her concern about the City’s long term vision for the City as a whole. The rights of developers have to be balanced with the rights of residents and citizens. She also requested what Councillor Tilley’s stand is on the proposed development.

**Paul Pope - [REDACTED] Blackmarsh Road**

Mr. Pope stated that the proposed development will be in his backyard. He questioned if there will be a green space there or a buffer zone. He also noted that the area residents have enough affordable housing options in their area at present. It seems that every time a developer is searching for areas to impose affordable housing, they come to this neighbourhood. The units in the Westfield Development for example are feasible enough to be purchased in multiple numbers by anyone with the means to do so for use as rental properties. He compared their look to the public housing situated on Cashin Avenue. Though residents were told that this was not happening, in his opinion, it is. Eventually, there will be 500 more children in the area with little or no recreational space to accommodate their needs. He has a two year old daughter who has a back garden which will be taken away once this development goes through. There is little detail at this point about the proposed road and how it will impact his property. Residents are at a loss to find someone who can provide them with details. Reference was made to civic # 369 Blackmarsh Road which should be condemned, however the developer is doing nothing about it despite requests from residents to do so.

Mr. Ford advised that Council may direct the developer to install fencing as a condition of its permit which should offset the concerns outlined. If the developer gets to the approval stage, they will consult with the residents further about specifics that they can address to offset concerns. With regard to green space, this is a valid concern and the developer will have to meet the City’s minimum landscaping requirements. He also noted that the proposal is not an affordable housing development.

It was also questioned if a fence could be installed between civic #'s 367 and 371. Mr. Ford agreed to consider this request. He also agreed to investigate the concern about civic # 369 Blackmarsh Road.

**Dave Dooley - [REDACTED] Blackmarsh**

Mr. Dooley questioned the style of roof for the development, noting that it will be four storeys high with a flat roof. If the roof is trussed, the height will increase to six storeys. Mr. Ford noted that the developer has done some engineering research regarding green roofs which may be challenging in this Province, however, there is also the concern about the aesthetics of a flat verses gabled roof style.

Mr. Dooley questioned why the structure could not be situated further back where the parking lot is proposed. Mr. Ford noted that typically, parking lots situated next to adjacent properties are

not desirable to existing residents. It is something that can be considered if the City's set-back requirements can be maintained.

Mr. Dooley expressed concern about the rodent problem and whether or not this will be addressed before the project commences.

**Ray Hopkins - Board of Directors of Meadows Condominium**

Mr. Hopkins expressed concern about the project's density and stated on behalf of residents at Meadows Condominiums that they are strongly opposed to the proposed development. Their condo corp. consists of 49 units and the owners purchased these on the basis of wanting to live in this quiet neighbourhood while accessing the convenient amenities and easy access to Columbus Drive. The residents who live on Florencia, Spring Meadow and Apple Blossom have access to Columbus Drive by making a left turn. They also enjoy the beautiful green open space to the west and northwest. Although they objected verbally to Westfield, they didn't dream that another development would go next to it. This is too many units in too little space. If this development goes ahead, it will result in a total of 346 units at approximately 2.5 people per unit for an average total of 865 more people living in the neighbourhood. With such a number, there will be in excess of 1000 extra vehicles going back and forth. Though residents can now make a left turn onto Captain Whelan Drive with relative ease, the increased density accessing that intersection will be quite problematic, not to mention the increased traffic congestion in the neighbourhood generally. In addition, vehicles coming from the Village Mall eastward have no turning arrow and it is difficult to see oncoming traffic.

Increased density also means increased garbage.

Residents also expressed objection to any further connection to the underground infrastructure, particularly the sewer line. The Meadows condo owners are unable to access the city's garbage collection, snow removal, and recycling and have to pay for such services in addition to the taxes they pay already. He questioned what the city will do for them. Staff advised that the developer has to meet city engineering standards for sewer outflow and show they have capacity to enter the sewer system. Mr. Hopkins expressed concern about whether or not the new development will be connecting its sewer lines to the Westfield development which hooks up to the Meadows condos. If this is further intensified, he asserted, the Meadows condo owners were "hoodwinked".

There is no open space for snow clearing or snow removal. They know from experience that this can be a real problem in winter.

Residents are concerned about safety and adequate access to emergency vehicles in light of the increased density being imposed. They also have had their share of low income housing.

Also felt that the loss of green space would be terrible. News reports tell them that the City is in a good financial position and does not need to sell this land. They felt that if this application is approved, it will impact their property values negatively and will decrease privacy, security and tranquility. This application should be rejected.



Mr. Ford in response to the concerns expressed advised that the drainage from the proposed property will flow in the opposite direction from that which exists for neighbouring properties. It will not have any impact beyond their property line. Mr. Ford was of the understanding that the current intersection at the top of Hamlyn Road will be the intersection that the proposed development will be connecting with. Snow storage/removal will be the responsibility of the condo corporation and they will have to sub-contract to clear and remove it. With respect to the concern about the decrease in property values, the Canadian Homebuilders Association has done research in this regard which indicates that there are no negative impacts on property values.

### **Mary**

Expressed concern about the loss of open space, particularly that which is owned by the City and which should continue to be held by the City. More and more trees are being lost and the decline of the City's urban forest is a major concern. She questioned how many trees will there be on the property 50 years from now. Please leave the trees alone. She noted that the footprint for the proposed units is 102 and compared this with the Westfield development which has a larger space for the number of units they have. She suggested that if a development is too intense in density, then it should be left alone.

### **Linda Bartlett**

Ms. Bartlett reiterated and supported the comments outlined by other residents, noting that her fear is the City's evolution towards "zombie neighbourhoods". All developments are starting to look alike. Though she recognized that this proposal is at the conceptual stage, she questioned the absence of real imagination and inspiration in design. In British Columbia for example, she noted that there are various demographics living in the same neighbourhoods which get along very well because they live in interesting and dynamic neighbourhoods where open spaces exist and landscaping is beautiful. It was not uncommon to see children with their families in playgrounds and on bicycles.

There is a huge opportunity here to inject creative design and imagination and to rethink the way we do things. The attention is in the details and she hoped that the developer would consider that to ensure the neighbourhood can be truly vibrant and beautiful.

### **Charles Snook - Greystone Court**

Mr. Snook expressed concern that if the City was to reject this proposal, there is potential for a future proposal to come forth that would facilitate more public housing. He also felt that traffic will not be a major issue in the long run given that Blackmarsh Road will eventually be reconfigured and much of the traffic will be diverted to Team Gushue Highway. The condo developments that do exist in the area are quiet and non-obtrusive.

### **Terry McDonald - 10 Florencia Court**

Referenced the shadow studies and expressed concern about the loss of sunlight to his property. He also expressed concern about the excavation of the rock which will be required to develop this proposal and the tremendous negative impact this will have on surrounding neighbours.

### **Lois Craig - Westview Village**

Ms. Craig tabled a petition signed by about 50 people, a copy of which is attached to this report.

She expressed concern about the loss of the densely treed area, noting that she would like this to remain as a buffer zone. The removal of trees, particularly on this higher elevation would also cause increased run-off which is problematic as the trees currently absorb a lot of moisture. Mr. Ford advised that it is also the developer's preference to maintain as many trees as possible.

The meeting adjourned at 8:29 p.m.

Councillor Dave Lane  
Chairperson

Councillor Dave Lane

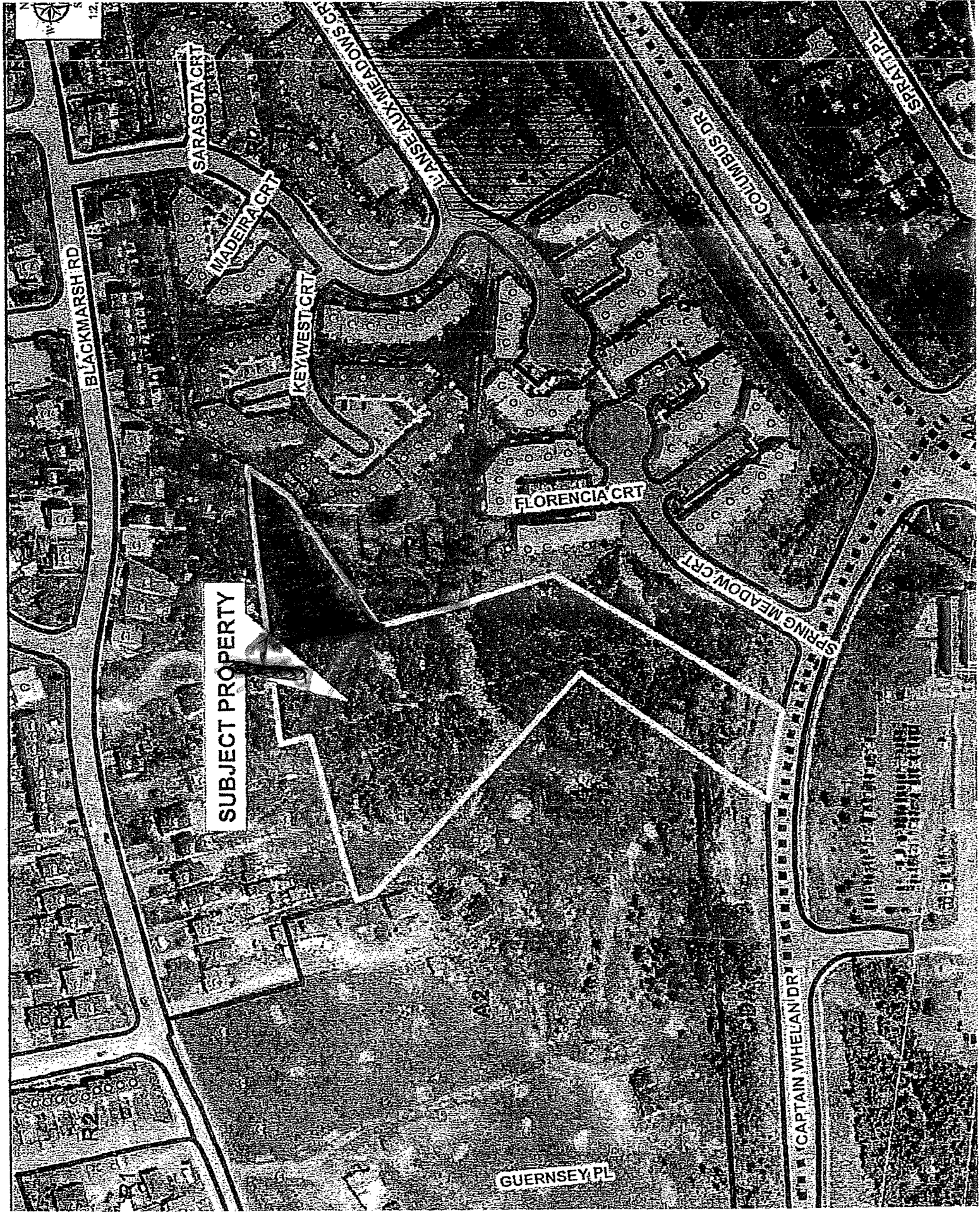
tabled at  
public mtg  
of June 4/  
2014

PETITION

We, the undersigned citizens here in Ward 3, wish to have a green protected buffer zone of trees (see map) feet back from the property bordering Key West Court and Pinellas Court situated in Westview Village. This will help to prevent any future flooding of these properties located at a lower level of that protected buffer zone of trees. One of the planning considerations is protection of areas of physical instability; protection of ecologically valuable areas and buffering of incompatible land uses.

NAME      Signature      Please print name also

Gordon Young	GORDON YOUNG
Louise Young	Louise Young
Sandra Jones (Sandra Jones)	Sandra Jones
Joseph Trickett	Joseph Trickett
Roy Young	ROY YOUNG
Lois Craig	Lois Craig
Susan Gosse	SUSAN GOSSE
Dorinda Bass	
Vivian Squires	VIVIAN SQUIRES
Yvonne Power	YVONNE POWER
Jay Trickett	RITA RUSSELL
Rita Russell	Eileen Melindy
Eileen Melindy	VERENIA HODDER
Verenia Hodder	SYLVIA SHARRON
Sylvia Sharron	
Ada Morgan	
Ken Martin	Kim Martin
Edna Tilley	Edna Tilley
Donna Kozlowski	



SUBJECT PROPERTY

GUERNSEY PL

BLACKMARSH RD

SARASOTA CRT

MADEIRA CRT

KEY WEST CRT

FLORENCIA CRT

SPRING MEADOW CRT

CAPTAIN WHELAN DR

GOLDBERG DR

SPRING PL

WANSLEY MEADOWS CRT

*tabled June 4 public mtg.*

Submission to the  
City of St. John's, NL

RE Application to rezone property in the area of 369 Blackmarsh Road from the Residential Medium Density (R2) and Open Space (O) Zone to the Apartment Medium Density (A2) Zone.

By The Board of Directors of the Meadows Condominium Corporation

June 4, 2014

We do not agree with the City of St. John's approving this application for the following reasons:

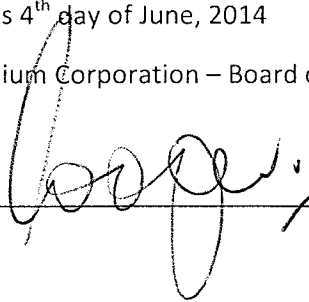
- The residents of our 49 unit condominium decided to purchase and live in this quiet and secure neighborhood and it provided easy access to amenities in the immediate area. I.e. Village Mall, grocery stores, pharmacies with clinics, and a department store together with easy access to Columbus Drive and thus to hospital and to know that the fire department is only minutes away. We also enjoyed the beautiful green (open space) to our west and northwest (now Westfield and the proposed Karwood property)
- Although we objected to the Westfield Development we didn't dream of another development going next to it
- In our opinion, the proposal in this application for the Karwood Estates Inc. is for too many units (buildings) in too little space. Two four stories high buildings would be uncommon in this area for a residential building, being constructed near our property line (the 60 unit) one in clear view of our back yards from Florencia Court
- Westfield will have 244 dwelling units and the propose development will have 102 (32+60+10) for a total of 346. Assuming 2.5 people per unit that's 865 more people and in excess of a thousand vehicles. We are very concerned about the increased traffic especially making a left turn leaving Spring Meadow or coming from Columbus (heading East) unto Captain Whelan Drive as there is no turning arrow and it is difficult to see oncoming traffic if there is a vehicle stopped waiting to turn onto Hogan Street. Furthermore, we feel the high number of people will lead to them walking through and around our property and with that we expect garbage and trash.
- While we are not concerned about where they will connect for storm sewer or water, we are very concerned where the sewer will be connected and where it will go from there, we trust it will not flow through our lines.
- As we are unable to access the city's garbage collection, snow removal, disposal of recyclables we wonder what the city will do for them in these areas .We know from experience that space is required for snow to be plowed and looking at the plans for this development there is no open space for snow or any other activity e.g. recreation or rest areas as the land is taken up with parking and buildings.
- Safety - Again, from our experience, we fear big snow falls and large accumulations as it leaves little or no room for emergency vehicles like fire or ambulance
- The City appears to be always looking for "affordable housing" and from what we see there is no such thing. Also, we believe that, in this area, we have more than our share of low income (supplemented) housing surrounding us.
- We understand the city owns the open space with most of the trees and it would be terrible to lose this beautiful green area which is home to many different kinds of birds who nest there.
- News reports tell us our city is in a good financial position and does not need to sell this open space as it serves as a green belt and should stay that way until the City has use for it that would benefit the citizens who live in the area.

Mr. Chairman, we feel that if this application is approved it will impact our property values in a negative way, it will decrease our privacy, our security our tranquility and for the reasons stated this application should be DECLINED!

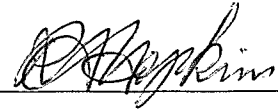
Dated at St. John's NL this 4<sup>th</sup> day of June, 2014

The Meadows Condominium Corporation – Board of Directors

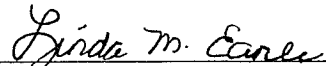
Lloyd Cooper, President



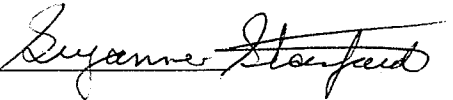
Raymond Hopkins, VP



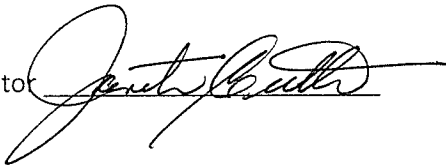
Linda Earle Secretary



Suzanne Stanford, Director



Janet Culter, Director





**Re: Karwood Development**   
**City Clerk and Council** to: Peter Geary  
Sent by: **Elaine Henley**

2014/06/09 01:45 PM

Cc: Jason Sinyard, Ken O'Brien, Karen Chafe, Maureen Harvey,  
Lindsay Lyghtle Brushett, Paul Boundridge, Mark Hefferton,  
Donna L Mullett, Planning

Good Afternoon Mr. Geary:

Thank your for your e-mail regarding the above development.


I have forwarded this information to the City's Department of Planning, Development and Engineering.

Elaine A. Henley  
City Clerk

Peter Geary

Dear Bruce: On behalf of the residents here in W...

2014/06/06 05:32:55 PM

From: Peter Geary   
To: Bruce Tilley <BTilley@stjohns.ca>  
Cc: Dennis O'Keefe <DOKeefe@stjohns.ca>, Ron Ellsworth <rellsworth@stjohns.ca>, Danny Breen <dbreen@stjohns.ca>, Jonathan Galgay <jgalgay@stjohns.ca>, Bernard Davis <bdavis@stjohns.ca>, Wally Collins <wcollins@st.johns.ca>, Tom Hann <thann@stjohns.ca>, Sandy Hickman <shickman@stjohns.ca>, Dave Lane <dlane@stjohns.ca>, Art Puddister <apuddister@stjohns.ca>, Paul Boundridge <pboundridge@stjohns.ca>, "planning@stjohns.ca" <planning@stjohns.ca>, "cityclerk@stjohns.ca" <cityclerk@stjohns.ca>  
Date: 2014/06/06 05:32 PM  
Subject: Karwood Development

Dear Bruce:

On behalf of the residents here in Westview Village, The Meadows and the Village Apartments, I'd like to take this opportunity to thank you for attending the recent meeting (Wednesday, June 4, 2014) held at the Kilbride Lions Community Centre re: the proposed Karwood Development off Blackmarsh Road.

We are not against the Karwood Development proposal but we would appreciate it if the developer would take into consideration the green space that already exists namely the trees in this particular area (section to the east) and leave some of it on the land bordering Westview Village, namely Key West Court and Pinnelas Court in particular. I'm sure you and your colleagues would agree as to how important this green space is to our environment not only now but for many years to come.

I discussed this with the planner the other evening and asked him if it was possible to change the location of the 32-unit apartment building and it's



parking lot so as to protect the existing green space and he said that he would take a look at it and see if that is possible. He also insured me that he would try to keep as much of the existing green space as possible for obvious reasons.

We would greatly appreciate his consideration in this matter.

I'm sure Bruce, as our Ward 3 Councillor, that you will take our request re: keeping some green space into consideration and do what is in our best interest not only for the "here and now" but for many years to come.

Thanks again and enjoy your weekend.

Peter

Peter R. Geary  
Neighbourhood Watch Co-ordinator  
Westview Village



**Fw: Karwood Development**

**City Clerk and Council** to: Planning Clerical Staff, Jason Sinyard, Ken O'Brien, Karen Chafe, Maureen Harvey, Lindsay Lyghtle

2014/06/09 01:43 PM

Sent by: **Elaine Henley**

Good Afternoon:

See attached from Ms. Kennedy re the above.

Thanks  
Elaine

----- Forwarded by Elaine Henley/CSJ on 2014/06/09 01:42 PM -----

From: GLORIA KENNEDY [REDACTED]  
To: Peter Geary <[REDACTED]>, Bruce Tilley <BTilley@stjohns.ca>  
Cc: Dennis O'Keefe <DOKeefe@stjohns.ca>, Ron Ellsworth <rellsworth@stjohns.ca>, Danny Breen <dbreen@stjohns.ca>, Jonathan Galgay <jgalgay@stjohns.ca>, Bernard Davis <bdavis@stjohns.ca>, Wally Collins <wcollins@st.johns.ca>, Tom Hann <thann@stjohns.ca>, Sandy Hickman <shickman@stjohns.ca>, Dave Lane <dlane@stjohns.ca>, Art Puddister <apuddister@stjohns.ca>, Paul Boundridge <pboundridge@stjohns.ca>, "planning@stjohns.ca" <planning@stjohns.ca>, "cityclerk@stjohns.ca" <cityclerk@stjohns.ca>, "dlane@stjohns.ca" <dlane@stjohns.ca>  
Date: 2014/06/06 08:26 PM  
Subject: Re: Karwood Development

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Unfortunately, I have to disagree with the author of this letter, I and other residents are opposed to this development, there are too many issues to discuss in a letter, I would be willing to meet with any or all of you in this regard. I repeat, we are NOT in agreement with this development. Gloria Kennedy

PS I'm sorry Peter but you can't speak on our behalf.

On Friday, June 6, 2014 5:32:39 PM, Peter Geary <prgeary@yahoo.ca> wrote:

Dear Bruce:

On behalf of the residents here in Westview Village, The Meadows and the Village Apartments, I'd like to take this opportunity to thank you for attending the recent meeting (Wednesday, June 4, 2014) held at the Kilbride Lions Community Centre re: the proposed Karwood Development off Blackmarsh Road.

We are not against the Karwood Development proposal but we would appreciate it if the developer would take into consideration the green space that already exists namely the trees in this particular area (section to the



**To:** Karen Chafe/CSJ,  
**Cc:**  
**Bcc:**  
**Subject:** Fw: PDE File Number: B.17- B.28 (13-00150) 369 BLACKMARSH ROAD (Ward 3)  
Application for Rezoning and Approval to Develop 2 Apartment Buildings and 10 Rowhouse Dwelling Units Applicant: Karwood Estates Inc.

----- Forwarded by Paul Boundridge/CSJ on 2014/06/12 09:23 AM -----

**From:** lois c <[REDACTED]>  
**To:** Paul Boundridge <PBoundridge@stjohns.ca>  
**Date:** 2014/06/11 05:52 PM  
**Subject:** Re: 369 BLACKMARSH ROAD (Ward 3) - Application for Rezoning and Approval to Develop 2 Apartment Buildings and 10 Rowhouse Dwelling Units Applicant: Karwood Estates Inc. PDE File Number: B.17- B.28 (13-00150)

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Hi,

Thanks for your response. I forgot to mention that the extra sewage from the proposed condos will have to go somewhere and we don't want it under our private roads. The additional water will also negatively affect our water pressure. Thanks, Lois

On Mon, Jun 9, 2014 at 10:18 AM, Paul Boundridge <[PBoundridge@stjohns.ca](mailto:PBoundridge@stjohns.ca)> wrote:  
Hi Lois:

Thanks for following up our conversation of last week with your short note .

It was an informative and enlightening meeting for all of us who made it . The concerns raised about the proposed development likely impressed upon all , particularly Karwood, that revision to the Karwood development concept plan will be required to mitigate the potential impacts of what is proposed upon what already exists .

I can't say yet when the report on the Karwood rezoning application will appear on the Council agenda for consideration . I expect it could be in two or three weeks ; that's the usual lag between a public meeting and subsequent discussion at a Regular Meeting of Council . However, as soon as I know, I'll pass that on to you.

Regards

.....  
Paul Boundridge, MCIP  
Planning Coordinator  
Department of Planning, Development & Engineering  
City of St. John's  
P.O. Box 908  
St. John's, Newfoundland A1C 5M2  
(ph) [709-576-8389](tel:709-576-8389)  
(fx) [709-576-8625](tel:709-576-8625)  
[PBoundridge@stjohns.ca](mailto:PBoundridge@stjohns.ca)

From: lois c <[REDACTED]>  
To: [pboundridge@stjohns.ca](mailto:pboundridge@stjohns.ca)  
Date: 2014/06/07 01:21 PM  
Subject: Proposed condo development off Blackmarsh Road

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Dear Paul,

It was nice meeting you. Thank you for coming to the meeting. You asked me to e-mail you the concerns of the residents of Westview Village, where I live. I gave Mr. Dave Lane, who chaired the meeting on Wednesday night, a petition signed by residents of Westview Village and Blackmarsh Road area. The petition read:

We, the undersigned citizens here in Ward 3, wish to have a green protected Buffer Zone of the original trees back from the property bordering Key West Court and Pinellas Court in Westview Village. (This buffer Zone will continue to belong to the city of St. John's.) On the map this area is the eastern area of the proposed development. The Eastern boundary would then be a straight line.)

Several of the planning considerations are :

1 Protection of areas of physical instability. The properties in Key West Court and Pinellas Court are at a lower elevation than the trees. So if the trees were cut down there would be a flooding problem since there is a steep hill between the two areas. New trees would not withstand our high winds, since we had a new tree fall down in one of our hurricane storms.

2 Protection of ecologically valuable areas. There are yellow finches living in the trees and the rodent population, which was displaced during the recent digging in the area, live in the woods and would be a great problem if the trees were cut down.

3 Buffering of incompatible land uses. The high density unit of three stories and higher with the roof, of 32 units is incompatible with low density flat all senior units in Westview Village. The shadow effect will block the light from the senior's units. The 32 proposed units could be moved to the remaining area which the developers want to purchase.

Thank you for your consideration of these vital concerns. Would you please let me know by phone when the meeting deciding the outcome of this proposed development will take place.

[REDACTED]

Thank you, Lois

**DEVELOPMENT PERMITS LIST  
DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING  
FOR THE PERIOD OF June 19, 2014 TO June 26, 2014**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES		Building Lot	145 Old Bay Bulls Road	5	<b>Approved</b>	14-06-24
RES	Kavanagh Associates	44 Lot Subdivision	Bristol Development- Stage 4 – Nautilus Street	4	<b>Approved</b>	14-06-24

\* 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 Officer  
Department of Planning**

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# Building Permits List

## Council's, July 2, 2014 Regular Meeting

Permits Issued: 2014/06/19 To 2014/06/25

**Class: Commercial**

125 Harbour Dr	Sn	Restaurant
115 George St West-Jag Hotel	Sn	Hotel
11 Major's Path	Nc	Accessory Building
10 Fort William Pl	Rn	Office
5-7 Pippy Pl	Cr	Retail Store
351 Water St, Unit 3 Flight Ct	Rn	Office
193 Kenmount Rd	Cr	Restaurant

This Week \$ 364,750.00

**Class: Industrial**

This Week \$ .00

**Class: Government/Institutional**

85 Jensen Camp Rd-Pump Stn	Nc	Public Utility
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This Week \$ 1,000,000.00

**Class: Residential**

288 Back Line	Nc	Single Detached Dwelling
5 Bell's Turn	Nc	Accessory Building
23 Burton St	Nc	Fence
28 Castle Bridge Dr	Nc	Swimming Pool
33 Cherrybark Cres - Lot 239	Nc	Single Detached & Sub.Apt
41 Cypress St	Nc	Fence
1 Doheney Pl	Nc	Patio Deck
12 Dunford St	Nc	Fence
415 Fowler's Rd	Nc	Single Detached Dwelling
2 Gear St	Nc	Accessory Building
9 Gibbon Pl	Nc	Accessory Building
53 Gillies Rd	Nc	Fence
14 Henry St	Nc	Single Detached Dwelling
58 Hoyles Ave	Nc	Patio Deck
4 Julieann Pl	Nc	Accessory Building
86 Kenai Cres	Nc	Swimming Pool
52 Kennedy Rd	Nc	Patio Deck
18 Kincaid St	Nc	Accessory Building
232 Ladysmith Dr	Nc	Accessory Building
207 Ladysmith Dr, Lot 603	Nc	Single Detached Dwelling
1005 Main Rd	Nc	Accessory Building
63 Maunder's Lane	Nc	Accessory Building
36 Notre Dame Dr	Nc	Patio Deck
120 Penney Cres	Nc	Patio Deck
8 Plover St	Nc	Accessory Building
233 Portugal Cove Rd	Nc	Fence
10 Quidi Vidi Rd	Nc	Accessory Building
3 Rhaye Pl	Nc	Accessory Building
10 Sequoia Dr, Lot #299	Nc	Single Detached & Sub.Apt

11 Sequoia Dr	Nc	Accessory Building
66 Shoal Bay Rd	Nc	Single Detached Dwelling
20 Spratt Pl	Nc	Accessory Building
277 Thorburn Rd	Nc	Accessory Building
81 Waterford Bridge Rd	Nc	Patio Deck
83 Craigmillar Ave	Co	Townhousing
61 Larner St	Co	Home Office
68 O'regan Rd	Co	Home Office
17 Baltimore St	Cr	Subsidiary Apartment
5 Cape Broyle Pl	Ex	Single Detached Dwelling
127 Castle Bridge Dr	Ex	Single Detached Dwelling
59 Jensen Camp Rd	Ex	Single Detached Dwelling
14 Aldergrove Pl	Rn	Single Detached Dwelling
26 Belvedere St	Rn	Single Detached Dwelling
42 Brazil St	Rn	Single Detached & Sub.Apt
23 Fitzgibbon St	Rn	Single Detached Dwelling
44 Freshwater Rd	Rn	Semi-Detached Dwelling
116 Gower St	Rn	Semi-Detached Dwelling
11 Jensen Camp Pl	Rn	Single Detached Dwelling
1 Keane Pl	Rn	Semi-Detached Dwelling
35 Long Beach St	Rn	Swimming Pool
6 Lotus St	Rn	Single Detached Dwelling
59 Military Rd	Rn	Semi-Detached Dwelling
113 Military Rd	Rn	Apartment Building
49 Sgt. Craig Gillam Ave	Rn	Single Detached Dwelling
34 Spencer St	Rn	Townhousing
5 Trinity St	Rn	Single Detached Dwelling
44 Victoria St	Rn	Semi-Detached Dwelling
57 Autumn Dr	Sw	Single Detached Dwelling
50 Cypress St	Sw	Patio Deck
30 Downing St	Sw	Single Detached Dwelling
28 Gower St	Sw	Single Detached Dwelling
80 Palm Dr	Sw	Single Detached Dwelling
46 Prospero Pl	Sw	Townhousing
511 Thorburn Rd	Sw	Vacant Land

This Week \$ 1,839,557.00

**Class: Demolition**

324-326 Main Rd	Dm	Single Detached Dwelling
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This Week \$ 17,000.00

This Week's Total: \$ 3,221,307.00

Repair Permits Issued: 2014/06/19 To 2014/06/25 \$ 120,225.00

Legend

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

<b>YEAR TO DATE COMPARISONS</b>			
<b>July 2, 2014</b>			
<b>TYPE</b>	<b>2013</b>	<b>2014</b>	<b>% VARIANCE (+/-)</b>
Commercial	\$49,358,000.00	\$48,502,000.00	-2
Industrial	\$131,000.00	\$125,300.00	-4
Government/Institutional	\$71,276,000.00	\$74,512,000.00	5
Residential	\$73,534,000.00	\$55,063,000.00	-25
Repairs	\$1,885,000.00	\$1,912,000.00	1
Housing Units (1 & 2 Family Dwellings)	221	135	
<b>TOTAL</b>	<b>\$196,184,000.00</b>	<b>\$180,114,300.00</b>	<b>-8</b>

Respectfully Submitted,

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



# MEMORANDUM

## **Weekly Payment Vouchers For The Week Ending June 25, 2014**

### **Payroll**

**Public Works** \$ 422,045.67

**Bi-Weekly Casual** \$ 45,027.00

**Accounts Payable** \$1,603,618.22

**Total:** \$ 2,070,690.89

# 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
ATLANTIC OFFSHORE MEDICAL SERV	69517	MEDICAL SERVICES	\$3,470.99
EM PLASTIC & ELECTRIC PROD LTD	69518	REPAIR PARTS	\$94.07
RAILWAY COASTAL MUSEUM	69519	REPLENISH PETTY CASH	\$389.12
ROYAL BANK VISA	69520	VISA PAYMENT	\$92.24
PUBLIC SERVICE CREDIT UNION	69521	PAYROLL DEDUCTIONS	\$10,993.08
TUCKAMORE FESTIVAL	69522	SPECIAL EVENTS & FESTIVAL GRANT	\$5,400.00
VIRGINIA PARK COMMUNITY CENTRE	69523	FUNDING FOR PLAYGROUND EXPANSION	\$4,600.00
BUCKMASTER CIRCLE COMMUNITY CENTRE	69524	RECREATION GRANT	\$4,600.00
FRIENDS OF VICTORIA PARK	69525	RECREATION GRANT	\$4,600.00
FROUDE AVENUE COMMUNITY CENTRE	69526	RECREATION GRANT	\$4,600.00
MACMORRAN COMMUNITY CENTRE	69527	RECREATION GRANT	\$4,600.00
RABBITTOWN COMMUNITY CENTRE	69528	RECREATION GRANT	\$4,600.00
TERRY REILLY	69529	COUNCIL DONATION	\$2,000.00
BREWER, JILL	69530	REIMBURSEMENT LUNCHEON - FAM	\$276.72
WALSH, BERNADETTE	69531	REIMBURSEMENT TOUR - FAM	\$180.23
SQUIRES, RICK	69532	REIMBURSEMENT MEAL ALLOWANCE FOR STAFF	\$61.50
BREEN, DANNY	69533	REIMBURSEMENT CELLULAR BILL	\$174.83
BERNARD DAVIS	69534	REIMBURSEMENT CELLULAR BILL	\$454.12
PIK-FAST EXPRESS INC.	69535	BOTTLED WATER	\$28.00
PINNACLE OFFICE SOLUTIONS LTD	69536	PHOTOCOPIES	\$86.81
LA BREA INT'L INC.	69537	PROMOTIONAL MATERIALS	\$15.59
MANNA EUROPEAN BAKERY AND DELI LTD	69538	REFRESHMENTS	\$137.57
MCLOUGHLAN SUPPLIES LTD.	69539	ELECTRICAL SUPPLIES	\$156.28
THE NEWFOUNDLAND QUARTERLY	69540	SUBSCRIPTION RENEWAL	\$24.30
CITY OF ST. JOHN'S	69541	REPLENISH PETTY CASH	\$239.80
DARLENE SHARPE	69542	CLEANING SERVICES	\$1,200.00
WEIRS CONSTRUCTION LTD.	69543	PROGRESS PAYMENT	\$152,124.02
BILL REDDEN	69544	DAMAGE CLAIM	\$103.11
GAVON RUSSELL	69545	DAMAGE CLAIM	\$1,439.98
ROBERT HUSSEY	69546	DAMAGE CLAIM	\$424.50
BATTEN, DAVE	69547	TRAVEL REIMBURSEMENT	\$282.19
ABBOTT, DWAYNE	69548	TRAVEL REIMBURSEMENT	\$4,384.09
IRVING OIL MARKETING GP	69549	GASOLINE & DIESEL PURCHASES	\$5,146.02
MERCER'S PAVING INCORPORATED	69550	PROFESSIONAL SERVICES	\$49,000.00
NEWFOUNDLAND POWER	69551	ELECTRICAL SERVICES	\$10,257.22
BELL ALIANT	69552	TELEPHONE SERVICES	\$194.12

NAME	CHEQUE #	DESCRIPTION	AMOUNT
RECEIVER GENERAL FOR CANADA	69553	PAYROLL DEDUCTIONS	\$629,851.69
RECEIVER GENERAL FOR CANADA	69554	PAYROLL DEDUCTIONS	\$188,407.07
ROSALIND HANCOCK	69555	DAMAGE CLAIM	\$90.40
HICKMAN, SANDY	69556	TRAVEL REIMBURSEMENT	\$164.35
BREEN, DANNY	69557	TRAVEL REIMBURSEMENT	\$393.03
SOLARWINDS	800	SOFTWARE RENEWAL	\$9,856.80
INTERNATIONAL SOCIETY OF ARBORICULTURE	801	MEMBERSHIP RENEWAL	\$109.52
ARMA INTERNATIONAL	802	MEMBERSHIP RENEWAL	\$219.04
DICKS & COMPANY LIMITED	69558	OFFICE SUPPLIES	\$33.21
THE TELEGRAM	69559	ADVERTISING	\$374.60
RCAP	69560	LEASING OF OFFICE EQUIPMENT	\$192.71
AIR COOLED ENGINE SERVICE LTD.	69561	REPAIR PARTS	\$5,570.90
ANTHRAFILTER MEDIA & COAL LTD.	69562	REPAIR PARTS	\$8,830.95
ATLANTIC PURIFICATION SYSTEM LTD	69563	WATER PURIFICATION SUPPLIES	\$994.54
TOYS "R" US CANADA LTD	69564	SUPPLIES - RECREATION PROGRAMS	\$52.95
MIGHTY WHITES LAUNDROMAT	69565	LAUNDRY SERVICES	\$267.59
KELLOWAY CONSTRUCTION LIMITED	69566	CLEANING SERVICES	\$2,350.40
RDM INDUSTRIAL LTD.	69567	INDUSTRIAL SUPPLIES	\$341.90
QUEEN'S PRINTER	69568	ADVERTISING	\$155.94
BATTLEFIELD EQUIP. RENTAL CORP	69569	REPAIR PARTS	\$3,308.64
STAPLES THE BUSINESS DEPOT - OLD PLACEN	69570	STATIONERY & OFFICE SUPPLIES	\$313.11
BELBIN'S GROCERY	69571	CATERING SERVICES	\$2,022.85
HUB TROPHIES & MEDICAL SUPPLIES	69572	NAME PLATES	\$186.45
STANLEY CANADA CORPORATION	69573	REPAIR PARTS	\$373.80
BEST DISPENSERS LTD.	69574	SANITARY SUPPLIES	\$688.33
PIK-FAST EXPRESS INC.	69575	BOTTLED WATER	\$213.57
WASTE MANAGEMENT	69576	PROFESSIONAL SERVICES	\$40.34
FORBES STREET HOLDINGS LTD	69577	REFURBISH VACANT UNIT	\$3,192.93
GRAPHIC ARTS & SIGN SHOP LIMITED	69578	SIGNAGE	\$1,461.09
BRENKIR INDUSTRIAL SUPPLIES	69579	PROTECTIVE CLOTHING	\$1,428.48
UNITED RENTAL OF CANADA INC.	69580	RENTAL OF EQUIPMENT	\$339.00
CHRIS PICKARD	69581	TOWN CRIER SERVICES	\$200.00
SOBEY'S #604	69582	GROCERY ITEMS	\$109.11
OFFICEMAX GRAND & TOY	69583	OFFICE SUPPLIES	\$433.48
ATLANTIC TRAILER & EQUIPMENT	69584	REPAIR PARTS	\$2,768.50
INDUSTRY CANADA ALS FINANCIAL CENTRE	69585	RADIO RENEWAL LICENCE FEE	\$550.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
LEXISNEXIS CANADA INC.	69586	PUBLICATION	\$202.13
TRIWARE TECHNOLOGIES INC.	69587	COMPUTER EQUIPMENT	\$253.12
NEW WORLD FITNESS	69588	MEMBERSHIP DUES FOR FIREFIGHTERS	\$243.94
FOUNDATIONS ENTERPRISES INC.,	69589	REFUND SECURITY DEPOSIT	\$2,000.00
CHESTER DAWE CANADA - O'LEARY AVE	69590	BUILDING SUPPLIES	\$1,442.66
CANADA POST CORPORATION	69591	POSTAL BOX RENEWAL	\$303.97
CANADIAN CORPS COMMISSIONAIRES	69592	SECURITY SERVICES	\$7,204.14
AIR LIQUIDE CANADA INC.	69593	CHEMICALS AND WELDING PRODUCTS	\$53,310.10
CARSWELL DIV. OF THOMSON CANADA LTD	69594	PUBLICATIONS	\$397.35
WAL-MART 3196-ABERDEEN AVE.	69595	MISCELLANEOUS SUPPLIES	\$68.56
ROGERS CABLE	69596	INTERNET SERVICES	\$22.15
NORTRAX CANADA INC.,	69597	REPAIR PARTS	\$7,422.44
SURFACE EXPERTS	69598	PROFESSIONAL SERVICES	\$501.72
MAC TOOLS	69599	TOOLS	\$928.49
CITY SAND AND GRAVEL LTD.	69600	ROAD GRAVEL	\$292.67
JOE JOHNSON EQUIPMENT INC.	69601	REPAIR PARTS	\$113.61
KENT	69602	BUILDING SUPPLIES	\$1,758.28
HAZMASTERS INC.	69603	FIRST AID KITS	\$81.36
DULUX PAINTS	69604	PAINT SUPPLIES	\$221.60
PF COLLINS CUSTOMS BROKER LTD	69605	DUTY AND TAXES	\$1,058.26
PETER'S AUTO WORKS INC.	69606	TOWING OF VEHICLES	\$1,971.85
CONSTRUCTION SIGNS LTD.	69607	SIGNAGE	\$390.98
MASK SECURITY INC.	69608	TRAFFIC CONTROL	\$2,608.26
JAMES G CRAWFORD LTD.	69609	PLUMBING SUPPLIES	\$113.20
SHU-PAK EQUIPMENT INC.	69610	REPAIR PARTS	\$315.26
CROSBIE INDUSTRIAL SERVICE LTD	69611	PROFESSIONAL SERVICES	\$45,590.89
HARTY'S INDUSTRIES	69612	STEEL FLAT BAR	\$395.50
DAY TIMERS OF CANADA LTD.	69613	OFFICE SUPPLIES	\$78.64
DICKS & COMPANY LIMITED	69614	OFFICE SUPPLIES	\$6,634.87
WAJAX POWER SYSTEMS	69615	REPAIR PARTS	\$9,858.19
MADSEN POWER SYSTEMS	69616	REPAIR PARTS	\$3,563.16
DOMINION RECYCLING LTD.	69617	PIPE	\$56.22
G & M PROJECT MANAGEMENT	69618	PROFESSIONAL SERVICES	\$14,464.00
CANADIAN TIRE CORP.-ELIZABETH AVE.	69619	MISCELLANEOUS SUPPLIES	\$79.08
CANADIAN TIRE CORP.-MERCHANT DR.	69620	MISCELLANEOUS SUPPLIES	\$306.50
CANADIAN TIRE CORP.-KELSEY DR.	69621	MISCELLANEOUS SUPPLIES	\$587.62

NAME	CHEQUE #	DESCRIPTION	AMOUNT
EAST CHEM INC.	69622	CHEMICALS	\$807.45
ELECTRIC MOTOR & PUMP DIV.	69623	REPAIR PARTS	\$381.94
ELECTRONIC CENTER LIMITED	69624	ELECTRONIC SUPPLIES	\$63.92
NATIONAL ENERGY EQUIPMENT INC.	69625	PROFESSIONAL SERVICES	\$84.75
ENVIROMED ANALYTICAL INC.	69626	REPAIR PARTS AND LABOUR	\$1,254.30
THE TELEGRAM	69627	ADVERTISING	\$9,529.39
EXECUTIVE COFFEE SERVICES LTD.	69628	COFFEE SUPPLIES	\$85.73
HOME DEPOT OF CANADA INC.	69629	BUILDING SUPPLIES	\$1,136.35
FRESHWATER AUTO CENTRE LTD.	69630	AUTO PARTS/MAINTENANCE	\$1,335.10
GAZE SEED COMPANY 1987 LTD.	69631	GARDENING SUPPLIES	\$37.28
MARY KENNEDY	69632	INSTRUCTOR FEE	\$390.01
PRINCESS AUTO	69633	MISCELLANEOUS ITEMS	\$342.23
MILLENNIUM EXPRESS	69634	COURIER SERVICES	\$548.90
SIMPLEX GRINNELL	69635	PROFESSIONAL SERVICES	\$291.71
H & R MECHANICAL SUPPLIES LTD.	69636	MECHANICAL SUPPLIES	\$620.14
DOMINION STORES 934	69637	MISCELLANEOUS SUPPLIES	\$794.67
DELL CANADA INC.	69638	COMPUTER SUPPLIES	\$7,169.85
EASTERN PROPANE	69639	PROPANE	\$318.04
ENDRESS + HAUSER CANADA	69640	CALIBRATION CONTRACT -WINDSOR LAKE WTP	\$6,226.30
MADSEN CONSTRUCTION EQUIPMENT INC.	69641	REPAIR PARTS	\$383.39
SERVICE PLUS INC.	69642	RENTAL OF EQUIPMENT	\$1,844.16
HARRIS & ROOME SUPPLY LIMITED	69643	ELECTRICAL SUPPLIES	\$103.43
HARVEY & COMPANY LIMITED	69644	REPAIR PARTS	\$2,779.85
HARVEY'S OIL LTD.	69645	PETROLEUM PRODUCTS	\$22,341.34
BDO CANADA LLP	69646	PROFESSIONAL SERVICES	\$8,780.10
NEWFOUND ROOFING LTD	69647	PROFESSIONAL SERVICES	\$2,795.62
POWER BROTHERS INC. POWER'S SALVAGE	69648	REPAIR PARTS	\$281.37
BRENNTAG CANADA INC	69649	CHLORINE	\$4,221.68
PRACTICAR CAR & TRUCK RENTALS	69650	VEHICLE RENTAL	\$1,511.94
HICKMAN MOTORS LIMITED	69651	AUTO PARTS	\$323.38
HILTI CANADA LIMITED	69652	REPAIR PARTS	\$58.80
HISCOCK RENTALS & SALES INC.	69653	HARDWARE SUPPLIES	\$674.36
HOLDEN'S TRANSPORT LTD.	69654	RENTAL OF EQUIPMENT	\$3,683.80
HOLLAND NURSERIES LTD.	69655	FLORAL ARRANGEMENT	\$728.29
CAR GUYS APPEARANCE CENTER INC.	69656	AUTO CLEANING	\$542.22
INFINITY CONSTRUCTION	69657	TOPSOIL	\$339.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
TOWN OF PARADISE	69658	RECREATION MEMBERSHIP	\$42.00
HENRY'S	69659	INK CARTRIDGES	\$211.76
ONX ENTERPRISE SOLUTIONS LIMITED	69660	SOFTWARE RENEWAL	\$6,602.45
PRINTER TECH SOLUTIONS INC.,	69661	REPAIRS TO EQUIPMENT	\$96.34
CREIGHTON ROCK DRILL	69662	REPAIR PARTS	\$31,479.35
IDEXX LABORATORIES	69663	VETERINARY SUPPLIES	\$851.43
YMCA OF NORTHEAST AVALON	69664	REAL PROGRAM	\$1,672.00
BOSCH REXROTH CANADA CORP.	69665	REPAIR PARTS	\$949.14
KEAN'S PUMP SHOP LTD.	69666	REPAIR PARTS	\$14.01
KENT BUILDING SUPPLIES-STAVANGER DR	69667	BUILDING MATERIALS	\$908.60
LITECO	69668	REPAIR PARTS	\$133.03
FINE FOOD FACTORY	69669	SANDWICH TRAYS	\$952.05
BACCALIEU TRAIL ANIMAL HOSPITAL	69670	PROFESSIONAL SERVICES	\$1,649.80
STERICYCLE INC.,	69671	REPAIR PARTS	\$283.47
PVC PLUS DRILLING PRODUCTS	69672	REPAIR PARTS	\$308.49
HERITAGE SHOP	69673	GIFT BASKET - CRUISE SHIPS	\$99.73
VOHL INC.,	69674	REPAIR PARTS	\$483.00
ROCKET BAKERY & FRESH FOODS	69675	MEAL ALLOWANCE	\$450.88
COOPER CONSULTING INC.,	69676	PROFESSIONAL SERVICES	\$16,385.00
MARK'S WORK WEARHOUSE	69677	PROTECTIVE CLOTHING	\$135.59
JT MARTIN & SONS LTD.	69678	HARDWARE SUPPLIES	\$1,033.11
MCLOUGHLAN SUPPLIES LTD.	69679	ELECTRICAL SUPPLIES	\$376.82
KONICA MINOLTA BUSINESS SOLUTIONS CANAL	69680	LEASING OF PHOTOCOPIER	\$149.80
WAJAX INDUSTRIAL COMPONENTS	69681	REPAIR PARTS	\$240.04
NU-WAY EQUIPMENT RENTALS	69682	RENTAL OF EQUIPMENT	\$5,878.26
NEWFOUND DISPOSAL SYSTEMS LTD.	69683	DISPOSAL SERVICES	\$302.76
NEWFOUNDLAND DISTRIBUTORS LTD.	69684	INDUSTRIAL SUPPLIES	\$77.91
ORNAMENTAL CONCRETE LTD.	69685	CONCRETE/CEMENT	\$245.21
PBA INDUSTRIAL SUPPLIES LTD.	69686	INDUSTRIAL SUPPLIES	\$1,050.76
PERIDOT SALES LTD.	69687	REPAIR PARTS	\$396.43
PROFESSIONAL UNIFORMS & MATS INC.	69688	PROTECTIVE CLOTHING	\$173.41
RIDEOUT TOOL & MACHINE INC.	69689	TOOLS	\$1,751.42
NAPA ST. JOHN'S 371	69690	AUTO PARTS	\$399.66
ROYAL FREIGHTLINER LTD	69691	REPAIR PARTS	\$1,704.36
LIFESAVING SOCIETY NFLD & LAB.	69692	AQUATIC RECERTIFICATION	\$1,197.81
S & S SUPPLY LTD. CROSSTOWN RENTALS	69693	REPAIR PARTS	\$560.03

NAME	CHEQUE #	DESCRIPTION	AMOUNT
BIG ERICS INC	69694	SANITARY SUPPLIES	\$268.19
SAUNDERS EQUIPMENT LIMITED	69695	REPAIR PARTS	\$10,013.85
STRONGCO	69696	REPAIR PARTS	\$181.91
SMITH STOCKLEY LTD.	69697	PLUMBING SUPPLIES	\$414.29
STATE CHEMICAL LTD.	69698	CHEMICALS	\$1,702.91
TEMPLETON TRADING INC.	69699	PAINT SUPPLIES	\$66.69
WATERWORKS SUPPLIES DIV OF EMCO LTD	69700	REPAIR PARTS	\$2,702.94
WEIRS CONSTRUCTION LTD.	69701	ROAD GRAVEL	\$5,770.02
WAL-MART 3092-KELSEY DRIVE	69702	MISCELLANEOUS SUPPLIES	\$255.08
DR. KARL MISIK	69703	MEDICAL EXAMINATION	\$20.00
FRENCH, DAVID	69704	INSTRUCTOR FEE	\$598.62
FARDY, BRENDA	69705	INSTRUCTOR FEE	\$217.68
WALSH, BASIL	69706	INSTRUCTOR FEE	\$217.68
MECHANICAL COMPONENTS LTD.	69707	REPAIR PARTS	\$1,514.20
NEWFOUNDLAND & LABRADOR BASKETBALL ASSOCIATION	69708	REAL PROGRAM	\$360.50
SMITH, VERNA	69709	INSTRUCTOR FEE	\$316.40
SMITH, BOYD	69710	INSTRUCTOR FEE	\$316.40
SPCA	69711	ADVERTISING	\$275.00
DR. KATHY CHAYTOR	69712	MEDICAL EXAMINATION	\$20.00
CANADIAN UNION INSURANCE CO.	69713	LEGAL CLAIM	\$2,901.34
BROWN-O'BYRNE, FERGUS	69714	PERFORMANCE FEE	\$50.00
ST. JOHN'S MINOR BASEBALL ASSOCIATION	69715	REAL PROGRAM	\$2,125.00
MOUNT PEARL SOCCER ASSOCIATION	69716	REAL PROGRAM	\$180.00
SANI SMART WASTE DISPOSAL SERVICES INC.	69717	PROFESSIONAL SERVICES	\$211.54
ST. JOHN'S SOCCER ASSOCIATION	69718	SPORTS GRANT	\$31,500.00
HUNGRY HEART CAFE	69719	PUBLIC RECEPTION REFRESHMENTS	\$1,378.15
AARON COLLIS	69720	INSTRUCTOR FEE	\$326.52
D'ENTREMONT, DAVE	69721	INSTRUCTOR FEE	\$90.65
CARLA EVANS	69722	RECREATION PROGRAM REFUND	\$100.00
MCCLOUGHLAN SUPPLIES LIMITED	69723	REPAIR PARTS	\$182.04
LAURIE COADY	69724	RECREATION PROGRAM REFUND	\$25.00
J3 CONSULTING & EXCAVATION	69725	REFUND SECURITY DEPOSIT	\$2,000.00
SOBEYS ROPEWALK LANE	69726	MISCELLANEOUS SUPPLIES	\$33.89
DEANNE FELTHAM-SCOTT	69727	RECREATION PROGRAM REFUND	\$170.00
WILLIAM GRIFFIN	69728	RECREATION PROGRAM REFUND	\$25.00
MELECHO MUSIC INC.	69729	REAL PROGRAM	\$1,610.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
CAPITAL COFFEE SUPPLIES INC.	69730	COFFEE SUPPLIES	\$575.00
THOMAS POWER	69731	RECREATION PROGRAM REFUND	\$85.00
CHRISTOPHER RYAN	69732	RECREATION PROGRAM REFUND	\$399.08
SQUAREUP BASKETBALL CLUB	69733	CTJS PROGRAM	\$600.00
VERNA HUMBY	69734	RECREATION PROGRAM REFUND	\$10.50
RAYLENE HEDDERSON	69735	RECREATION PROGRAM REFUND	\$135.00
TOM NEMEC	69736	RECREATION PROGRAM REFUND	\$130.00
SHIELA DAVID	69737	RECREATION PROGRAM REFUND	\$120.00
HAMIDA AL-JASHAAMI	69738	REFUND SECURITY DEPOSIT	\$149.61
FAMILY HOME CONSTRUCTION	69739	REFUND CULVERT DEPOSIT	\$500.00
CONWAY ELECTRICAL	69740	REFUND ELECTRICAL DEPOSIT	\$181.80
DAWN FRENCH	69741	RECREATION PROGRAM REFUND	\$255.00
DONNA STUCKLESS	69742	RECREATION PROGRAM REFUND	\$266.00
JENNIFER GERMAN	69743	RECREATION PROGRAM REFUND	\$25.00
DAVID SMITH	69744	RECREATION PROGRAM REFUND	\$30.00
AGATHA RAKOTOJOELIMARIA	69745	RECREATION PROGRAM REFUND	\$66.00
JINN KIM	69746	RECREATION PROGRAM REFUND	\$40.00
JANICE MACDONALD	69747	RECREATION PROGRAM REFUND	\$65.00
P.F.M. ELECTRICAL	69748	REFUND ELECTRICAL DEPOSIT	\$242.00
HART HOMES	69749	REFUND SECURITY DEPOSIT	\$2,000.00
GARRY CROCKER	69750	REFUND SECURITY DEPOSIT	\$1,500.00
WALTER PARSONS	69751	RECREATION PROGRAM REFUND	\$65.00
SUSAN DAVIS	69752	RECREATION PROGRAM REFUND	\$255.00
ROSALIND SPURRELL	69753	RECREATION PROGRAM REFUND	\$168.00
MARILYN KEATS	69754	REFUND WATER ON/OFF PERMIT	\$50.00
MARIA LICURSI	69755	RECREATION PROGRAM REFUND	\$150.00
CRITCH, ROBERT	69756	TELEPHONE EXPENSE	\$101.52
HIERLIHY, ANNA	69757	HONORARIUM	\$60.45
KELLY, KAREN	69758	VEHICLE BUSINESS INSURANCE	\$346.00
WINSOR, R. DIANE	69759	VEHICLE BUSINESS INSURANCE	\$80.00
WHALEN, VANESSA	69760	HONORARIUM	\$100.00
FOWLER, TINA	69761	MILEAGE	\$42.15
SMALLWOOD GLEN	69762	REIMBURSEMENT GAS PURCHASE	\$20.00
BRUCE PEARCE	69763	EMPLOYEE RELATED EXPENSE	\$456.94
LYNCH, KAYLA	69764	VEHICLE BUSINESS INSURANCE	\$5.13
ATLANTIC OFFSHORE MEDICAL SERV	69765	MEDICAL SERVICES	\$1,921.00



NAME	CHEQUE #	DESCRIPTION	AMOUNT
EAST COAST MARINE & INDUSTRIAL	69766	MARINE & INDUSTRIAL SUPPLIES	\$226.00
BELL MOBILITY	69767	CELLULAR PHONE USAGE	\$20,648.67
GENTARA REAL ESTATE LP	69768	LEASE OF OFFICE SPACE	\$27,129.44
TRACT CONSULTING INC	69769	PROFESSIONAL SERVICES	\$5,650.00
JONATHAN GALGAY	69770	TRAVEL REIMBURSEMENT	\$1,411.20
<b>Total:</b>			<b><u>\$1,603,618.22</u></b>

# MEMORANDUM

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Date: June 25, 2014

To: His Worship the Mayor and Members of Council

From: Scott Winsor, P. Eng  
Director of Engineering (Acting)

**Re: Tender – Storm Drainage Improvements – Various Locations**

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The following tenders have been received for the project “**2014 Storm Drainage Improvements – Various Locations**”:

1. Clarke’s Trucking and Excavating Limited ..... \$467,127.88
2. Carew Services Ltd. .... \$643,765.22

## **RECOMMENDATION**

It is recommended that the tender be awarded to the lowest bidder, Clarke’s Trucking and Excavating Limited in the amount of Four Hundred Sixty-seven Thousand One Hundred Twenty-seven Dollars and Eighty-eight Cents (\$467,127.88) (including HST).

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Scott Winsor, P. Eng.,  
Director of Engineering (Acting)  
Department of Planning, Development and Engineering

SW/sba

# ST. JOHN'S

# MEMORANDUM

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Date: June 25, 2014

To: His Worship the Mayor and Members of Council

From: Scott Winsor, P. Eng  
Director of Engineering (Acting)

**Re: Tender – Water Street Watermain Replacement (Waterford Bridge Road – Sudbury Street) and Topsail Road PRV Chamber**

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The following tenders have been received for the project “**2014 Water Street Watermain Replacement (Waterford Bridge Road – Sudbury Street) and Topsail Road PRV Chamber**”:

1. Pyramid Construction Ltd. .... \$1,093,590.27
2. Platinum Construction Co. Ltd. .... \$1,391,685.40
3. Cougar Engineering & Construction Limited. .... \$1,502,730.50
4. Coady Construction & Excavating Limited ..... \$1,686,413.13

## RECOMMENDATION

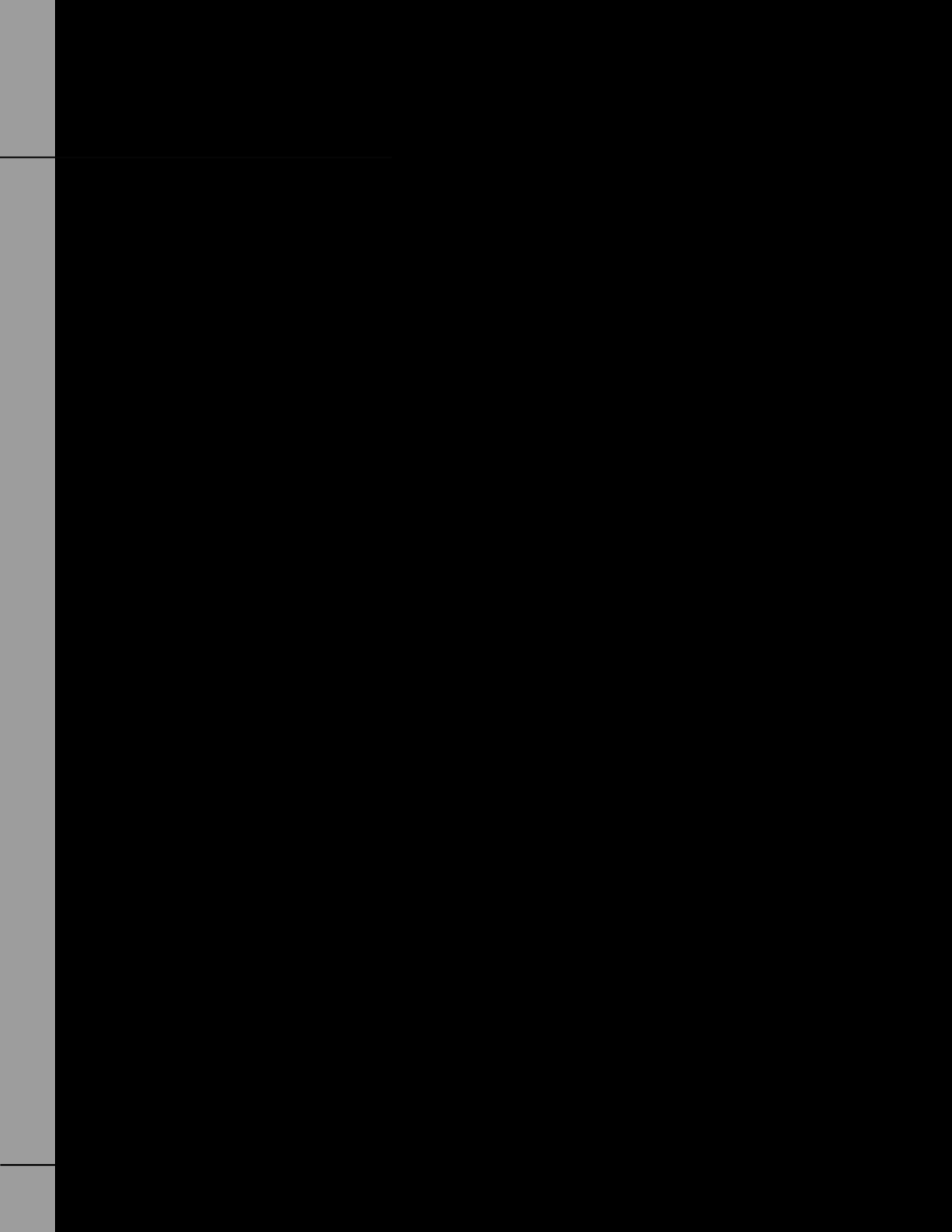
It is recommended that the tender be awarded to the lowest bidder, Pyramid Construction Ltd. in the amount of One Million Ninety-three Thousand Five Hundred Ninety Dollars and Twenty-seven Cents (\$1,093,590.27) (including HST).

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Scott Winsor, P. Eng.,  
Director of Engineering (Acting)  
Department of Planning, Development and Engineering

SW/sba

# ST. JOHN'S



# ECONOMIC UPDATE

## JULY 2014

Visit us at  
[www.stjohns.ca/st-johns-e-updates](http://www.stjohns.ca/st-johns-e-updates)  
to receive this newsletter in your inbox.

[www.facebook.com/CityofStJohns](https://www.facebook.com/CityofStJohns)



[www.twitter.com/CityofStJohns](https://www.twitter.com/CityofStJohns)



### ECONOMIC INDICATORS

The New Housing Price Index for St. John's Metro was 151.3 in April 2014 up 1.3%\*

The Consumer Price Index for St. John's Metro was 129.0 May 2014 up 2.7%\*

Retail sales for Newfoundland and Labrador were \$719.4 million in April 2014 up 0.5%\*

\* same month in the previous year.

### LABOUR FORCE CHARACTERISTICS

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

	May 14	Chg.*
Labour Force	116,900	2.3%
Unemployment Rate	6.4%	0.4pt
Employment Rate	65.0%	0.1pt
Participation Rate	69.5%	0.5pt

\* same month in the previous year.

## BUSINESS BRIEFS

### EDC offers help on Muskrat Falls

Export Development Canada (EDC) is offering to work with local companies interested in participating in the construction of the hydroelectric power plant at Muskrat Falls and associated transmission links from Labrador to Newfoundland to Nova Scotia.

After reviewing information from Nalcor Energy, Export Development Canada (EDC) says the Lower Churchill Project will ultimately result in a product, namely power, for international export. The EDC is welcoming calls from representatives for companies anywhere in the supply chain who are looking for or have a tie-in to the Muskrat Falls project and are interested in learning more about EDC's work. The main contact in

Newfoundland and Labrador is Patrick Murphy who can be reached at 709-772-8808.

### White Rose Extension Project Public Review

Husky Energy has applied to the Canada-Newfoundland and Labrador Offshore Petroleum Board to develop the western portion of the White Rose field, and part of the approval process includes a 90-day public review of the application.

The White Rose Extension Project (WREP) will develop the West White Rose portion of the White Rose field and other potential resources using a wellhead platform. The WREP includes the construction of the wellhead platform onshore and

installation of the platform offshore in the White Rose field.

The Public Review ends September 10, 2014 and to learn more about the project, or provide feedback, go to [whiteroseconsultation.ca](http://whiteroseconsultation.ca)

### Work Smarts Wage Subsidy

Work Smarts, through support from Service Canada, provides employers in Atlantic Canada a significant wage subsidy to hire recent graduates. The program is coordinated through the Sobey School Business Development Centre and provides employers with more than \$11,000 in funding to help grow their businesses while providing valuable experience to new graduates. Visit <http://smu.ca/worksmarts> for further details.

# ST. JOHN'S

## Business Approvals

Beaver Tails  
Harbour Dr.

Meditrain  
94 Elizabeth Ave.

Jumping Bean  
140 Water St.

Starbucks  
48 Kenmount Rd.

Canadian Tire  
40 Hebron Way

Starbucks  
Avalon Mall

Saigon Bistro  
11 Freshwater Rd.

Warehouse One  
Village Mall

New Home -  
Based Business

Home office  
13 Cole Pl.

Home office  
20 Connors Ave.

Home office  
83 Parkhill St.

Family home child care  
9 Horwood St.

Wedding decorating  
business  
43 Liverpool Ave.

C.S.T. Consultants Inc.  
19 ½ Pinebud Ave.

Electrical contractor  
109 New Cove Rd.

## City Building Permits (Year-to-date as of April 28, 2014)

Type	2013	2014	% Variance
Commercial	\$47,745,000.00	\$48,138,000.00	1
Industrial	\$130,500.00	\$125,300.00	0
Government/Institutional*	\$71,234,000.00	\$73,512,000.00	0
Residential	\$70,004,000.00	\$53,207,000.00	-24
Repairs	\$1,766,000.00	\$1,792,000.00	1
<b>Total</b>	<b>\$190,879,500.00</b>	<b>\$176,744,300.00</b>	<b>-7</b>

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

## Upcoming Events

Doing Business with Nalcor Energy – New Online Tendering System webinar	July 9	<a href="https://attendee.gotowebinar.com/rt/4942181980234452738">https://attendee.gotowebinar.com/rt/4942181980234452738</a>
Canadian Veterinary Medical Association Conference	July 9 - 12	<a href="http://www.canadianveterinarians.net">www.canadianveterinarians.net</a>
Canadian Institute of Public Health Inspectors Conference	July 13 - 16	<a href="http://www.ciphi.nl.ca">www.ciphi.nl.ca</a>
NLOWE Coffee Hour	July 31	<a href="http://www.nlowe.org">www.nlowe.org</a>

## CITY INITIATIVES

## BUSINESS DIRECTORY NOW ONLINE

The City of St. John's is pleased to announce that it has created an online, searchable business directory which is currently available at [www.stjohns.ca](http://www.stjohns.ca).

The information contained within the directory comes from businesses that have registered with the City of St. John's since December 2013, when the City first implemented a new business registration process. The directory's MapIt function allows users to pinpoint the specific location of each business. In addition, links to the websites of listed businesses are provided where available. Any businesses registered with the City can opt to receive a free listing in the directory.

Information about how to register your business is available on the City's website at [www.stjohns.ca/doing-business/business-resources](http://www.stjohns.ca/doing-business/business-resources) or by contacting Access St. John's at 311 or 754-CITY (2489).

# ST. JOHN'S