

**AGENDA  
REGULAR MEETING**

**July 28, 2014  
4:30 p.m.**

**ST. JOHN'S**

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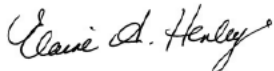
# MEMORANDUM

July 28, 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 **Tuesday, July 28, 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 3:30 **p.m.**

By Order



Elaine Henley  
City Clerk

# ST. JOHN'S

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

**AGENDA**  
**REGULAR MEETING**  
**July 28, 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 - July 15, 2014**
4. **Business Arising from the Minutes**
  - A. **Included in the Agenda**
  - B. **Other Matters**
5. **Notices Published:**
  - A Discretionary Use application has been submitted by **Bell Mobility Inc.** requesting permission to construct a **telecommunication tower at 130 Ridge Road near Allandale Road.** The proposed tower will be 40 meters high. The tower is designed to provide high quality service for Bell, Telus, Virgin and Koodo customers. (No submissions received)
  - A Discretionary Use Application has been submitted by **Atlantic Planning & Management Ltd.** requesting approval to establish and operate a **national brand coffee shop with drive-thru, a service station with convenience store and a national brand fast food restaurant at 2-8 Great Southern Drive.** The application satisfies all requirements of Section 7.30 "Drive-Thru Facilities" of the St. John's Development Regulations and has the required separation distance from a residential zone. The proposed coffee shop with drive-thru will have a total floor area of 167.2 m<sup>2</sup>, the service station with convenience store will have a total floor area of 232.3 m<sup>2</sup> and the fast food restaurant will have a total floor area of 162.6 m<sup>2</sup>. On-site parking will be provided. (No submissions received)
6. **Public Hearings**
  - a. Public Hearing – July 8, 2014– 73 Hayward Avenue
7. **Committee Reports**
  - a. Police & Traffic Committee Report (July 16, 2014)
  - b. Development Committee (July 22, 2014)

- c. Heritage Advisory Committee (July 11, 2014)
- d. Nomenclature Committee – Clovelly Trail Subdivision (Stage 3C)

**8. Resolutions**

**9. Development Permits List – Period ending July 23, 2014**

**10. Building Permits List – Period ending July 23, 2014**

**11. Requisitions, Payrolls and Accounts (Weeks ending July 17th and 23rd , 2014)**

**12. Tenders**

- a. Memorandum dated July 16, 2014 from Garage Buyer re: Tender 2014053 Vehicle Cleaning
- b. Memorandum dated July 17, 2014 from Deputy City Manager – Corporate Services re: Business Continuity Consultant

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

**14. Other Business**

- a. Memorandum dated July 17, 2014 from Acting City Solicitor re: purchase of land at 67 Major's Path for street widening
- b. Memorandum dated July 21, 2014 from Acting City Solicitor re: purchase of land 810 Portugal Cove Road within the watershed area.
- c. Ratification of E-polls:
  - i. Memorandum dated July 16, 2014 from Senior Buyer re: Tender 2014063 Spotters (RHB)
  - ii. Memorandum dated July 21, 2014 from Director of Engineering re: Tender – 2014 Water Transmission Main Replacement Program Bonaventure Avenue / Mayor Avenue – Phase 2(Calver Street to Milbanke Street)
  - iii. Memorandum dated July 17, 2014 from Director of Engineering re: Tender - 2014 Water Main Sliplining – Signal Hill
  - iv. Memorandum dated July 24, 2014 from Acting City Clerk re: Fire Ban

**15. Adjournment**



**July 15, 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 the Mayor presided.

There were present also: 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; the Chief Municipal Planner; Acting City Solicitor; and the Senior Legislative Assistant were also in attendance.

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

**SJMC2014-07-15/309R**

**It was decided on motion of Councillor Davis; seconded by Councillor Tilley; That the Agenda be adopted as presented.**

**Adoption of Minutes**

**SJMC2014-07-15/310R**

**It was decided on motion of Councillor Galgay; seconded by Councillor Puddister: That the minutes of July 2, 2014 be adopted as presented.**

**369 Blackmarsh Road**

**Application for Rezoning for 2 Apartment Buildings and 10 Row Houses**

**Applicant: Karwood Estates Inc.**

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The Committee considered a memorandum dated July 9, 2014 from the Chief Municipal Planner with respect to the above-noted.

**SJMC2014-07-15/311R**

**It was decided on motion of Councillor Tilley; seconded by Councillor Hann: That the applicant prepare a Land Use Assessment Report (LUAR) regarding the proposed development as per the Terms of Reference presented to Council.**

**Once the LUAR report has been received and reviewed by staff, the proposed amendments to the Municipal Plan, the Development Regulations, and the LUAR must be advertised publicly for review.**

**St. John's Municipal Plan Amendment No. 126, 2014  
St. John's Development Regulations Amendment No. 588, 2014  
Proposed text amendments to allow townhouses throughout Planning Area 4  
Mundy Pond in the Residential Medium Density (R2) Zone  
12 Jensen Camp Road**

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Council considered a memorandum dated July 7, 2014 from the Chief Municipal Planner regarding the above noted.

**SJMC2014-07-15/312R**

**It was decided on motion of Councillor Tilley; seconded by Councillor Breen: That Council adopt as presented the following Resolutions for St. John's Municipal Plan Amendment Number 126, 2014, and St. John's Development Regulations Amendment Number 588, 2014, to allow multi-family housing in Planning Area 4 on properties that do not have frontage along Blackmarsh Road and a text amendment to allow townhouses throughout Planning Area 4 - Mundy Pond in the Residential Medium Density (R2) Zone.**

**Council also agreed that Mr. Wayne Thistle, a member of the City's commissioner list, be appointed as the commissioner to conduct a public hearing on the amendments in accordance with the requirements of the Urban and Rural Planning Act, the date for the public hearing being set at Wednesday, August 13, 2014, at 7pm at St. John's City Hall.**

**RESOLUTION  
ST. JOHN'S MUNICIPAL PLAN  
AMENDMENT NUMBER 126, 2014**

**WHEREAS** the City of St. John's wishes to allow an infill residential development at Civic Number 12 Jensen Camp Road [**Parcel ID #33984**].

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

**Amend Part IV “Planning Area 4 – Mundy Pond”, Section 4.2.2 (“Residential Medium and High Density” by adding the following sentence:**

**“However, for properties that do not have frontage along Blackmarsh Road, Council shall have the discretion to introduce zones that permit multi-family housing”.**

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

**IN WITNESS THEREOF** the Seal of the City of St. John’s has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this 15<sup>th</sup> day of July, 2014.

\_\_\_\_\_  
**Mayor**

\_\_\_\_\_  
**MCIP**

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

\_\_\_\_\_  
**City Clerk**

\_\_\_\_\_  
**Council Adoption**

\_\_\_\_\_  
**Provincial Registration**

**RESOLUTION  
ST. JOHN’S DEVELOPMENT REGULATIONS  
AMENDMENT NUMBER 588, 2014**

**WHEREAS** the City of St. John’s wishes to allow townhouses throughout Planning Area 4 – Mundy Pond in the Residential Medium Density (R2) Zone.

**BE IT THEREFORE RESOLVED** that the City of St. John’s hereby adopts the following text amendment to the St. John’s Development Regulations pursuant to the provisions of the Urban and Rural Planning Act.

**Amend the Residential Medium Density (R2) Zone table, Section 10.4.1(i) “Townhousing” by deleting the phrase “and except for Planning Area 4 – Mundy Pond, where Townhousing is restricted to Blackmarsh Road and the area bounded by L’Anse aux Meadows Crescent, Captain Whelan Drive, and Columbus Drive” from the Permitted Uses section.**

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

**IN WITNESS THEREOF** the Seal of the City of St. John’s has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this 15<sup>th</sup> day of July, 2014.

\_\_\_\_\_  
**Mayor**

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

\_\_\_\_\_  
**City Clerk**

\_\_\_\_\_  
**Council Adoption**

\_\_\_\_\_  
**Provincial Registration**

**St. John’s Municipal Plan Amendment Number 128, 2014  
Amendment to the Commercial General Land Use District**

Council considered a memorandum dated July 7, 2014 regarding the above noted.

**SJMC2014-07-15/313R**

**It was decided on motion of Councillor Hann; seconded by Councillor Hickman: That Council adopt as presented the following resolution for the St. John's Municipal Plan Amendment Number 128, 2014 to amend the Commercial General (CG) Land Use District.**

**Council also approved the appointment of Mr. Stan Clinton, MCIP, a member of the City's commissioner list, to conduct a public hearing on the Municipal Plan Amendment in accordance with the requirements of the Urban and Rural Planning Act, the date for the public hearing to be set at Monday, August 4, 2014.**

**RESOLUTION  
ST. JOHN'S MUNICIPAL PLAN  
AMENDMENT NUMBER 128, 2014**

**WHEREAS** the City of St. John's wishes amend the St. John's Municipal Plan as follows:

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

1. **"Repeal Part III – "Land Use Districts" in the City Wide Objectives and Policies and replace it with the following new section:**

**Land Use Districts**

**The major purpose of the Land Use Districts is to identify and describe the recommended dominant land use and to provide parameters for development. In addition, Land Use Districts may prescribe, where it is deemed to be appropriate, the quantitative Height and Floor Area Ratio for land uses within Districts. Height is the maximum height permitted for a building in terms of the number of storeys or a metric dimension. Floor Area Ratio is the maximum ratio allowed between the floor area of a building on a lot and the area of that lot. These controls restrict the maximum bulk of buildings allowed in zones under a particular District.**

2. **Repeal Part III Section 3.3.2 – "Building Height and Area" in the Commercial General (CG) Land Use District and replace it with the following new section:**

**Building Height and Area**

**Building Height and Floor Area Ratio shall be as provided for in the St. John's Development Regulations."**

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

**IN WITNESS THEREOF** the Seal of the City of St. John’s has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this 15<sup>th</sup> day of July, 2014.

\_\_\_\_\_  
**Mayor**

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

\_\_\_\_\_  
**City Clerk**

\_\_\_\_\_  
**Council Adoption**

\_\_\_\_\_  
**Provincial Registration**

**St. John’s Municipal Plan Amendment Number 130, 2014**  
**Amendment to the Residential Land Use Designations**

Council considered a memorandum dated June 27, 2014 from the Chief Municipal Planner regarding the above noted.

**SJMC2014-07-15/314R**

**It was decided on motion of Councillor Davis; seconded by Councillor Hann: That the proposed amendment to the St. John’s Municipal Plan be advertised for public review and comment. Upon completion of the advertising process, the proposed amendment will be referred to a future Regular Meeting of Council for consideration of adoption-in-principle and then sent to the Department of Municipal Affairs for review.**

**RESOLUTION**  
**ST. JOHN’S MUNICIPAL PLAN**  
**AMENDMENT NUMBER 130, 2014**

**WHEREAS** the City of St. John’s wishes amend the Residential Districts of the St. John’s Municipal Plan as follows:

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

- 3. “Repeal Part III Section 2.3.1 – “Maximum Permitted Density” in the Residential Low Density (RLD) Land Use District and replace it with the following new section:**

**Lot Area and Density**

**Minimum Lot Area and/or Maximum Density, in terms of dwelling units per Lot, shall be as set forth in the Zone Requirements of the St. John's Development Regulations.**

4. **Repeal Part III Section 2.3.2 – “Maximum Permitted Density” in the Residential Medium Density (RMD) Land Use District and replace it with the following new section:**

**Lot Area and Density**

**Minimum Lot Area and/or Maximum Density, in terms of dwelling units per Lot, shall be as set forth in the Zone Requirements of the St. John's Development Regulations.**

5. **Repeal Part III Section 2.3.3 – “Maximum Permitted Density” in the Residential High Density (RHD) Land Use District and replace it with the following new section:**

**Lot Area and Density**

**Minimum Lot Area and/or Maximum Density, in terms of dwelling units per Lot, shall be as set forth in the Zone Requirements of the St. John's Development Regulations.**

6. **Repeal Part III Section 2.3.4 – “Maximum Permitted Density” in the Residential Downtown (RD) Land Use District and replace it with the following new section:**

**Lot Area and Density**

**Minimum Lot Area and/or Maximum Density, in terms of dwelling units per Lot, shall be as set forth in the Zone Requirements of the St. John's Development Regulations.”**

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

**IN WITNESS THEREOF** the Seal of the City of St. John’s has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this 15<sup>th</sup> day of July, 2014.

\_\_\_\_\_  
**Mayor**

\_\_\_\_\_  
**MCIP**

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

\_\_\_\_\_  
**City Clerk**

\_\_\_\_\_  
**Council Adoption**

\_\_\_\_\_  
**Provincial Registration**

**Proposed amendments to the Municipal Plan for additional height and to the Development Regulations to allow residential uses on the ground floor in the CO Zone – 57 Margaret’s Place, Ward 2**

Council considered a memorandum dated July 9, 2014 from the Chief Municipal Planner regarding the above noted.

**SJMC2014-07-15/315R**

**It was decided on motion of Councillor Galgay; seconded by Councillor Puddister: That Council formally approve the St. John's Development Regulations Amendment Number 586, 2014, as corrected below. This version will supersede the previous version considered on June 16, 2014. The resolution for St. John's Municipal Plan Amendment Number 118, 2014, needs no further consideration.**

**Council also approved referral of the amendments to the Department of Municipal and Intergovernmental Affairs with a request for provincial registration.**



**RESOLUTION  
ST. JOHN'S DEVELOPMENT REGULATIONS  
AMENDMENT NUMBER 586, 2014**

**WHEREAS** the City of St. John's wishes to allow "Residential Uses on the groundfloor" as a Discretionary Use in the Commercial Office (CO) Zone.

**BE IT THEREFORE RESOLVED** that the City of St. John's hereby adopts the following text amendment to the St. John's Development Regulations pursuant to the provisions of the Urban and Rural Planning Act.

**Amend Section 10.18.2 [COMMERCIAL OFFICE (CO) ZONE, Discretionary Use] of the St. John's Development Regulations by adding:**

**"(h) Dwelling Units located on the ground floor"**

**Amend Section 10.18.3(1)(e) "Building Height (max.) by deleting the sentence that begins "For the Belvedere property ..." and replacing it with the following:**

**"For the Belvedere property located between Bonaventure Avenue and Newtown Road along Margaret's Place, Building Height shall not exceed four (4) storeys."**

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

**IN WITNESS THEREOF** the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this 15<sup>th</sup> day of July, 2014.

\_\_\_\_\_  
**Mayor**

\_\_\_\_\_  
**MCIP**

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

\_\_\_\_\_  
**City Clerk**

\_\_\_\_\_  
**Council Adoption**

\_\_\_\_\_  
**Provincial Registration**

**Proposed Rezoning from Residential Low Density (R1) Zone and Open Space Reserve (OR) Zone to the Residential Low Density (R1) Zone  
16-36 Bay Bulls Road**

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Council considered a memorandum dated July 10, 2014 from the Chief Municipal Planner regarding the above noted.

**SJMC2014-07-15/316R**

**It was decided on motion of Councillor Puddister; seconded by Councillor Davis: That Council proceed with the following amendment to the Development Regulations to remove the OR Zone from the rear of the properties situated at 16-36 Bay Bulls Road.**

**Council also adopted as presented the following Resolution for the St. John's Development Regulations Amendment Number 601, 2014. The amendment must now be referred to the Department of Municipal and Intergovernmental Affairs with a request for Provincial registration.**

**RESOLUTION  
ST. JOHN'S DEVELOPMENT REGULATIONS  
AMENDMENT NUMBER 601, 2014**

**WHEREAS** the City of St. John's wishes to adjust its land-use zones to recognize the existing residential development at Civic Numbers 16, 18, 20, 22, 24, 26, 28, 30, 32, 34 and 36 Bay Bulls Road [Parcel IDs #33866, 33870, 29297, 29296, 21819, 21183, 33925, 33926, 14506, 32587 and 33924].

**BE IT THEREFORE RESOLVED** that the City of St. John's hereby adopts the following text amendment to the St. John's Development Regulations pursuant to the provisions of the Urban and Rural Planning Act.

**Rezone the rear portion of properties at Civic Numbers 16, 18, 20, 22, 24, 26, 28, 30, 32, 34 and 36 Bay Bulls Road [Parcel IDs #33866, 33870, 29297, 29296, 21819, 21183, 33925, 33926, 14506, 32587 and 33924] from the Open Space Reserve (OR) Zone to the Residential Low Density (R1) Zone as shown on Map Z-1A attached.**

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

**IN WITNESS THEREOF** the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this 15<sup>th</sup> day of July, 2014.

\_\_\_\_\_  
**Mayor**

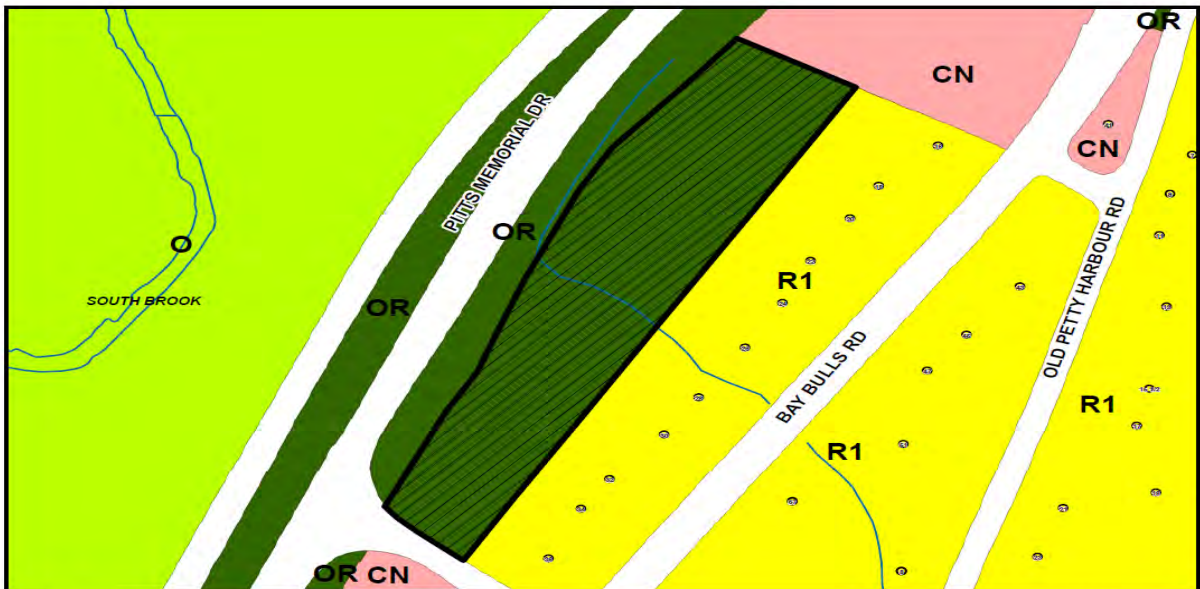
\_\_\_\_\_  
**MCIP**

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

\_\_\_\_\_  
**City Clerk**

\_\_\_\_\_  
**Council Adoption**

\_\_\_\_\_  
**Provincial Registration**



**CITY OF ST. JOHN'S  
DEVELOPMENT REGULATIONS  
Amendment No. 601, 2014  
[Map Z-1A]**

2014 05 13 SCALE: 1:2000  
CITY OF ST. JOHN'S  
DEPARTMENT OF PLANNING,  
DEVELOPMENT & ENGINEERING

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



AREA PROPOSED TO BE REZONED FROM OPEN SPACE RESERVE (OR) LAND USE ZONE TO RESIDENTIAL LOW DENSITY (R1) LAND USE ZONE

16 - 36 BAY BULLS ROAD

\_\_\_\_\_  
M.C.I.P. signature and seal

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Council Adoption

Provincial Registration

**Notices Published**

Council considered the following notices published:

- A Discretionary Use Application has been submitted requesting municipal approval for a Restaurant Liquor License to serve alcohol with food on the exterior deck for the restaurant located at **5 Bates Hill** (Wing'n It). The area of the deck is 23m<sup>2</sup>, and is located at the rear of the building. The proposed operating hours for the deck only, are seven (7) days a week from 12 p.m. - 9 p.m., weather permitting. (one submission received)
- A Discretionary Use (Restoration of Non-Conforming Use) Application has been submitted to rebuild the dwelling at **142 Blackmarsh Road**. The proposed dwelling is a two storey structure, with a floor area of 138 square metres. (No submissions received)
- A Discretionary Use Application has been submitted requesting permission to occupy **14 Fair Haven Place** as a Home Occupation for an Esthetics Studio. The proposed business will offer esthetic services and will occupy a floor area of approximately 37.2 m<sup>2</sup>. Hours of operations will be from Monday to Saturday in the afternoons and evenings (part time) and by appointment only with one (1) client per session. On-site parking is available for the business. The applicant is the sole employee. (No submissions received)

**SJMC2014-07-15/317R**

**It was decided on motion of Councillor Tilley; seconded by Councillor Lane: That Council approve the above noted applications subject to all applicable City requirements.**

**Special Events Advisory Committee Report of July 7, 2014**

Council considered the above noted report.

- 1) **Event:** Shea Heights Folk Festival  
**Location:** Richard Power Memorial Field  
**Date:** July 19-20, 2014  
**Time:** 2:00 p.m. to 12:00 p.m.
- 2) **Event:** St. John's Pride  
**Location:** Quidi Vidi Lake  
**Date:** July 19, 2014  
**Time:** 2:00 p.m. to 6:00 p.m.

- 3)    **Event:**       George Street Festival  
      **Location:**   George Street  
      **Date:**       July 31, 2014, to August 5, 2014  
      **Time:**       6:00 p.m. to 3:00 a.m.
  
- 4)    **Event:**       Easter Seals Drop Zone  
      **Location:**   Atlantic Place  
      **Date:**       August 2, 2014  
      **Time:**       7:00 a.m. to 7:00 p.m.

**Special Events Advisory Recommendation:**

It is the recommendation of the Committee that Council approve the above noted events, subject to the conditions set out by the Special Events Advisory Committee.

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Natalie Godden  
Acting Director, Recreation Division  
Department of Community Services

**SJMC2014-07-15/318R**

**It was decided on motion of Councillor Galgay; seconded by Councillor Tilley:  
That the report be adopted as presented with the following amendment:**

- **The St. John's Pride event is actually taking place on July 20<sup>th</sup>  
and not the 19<sup>th</sup> as noted in the memo.**

**Finance & Administration Standing Committee Report of July 8, 2014**

Council considered the above noted report:

**IN ATTENDANCE:**

Councillor Danny Breen, Chairperson  
Deputy Mayor Ron Ellsworth (12:25 pm)  
Councillor Bruce Tilley  
Councillor Tom Hann  
Councillor Bernard Davis  
Councillor Jonathan Galgay  
Councillor Dave Lane  
Mr. Neil Martin, City Manager

Mr. Robert Bishop, Deputy City Manager, Financial Management  
Mr. Dave Blackmore, Deputy City Manager, Planning, Development & Engineering  
Ms. Jill Brewer, Deputy City Manager, Community Services  
Mr. Sean Janes, City Internal Auditor  
Ms. Maureen Harvey, Senior Legislative Assistant

**1. Memorandum dated July 3, 2014 from the Deputy City Manager of Financial Services re: Community Grants Deferred for Further Consideration**

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The Committee considered the above noted memorandum which identified two grant requests that were deferred for further discussion and consideration – Clean St. John’s and the Aquarena.

Aquarena – This grant arose from the transfer of the Aquarena to Memorial University in 1995. As part of the transfer the City agreed to provide an annual operating grant of \$150,000 for three years and maintained two positions on the Aquarena/Works Board, filled by one member of Council and one member of staff. In 1999, Council agreed to continue the \$150,000 annual grant for the remaining three years of that Council term provided that the Board continued in place, that the City kept two places on the Board and that " .... the Aquarena remains as a community facility for use by the citizens at the existing level that it presently enjoys." The grant has continued since as an annual budget line item except that for 2010 and the following years, it has been reduced to \$100,000.

**Recommendation**

**The Committee recommends, on the basis of a motion by Councillor Tilley; seconded by Councillor Lane that approval be given for a grant in the amount of \$100,000 for the Aquarena for 2014.**

**-5 yeas (Breen, Ellsworth, Tilley, Lane, Davis)  
-2 nays (Galgay, Hann)  
- motion carried.**

Clean St. John's - Clean St. John's was formed under the auspices of the City in the early '90's primarily to leverage environmental funds from other sources that would not be available to the City directly. It continues as an ostensibly independent body but remains heavily dependent on both direct City funding and in-kind services such as office space and all the related expenses such as IT support. The direct grant has been an amount of \$63,750 since 2010, rising from the previous level of \$60,000. For the 2014 grants CSJ requested a \$15,000 increase to \$78,750.

**Recommendation**

**The Committee recommends deferral of the request from Clean St. John's for additional grant funding in the amount of \$15,000 to the 2015 operational budget discussions, pending receipt of a decision on the City's participation in the Federal Government's Communities in Bloom Program and receipt of a three to five year business plan.**

**2. Requests for Financial Support for Meetings/Conventions/Sporting Events (Policy 04-09-02)**

The Committee considered a request from the Aerospace and Defence Industry of Newfoundland & Labrador for financial support to host the Maritime and Arctic Security Conference in October 2014. It was noted the City helped fund this same conference in 2013 and this international based conference will be held annually in the City of St. John's.

**Recommendation:**

**The Committee recommends approval to grant an amount of \$750 to assist in hosting the Maritime and Arctic Security Conference.**

**3. Request dated June 30, 2014 from the Folk Arts Society**

The Committee considered the above noted request to cover the costs of end-of-night shuttle service at the 38<sup>th</sup> Annual Newfoundland & Labrador Folk Festival, being held in Bowring Park August 8 – 10<sup>th</sup>. This request was approved in 2013 on the basis of the change in venue due to ongoing construction at Bannerman Park. It is hoped that the 2015 Folk Festival can revert back to Bannerman Park upon completion of park improvements.

**Recommendation**

**The Committee recommends approval of costs associated with the end-of-night shuttle service for the 38<sup>th</sup> Annual Newfoundland & Labrador Folk Festival being held in Bowring Park on August 8 – 10, 2014.**

**4. Memorandum dated June 26, 2014 from City Clerk re: Shad Memorial 2014**

The Committee considered a request from MUN to host a luncheon for the staff and students of Shad Memorial 2014. It is one of 12 campuses in Canada offering a nation-wide program (Shad Valley program) designed to offer high-potential high school students the opportunity to engage with other talented youth from across the country.

**Recommendation**

**The Committee recommends approval of the Shad Memorial 2014 Luncheon with a provision that members of the Mayor's Advisory Committee on Youth be invited to attend.**

5. **Letter dated June 19, 2014 from the owner of 1 Hoyles Avenue re: Civic Assessment**

The Committee considered a letter from the owner of 1 Hoyles Avenue suggesting she should not have to pay a civic assessment related to the 2012 installation of a storm sewer in front of the home.

**Recommendation**

**Based on the foregoing, the Committee recommends that the owner of 1 Hoyles Avenue be written and advised of the legislative provisions of the City of St. John's Act and the requirement to pay for civic improvements for the installation of new infrastructure on City streets.**

6. **Memorandum from Deputy City Manager of Financial Services dated July 7, 2014 re: Request for funding to construct a fence around the VOWR radio tower.**

The Committee considered a request from Grand Concourse Authority to use some of its approved Capital funding from the City to cost share the construction of a fence around the VOWR radio tower located on the trail in Pippy Park.

**Recommendation**

**The Committee recommends approval of 50/50 cost sharing, the City's cost of which is \$11,000 to construct a fence around the VOWR radio tower located at Pippy Park.**

**Councillor Hann abstained from voting on the basis of a declared conflict of interest.**

Councillor Danny Breen  
Chairperson

**SJMC2014-07-15/319R**

**Regarding item # 1 of the report, it was moved by Councillor Breen; seconded by Councillor Lane: That the recommendation to grant \$100,000 to the Aquarena for 2014 be approved.**

Those speaking in favour of the motion referenced the undue hardship that would be caused to Memorial University should the grant not be awarded, particularly without any warning, given that it has been an annual grant incorporated into the Aquarena's budget planning. The aquatics program offered by the Aquarena fills a significant gap in the community which could not otherwise be offset by the City through its existing aquatics programs. The continued fostering of partnerships with Memorial University was also mentioned, particularly in light of the possibility that the 2021 Canada Summer Games will be coming



to the Province. Should Council decide that the subsidy is to be discontinued in the long term, discussions should be held with Memorial University in advance to ensure the development of an appropriate exit strategy.

Those speaking against the motion noted that Memorial University has a significantly larger budget than the City of St. John's and has received significant property tax breaks. It was felt that such funding would be better spent on the City's own recreational/operational programming initiatives.

**The motion being put, there voted for it the mover, the seconder and Councillors Tilley, Davis, Hann, Hickman, Collins and the Mayor. Voting against were Councillors Galgay and Puddister.**

**The motion passed.**

**SJMC2014-07-15/320R**

**Regarding item # 1 relative to the request from Clean St. John's for additional grant funding, it was decided on motion of Councillor Breen; seconded by Councillor Davis, with Councillor Hickman abstaining: That this item be deferred as per the Committee's recommendation.**

**SJMC2014-07-15/321R**

**Regarding item #'s 2-6 of the report, it was decided on motion of Councillor Breen; seconded by Councillor Davis: That the recommendations as outlined be approved.**

**Environmental Advisory Committee Report of June 26, 2014**

Council considered the above noted report as outlined below:

**Attendees:** Councillor Dave Lane, Chairperson  
Deputy Mayor Ron Ellsworth  
Jonas Roberts, Citizen Representative  
Marvin Barnes, Citizen Representative  
Rick Kelly, Food Security Network  
Arvo McMillan, Citizen Representative  
Rick Comerford, Citizen Representative  
Hope Bennett, Northeast Avalon ACAP  
Marvin Barnes, Citizen Representative  
Sharon Cave, Citizen Representative  
Rick Kelly, Food Security  
Kieran Hanley, NEIA

Megan Lafferty, representing Lanna Campbell on behalf of Nature Conservancy  
Jason Sinyard, Director of Planning & Development  
Ken O'Brien, Chief Municipal Planner  
Dave Wadden, Manager of Development Engineering  
Brian Head, Manager of Parks & Open Spaces  
Karen Chafe, Recording Secretary

Also present from the general public were:

Frank Butler  
Oonagh O'Dea  
Margie Winter  
David Winter

**Report:**

1. **Wetland Conservation Policy for the City of St. John's**

The Committee considered the attached draft policy for wetland conservation as prepared and presented by Committee member Mr. Rick Comerford.

**The Committee recommends that members now refer the wetland policy to city staff for review, feedback and response back to the Committee.**

2. **Galway Development and Lands above 190 Meter Contour**

The Committee has enquired about the status of the Galway development, formerly known as Glencrest. The Committee recommends the following:

**That the developers of Galway, KMK et al, be invited to attend a future meeting of the Committee to discuss their plans, both ongoing and long-term for that area.**

**The Committee also recommends that staff provide an update on the progress of the concept plan commissioned with respect to lands above the 190 Contour excluding the Galway development and that the company contracted to undertake that concept plan also be scheduled to meet with the Committee.**

3. **Rennies River Catchment Stormwater Management Plan**

The Manager of Development Engineering conducted a power point presentation on the recommendations outlined in the report prepared by CBCL Limited Consulting Engineers and entitled the *Rennies River Catchment Stormwater Management Plan* (Final Report). The link to the final report was subsequently e-mailed to all members of the Committee. The area residents noted above were also present to observe the Committee's discussion on this matter.

The Committee expressed concern about Council's lack of consultation with the Committee on this project. The Director of Planning & Development encouraged the Committee to review the report in more depth and advised that CBCL has been

commissioned to undertake the detailed design component of which the Committee may provide consultation if Council so directs.

**The Committee, therefore, recommends that Council approve a process whereby the Environmental Advisory Committee will be regularly consulted throughout the detailed design for the Rennies River Catchment Stormwater Management Plan.**

**The Committee further recommends that Council continue to seek its consultation on all environmental matters as per the Committee's Terms of Reference which in part is outlined as follows:**

**1. Purpose**

*The Environmental Advisory Committee provides information and advice to the St. John's Municipal Council on environmental issues that affect the City, as referred by Council or committees of Council, or as initiated by the Committee or the community.*

**2. Responsibilities and Duties**

*The Environmental Advisory Committee shall be responsible for:*

*A. Advising and making recommendations to Council or to a standing committee of Council, in a manner that will support the mandates of various departments, concerning but not limited to the following areas:*

- i. Protection of environmentally valuable areas, waterways, and wetlands, whether publicly or privately owned;*
- ii. Aquatic habitat protection and conservation;*
- iii. Plant and animal habitat protection and conservation;*
- iv. General use of pesticides and other potentially toxic chemicals;*
- v. Open spaces and natural landscape features (in collaboration with the City's Urban Forest Advisory Committee);*
- vi. Methods to manage stormwater drainage;*
- vii. Waste management;*
- viii. Energy efficiency and conservation;*
- ix. Food security and production;*
- x. Environmentally innovative initiatives; and*
- xi. Climate-change adaptation and mitigation.*

Councillor Dave Lane  
Chairperson

**SJMC2014-07-15/322R**

**It was moved by Councillor Lane; seconded by Councillor Hickman:  
That the report in its entirety be adopted as presented.**

Councillor Lane spoke to the report, noting that the draft wetland conservation policy should complement the environmental directions outlined in the Municipal Plan. The Committee also wanted the opportunity to meet with the developers of Galway to get a sense of their short and long term planning and to offer their environmental expertise. Councillor Lane also referenced the considerable professional and volunteer expertise on the Committee whose concerns about the Rennies River Catchment Stormwater Management Plan were significantly allayed once they were given the opportunity to meet with staff who conducted an excellent presentation on the project.

Councillor Hann asserted that the Environmental Advisory Committee is just that, an advisory committee, and as such, it should not be an obstacle that slows down the development process which Council has been trying to streamline for quite some time. He also felt that it was not within the Committee's purview to call upon developers to meet with them to discuss various applications; that is the responsibility of the standing committees only. The Galway project for example has gone through a fairly aggressive process of planning review and all that information is available from staff who can apprise various committees who request such information. He also felt that requiring proponents to meet with advisory committees would be unnecessarily onerous and would complicate the way the City does business. In this regard, he felt it would be more beneficial to have a complete review of the mandates of all advisory committees so that they are made fully aware of the parameters under which they should operate.

**SJMC2014-07-15/323R**

**It was then moved by Councillor Breen; seconded by Councillor Hann: That item #'s 2 and 3 of the report be deferred pending a complete review of the Terms of Reference for the City's advisory committees.**

**The motion being put was carried with Councillor Lane dissenting.**

**SJMC2014-07-15/324R**

**It was then moved by Councillor Lane; seconded by Councillor Hickman: That item # 1 of the report be approved as presented.**

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

**Development Permits List**

Council considered as information the following Development Permits List for the week ending July 9, 2014.

**DEVELOPMENT PERMITS LIST  
DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING  
FOR THE PERIOD OF June 26, 2014 TO July 9, 2014**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES		Building Lot	6 Blackhead Crescent – Subdivision of 420 Blackhead Road	5	Approved	14-06-26
RES		Home office for Plumbing Services	98 Brazil Street	2	Approved	14-06-30
RES		Home Office for Web Design	18a Bavidge Street	1	Approved	14-07-02
RES		Home Office for Home Inspection Business	13 Clearview Street	5	Approved	14-07-07
RES		Home Office for Video Game Creation	76 Boyle Street	3	Approved	14-07-08
COM	Pinnacle Engineering Limited	Office Building	55 White Rose Drive	1	Approved	14-07-09

<p>* Code Classification: RES- Residential COM- Commercial AG - Agriculture OT - Other</p> <p style="margin-left: 150px;">INST - Institutional IND - Industrial</p>
<p>** 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.</p>

**Gerard Doran  
Development Officer  
Department of Planning**

**Building Permits List**

**SJMC2014-07-15/325R**

**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 26, 2014 to July 9, 2014 be approved:**

### Building Permits List Council's July 15, 2014 Regular Meeting

Permits Issued: 2014/06/26 To 2014/07/09

**Class: Commercial**

255 Bay Bulls Rd	Co	Car Sales Lot
323 Kenmount Rd	Co	Retail Store
110 Water St Lush Consignment	Co	Retail Store
40 Aberdeen Ave	Ms	Retail Store
40 Aberdeen Ave	Ms	Retail Store
25 Aberdeen Ave	Sn	Mixed Use
95 Allandale Rd	Ms	Cultural Center
37 Anderson Ave	Ms	Eating Establishment
260 Blackmarsh Rd	Ms	Retail Store
3 Blackmarsh Rd	Ms	Retail Store
57 Blackmarsh Rd	Ms	Place Of Assembly
203 Blackmarsh Rd	Ms	Retail Store
271 Blackmarsh Rd	Ms	Retail Store
271 Blackmarsh Rd	Ms	Retail Store
711 Blackmarsh Rd	Ms	Service Shop
44 Crosbie Rd	Ms	Convenience Store
10 Elizabeth Ave	Ms	Retail Store
84-86 Elizabeth Ave	Ms	Service Shop
92 Elizabeth Ave	Ms	Office
100 Elizabeth Ave	Sn	Mixed Use
395 Empire Ave	Ms	Club
391-395 Empire Ave	Ms	Retail Store
324 Frecker Dr	Ms	Convenience Store
336 Freshwater Rd	Ms	Office
12 Gleneyre St	Ms	Service Shop
5 Hallett Cres	Ms	Industrial Use
9 Hallett Cres	Ms	Retail Store
78 Harvey Rd	Ms	Eating Establishment
12-20 Highland Dr	Ms	Retail Store
12-20 Highland Dr	Ms	Clinic
189 Higgins Line	Ms	Office
55b Kelsey Dr Telus	Ms	Communications Use
75 Kelsey Dr	Ms	Eating Establishment
54 Kenmount Rd	Ms	Eating Establishment
58 Kenmount Rd	Ms	Office
120 Kenmount Rd. Sign #1	Ms	Car Sales Lot
120 Kenmount Rd., Sign #2	Ms	Car Sales Lot
33 Kenmount Rd	Ms	Office
35 Kenmount Rd	Ms	Eating Establishment
177 Kenmount Rd	Ms	Car Sales Lot
193 Kenmount Rd	Ms	Retail Store
409 Kenmount Rd	Ms	Car Sales Lot
461 Kenmount Rd	Ms	Car Sales Lot
475 Kenmount Rd	Ms	Car Sales Lot
479 Kenmount Rd	Ms	Car Sales Lot
90 Logy Bay Rd	Ms	Club
468 Logy Bay Rd	Ms	Commercial Garage
358 Main Rd	Ms	Service Station
345-349 Main Rd	Ms	Eating Establishment
431-435 Main Rd	Ms	Take-Out Food Service
10 Messenger Dr	Ms	Retail Store
6 Mullaly St	Ms	Warehouse
119 New Cove Rd	Ms	Clinic
446 Newfoundland Dr	Ms	Restaurant

57 Old Pennywell Rd	Ms	Retail Store
87 Old Pennywell Rd	Ms	Convenience Store
22 O'leary Ave	Ms	Restaurant
60 O'leary Ave	Ms	Retail Store
78 O'leary Ave	Ms	Retail Store
37 O'leary Ave	Ms	Retail Store
37 O'leary Ave	Ms	Office
20 Peet St	Ms	Car Sales Lot
52 Pippy Pl	Ms	Retail Store
59-61 Pippy Pl	Ms	Retail Store
4 Portugal Cove Rd	Ms	Place Of Amusement
279 Portugal Cove Rd	Ms	Service Shop
279 Portugal Cove Rd	Ms	Service Shop
279 Portugal Cove Rd	Ms	Clinic
46-50 Robin Hood Bay Rd	Ms	Industrial Use
20 Ropewalk Lane	Ms	Service Shop
30 Ropewalk Lane	Ms	Eating Establishment
38-42 Ropewalk Lane	Ms	Office
38 Ropewalk Lane	Ms	Service Shop
45 Ropewalk Lane	Ms	Retail Store
10 Stavanger Dr	Ms	Retail Store
14 Stavanger Dr., Mcdonald's	Ms	Restaurant
16 Stavanger Dr	Ms	Restaurant
20 Stavanger Dr	Ms	Retail Store
22 Stavanger Dr	Ms	Retail Store
386 Stavanger Dr	Ms	Commercial School
386 Stavanger Dr	Ms	Retail Store
410 Stavanger Dr	Ms	Retail Store
3 Stavanger Dr	Ms	Restaurant
25 Stavanger Dr	Ms	Retail Store
15-27 Stavanger Dr	Ms	Retail Store
15-27 Stavanger Dr	Ms	Retail Store
415 Stavanger Dr	Ms	Restaurant
Thorburn Rd	Ms	Retail Store
Thorburn Rd	Ms	Convenience Store
446 Topsail Rd	Ms	Service Station
502 Topsail Rd	Ms	Service Shop
506 Topsail Rd	Ms	Eating Establishment
644 Topsail Rd	Ms	Club
686 Topsail Rd	Ms	Restaurant
681 Topsail Rd	Ms	Place Of Amusement
10 Elizabeth Ave	Ms	Office
192-194 Torbay Rd	Ms	Eating Establishment
248 Torbay Rd	Ms	Restaurant
286 Torbay Rd Country Keepsake	Ms	Retail Store
286 Torbay Rd Jungle Jim's	Ms	Restaurant
286 Torbay Rd	Ms	Retail Store
320 Torbay Rd	Ms	Club
320 Torbay Rd	Ms	Retail Store
320 Torbay Rd	Ms	Eating Establishment
340 Torbay Rd	Ms	Service Station
350 Torbay Rd	Ms	Take-Out Food Service
430 Torbay Rd	Ms	Tavern
436 Torbay Rd	Ms	Nursery School
660 Torbay Rd	Ms	Retail Store
141 Torbay Rd	Ms	Restaurant
141 Torbay Rd	Ms	Office
141 Torbay Rd	Ms	Office
Torbay Road-Torbay Rd Mall	Ms	Office
Torbay Road-Torbay Rd Mall	Ms	Restaurant
585 Torbay Rd	Ms	Take-Out Food Service
607 Torbay Rd	Ms	Office
5 Waterford Bridge Rd	Sn	Place Of Amusement

379 Duckworth St	Rn	Mixed Use
2 Tansley St	Nc	Accessory Building
345 Duckworth St	Sw	Mixed Use
602 Water St, Rock Paper	Cr	Retail Store
21 Campbell Ave	Rn	Mixed Use
193-199 Lemarchant Rd	Rn	Office
38 Bay Bulls Rd	Nc	Fence
200-232 Newfoundland Dr Fence	Nc	Fence
200-232 Newfoundland Dr Traile	Nc	Accessory Building
115 Duckworth St, Portobello's	Rn	Restaurant
318 Bay Bulls Rd	Sw	Retail Store
187 Gower St	Rn	Mixed Use
318 Water St "The Cove"	Nc	Patio Deck
673 Topsail Rd, Unit 3	Rn	Office
12 Hebron Way, Starbucks	Rn	Eating Establishment
178 Major's Path	Nc	Accessory Building
33 Pippy Pl	Rn	Office
5 Springdale St Level 2	Rn	Office
5 Springdale St Level 11	Rn	Department Store

This Week \$ 4,040,525.00

**Class: Industrial**

This Week \$ .00

**Class: Government/Institutional**

Waterford Bridge Rd	Ms	Recreational Use
43 Kenmount Rd	Rn	Church
100 Military Rd	Nc	Recreational Use

This Week \$ 3,095,000.00

**Class: Residential**

55 White Rose Dr	Nc	Office
79 Alexander St	Nc	Patio Deck
36 Allandale Rd	Nc	Accessory Building
66 Allandale Rd	Nc	Patio Deck
419 Allandale Rd	Nc	Single Detached Dwelling
287 Anspach St	Nc	Patio Deck
3 Antelope St	Nc	Patio Deck
12 Appledore Pl	Nc	Fence
17 Balnafad Pl	Nc	Accessory Building
52 Spruce Grove Ave	Nc	Fence
14 Biscay Pl, Lot 5	Nc	Single Detached & Sub.Apt
1265 Blackhead Rd	Nc	Accessory Building
418 Blackmarsh Rd., Lot 51	Nc	Accessory Building
47 Bristol St	Nc	Fence
27 Burling Cres	Nc	Fence
15 Cambridge Ave	Nc	Accessory Building
29 Cambridge Ave	Nc	Fence
340 Canada Dr	Nc	Accessory Building
82 Cape Pine St	Nc	Accessory Building
25 Cappahayden St	Nc	Patio Deck
57 Carter's Hill, Unit A	Nc	Semi-Detached Dwelling
57 Carter's Hill, Unit B	Nc	Semi-Detached Dwelling
26 Castle Bridge Dr	Nc	Swimming Pool
152 Castle Bridge Dr	Nc	Fence
11 Chafe's Lane	Nc	Patio Deck
7 Cherrybark Cres., Lot 248	Nc	Single Detached & Sub.Apt
31 Cherrybark Cres Lot 240	Nc	Single Detached Dwelling



37 Cherrybark Cres, Lot 237	Nc	Single Detached & Sub.Apt
39 Cherrybark Cres, Lot 236	Nc	Single Detached & Sub.Apt
20 Colville St	Nc	Patio Deck
73 Cottonwood Cres	Nc	Accessory Building
3 Courtney St	Nc	Fence
21 Country Grove Pl	Nc	Fence
62 Cypress St	Nc	Fence
3 Darling St	Nc	Fence
3 Darling St	Nc	Patio Deck
48 Dillon Cres	Nc	Accessory Building
2 Douglas St	Nc	Fence
75 Doyle's Rd	Nc	Single Detached Dwelling
4 Duke St , Lot 209	Nc	Single Detached & Sub.Apt
5 Duke St, Lot 240	Nc	Single Detached Dwelling
41 Dunkerry Cres	Nc	Fence
25 Durham Pl	Nc	Accessory Building
17 Eastmeadows Ave	Nc	Patio Deck
32 Cookstown Rd	Nc	Patio Deck
15 Francis St	Nc	Fence
32 Gerard Pl	Nc	Patio Deck
14 Gil Eannes Dr	Nc	Fence
18 Glenlonan St	Nc	Patio Deck
37 Glenlonan St	Nc	Fence
69 Glenlonan St	Nc	Fence
66 Great Eastern Ave	Nc	Fence
1 Green Acre Dr	Nc	Fence
35 Grieve St	Nc	Accessory Building
103 Hall's Rd	Nc	Accessory Building
49 Hillview Dr E	Nc	Fence
42 Howley Ave Exten	Nc	Accessory Building
126 Hussey Dr	Nc	Fence
71 Jasper St	Nc	Patio Deck
67 Jennmar Cres	Nc	Fence
58 Kenai Cres	Nc	Accessory Building
3 Kent Pl	Nc	Patio Deck
68 Macbeth Dr	Nc	Fence
68 Macbeth Dr	Nc	Accessory Building
14 Maclaren Pl	Nc	Accessory Building
798 Main Rd	Nc	Single Detached Dwelling
3 Martin Cres	Nc	Accessory Building
47 Merrymeeting Rd	Nc	Patio Deck
3 Mike Adam Pl	Nc	Accessory Building
2 Montague St	Nc	Accessory Building
17 Munich Pl Lot 10	Nc	Single Detached Dwelling
38 Myrick Pl	Nc	Accessory Building
52 Navajo Pl	Nc	Fence
43 Navajo Pl	Nc	Patio Deck
200-232 Newfoundland Dr	Nc	Condominium
3 Newtown Rd	Nc	Patio Deck
6 Oberon St	Nc	Fence
39 Oberon St	Nc	Fence
53 Orlando Pl, Lot 203	Nc	Single Detached Dwelling
40 Ottawa St	Nc	Accessory Building
13 Paddy Dobbin Dr	Nc	Accessory Building
21 Pine Bud Ave	Nc	Fence
6 Plover St	Nc	Fence
28 Rosalind St	Nc	Accessory Building
15 Rosalind St	Nc	Fence
28 Rose Abbey St	Nc	Fence
72 Rotary Dr	Nc	Fence
52 Sgt.Craig Gillam Ave Lot161	Nc	Single Detached Dwelling
5 Sheffield Pl	Nc	Patio Deck
38 Shoal Bay Rd	Nc	Patio Deck

2 Soldier Cres	Nc	Accessory Building
25 Stenlake Cres	Nc	Fence
29 Sunset St	Nc	Single Detached Dwelling
23 Symonds Ave	Nc	Patio Deck
23 Symonds Ave	Nc	Patio Deck
1 Tanner St	Nc	Fence
8 Titania Pl, Lot 161	Nc	Single Detached Dwelling
25 Sitka St	Nc	Fence
8 Walsh's Lane	Nc	Fence
30 Walsh's Lane Lot #6	Nc	Single Detached Dwelling
21 Welland St	Nc	Fence
27 Willenhall Pl, Lot 6	Nc	Single Detached Dwelling
29 Willenhall Pl Lot 7	Nc	Single Detached & Sub.Apt
33 Willenhall Pl Lot #9	Nc	Single Detached Dwelling
37 Gleneyre St., Aging Well N1	Co	Home Office
141 New Cove Rd	Co	Home Office
83 Doyle's Rd	Cr	Subsidiary Apartment
67 Penney Cres	Cr	Subsidiary Apartment
20 Ridge Rd	Cr	Subsidiary Apartment
7 Wexford St	Cr	Subsidiary Apartment
7 Barnes Pl	Ex	Single Detached Dwelling
5 Cornwall Ave	Ex	Single Detached Dwelling
45 Craigmillar Ave	Ex	Single Detached Dwelling
40 Firdale Dr	Ex	Single Detached & Sub.Apt
15 Harbour View Ave	Ex	Single Detached Dwelling
5 Deanery Ave	Ex	Patio Deck
26 Regent St	Ex	Single Detached Dwelling
10 Rendell Pl	Ex	Single Detached Dwelling
49 Savannah Park Dr	Ex	Single Detached Dwelling
9 Thistle Pl	Ex	Single Detached Dwelling
36 Anthony Ave	Rn	Duplex Dwelling
36 Barter's Hill Pl	Rn	Semi-Detached Dwelling
3 Bond St	Rn	Patio Deck
5 Cabot St	Rn	Townhousing
61 Carrick Dr	Rn	Single Detached Dwelling
97 Cornwall Ave	Rn	Single Detached Dwelling
7 Cummings St	Rn	Townhousing
21 Garrison Hill	Rn	Semi-Detached Dwelling
152 Gower St	Rn	Townhousing
151 Gower St	Rn	Townhousing
14 Hayward Ave	Rn	Townhousing
64 Newtown Rd	Rn	Patio Deck
34 Queen's Rd	Rn	Single Detached Dwelling
101 Quidi Vidi Rd	Rn	Single Detached Dwelling
19 Russell St	Rn	Single Detached Dwelling
35 Russell St	Rn	Single Detached Dwelling
5 Sheffield Pl	Rn	Single Detached & Sub.Apt
15 Topsail Rd	Rn	Single Detached Dwelling
14 Wickham Pl	Rn	Single Detached Dwelling
421 Back Line	Sw	Single Detached Dwelling
14 Cornwall Cres	Sw	Single Detached Dwelling
35 Grieve St	Sw	Single Detached Dwelling
49 Parade St	Sw	Townhousing
414 Blackmarsh Rd	Ms	Industrial Use
82 Thorburn Rd	Sn	Other

This Week \$ 8,739,719.00

**Class: Demolition**

34 Queen's Rd Dm Single Detached Dwelling  
This Week \$ 1,200.00

This Week's Total: \$ 15,876,444.00

Repair Permits Issued: 2014/06/26 To 2014/07/09 \$ 524,670.00

14 Bartlett Place - Your application for an enclosed side stairwell is rejected as contrary to Section 8.3.8(b) (iv) of the 1994 Development Regulations.

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			
July 15, 2014			
TYPE	2013	2014	% VARIANCE (+/-)
Commercial	\$52,813,000.00	\$52,543,000.00	-1
Industrial	\$131,000.00	\$125,300.00	-4
Government/Institutional	\$71,277,000.00	\$77,607,000.00	9
Residential	\$79,750,000.00	\$63,804,000.00	-20
Repairs	\$2,118,000.00	\$2,437,000.00	15
Housing Units (1 & 2 Family Dwellings)	248	156	
<b>TOTAL</b>	<b>\$206,089,000.00</b>	<b>\$196,516,300.00</b>	<b>-5</b>

Respectfully Submitted,

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

**Requisitions, Payrolls and Accounts**

**SJMC2014-07-15/326R**

**It was decided on motion of Councillor Davis; seconded by Councillor Puddister: That the following Payrolls and Accounts for the weeks ending July 2<sup>nd</sup> and 9<sup>th</sup>, 2014 be approved.**

**Weekly Payment Vouchers  
For The  
Week Ending July 2, 2014**

**Payroll**

<b>Public Works</b>	<b>\$ 441,628.66</b>
<b>Bi-Weekly Administration</b>	<b>\$ 799,662.17</b>
<b>Bi-Weekly Management</b>	<b>\$ 713,318.88</b>
<b>Bi-Weekly Fire Department</b>	<b>\$ 654,227.02</b>
<b>Accounts Payable</b>	<b>\$4,656,866.79</b>

**Total: \$7,265,703.52**

**Weekly Payment Vouchers  
For The  
Week Ending July 9, 2014**

**Payroll**

<b>Public Works</b>	<b>\$ 493,817.20</b>
<b>Bi-Weekly Casual</b>	<b>\$ 95,656.74</b>
<b>Accounts Payable</b>	<b>\$5,183,149.64</b>

**Total: \$5,772,623.58**

**Tenders**

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

- Tender – 2014042 Printed Forms
  - Recommended bidder: Cansel Wade @ \$50,782.00 (taxes (HST) included)
- Tender – 2014059 Chafe's Lane Park
  - Recommended bidder: Modern Paving @ \$96,050.00 (taxes (HST) included)

**SJMC2014-07-15/327R**

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

**Memo re: Travel Authorization for Councillor Hickman re: Canadian Capital Cities**

The above noted memo was inadvertently included in the agenda, as the matter was approved at the last meeting of Council.

**Cost Estimates for Construction of Sidewalks**

Councillor Danny Breen asked for cost estimates to be prepared for the construction of sidewalks on the west side of Portugal Cove Road, Higgin's Line to Newfoundland Drive and Airport Heights Drive. The matter was referred to the Deputy City Manager of Planning, Development and Engineering for review.

**Adjournment**

There being no further business the meeting adjourned at 5:30 p.m.

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**MAYOR**

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**CITY CLERK**

## NOTICES PUBLISHED

Applications which have been advertised in accordance with the requirements of Section 5.5 of the St. John's Development Regulations and which are to be considered for approval by Council at the **Regular Meeting of Council on Monday, July 28, 2014**

Ref #	Property Location/ Zone Designation	Ward	Application Details	Floor Area (square metres)	# of Employees (includes the applicant)	# of On-Site Parking Spaces	Written Representations Received	Planning and Development Division Notes
1	<b>130 Ridge Road</b> Pippy Park (Pippy Park) Zone	4	A Discretionary Use application has been submitted by Bell Mobility Inc. requesting permission to construct a telecommunication tower at <b>130 Ridge Road</b> near Allandale Road. The proposed tower will be 40 meters high. The tower is designed to provide high quality service for Bell, Telus, Virgin and Koodo customers.				No submissions received	<b>The Planning and Development Division recommends approval of the application subject to all applicable City requirements.</b>
2	<b>2-8 Great Southern Drive</b> Commercial Neighbourhood (CN) Zone	5	A Discretionary Use Application has been submitted by Atlantic Planning & Management Ltd. requesting approval to establish and operate a national brand coffee shop with drive-thru, a service station with convenience store and a national brand fast food restaurant at <b>2-8 Great Southern Drive</b> . The application satisfies all requirements of Section 7.30 "Drive-Thru Facilities" of the St. John's Development Regulations and has the required separation distance from a residential zone. The proposed coffee shop with drive-thru will have a total floor area of 167.2 m <sup>2</sup> , the service station with convenience store will have a total floor area of 232.3 m <sup>2</sup> and the fast food restaurant will have a total floor area of 162.6 m <sup>2</sup> . On-site parking will be provided.	562.1			No submissions received	<b>The Planning and Development Division recommends approval of the application subject to all applicable City requirements.</b>

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

(Original Signed)

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

# MEMORANDUM

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**Date:** July 21, 2014

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

**From:** Dave Wadden, M.Eng., P.Eng.  
Acting Director, Planning and Development

**Re:** **Department of Planning and Development File DEV1400097**  
**Change of Non-conforming Use Application**  
**Proposed Café / Restaurant**  
**73 Hayward Avenue - Ward 2**  
**Residential Downtown (RD) Zone**

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A Discretionary Use application has been submitted to the City requesting permission to change the use of the above-noted property from its previously approved use as an art gallery to a Café. The proposed use would occupy the ground floor of this two storey building. The application was advertised in accordance with Section 5.5 of the St. John's Development Regulations and on July 8, 2014 a Public meeting Chaired by Councillor Tilley was held concerning the same.

The building has a residential apartment on the second floor having one (1) parking space allocated for the apartment. There is no other parking on the site. The ground floor has a history of commercial uses which include an electrolysis clinic and household furnishings business. The Café would occupy 20 square metres in seating area and would require four (4) parking in accordance with Section 9 of the St. John's Development Regulations. The business would operate seven days a week Monday to Saturday, 8:00 am-8:00 pm and Sunday, 10:00 am to 5:00 pm. As previously noted, there are no additional parking spaces on the site beyond the parking space for the apartment. In order for Council to process this application to its fullest, Parking Relief would have to be exercised in accordance with Section 9. 1.2.(1) for the parking spaces required for the Café.

The application was referred to the City's Roads and Traffic Division to assess the current parking conditions and regulations in the immediate area of the proposed Café. Those comments are as follows:

*"Many residents in this area rely on the street for parking because they do not have driveways. This includes the off-street area between 85 and 109 Hayward Avenue since there is a "No Parking Anytime" restriction on the opposite side (north side) prohibiting them from parking on that side.*

# ST. JOHN'S

*In the past residents in this area have complained about parking problems caused by the Georgetown Bakery, particularly on Maxse Street. A new cafe or restaurant in this area may exacerbate this issue further. In the winter time McDougall Street has a "No Parking - Snow Route" restriction on one side that will reduce on-street parking availability from December 1st to March 31st. "*

There are 16 parking no permit parking spaces between 85 and 109 Hayward Avenue and 16 additional parking spaces in a nearby parking area known as Century Park. These parking areas are a short walking distance to the subject café site. Planning and Development staff have reviewed the application and are of the opinion that there is flexibility in accommodating the parking needs of the proposed café by allocating or utilizing four of the required parking spaces for the café in these noted areas.

**Recommendation:**

Council grant Parking Relief in accordance with Section 9 of the St. John's Development Regulations, Parking Relief for the four (4) parking spaces required for the café. It is further recommended that Parking Services increase the monitoring of on street parking in the area of the Georgetown Bakery where, based on a submission at the Public Meeting for the café, parked vehicles do crowd the intersection of Maxse Street and Hayward Avenue when visiting the bakery.

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Dave Wadden, M.Eng., P.Eng.  
Acting Director, Planning and Development  
Department of Planning, Development and Engineering

DW/sba



A public meeting was held on Tuesday, July 8, 2014 at 7:00 p.m. in the Foran/Greene Room, 4<sup>th</sup> Floor, City Hall.

Present from Council:           Councillor Bruce Tilley, Chair  
  Deputy Mayor Ron Ellsworth  
  Councillor Dave Lane  
  Councillor Jonathan Galgay

City of St. John's Staff:  
Ken O'Brien, Chief Municipal Planner  
Dawn Corner, Manager of Traffic  
Gerard Doran, Development Supervisor  
Blair Bradbury, Development Engineer, Traffic  
Vanessa Pennell Mercer, Development Engineer

Approximately 28 people were in attendance

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

**A Change of Non-Conforming Use Application**

**73 Hayward Avenue: Conversion to a Café**

**The proposed use would occupy the ground floor of this two storey building. There is currently one (1) parking space on the property which is required for the existing second storey apartment.**

**Applicant: Stephanie Stoker**

The following written submission was received and is attached to this report:

- Letter from Kathryn Simonsen on behalf of the Georgestown Neighbourhood Association

The following written submissions were received in objection to the proposal and are attached to this report:

- Submission from Janet McNaughton (A photo essay)
- E-mail from Christina Smith, area resident
- E-mail from Michael Wallack, area resident
- E-mail from Patrick Hanlon, area resident
- E-mail from Elizabeth Wallack, area resident
- E-mail from Terry and Mary Wadden, area residents
- E-mail from Patrick Knee, area resident
- E-mail from Sam White, area resident
- Letter from John Hoskins and Penny Morrill, area residents

The following written submissions were received in favor of the proposal and are attached to this report:

- E-mail from Stephanie Stoker, applicant
- E-mail from Deidre Green Lono
- E-mail from Ruth Lawrence and Des Walsh
- E-mail from Monique Tobin
- E-mail from Alison Cass
- E-mail from Lydia Lewycky and Tom Horrocks
- E-mail from John Lewis
- E-mail from Pablo Navarro
- E-mail from Wendy Mugford
- E-mail from Steve Curtis
- E-mail from John Longlott
- E-mail from Nadine Brothers
- E-mail from Calla Lachance
- E-mail from Colin Stoker
- Various social media posts
- E-mail from Lois Brown and Olivia Curtis Brown
- E-mail from Sarah Joy Stoker and Michael Luke
- E-mail from Rebecca Newhook
- E-mail from Michelle Bush
- E-mail from Mandy Cook
- E-mail from Mark Brown
- E-mail from Elise Thorburn
- E-mail from Debbie Bellows
- E-mail from Celine Schneider
- E-mail from Dan Ficken
- E-mail from Leah B. Lewis
- E-mail from Lois Martin
- E-mail from Laura Simms
- E-mail from G. Hickman
- E-mail from Carla Hiscock
- E-mail from Deneen Connolly
- E-mail from Susan Green
- E-mail from Andrew Draskoy
- E-mail Sharon Bala and Tom Baird

### **Call to Order**

Councillor Tilley called the meeting to order and outlined the process to ensue wherein staff will provide an overview of the application review process and the applicant will have an opportunity to speak/present on her own behalf. The floor will then be opened to public feedback.

### **Staff Overview**

Mr. Ken O'Brien, Chief Municipal Planner advised that the property in question is zoned Residential Downtown (RD) under the City's Development Regulations. The application does not require a rezoning as the non-conforming status of the property as a commercial use has

previously existed; and as such, confers legal rights to the present owner for continued commercial operation. The proposed cafe will comprise 25 square meters of floor area. One parking space is associated with the property and reserved for the residential unit upstairs. If Council allows this application, there will be no off-street parking available. Any type of commercial land use typically requires that parking standards should be met; however, parking standards cannot be met in this case. Council still has the authority to approve or reject the application (*and can waive the parking requirements by granting parking relief if it can be shown that the required amount of parking is not needed*) and will base its decision on the feedback received from the general public.

**Stephanie Stoker - Proponent:**

Ms. Stoker lives at 20 Maxse St. across from 73 Hayward Avenue. She acknowledged the problems with parking in the neighborhood; however, her proposal for a community café would be targeted toward the local neighborhood and pedestrian tourism traffic from nearby B&B's. Patrons who live nearby would walk to the site. The commercial uses which presently exist in close proximity, i.e. the pub and bakery as well as the open spaces and basketball court nearby would complement the proposed use. In the past, the property has been used by an electronic shop, a grocery store, an art gallery, etc. There are cyclists who live in the neighbourhood also as well as three schools nearby within a five minute walk to the café. The other component of the proposal is the book shelf which will be built to offer free books to borrow or drop off for the general public. No other similar operation is available within the City.

The proposal will be a “walk-to” cafe which will have local and seasonal produce and local products, made by local people, local food, coffee, books, a place to congregate and hold neighborhood meetings.

Ms. Stoker referenced the newly drafted Municipal Plan which defines complete neighborhoods as places that include various amenities and conveniences close by to encourage pedestrian traffic rather than the use of cars. The proposed café will also provide incentives for pedestrians/cyclists, i.e. a peddle card for example that provides discounts to those using bikes instead of cars.

Ms. Stoker referenced over 20 letters of support she has received to date.

**Steve Curtis – Georgestown Resident**

Expressed support for the project.

**Lia Lewis – Georgestown Resident**

Expressed support for the project. She referenced the growing economy of the City and the proliferation of big businesses Downtown; however, there is a need to support small businesses which garner far more support from the local communities in which they operate.

**Robert Billard – Georgestown Resident**

Felt that the neighbourhood should not be “hamstrung” by parking problems, particularly given that this building is currently vacant and proposed to be occupied by a business catering to the

local community. He felt it would be unfortunate if the application was rejected solely on the basis of the lack of parking.

### **Janet McNaughton – Georgestown Resident**

Ms. McNaughton spoke in opposition to the application. A copy of her submission is attached to this report and she read it into the record. She also conducted a power point slide presentation of photos she took which demonstrated the significant traffic congestion which occurs as a result of the bakery operation, particularly on Saturday mornings. She made the following points:

- Civic no. 73 Hayward faces the side of her house which also faces the Georgestown Bakery. Pictures were displayed of the cars which frequent the area on a typical Saturday morning. Cars are commonly parked underneath the one-way sign and blocking the intersection. Parking congestion causes serious traffic hazards. Illegal parking means nothing to the people who own the bakery. When the bakery closes at 5:30 p.m. the street goes back to normal.
- Photos were also displayed which showed Ms. McNaughton's property during the winter time and the tremendous challenges they face with keeping a space clear for their vehicle which has to park on-street.
- She noted that she is 60 years of age and her husband is 68. It takes them about 90 minutes to clear the snow from the front of their house because they have to carry the snow across the street as there is no other place to deposit it. Many renters do not bother to clear out their parking spaces and this exacerbates the problems associated with the accumulation of snow causing the narrowing of streets.
- There is an unwritten code in the area that people respect, for the most part, that if you shoveled out your parking spot, it belongs to you.
- Service vehicles such as garbage trucks have enough of a challenge accessing the street when cars are parked legally. Her own vehicle was hit twice over the past few years causing at least \$1800 and \$2000 in damages respectively.
- She made reference to the business Gracie Joe's in Quidi Vidi which opened on the understanding that it too would be a pedestrian venue and that the food would not be prepared on-site. Today, that business has grown to incorporate a full kitchen, liquor license and take-out service.
- She was also skeptical about the idea of a pedestrian venue, noting that the City of St. John's does not have a sufficient public transportation service to enable that to happen.
- She also advised that Ms. Stoker did not come to her door as she did to others and when Ms. McNaughton attempted to contact Ms. Stoker via letter, it was unacknowledged.
- The bakery takes no responsibility for the parking it generates and given Ms. Stoker's complete lack of response to her query, Ms. McNaughton felt that she too will not feel compelled to take responsibility. It will be the residents' problem.
- Patrons to the café will stay for longer periods than those who frequent the bakery and as such can park indefinitely in her on-street parking spot which she took the time to shovel.
- The City should it choose to approve this application will be ignoring a number of its own by-laws, and will exacerbate an already congested situation.

### **Celine Schneider – Georgestown Resident**

Ms. Schneider actually moved to the neighbourhood because of the bakery close by. She likes to

be near amenities, noting that in Europe whether or not it is a small town or large city, the main ingredient that makes a city vibrant and alive are the plentiful cafes and other such amenities. Parking is not a priority in Europe because the stores existed before cars did. People will mostly walk to these places. Though this particular application may generate some vehicular traffic, it will mostly cater to pedestrians and the local neighborhood. She also strongly felt that local stores and amenities are required so people do not require cars. She would much prefer to have a store nearby than one on Stavanger where she has to drive to get to it.

Though she acknowledged that there is a traffic issue on Saturday mornings, it does not impact her personally as she sleeps in on Saturdays and has never experienced any problems with being blocked in by vehicles. The only problem she has had is after the bakery has closed. It was also her opinion that any problem of parking is not the problem of the store owner but the driver. She suggested that if the City wanted to ticket the area, perhaps there would not be a traffic problem. She felt that the proposal was a fantastic project, particularly during the winter when people have less opportunity to go outside due to the weather. A local gathering place would be ideal so that neighbors could socialize.

#### **Steven Lewis – Georgestown Resident**

Mr. Lewis noted that it was only 10 years ago that Hayward Avenue was semi commercial and due to a depression in the economy, a lot of the properties in the area lost their commercial or non-conforming zoning status. Once lost, it is difficult to re-establish. The issue of parking is a much larger societal issue which has to be confronted and dealt with. If parking is the only issue, there is no reason to say no to this application.

#### **Briar Smith – Georgestown Resident**

Ms. Smith questioned whether or not a compromise could be reached. Some of the problems raised could be dealt with in a manner satisfactory to all concerned. Perhaps the illegal parking on Saturday mornings could be addressed by the issuance of tickets to get the message across. She also suggested that consideration be given to the issuance of parking permits for residents on Maxse and Hayward and provide parking for patrons to the bakery and café in Century Park which is located about half a block away. If managed or properly signed to outline where parking is available, this would bode well for the businesses and citizens alike. The businesses could also post signs stating it is not acceptable to park illegally. She felt that a solution could be reached with the parking issue given the availability of parking which is only half a block away.

#### **Michael Wallack – Georgestown Resident**

Mr. Wallack spoke in objection to the proposed café. He conducted a power point presentation outlining his concerns as follows:

- A few years ago, after a series of complaints, the City did provide some enforcement in the area. This lasted for a week or so but the problems came back once the patrol was removed from the area.
- The suggestion that parking should be made available around Century Park was also tried and signs were installed; however, that also stopped.

- There is too much vehicular traffic being generated causing people to park illegally. There will never be enough room to park in this area.
- Encouraging walkers is a nice concept, but that has already been tried and proprietors will not be expected to patrol the parking situation, particularly when they are busy trying to provide a satisfactory service to patrons so that they will return again and again. Proprietors will not be asking their patrons to leave in order to find alternate parking. That would not be good for business.
- The purpose of applying zoning regulations is to avoid having to enforce things that cause harm to others. Reference was made to Section 8.4.2 of the City's Development Regulations which states that a variance shall not be permitted from development standards to increase a non-conformity. He questioned how a minor variance is defined. If the application requires four parking spaces, then a 10 percent variance would cause a reduction of required parking to 3 spaces only. In this case, zero spaces exist.
- He supported the art gallery application on this site, noting that it would have been a less intensive use not requiring constant patronage, with people arriving one at a time. He argued that a cafe would surely increase the non-conformity of the existing development.
- The problems created are contrary to parking regulations and harm residents' quality of life. It is unreasonable and irrational to claim that the lack of parking will not impact the neighborhood. His quality of life will be impacted.
- The existing bakery produces way more traffic than any other use in the area. However, as it has been approved by Council, it has a right to remain. If Council approves this cafe, it too will have a right to be there.
- Once a café is given permission to operate, it can serve anything it wants and the clientele's demand will determine what they serve.
- Cafe patrons stay longer than bakery patrons. He suggested that in order to keep the café sustainable, at least 50 patrons would be needed. Supposing the majority of these patrons are pedestrians and/or cyclists, that leaves 25% of them coming in vehicles (or 4-5 people conservatively). Most will park on-street.
- The proponents put up a facebook page and people who posted to it were removed when they referenced the parking issue.
- Zoning regulations provide assurances to people as to what they can expect when they buy properties. If that is waived, Council undermines the public's confidence in the City's ability to implement and enforce regulations. It undermines legitimate expectation and it is unfair to business owners who do follow the regulations and carry out their obligations.

### **Cory Thorne – Georgestown Resident**

Mr. Thorne who also owns property on McDougal St., noted that he purchased a 5 bedroom house with one car space. He bought it knowing full well what he was getting into. It is an old neighborhood and the parking problem exists. Georgestown is one of the most fabulous places to live in St. John's and it is a community which thrives on and needs more locally based businesses at its heart such as coffee shops. This kind of coffee shop will attract a diversity of people from all walks of life and will enrich the local community as a result. He felt that the proposed café is the best thing to happen to Georgestown since the establishment of the bakery.

### **Brent Favarro – Georgestown Resident**

Mr. Favarro noted that he bought his house in the neighborhood because of the existence of the bakery and they were also sold by the walk score. He also felt that the property values are higher in areas where local amenities are more prevalent.

**Erin Hollett – Georgestown Resident**

Ms. Hollett expressed her support for the proposal, noting that she is a resident of Georgestown and has a vested interest in the local community. She thought the proposed café would be a great addition to the community.

**Janet McNaughton – Georgestown Resident**

Ms. McNaughton asserted that she and her husband are not opposed to the café itself, but rather to the location of it at this intersection which has been known to be problematic for traffic congestion. She suggested that if such businesses were spread out over a number of blocks, it would be less intensive to adjoining residents and would encourage patrons who will use vehicles to park in other areas.

**Stephanie Stoker – Georgestown Resident**

Ms. Stoker noted that she is the closest neighbor to the bakery and loves having it in her neighborhood. She felt that though people park strangely sometimes, it doesn't happen so much that it is a major problem for the community as a whole. The bakery which sells specialty items not available elsewhere does attract patrons outside the neighborhood for that reason. She felt that this proposed local café would be less of an attraction to non-local residents given that there are many other café options throughout the City, particularly in the downtown area.

Ms. Stoker also had a look around the neighbourhood and counted up to 10-15 vacant spaces so she felt that the lack of parking is not really as much of an issue as the lack of common sense on the part of drivers who improperly and illegally park. She also personally assured the use of her own driveway to other neighbors should it be required, and has also found another property owner with parking that they are willing to make available.

Ms. Stoker also thanked those who expressed their support and encouraged people to access her facebook page for further information or to provide comments and feedback.

**Adjournment**

There being no further business, the meeting adjourned at 8:02 p.m.

Councillor Bruce Tilley  
Chairperson

Submission from the Georgetown  
Neighbourhood Association



Date: June 9<sup>th</sup>, 2014

To: Dave Blackmore, Chair, Development Committee and  
Deputy City Manager, Planning, Development and Engineering

From: Kathy Simonsen, Chair 2013-2014, Georgestown Neighbourhood  
Association

Subject: Proposed Café / Restaurant, 73 Hayward Ave.

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The Board of the Georgestown Neighbourhood Association wishes to clarify its position on the application to change the use of 73 Hayward from art gallery to café.

The applicant met with the members of the Board on March 4<sup>th</sup>, 2014, to explain her plan and vision for the proposed café. The Board made it clear at the time that the Board and the Association as a whole have a policy neither to support nor oppose proposals of this sort. The Association represents all the inhabitants of the Georgestown area and does not think that it is appropriate for the Association to become actively involved in supporting or opposing business ventures.

As inhabitants of the neighbourhood, the current members of the Board were enthusiastic about the possibility of a café, especially as described by the applicant, opening in the neighbourhood. Many of us felt that it would add to the overall quality of life in the area. We do recognize, however, that no one on the Board lives adjacent to 73 Hayward and would not be affected directly by a café (possible smells or noise) and any possible parking problems that may arise.

The language of the memorandum (p. 2, paragraph 2) is generally clear about the distinction that must be made between the Board (which neither supports nor opposes the proposal) and the individual members of the Board who, as individuals who live in the neighbourhood, are free to have their own opinions. Nevertheless the Board felt that we should contact you in order to prevent any confusion.

Kathryn Simonsen  
GNA, Chair 2013-2014

Cc: Jonathan Galgay, Ward 2 Councillor  
Neil Martin, City Clerk

## Submission of Objection/Concern



**Fw: Property values and non -conforming use**  
**Bruce Tilley** to: Karen Chafe  
Sent by: **Kathy Driscoll**

2014/07/18 09:55 AM

Can you include with documentation for Hayward Avenue.

Thanks,

Bruce

From: [REDACTED]  
To: btilley@stjohns.ca  
Date: 2014/07/12 06:43 AM  
Subject: Property values and non-conforming use

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Dear Councilor Tilley,

At the end of the meeting regarding the application for non-conforming use at 73 Hayward Ave, you asked if there were any issues other than parking. I want to add that zoning is an issue, and so are property values.

People who buy houses in residential areas should have confidence that a business district will not evolve around them. Two non-conforming use properties on the same intersection constitute a significant departure from the zoning. There are no such intersections in our neighbourhood now. People who live at remove from this intersection may see an increase in property values, but that increase will be at the expense of those who are closest to the intersection.

At the end of the meeting, we were characterized as "a single family" who objects to this application, but that is untrue. You will see that letters have been written by neighbours living on Maxse and Hayward with objections similar to our own. We have lived in our house for 32 years, and some of the neighbours who wrote letters of objection have lived in the neighbourhood even longer.

The tone of the meeting seemed to be that a new generation of residents has arrived, and those of us who made the neighbourhood what it is today can just move if we are not happy. Some of my neighbours on Hayward do not have that option. Their houses are the most valuable capital they own and they cannot afford to see their property values eroded by a change that contradicts their reasonable expectations of what a residential neighbourhood should be according to the City's own bylaws and zoning.

I hope you will take these factors into account.

Sincerely,  
Janet McNaughton  
[REDACTED] Maxse Street

## Parking Congestion at Maxse and Hayward: A Photo Essay



Bad parking is almost an art form at the corner of Maxse and Hayward.



There's an application before St. John's City Council to put a cafe at 73 Hayward Ave, on the corner of McDougall and Hayward, almost opposite the Georgetown Bakery. A cafe of this size should have four parking spaces. The proposal includes zero parking spaces.

The cafe is being promoted as a pedestrian/bicycle destination but cafes, like bakeries, attract cars. This intersection already experiences high volume of traffic, serious parking congestion and frequent, sometimes remarkably bad, illegal parking.



There are intersections in St. John's that really should not exist. This is one of them. 73 Hayward is highlighted in blue. The bakery is number 60 Hayward, highlighted in red at the top of this map. Our house is 37 Maxse, is near the top right hand side, opposite both buildings.

Maxse and MacDougall, the street beside 73 Hayward, are both one way streets. If cars park on both sides of MacDougall, large trucks often cannot pass down the street, especially in winter.

The bakery has two parking spaces beside it on Maxse St. No parking is allowed on the east side of Hayward Ave. All the cars in these photos beside our house and on the bakery side of Hayward Ave are parked illegally.

The bakery is open 5 days a week, Tuesday to Saturday from about 7:30 am (sometimes earlier) to about 5 pm. The traffic starts immediately in the mornings and usually tapers off in afternoons.

These hours give us some relief from parking congestion. The proposed cafe would be open 7 days a week, from 8 am to 8 pm Monday to Saturday and 10 pm to 5 pm on Sundays.

I work at home in a room directly opposite 73 Hayward Ave and my

work requires concentration.

Many people park responsibly when they come to the bakery but many do not. Anyone could take pictures of illegal parking at this intersection all day, every day when the bakery is open. There's a culture of irresponsible parking around bakery, as these photos demonstrate. These pictures are representative of the parking situation in summer. Some were taken on weekdays. I have only included the same situation from a different angle when I wanted to make more than one



point about the parking. In winter, when snowbanks line the streets, the situation is much worse. The congestion never lasts long now but, if a cafe opens, it will.

People park on the corner beside our house almost every day. In winter, if we don't leave a snowbank behind our car, cars get stuck because they can't backup up the incline.



Two of these cars above are the same colour, but one's a Honda and one's a Volkswagen.



These people regard our corner as a legitmate parking spot. Sometimes, they leave a passenger in the car and idle the motor, but they are still parked. Even stopping is illegal here.

Often, the congestion covers both sides of the corner at once. The photos below were taken at the same time. You can see that the residents on Hayward Ave use the legal parking outside their houses. Like the space in front of our house, those spaces are almost always occupied by residents but anyone can park in them legally for as long as they like. The red car in the second photo is stopped, waiting for the car in front to move. People can sit like that for 5 minutes or longer in peak periods.



In the first photo above, you can see 73 Hayward Ave. It's the building on the left with the gold sedan parked in front of it.



All these cars are parked illegally on Hayward Ave. lights. This car is parked.

Some people will park anywhere. Note the

When the bakery opened, it was promoted as a neighbourhood bakery but most people in St. John's get around by car and the number of cars in the city has increased steadily for decades. A cafe will attract even more cars to this corner, and the cars will stay much longer.



As a result of this application, neighbours are now talking about residents only, permit parking for Maxse Street.

### Traffic Congestion and Accidents

Turns are difficult at this intersection. Snowplows often get stuck in the middle of the night. Parking congestion makes it hard for large vehicles to turn the corner onto Maxse Street, even on weekdays. Last summer, our car was hit twice by garbage trucks while legally parked in front of our house, both times on weekdays. The car was about 4 inches from the curb. Also last summer, when we were away, a woman came into the bakery and told Irene she had scraped the car parked in front of our house while driving around the corner.

The private garbage truck caused \$1500 in damage. (Photo on left) The tire was so badly gouged, we were nervous about driving to the dealer for a new tire. The City garbage truck caused \$2000 damage. (Photo on right.) Both drivers were responsible and knocked on our door to inform us. Not all drivers do. Our car has suffered minor, hit and run scrapes as well.



In winter, after every heavy snowfall, we spend an hour to 90 minutes removing the snow from our parking space. I am 60. My husband is 68. If a cafe opens, we will lose our parking space to cafe patrons on a regular basis all year round. Knowing this, I will hesitate to use the car in winter. I'll feel trapped and our quality of life will be compromised.

### Parking Opposite 73 Hayward

There are "No Parking" signs all along the east side of Hayward Ave. These photos show the street directly across from 73 Hayward.



You can also see cars illegally parked on this stretch of street in some of the other photos and I have many of photos of individual cars illegally parked here.

### Conclusion

The City's Road and Traffic Division knows this corner is a problem. Their assessment of the application for the Development Committee report stated:


"In the past residents in this area have complained about parking problems caused by the Georgestown Bakery, particularly on Maxse Street. A new cafe or restaurant in this area may exacerbate this issue further." This is an understatement.

We do not oppose to a new cafe in the neighbourhood, but the Maxse/Hayward/MacDougall intersection is already a trouble spot and unsuitable for further development. The applicant does not own 73 Hayward Ave. This cafe could be located somewhere that doesn't already experience crazy parking and traffic congestion.

The Development Committee's report notes that the City could provide the cafe with something called "Parking Relief." In other words, it might be allowed to open with no parking spaces whatsoever. That would be a terrible mistake. What the neighbourhood really needs is relief from parking.

Janet McNaughton



**Hayward Avenue**   
**City Clerk and Council** to: Janet McNaughton  
Sent by: **Elaine Henley**

2014/06/24 12:16 PM

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

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History: This message has been forwarded.

Good Afternoon Ms. McNaughton:

Thank your for your e-mail including a link to your web page.

I have forwarded it to the City's Department of Engineering, Planning and Development on your behalf.

Elaine Henley  
City Clerk

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Janet McNaughton Hi Elaine, Thanks so much. I appreciate the...

2014/06/24 09:36:34 AM

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From: Janet McNaughton <[REDACTED]>  
To: City Clerk and Council <cityclerk@stjohns.ca>  
Date: 2014/06/24 09:36 AM  
Subject: updated web page

Hi Elaine,

Thanks so much. I appreciate the time to you to find answers to my questions about the hearing.

The updated page is at the exact same link:

<http://janetmcnaughton.ca/MaxseHayward/73Hayward.html>

I would like people to know that this is a private page on my website. It's not linked to any other pages and can only be accessed by the above link. I'm not trying to shame anyone and we are trying to keep the animosity levels down as we work our way though this. This sort of thing always stirs up a neighbourhood and we're trying to keep it all in perspective.

I'll get the hard copies in colour and a CD with a slide show in to your office well before July 8th.

Thanks again,


Janet

---

This email is free from viruses and malware because avast! Antivirus protection is active.

<http://www.avast.com>



**Re: question of procedure - 73 Hayward Avenue** 

**City Clerk and Council** to: Janet McNaughton

2014/06/18 12:27 PM

Sent by: **Elaine Henley**

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

History: This message has been forwarded.

Good Afternoon Ms. McNaughton:

I have forwarded your e-mail to the City's Department of Planning, Development and Engineering for a response.


Thank you for your comments.

Elaine A. Henley  
City Clerk

Janet McNaughton

We have lived at 37 Maxse Street for the past 3...

2014/06/16 08:56:37 PM

From: Janet McNaughton  >  
To: cityclerk@stjohns.ca  
Date: 2014/06/16 08:56 PM  
Subject: question of procedure


We have lived at 37 Maxse Street for the past 30 years. Owing to a jog in the roads, the side of our house faces 73 Hayward Ave. Over the years, a number of applications have been made for non-conforming use of 73 Hayward Ave. Each time, residents near the property were notified of the application before it went to a vote by City Council, until now.

Referring to the application "Department of Planning and Development File DEV1400097, Change of Non-conforming Use Application, Proposed Cafe / Restaurant, 73 Hayward Avenue - 'Ward 2, Residential Downtown (RD) Zone, this proposal came before City Council at a regular meeting on June 9th, and might easily have been voted on. No one in the neighbourhood received notification of this application for non-conforming use prior to this Council meeting.

Have the bylaws governing notification of residents when application for non-conforming use are made changed? As recently as January of 2014, when an application for non-conforming use was made to turn the property an art gallery, residents received written notification from the city.

We would like to understand why no advance notice was given to residents in this most recent case.


Thank you for your attention to this matter.

Janet McNaughton  
Michael Wallack  
 Maxse Street  
St. John's  
A1C 2S6

---  
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<http://www.avast.com>





**Re: 73 Hayward Avenue**   
**City Clerk and Council** to: Christina Smith  
Sent by: **Elaine Henley**  
Cc: Planning, Karen Chafe

2014/07/08 02:55 PM

History: This message has been forwarded.

Dear Ms. Smith:

We thank you for your feedback respecting the above application.


Your e-mail has been forwarded to the City's Department of Planning, Development and Engineering.

Elaine Henley  
City Clerk

Christina Smith

Hello, Concerning the proposed coffee shop at #...

2014/07/07 04:45:11 PM

From: Christina Smith   
To: cityclerk@stjohns.ca  
Date: 2014/07/07 04:45 PM  
Subject: 73 Hayward Avenue

Hello,

Concerning the proposed coffee shop at #73 Hayward

While a coffee shop in the neighbourhood seems like a nice idea, the parking situation is already difficult and will be made worse. There is not much parking on Howley, and very little on Hayward. Customers of the proposed coffee shop will most likely park on Maxse St., displacing residents. Many of the houses on the south side of Maxse are rental with 2 or 3 units and no parking places, and quite a few of those tenants have cars. The Georgestown bakery is just across the street from the proposed coffee shop, and it attracts a lot of traffic. Since the bakery customers are there for only 5 - 10 minutes, this doesn't affect the residents too badly - we can always wait for a few minutes for the bakery customer to leave and then pull in. Most of the winter, though, Maxse St. is wide enough for only one car to get through. Residents shovel a parking place in front of their houses in order to have a place to park. If coffee shop customers take up these spaces, there is no other place for residents to park. The intersection of Hayward and Maxse is often difficult to negotiate as it is. Occasionally bakery customers double-park while they "just run in for a loaf of bread" blocking cars from entering Maxse St. This problem will get worse if spaces currently used by bakery customers are taken up by coffee shop patrons.

sincerely,

Christina Smith owner

 Maxse St.  




**Fw: Application for Nonconforming Use --73 Hayward Avenue**  
**City Clerk and Council** to: Karen Chafe  
Sent by: **Elaine Henley**

2014/07/07 10:28 AM

History: This message has been forwarded.

----- Forwarded by Elaine Henley/CSJ on 2014/07/07 10:28 AM -----

From: City Clerk and Council/CSJ  
To: [REDACTED]  
Cc: Planning/CSJ@CSJ  
Date: 2014/07/04 03:50 PM  
Subject: Re: Application for Nonconforming Use --73 Hayward Avenue  
Sent by: Elaine Henley

Good Afternoon Mr. Wallack:

We acknowledge receipt of your comments regarding the above application.

Your e-mail has been forwarded to the City's Department of Planning, Development and Engineering for consideration.

Elaine Henley  
City Clerk

mwallack

Application for Nonconforming Use--73 Hayward...

2014/07/04 10:28:08 AM

From: [REDACTED]  
To: cityclerk@stjohns.ca  
Date: 2014/07/04 10:28 AM  
Subject: Application for Nonconforming Use --73 Hayward Avenue

Application for Nonconforming Use--73 Hayward Avenue

City Clerk: For Consideration by Council

I oppose the application for nonconforming use of 73 Hayward Avenue as a cafe.

My wife and I live at 37 Maxse Street directly opposite 73 Hayward Avenue and have done so for thirty years.

We originally supported the nonconforming use of the Georgestown Bakery in the belief that it would not create a traffic and parking problem since it was proposed as a neighborhood bakery with walk in customers. This proved to be a grave mistake. The same is now said for the proposed restaurant.

As I indicated in response to the previous application for an Art Gallery which

I supported provided it did not become a cafe, the the traffic and parking situation at this location is already more than is acceptable for a residential

location as a consequence of the operation of the Georgestown Bakery.

Deliveries to this business result in obstruction of Hayward Avenue and crowded

and illegal parking by customers obstruct Maxse Street, particularly Fridays and Saturdays, but on other days as well.

In the last year, two Garbage trucks, one city owned, one private, have damaged

my car while trying to turn onto Maxie Street from Hayward Avenue, costing \$2000 in repairs each time.

For most of last winter both McDougall and Maxse Streets were reduced to very narrow paths and snow piles left by plows obstructed corners making visibility around corners limited. These issues were identified by the city traffic department review of the application. If customers at a proposed cafe are added

to this already overcrowded location, a bad situation will be made much worse, since such customers will stay longer and compete for parking with neighbors and

bakery customers. Furthermore the cafe will be open seven days a week and for twelve hours a day on six days. Sundays and Mondays and evenings will no longer

provide a break in the traffic and parking problems.

If the non-conforming use of 73 Hayward Avenue is approved I believe that it will seriously harm the quality of life for myself and others living near by. Furthermore by waiving the requirement for business owners to provide adequate parking the decision will serve as a dangerous precedent and be unfair to other

business which have met the parking requirements at their own expense. It will also add uncertainty to every property owner such as myself who bought property

expecting that the residential character of their neighborhood would be protected by the city zoning requirements that were in force when they purchased their property.

I urge that the application be denied.

Michael Wallack

■ Maxse St.

St. John's A1C2S6



**Re: Opposition to Proposed Café at 73 Hayward Avenue** 

**City Clerk and Council** to: PATRICK HANLON

Sent by: **Elaine Henley**

Cc: Planning, Karen Chafe

2014/07/03 02:28 PM

History: This message has been forwarded.

Good Afternoon Mr. Hanlon:

Thank you for your feedback concerning the above proposal.

Your e-mail has been forwarded to the City's Department of Planning, Development and Engineering for consideration.

Elaine A. Henley  
City Clerk

PATRICK HANLON Mayor and Council I vehemently oppose the n...

2014/07/03 02:37:34 AM

From: PATRICK HANLON [REDACTED] <[REDACTED]>  
To: "planning@stjohns.ca" <planning@stjohns.ca>, "cityclerk@stjohns.ca" <cityclerk@stjohns.ca>, "dokeefe@stjohns.ca" <dokeefe@stjohns.ca>, "rellsworth@stjohns.ca" <rellsworth@stjohns.ca>, "dbreen@stjohns.ca" <dbreen@stjohns.ca>, "jgalgay@stjohns.ca" <jgalgay@stjohns.ca>, "btilley@stjohns.ca" <btilley@stjohns.ca>, "bdavis@stjohns.ca" <bdavis@stjohns.ca>, "wcollins@stjohns.ca" <wcollins@stjohns.ca>, "thann@stjohns.ca" <thann@stjohns.ca>, "shickman@stjohns.ca" <shickman@stjohns.ca>, "dlane@stjohns.ca" <dlane@stjohns.ca>, "apuddister@stjohns.ca" <apuddister@stjohns.ca>  
Date: 2014/07/03 02:37 AM  
Subject: Opposition to Proposed Café at 73 Hayward Avenue

## Mayor and Council

I vehemently oppose the non-conforming use application for a café at 73 Hayward Avenue to be discussed at a public meeting on July 8, 2014. As a Hayward resident for the past 31 years, I beg you to reject this application because it will make a bad parking situation worse.

On Hayward between Maxse/McDougall and Fleming there are roughly 30 residential or commercial units and only 20 public parking spaces. The clear majority of these units have at least one car. Do the math and you will see the problem which gets worse in the winter, when snow fills in many of them. Parking is already at a premium and cannot be taxed any further as it is filled too far beyond capacity.

Hayward residents now often have to park on other streets in the daytime when the Georgestown Bakery is busy. The bakery also brings people who double park, park on the wrong side of the street, park without a permit in the blue zone, and block off access to people's walkways in the winter. While most of these people park "only for a minute," the flow of people often brings an all day headache. When it was originally proposed, a thought of just a small neighbourhood bakery was in mind, but it has grown tremendously due to its wonderful offerings. I am afraid that a new café only emulate the bakery with the quick stops becoming lingering sessions.

Hayward residents now often have to park on other streets in the evening when most people are home ahead of them or when the Georgestown Pub is having an event. If

someone gets home after 9:00 PM, parking will most likely be improbable in the summer and impossible in the winter or during street cleaning operations anywhere in the neighbourhood.

While there are a few additional spots behind the basketball court, these are taken up by people living on Belvedere Street using their back entrances. These spots have limited accessibility in the summer and are virtually inaccessible in the winter.

This café will add to the parking nightmare by bringing up to three employee cars and an unpredictable number of customer cars. There is absolutely no parking room for this café!

As long as I can remember, 73 Hayward Avenue has not been much more than a storage facility with no staff. Over the past many years, a few drop-in commercial businesses from laundromats to greasy spoons applied for permission to open at this location. Residents protested these proposals over issues of smell, noise, litter and parking. All of these applications were rejected. I hope first three concerns are limited by comparison with a café, but the last cannot be overlooked.

In May 2012, a proposal was made to include one additional residential unit to the new houses built on the corner of Hayward and Fleming. This application was deferred or rejected by City Council due in part to a petition of 105 neighbours citing their parking concerns (see agenda of May 7, 2012 for petition). I have not been talking to many neighbours regarding the café and therefore cannot make a definitive judgement on their views. However, if their opinion of only one additional residential unit on the same block is any indication, it is safe to say the vast majority may oppose the café application.


I look forward to seeing City Hall unanimously reject this application.

Thank You  
Patrick Hanlon

■ Hayward Avenue  
St. John's, NL A1C 3W7





**Re: Georgetown cafe**   
**City Clerk and Council** to: Elizabeth Wallack  
Sent by: **Elaine Henley**  
Cc: Planning, Karen Chafe

2014/07/03 02:25 PM

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History: This message has been forwarded.

Good Afternoon Ms. Wallack:

Thank you for your feedback concerning the above proposal.

Your e-mail has been forwarded to the City's Department of Planning, Development and Engineering for consideration.


Elaine A. Henley  
City Clerk

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Elizabeth Wallack

I grew up in Georgetown my whole life and do n...

2014/07/02 07:23:23 PM

From: Elizabeth Wallack   
To: Cityclerk@stjohns.ca  
Date: 2014/07/02 07:23 PM  
Subject: Georgetown cafe

---

I grew up in Georgetown my whole life and do not support the proposed cafe. The intersection is already blocked by cars going to the bakery and vehicles including the go-bus have been unable to get down the street on previous occasions...

Please include my statement at the upcoming hearing. My question to council would be, what if the intersection is blocked and a fire truck or ambulance needs to get down the street?

Kind regards,  
Elizabeth Wallack



**Re: 73 Hayward Avenue**   
**City Clerk and Council** to: The Waddens  
Sent by: **Elaine Henley**

2014/07/02 10:54 AM

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

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History: This message has been forwarded.

Good Morning Mr. & Mrs. Wadden:


Thank you for your feedback concerning the above proposal.

Your e-mail has been forwarded to the City's Department of Planning, Development and Engineering for consideration.

Elaine Henley  
City Clerk

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"The Waddens" We are unable to attend the public meeting on 8... 2014/07/02 06:50:32 AM

From: "The Waddens"   
To: <cityclerk@stjohns.ca>  
Date: 2014/07/02 06:50 AM  
Subject: 73 Hayward Avenue

We are unable to attend the public meeting on 8 July 2014, and instead offer our input, in advance, on the latest proposal to establish a commercial operation at 73 Hayward Avenue.

We are opposed to the application before Council, to operate a cafe, at 73 Hayward Avenue.

This address is at the intersections of Hayward/Macdougall and Hayward/Maxse, each one offset from the other by just a few feet. The Georgestown Bakery already operates at the corner of Maxse and Hayward, and generates a lot of visiting traffic from outside of Georgestown. There is also traffic related to the nearby Georgestown Pub. These intersections are already too busy to allow the operation of another commercial venture. Winter conditions make the congestion and parking situation at these intersections all the worse.

The following website says it all and we strongly support the concerns of Ms. McNaughton:

<http://janetmcnaughton.ca/MaxseHayward/73Hayward.html>

Due to the existing configuration of one way streets, for any traffic wishing to travel through Georgestown, a West-to-East thoroughfare requires use of Howley Avenue, then MacDougall Street, and finally Maxse Street. This address is on this one-way artery and is an additional factor contributing to traffic at this intersection.

Georgestown maintains a delicate balance between residential life and a limited number of commercial operations. This corner is already at its limit. Past bids to establish businesses at this corner were rejected. Please also reject this application.

Thank you,

Terry and Mary Wadden  
■ Maxse Street





**RE: 73 Hayward Ave change to a cafe** 

**City Clerk and Council** to: Knee, Patrick

2014/06/26 11:02 AM

Sent by: **Elaine Henley**

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

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History: This message has been forwarded.

Good Morning Mr. Knee:

Thank you for your comments regarding the above proposal.

Your concerns have been forwarded to the City's Department of Planning, Development and Engineering via this e-mail.

Elaine A. Henley  
City Clerk


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"Knee, Patrick"

Please accept the following as my written state...

2014/06/26 08:44:28 AM

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From: "Knee, Patrick"   
To: "cityclerk@stjohns.ca" <cityclerk@stjohns.ca>  
Date: 2014/06/26 08:44 AM  
Subject: RE: 73 Hayward Ave change to a cafe

---

Please accept the following as my written statement regarding the application to change the use of 73 Hayward Ave to a café.


Although I believe a café would do well in the area (with the proximity of the bakery), the lack of parking is a major hindrance. As stated on the notice, according to city by-law this change would require the use of 4 parking spaces. I am not certain what is meant by "Council would have to grant Parking Relief", but knowing the area the only available areas in which to park would utilize space that is currently needed by residential parking. These 4 parking spots specified by the by-law, does not cover the additional parking and traffic that the café would generate. With the area being quite busy at times, and parking very limited (and needed by residential use), I would like to note my objection to this change, and request that the council reject this application.

Thank you

**Patrick Knee**





**Re: Concerning 73 Hayward Ave** 

**City Clerk and Council** to: Sam

2014/06/24 12:14 PM

Sent by: **Elaine Henley**

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

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History: This message has been forwarded.

Good Afternoon Mr. White:

Your concerns have been forwarded to the City's Department of Engineering, Planning and Development.


Thanks  
Elaine A. Henley  
City Clerk

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Sam


Anyone who would even think of putting another...

2014/06/23 07:38:32 PM

From: Sam < >  
To: cityclerk@stjohns.ca  
Date: 2014/06/23 07:38 PM  
Subject: Concerning 73 Hayward Ave

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Anyone who would even think of putting another business on Hayward Ave would really have to be out to lunch. With the Pub at one end and the Bakery at 60 Hayward Ave, where do you think people could park? Right now if you look at the records there has been many calls made to council about people parking on the wrong side and that's because there is no where the people who go to the Bakery can park. So now you think about adding another business right across from The Bakery. God help you because you need it. Guess I should tell you. I AM FULLY AGAINST THIS CAFE AT 73 HAYWARD AVE.: -P

Thank you,  
Sam White  
 Hayward Ave.

*tabled at  
July pm  
mtg.*

1

Department of Planning, Development and Engineering.  
3<sup>rd</sup> Floor, City Hall  
St. John's, NL

July 8, 2014

To whom it may concern,

We are submitting this letter in order to register our objection to the Change of Non-Conforming Use application that has been submitted requesting the change of use of 73 Hayward Ave. to a café. Allowing a business of this type to open at that address will have a detrimental effect on the quality of life in the Georgestown neighbourhood by worsening an already problematic parking situation, increasing traffic through an already, and unfortunately, busy intersection, and likely resulting in an increase in noise and litter in the immediate area.

Lack of available parking is already an issue in and around the intersection of Hayward Ave, Maxse Street, and McDougall Street, and the introduction into the area of a new business that can reasonably be expected to increase demand for parking can only further worsen the situation. As the City's Roads and Traffic Division has asserted, many area residents rely on the street for parking because they do not have driveways. Unfortunately, residents often have difficulty in finding on-street parking as patrons of the Georgestown Bakery frequently occupy the on-street spots closest to the bakery, or park illegally in any of a variety of ways when the legal parking area around the bakery is full (this includes parking in identified no parking areas, parking at angles across the corners of the intersection of Hayward and Maxse, parking facing the wrong way on the street, double parking, and, on one memorable occasion, on the sidewalk with a front wheel resting in a pile of garbage bags that were subsequently torn open as the driver pulled away). These bakery patrons are occupying parking space in an area that really hasn't any to spare, as there would seem to be more vehicles in the neighbourhood that there is space for them. Parking is already competitive between residents without the added complication provided by the bakery's patrons. Needless to say, the situation worsens during the winter when significant portions of the street are occupied by mounds of snow and when there is no parking along the lower section of MacDougall which is a designated snow route (the City's Roads and Traffic Division has noted). Allowing the establishment of a new business without its own parking and that will draw additional vehicles into the neighbourhood can only result in greater

completion for the already limited number of spot. Also, any attempt to designate already existing parking for the use of the café (as has been suggested be done with four of the spots between 85 – 109 Hayward Ave.) will not ease the problem but worsen it as it will reduce the overall number of spots available to resident. Any attempt to make space for more vehicles in an area where there are already too many would be ill-advised and to the detriment of the neighbourhood.

The intersection of Maxse St., Hayward Ave., and McDougall St., is already a high traffic area because of the constant flow of residents, bakery patrons, and drivers using McDougall and Maxse to cut between Bonaventure and Monkstown Road. In fact, the amount of traffic is far greater than one might reasonably expect in a residential neighbourhood; at certain times there is a near constant flow of vehicles through the area. All too many of these drivers act without due regard to the rules of the road, failing to stop at the stop sign on McDougall, speeding, performing u-turns in the intersection, driving backwards along Maxse to get on to Hayward Ave., and driving the wrong way along Maxse. Encouraging more traffic in the area by allowing the proposed café to open (particularly as it will require a steady flow of customers in order to remain viable) will only worsen this situation as the incidence of careless and foolish driving will increase attendant with the increase in traffic. Also, the problems with traffic and, by extension, parking, will be further worsened as a result of the café's hours of operation. Currently, the worst of the problems with parking and traffic are mitigated by the fact that the Georgestown Bakery is open during regular business hours, closes in the late afternoon, and is open only five days a week. On weekdays, this allows the residents of the neighbourhood to find parking when they return home from work (~5pm). The proposed café will be open seven days a week, and will be open until eight o'clock for six of those days, thus affecting parking availability and traffic flow for a considerable amount of time throughout the week, and occurring, of course, in addition to those problems occasioned by the bakery's customers. This would result in an unacceptable inconvenience to the residents of the area. Our neighbourhood would benefit from efforts to reduce the amount of traffic passing through it; increasing traffic will make Georgestown a worse place to live.

Allowing a café to open in our area will likely have other effects as well, including an increase in noise and litter. If this business were to be successful we could expect to see a

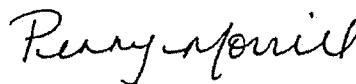
continual flow of patrons going to and leaving the café, waiting to go inside, or lingering outside of it to smoke or talk, as we already experience with the patrons of the Georgetown Bakery. The consequence of this will be an increase in street-level noise that will be experienced most keenly by those residents closest to the establishment. This noise will occur seven days a week, well into the evenings on five of those days, and be in addition to the noise produced during the day by patrons of the bakery and at night by patrons of the Georgetown Pub. Such an increase will be unacceptable in a residential area where one ought to be able to expect some degree of peace and quiet. As well, with the increased number of people we may well experience an increase in litter. Living across from the bakery and down the street from the pub, we have been witness to the amount of garbage that is both inadvertently and intentionally left behind by their respective patrons. Trash falls or is thrown out of cars. Students from local schools who frequent the bakery - and until recently, a local convenience store - leave paper bags, wrappers, and drink containers on the sidewalks, or in planter boxes. Pub patrons often leave beer bottles, both broken and whole, in the same places. Any new business of the sort that is being proposed, one that serves food both in an eat-in and take-out capacity, only risks further worsening this problem as its patrons would undoubtedly behave in the same way as those of other area businesses. Any increase in litter, and the storage of café garbage in general, would be particularly troubling in light of the recent and noticeable increase in the rat population in our area.

Simply put, ours is a charming residential neighbourhood, and we need to ensure that it remains as such. As it is, we already experience inconvenience and occasional annoyance as a result of the businesses that are already here. The addition of a new café will only worsen the already existing problems and can only have a detrimental effect on the residents' quality of life. As a community we need to act in ways that will better our neighbourhood. As such, we object to the proposal to open a café at 73 Hayward Ave. It will not benefit the neighbourhood.

Sincerely,



John Hoskins



Penny Morrill

■ Hayward Ave.

## Submissions in Support of Application

# GEORGETOWN CAFÉ & BOOKSTORE



*My rendition of the building*

## **Dear Councillors,**

I would like to introduce myself by way of this letter. My name is Stephanie Stoker, I am applying for permission to use #73 Hayward Avenue as a small community café. This space is a long-time dream of mine, many years spent working in and managing other people's places – and loving the work.

I am now (almost 15 years later) a mother to 2 wonderful boys, the happy partner to a beautiful new Canadian, and an instructor for the College of the North Atlantic. I have worked as an artist, café girl, designer, painter, youth facilitator and community program developer, to name a few things.

I love my community, and I love being a part of a well-functioning one that is sustainable, diverse and healthy. That is what I wish to pass on to my children.

This café will be a place where the residents of the neighbourhood will be able to meet, stay in contact, and enjoy a book, a coffee or a healthy lunch. Food will be locally made on site, offering healthy alternatives to the three schools in the close proximity.

There are over 650 households in the Georgetown area, which alone is a great client base. There is a mix of long-time residents, as well as young families, students and working professionals. The thing that almost all seem to have in common is a driving sense of community and love for this area. This is a wonderful hub of activity, with an organized neighbourhood association, community building events (clean-up, barbecue, flea-market, etc.), local businesses, schools, community centres and social networking.

If there are concerns regarding parking and traffic I and my family are open and willing to find practical solutions, along with the residents and neighbourhood association. As a resident myself (we live behind the Bakery), I see that any issues that exist are not the fault of local businesses. I have seen as many as 8 available spaces at a time when someone chooses to park illegally for convenience. This situation happens throughout our lovely city, and should not be the motive for disallowing local businesses. I am confident that we as a group can look at the concerns of all of us and find ways of making our communities stronger and safer.


Our goals as a local and community based business are to increase the viability of this area. We wish to promote the importance of walking or cycling to one's destination (i.e. offering incentives to customers who come by foot), as well as the importance of locally produced and cultivated foods.

We would like to have a part in people choosing NOT to get in their car and go to a drive through, or bigger store every time they need something, but to shove on their sneakers and run up the street to grab it at the corner market.

Thank you for your time, Stephanie Stoker





**Re: Georgestown-Cafe-and-Bookshelf**   
City Clerk and Council to: Deirdre Greene Lono  
Sent by: Elaine Henley  
Cc: Planning, Karen Chafe

2014/07/16 03:41 PM

Good Afternoon Ms. Greene-Lono:


We thank you for your feedback regarding the above matter and advise that your e-mail has been forwarded to the City's Department of Planning, Development and Engineering for consideration.

Thanks  
Elaine

Deirdre Greene Lono

I write to support the application of the Georg...

2014/07/16 10:48:25 AM


From: Deirdre Greene Lono  m>  
To: cityclerk@stjohns.ca  
Date: 2014/07/16 10:48 AM  
Subject: Georgestown-Cafe-and-Bookshelf

I write to support the application of the Georgestown Cafe and Bookshelf to operate as a cafe serving light fare, tea and coffee, and offering access to donated books for clientele to give and take from.

The Georgestown community is close-knit but welcoming to outsiders. Many residents use walking as their principal means of transportation, especially in summer. This is characteristic of a large demographic living in the downtown core. The traffic burden would not be great - certainly not greater than that of any of the other businesses that have occupied this site in the past. \*If\* the vision for St. John's is that it will be a walkable city of diverse neighborhoods, as the recent draft municipal plan asserts, why not start by supporting existing neighbourhoods to have foot-traffic based business in their midst?

This cafe would be a meeting point in a central area; a place that could be used for meetings of neighbourhood visitors, committees, families and children.

I support it, as a resident of Georgestown, the downtown core and the City as a whole.

Regards,  
Deirdre Greene Lono  
 Barnes Road



**Re: Office of the City Clerk**   
**City Clerk and Council** to: Ruth Lawrence  
Sent by: **Elaine Henley**  
Cc: Planning, Karen Chafe

2014/07/10 10:25 AM

Good Afternoon Ms. Lawrence and Mr. Walsh:


Thank you for your e-mail.. Your comments have been forwarded to the City's Department of Planning, Development and Engineering for consideration.

Elaine A. Henley  
City Clerk

Ruth Lawrence

Dear Ms. Henley, As residents of Georgetown (...)

2014/07/09 07:24:00 PM

From: Ruth Lawrence   
To: cityclerk@stjohns.ca  
Cc: Des Walsh <des.walsh@nf.sympatico.ca>  
Date: 2014/07/09 07:24 PM  
Subject: Office of the City Clerk

---

Dear Ms. Henley,

As residents of Georgetown (Mr. Walsh is a property owner in the neighbourhood), we write in full support of the application to the City for the proposed Georgetown Cafe and Bookshelf. This neighbourhood is growing and flourishing and a business such as this one is perfectly in line with the City's vision as expressed in the new municipal plan. Should you require more information from us, we'd be glad to provide it. I have Cced Des Walsh so that you may contact him separately, if you wish.

Sincerely,

Ruth Lawrence & Des Walsh



**Re: Fwd: Enthusiastic Letter of Support for Georgestown Cafe & Bookshelf!**



**City Clerk and Council** to: Monique Tobin

2014/07/09 04:11 PM

Sent by: **Elaine Henley**

Cc: Planning, Karen Chafe

Hi Ms. Tobin:

We acknowledge receipt of your e-mail respecting the above captioned matter and advise that your comments has been forwarded to the City's Department of Planning, Development and Engineering.

Monique Tobin

Begin forwarded message: > From: Monique To...

2014/07/08 04:45:11 PM

From: Monique Tobin <[REDACTED]>  
To: cityclerk@stjohns.ca  
Date: 2014/07/08 04:45 PM  
Subject: Fwd: Enthusiastic Letter of Support for Georgestown Cafe & Bookshelf!

Begin forwarded message:

**From:** Monique Tobin [REDACTED]  
**Date:** July 8, 2014 4:17:21 PM NDT  
**To:** [cityclerk@stjohns.ca](mailto:cityclerk@stjohns.ca)  
**Bcc:** [REDACTED]  
**Subject: Enthusiastic Letter of Support for Georgestown Cafe & Bookshelf!**

As a resident of Georgestown (48 William Street) for 15 years, I am fully in support of the proposed Georgestown Cafe & Bookshelf. We are a family of six with children ages 2, 3, 14 and 21 and we feel that everyone in our household and other families and neighbours will benefit positively from the presence of a cafe establishment with the sensibilities its owners would impart.

This proposed business would result in Increased foot traffic, promotes environmental respect, would create a neighbourhood destination that enhances the feel of community (which The Georgestown Bakery most certainly has since its inception!) and would provide increased opportunity for neighbours and visitors to the neighbourhood to peacefully gather in a healthy environment -- all of these are great benefits which cannot be underestimated in their substantial, positive impact on neighbourhood safety and an improved quality of life in a thriving downtown St. John's neighbourhood.

As countless municipal planning studies in North America have shown, the more that our urban neighbourhoods are of 'mixed and varied use,' the healthier, safer, more family-friendly and richer the experience of neighbourhood city living can be.

St. John's is a walkable city and more establishments like these, which reflect an an investment in neighbourhood living by those committed to neighbourhood improvement

are needed as they promote foot traffic with a purpose through our neighbourhoods.

As a resident of Georgestown for 15 years I have witnessed and experienced the incredibly positive community enhancement that the operation of the Georgestown Bakery has provided. It has been a pleasure and a comfort to have an independently owned family business in the neighbourhood that has provided my daughters with a safe destination to walk to on their own, one that has promoted our knowledge of each other as neighbours.

I am truly excited to see this proposal for our neighbourhood! If approved, this would most surely have a positive ripple effect for neighbourhoods throughout the city as it would encourage small, independently-owned businesses to invest in our neighbourhoods.

I hope that the city will support this application.


Sincerely,

Monique Tobin  
Documentary Researcher, Journalist, Producer

■ William Street





**Re: The Georgestown Café and Bookshelf application** 

**City Clerk and Council** to: Alison Cass

Sent by: **Elaine Henley**

Cc: Planning, Karen Chafe

2014/07/08 05:07 PM

History: This message has been forwarded.

Good Afternoon:


We acknowledge receipt of your e-mail and have forwarded it to the City's Department of Planning, Development and Engineering.

Elaine Henley  
City Clerk

Alison Cass

Dear Mr. Martin, I am writing in support of the G...

2014/07/07 07:21:27 PM

From: Alison Cass   
To: Cityclerk@stjohns.ca  
Date: 2014/07/07 07:21 PM  
Subject: The Georgestown Café and Bookshelf application

Dear Mr. Martin,

I am writing in support of the Georgestown Café and Bookshelf, proposed for 73 Hayward Avenue in Georgestown.

I believe a community café is an essential element in any neighbourhood and would fill a void in ours. The aim of the proposed café is particularly community-minded, geared toward the immediate community of Georgestown. It would provide a much-needed space to gather, meet neighbours and truly interact with the neighbourhood.

From what I know of the Stoker family's intentions, they align neatly with the goals of the city for a happy and healthy population:

- Encouragement of pedestrian and bicycle transportation, discouragement of car traffic: This can only be a positive in such a concentrated, primarily residential area and in a population with generally poor fitness/activity levels.
- Encouragement of generosity and literacy: Again, only positives: education of waste through re-use, a sharing and literate community.

Please approve this worthy, community-enriching application.

Thank you.

...

Alison Cass  
  
  




**Fw: 73 Hayward Ave - application to change a non-conforming use**

**City Clerk and Council** to: Planning, Karen Chafe

2014/07/08 04:40 PM

Sent by: **Elaine Henley**

----- Forwarded by Elaine Henley/CSJ on 2014/07/08 04:39 PM -----

To: [REDACTED] "cityclerk@stjohns.ca" <cityclerk@stjohns.ca>  
Date: 2014/07/08 12:48 PM  
Subject: 73 Hayward Ave - application to change a non-conforming use

---

Please see written support attached.

Lydia L. - Sent from my iPad

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> Please open the attached document. It was scanned and sent to you using a Xerox Multifunction Device.

> Attachment File Type: pdf, Multi-Page



14070809\_48\_07.pdf

8 July 2014

Howley Ave  
St. John's, NL A1C 2T1  
[REDACTED]

To Mayor and Council:

Re: 73 Hayward Avenue – Change of Non-conforming Use Application

My husband and I reside at 9 Howley Avenue. We moved into this desirable neighbourhood for the lifestyle it offers, proximity to social and cultural facilities and walkability. We support the application for a Change of Non-conforming Use to enable the proponent to establish a neighbourhood café at 73 Hayward Avenue.

This is an appropriate use of the building which, we understand, once housed a green grocer. Its location across from the Georgestown Bakery begins to create a critical mass of local neighbourhood amenities. It is not unlike the Georgestown Pub or the Convenience Store, both amenities that serve our neighbourhood without parking. As a neighbourhood café serving coffee and tea and light fare such as soups, sandwiches and the like, this café is unlikely to attract patrons from other areas of the city. There are many other cafes and outlets that provide the same kind of menu offerings throughout St. John's, thus the ability of a café at 73 Hayward Ave to attract "outsiders" is greatly diminished. Coupled with a lack parking, there would be little incentive for non-Georgestown residents to frequent this café.

The focus of those opposed to the café is traffic, congestions and motorists who don't follow the rules. However, traffic problems are largely due to lack of proper signage, pavement markings and enforcement. The offset intersections at Maxse Street, Hayward and McDougal in particular require pavements markings and signage to indicate clearly restrictions to motorists parking and idling. This needs to be followed up with targeted and consistent enforcement to counter the offenders.

The collisions between the garbage trucks and parked vehicles (the McNaughton's vehicle?) are unfortunate and regrettable. However, it begs several questions: are the operators of these large vehicles properly trained? Why are large vehicles used on narrow streets which can precipitate such collisions? Have routes and directions of travel not been adequately mapped out? Why isn't garbage picked up and carried to the garbage truck in cases where the operator cannot maneuver a turn? Have other solutions or best practices been investigated? There are various creative solutions to garbage collection in other cities in Canada. The existence of the Georgestown Bakery and the potential location of the café at 73 Hayward are not the root causes of these collisions. This is a City responsibility.

We understand the McNaughton's frustration with the traffic problems they are experiencing. We are located on Howley two doors down from Bonaventure and the Holy Heart Theatre. We too experience congestion many nights and weekends and people semi-blocking our parking space. However, the corollary is - that's part of the lifestyle of our neighbourhood, and these local amenities; theatre, pub, bakery, café etc.; enrich our lives in Georgestown.

Please find in favour of the proponent's application for a Change in Non-conforming Use to allow a neighbourhood café at 73 Hayward Ave.


Yours truly,

  
Lydia Lewycky

  
Tom Horrocks





**Re: George Cafe and Bookshelf**   
**City Clerk and Council** to: John Lewis  
Sent by: **Elaine Henley**  
Cc: Planning, Karen Chafe

2014/07/08 04:38 PM


Good Morning:

We thank you for your feedback respecting the above application.

Your e-mail has been forwarded to the City's Department of Planning, Development and Engineering.

Elaine Henley  
City Clerk

John Lewis	Dear City Clerk,	Please note my...	2014/07/08 11:41:00 AM
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From: John Lewis   
To: cityclerk@stjohns.ca  
Date: 2014/07/08 11:41 AM  
Subject: George Cafe and Bookshelf

Dear City Clerk,


Please note my warm support for this project  
which will I think , as a multipurpose meeting place,  
be an asset to our neighborhood.

Yours,

John Lewis

 Bonaventure



**Re: Proposal for new cafe in Georgestown**   
**City Clerk and Council** to: Pablo Navarro  
Sent by: **Elaine Henley**  
Cc: Planning, Karen Chafe

2014/07/08 04:36 PM

Good Afternoon:

We thank you for your feedback respecting the above application.

Your e-mail has been forwarded to the City's Department of Planning, Development and Engineering.

Elaine Henley  
City Clerk

Pablo Navarro

To Mayor O'Keefe, Deputy Mayor Ellsworth, Cou...

2014/07/08 11:35:56 AM

From: Pablo Navarro <[REDACTED]>  
To: dokeefe@stjohns.ca, rellsworth@stjohns.ca, jgalgay@stjohns.ca, dlane@stjohns.ca, Cityclerk@stjohns.ca  
Cc: [REDACTED]  
Date: 2014/07/08 11:35 AM  
Subject: Proposal for new cafe in Georgestown

To Mayor O'Keefe, Deputy Mayor Ellsworth, Councillor Galgay and the rest of the City of St. John's Council:

I am writing in strong support of a proposed cafe at the corner of MacDougal Street and Hayward Avenue.

First, a bit about me. I am a resident of (2002-present) and home owner in (2003-present) Georgestown. I am involved with my neighbourhood and have sat on the Georgestown Neighbourhood Association. I frequent local businesses and engage with my neighbours. In short, I have put down roots in Georgestown and care deeply about my neighbourhood.

It has come to my attention that Ms. Sarah Stoker is proposing to open a book themed cafe at 73 Hayward Avenue. I am very pleased and hopeful that she will be successful in her application.

While the Georgestown Pub is a charming local for a pint, and while the Hungry Heart is a superb restaurant for lunch or brunch, the neighbourhood does not have a cafe of its own, a place where someone can go for coffee and not much else, to read the paper or a book, to while away some time, meet up with a friend or possibly make a new one.

I believe that a business such as this would contribute to the cohesion and social networking of our neighbourhood. I believe that it would facilitate the introduction of neighbours that might otherwise not have known each other. It would serve as another communications hub, much like the Georgestown Bakery and Pub do as well.

I also believe that it would help promote resiliency in our neighbourhood. The location could provide a source of employment for local residents that is close and safe. And local businesses recycle money within the economy much more effectively than chains or foreign owned franchises. Mixed residential and commercial neighbourhoods are typically the most resilient and sustainable neighbourhoods of any city, and Georgestown has been struggling to maintain its

local businesses.

I support this proposal because the location of the proposed cafe is feasible. It is close to other businesses, including the Pub, Bakery and Convenience Store, creating a mini-commercial zone within Georgestown. It is within walking distance for most residents in the neighbourhood, and located very close to the Century Park parking lot for those people that have to, or insist on, driving.

I also support this proposal because it is being led by Sarah Stoker. She knows St. John's and she has previous experience in the service industry, particularly in terms of starting up new independent businesses that built around a distinct and innovative (for St. John's anyway) brand. I was a big fan of the Poet and Peasant, as well as Perk Up, back in the day, and have been looking forward to something similar returning to our City.

This isn't to knock the Tim Horton's, Starbucks and other chain cafes, but for some people, like me, I would prefer to have something a with a more local flavour, a business that prides itself on being a little different and a little smaller than others while being very much of this place and in scale with this place.

I had planned on attending tonight's meeting that will address this proposal, but I have been called out of town for work. Please know that you have my full and vocal support for Ms. Stoker's cafe.


Sincerely,

Pablo Navarro

■ Barnes Road

Georgetown, St. John's



**Re: Public Meeting - 73 Hayward Avenue** 

**City Clerk and Council** to: x62wm

Sent by: **Elaine Henley**

Cc: Planning, Karen Chafe

2014/07/08 04:32 PM

Good Afternoon:

We thank you for your feedback respecting the above application.

Your e-mail has been forwarded to the City's Department of Planning, Development and Engineering.

Elaine Henley  
City Clerk

x62wm

Hello, I am writing in support of the application f...

2014/07/08 09:24:08 AM

From: x██████████  
To: cityclerk@stjohns.ca  
Date: 2014/07/08 09:24 AM  
Subject: Public Meeting - 73 Hayward Avenue

---

Hello,

I am writing in support of the application for a café at 73 Hayward Ave. Over the years there has been a business in that location and it would be nice to see the commercial apace used again.


The café application also fits in nicely with one of the goals of the new draft municipal plan, walkable neighbourhoods providing easy access to shopping and amenities.

It appears the café will be a neighbourhood café with most patrons walking there. In terms of parking, the parking lot behind the basketball court is underutilized. It would be great if the proponent could promote this area for their patrons to park.

Regards,

Wendy Mugford  
██████ Hayward Ave.



**Re: 73 Hayward Avenue**   
**City Clerk and Council** to: Steve Curtis  
Sent by: **Elaine Henley**  
Cc: Planning, Karen Chafe

2014/07/08 04:19 PM

Good Afternoon:

We thank you for your feedback respecting the above application.

Your e-mail has been forwarded to the City's Department of Planning, Development and Engineering.

Elaine Henley  
City Clerk

Steve Curtis

I would like to express my support for the cafe pr...

2014/07/08 03:32:14 PM

From: Steve Curtis [REDACTED]  
To: "cityclerk@stjohns.ca" <cityclerk@stjohns.ca>  
Date: 2014/07/08 03:32 PM  
Subject: Re:

I would like to express my support for the cafe proposal for the corner of Hayward and McDougall.

This is the sort of business that brings variety and energy to our neighbourhood and we would be lucky to have it.

Neighbourhoods need diversity and I wish everyone involved the utmost success.

Thank you,  
Steve Curtis

 [William street](#)



Sent from my iPhone



**RE: Georgestown Cafe ' and Bookshelf**   
**City Clerk and Council** to: John Alfred Longlott  
Sent by: **Elaine Henley**  
Cc: Planning, Karen Chafe

2014/07/08 02:53 PM

Good Afternoon Mr. Longlott:

We thank you for your feedback respecting the above application .


Your e-mail has been forwarded to the City's Department of Planning, Development and Engineering.

Elaine Henley  
City Clerk

John Alfred Longlott

1 Maxse Street St. John's Newfoundland and...

2014/07/07 02:18:50 PM

From: John Alfred Longlott   
To:  
Date: 2014/07/07 02:18 PM  
Subject: RE: Georgestown Cafe ' and Bookshelf

 Maxse Street  
St. John's Newfoundland and Labrador  
A1C 2S6

July 7, 2014

Neil Martin

City Clerk

P.O. Box 908

St. John's, NL A1C 5M2

Dear Mr. Martin:

I am writing you today to express my support of the Georgestown Café' and Bookshelf.

I am a 10 year resident of St. John's, a person who settled in this city without ever visiting it, based upon my research of the values, fortitude and creativity of this people and its culture.

In so many ways, St. John's seems to be experiencing positive growth and change. Businesses like Georgestown Café'and Bookshelf are right in line with that positivity.

Personally (as one who sometimes passes through that intersection twice daily on foot, on my way to work) I highly value having a shop at at Hayward' and McDougal' in Georgestown.

A store that provides good a good cup of coffee and some good reading materials, healthy, local, sustainable foods, and the pleasant social interaction of my neighbours and others is a healthy community resource. Apart from the obvious convenience, it will be a strong positive' for Georgestown as a neighbourhood community.

Needless to say small business is good for tourism and the St. John's economy on the whole.

I ask you this day: please lend your support to this initiative in any way possible.

Thanks for your valuable time in reading this and for the valuable service you provide to our community.

Sincerely,

**John Alfred Longlott**

**Respite Worker**

**&**

**Certified School Age Child Care Worker**



█ Maxse Street  
St. John's Newfoundland and Labrador  
A1C 2S6

July 7, 2014

Neil Martin  
City Clerk  
P.O. Box 908  
St. John's, NL A1C 5M2

Dear Mr. Martin:

I am writing you today to express my support of the Georgestown Café' and Bookshelf.

I am a 10 year resident of St. John's, a person who settled in this city without ever visiting it, based upon my research of the values, fortitude and creativity of this people and its culture.

In so many ways, St. John's seems to be experiencing positive growth and change. Businesses like Georgestown Café' and Bookshelf are right in line with that positivity.

Personally (as one who sometimes passes through that intersection twice daily on foot, on my way to work) I highly value having a shop at at Hayward' and McDougal' in Georgestown.

A store that provides good a good cup of coffee and some good reading materials, healthy, local, sustainable foods, and the pleasant social interaction of my neighbours and others is a healthy community resource. Apart from the obvious convenience, it will be a strong positive' for Georgestown as a neighbourhood community.

Needless to say small business is good for tourism and the St. John's economy on the whole.

I ask you this day: please lend your support to this initiative in any way possible.

Thanks for your valuable time in reading this and for the valuable service you provide to our community.

Sincerely,

John Alfred Longlott





**Fw: 73 Hayward Ave**  
**City Clerk and Council** to: Karen Chafe  
Sent by: **Elaine Henley**

2014/07/08 02:52 PM

----- Forwarded by Elaine Henley/CSJ on 2014/07/08 02:52 PM -----

From: nadine brothers <[REDACTED]>  
To: "Cityclerk@stjohns.ca" <cityclerk@stjohns.ca>  
Date: 2014/07/07 11:44 AM  
Subject: 73 Hayward Ave

---

I have attached a letter to add to the discussion regarding the proposed business to be located at 73 Hayward Ave, please include it in the public meeting to take place Tuesday July 8th, 2014.

Thank you,  
Nadine Brothers



■ Maxse Street letter to Steffanie.odt

July 7, 2014

To Whom it May Concern:

I'm writing regarding the proposed business on 73 Hayward Ave. I live in the neighbourhood, 31 Maxse Street to be exact, and I strongly support this endeavour.

I have owned my house and lived here since 1995 and I have seen that building go through many changes and businesses, none of which were very long lasting and half the time I didn't know exactly what was happening there.

It will be great to see this building put to good use and I personally do think that the proposed business is a great idea for the neighbourhood.

Since the expected owners have moved to this neighbourhood they have done an outstanding job with their personal property, beautifying it and making it a splendid home for their children. They are a great addition to the neighbourhood and make a point of always being aware of neighbourhood concerns.

They are hard working and sincere and I have no doubt that they have the best interest of the neighbourhood in mind with this project. This is their neighbourhood as well, the one they choose to raise their children in, and from what I can tell they only want to add to the greatness of it.

Thank you for your time,  
Sincerely,  
Nadine Brothers  
■ Maxse Street



**Re: 73 Hayward Application - Letter of Support** 

**City Clerk and Council** to: Calla Lachance

Sent by: **Elaine Henley**

Cc: Planning, Karen Chafe

2014/07/08 02:51 PM

Good Afternoon Ms. Lachance:

We thank you for your feedback considering the above application .

Your e-mail has been forwarded to the City's Department of Planning, Development and Engineering for consideration.

Elaine Henley  
City Clerk

Calla Lachance

[Here is my letter of support for the Georgestown...](#)

2014/07/07 02:01:33 PM

From: Calla Lachance <[redacted]>  
To: sarah stoker [redacted]  
[redacted] "Cityclerk@stjohns.ca" <cityclerk@stjohns.ca>  
Date: 2014/07/07 02:01 PM  
Subject: 73 Hayward Application - Letter of Support

Here is my letter of support for the *Georgestown Cafe and BookShelf* - 73 Hayward Ave Application

Calla Lachance  
Executive Director

Neighbourhood Dance Works  
Festival of New Dance

[redacted]  
[redacted]  
[redacted]  
[redacted]

[redacted]  
[redacted]  
[redacted]  
[redacted]

[redacted]  
[redacted]

Subject: RE:  
Date: Mon, 7 Jul 2014 11:05:11 -0400

gonna work on it now.

chrs,  
c

Calla Lachance  
Executive Director

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Mailing Address:  
PO Box 815 STN C  
St John's, NL  
A1C 5L7

---

Date: Sun, 6 Jul 2014 22:57:15 -0230

Subject:

From: [REDACTED]

To: [REDACTED]

Hi Calla!

I am just helping stephy out checking in on people 's support letters. let us know if we can help.  
they need to be in by tuesday this week .

thanks!

xo sarah

--

[www.ponylocale.ca](http://www.ponylocale.ca)



[www.gutsink.nf.ca](http://www.gutsink.nf.ca) 73 Hayward App.pdf

July 7, 2014

City of St John's  
P.O. Box 908  
St John's NL  
A1C 5M3

Regarding: application for 73 Hayward Ave

To Whom It May Concern:

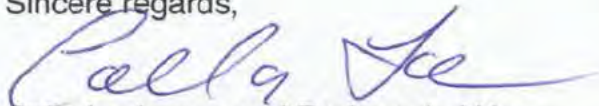
I am writing this letter of support for the *Georgetown Café and Bookshelf*. As a neighbour living in this area I think the idea of a "walk to" café that offers book lending as well as local, healthy food choices is a wonderful initiative. As a mom with a young child I absolutely grave forward thinking developments such as this as they play a huge role in promoting healthy, accessible, gathering spaces. It also offers a local environment for my family to socialize with others, which is an invaluable support for young families.

Main reasons why I **support** this initiative:

- I want "walk to" businesses in my neighbourhood because they encourage walking and exercising over driving;
- I want my growing child to explore his community and walking or biking offers him a safe environment to do so;
- I encourage the growth of community gathering spaces so my family can meet other local families and friends, my child can build social networks and together we can strengthen our sense of pride in our community

For all these reasons I sincerely hope the City of St John's will see the value behind this business proposal and give it the chance to be an example of how thoughtfully conceived businesses can support positive community development in our City.

Sincere regards,



Calla Lachance and Rodney de Vries

■ Monkstown



**Fw: Application for #73 Hayward Avenue**

**City Clerk and Council** to: Planning

Sent by: **Elaine Henley**

Cc: Karen Chafe

2014/07/08 02:46 PM

----- Forwarded by Elaine Henley/CSJ on 2014/07/08 02:46 PM -----

From: [REDACTED]  
To: "dokeefe@stjohns.ca" <dokeefe@stjohns.ca>, "rellsworth@stjohns.ca" <rellsworth@stjohns.ca>, "dbreen@stjohns.ca" <dbreen@stjohns.ca>, "jgalgay@stjohns.ca" <jgalgay@stjohns.ca>, "btalley@stjohns.ca" <btalley@stjohns.ca>, "bdavis@stjohns.ca" <bdavis@stjohns.ca>, "wcollins@stjohns.ca" <wcollins@stjohns.ca>, "thann@stjohns.ca" <thann@stjohns.ca>, "shickman@stjohns.ca" <shickman@stjohns.ca>, "dlane@stjohns.ca" <dlane@stjohns.ca>, "apuddister@stjohns.ca" <apuddister@stjohns.ca>  
Cc: "cityclerk@stjohns.ca" <cityclerk@stjohns.ca>  
Date: 2014/07/07 01:53 PM  
Subject: Application for #73 Hayward Avenue

---

Hello,

Please find attached my letter to you, the Council, regarding my family's application to use #73 Hayward Avenue as a small community based cafe. I have also attached the floor plan for your interest.

As you may be aware there is a public meeting regarding the application tomorrow evening at 7pm. Perhaps we will see you there.

Thank you so much,  
Stephanie Stoker

*UNLESS someone like you cares a whole awful lot, nothing is going to get better, its not.*



- Dr. Seuss Georgetown café to councillors finished.pdf



**Re: Forwarding letter re : 73 Hayward Ave.** 📎

**City Clerk and Council** to: stephy stoker

Sent by: **Elaine Henley**

Cc: Planning, Karen Chafe

2014/07/08 02:45 PM

Good Afternoon Ms. Stoker:

We thank you for your feedback respecting the above application and advise that your e-mail has been forwarded to the City's Department of Planning, Development and Engineering for consideration.

Elaine Henley  
City Clerk

stephy stoker

To Whom It May Concern,

2014/07/07 01:17:53 PM

From: stephy stoker [REDACTED]  
To: "cityclerk@stjohns.ca" <cityclerk@stjohns.ca>  
Date: 2014/07/07 01:17 PM  
Subject: Forwarding letter re: 73 Hayward Ave.

To Whom It May Concern,

I write to you regarding my sister's application to use 73 Hayward Avenue as the site for a new cafe. I plan to assist her with this project by purchasing the property in question. She would then manage the commercial space and day to day operations of the shop.

My work sees me regularly far from home, but I will be returning at the end of the month to settle details and see this project through. I work in The Entertainment industry and had my start, for many years, in the St. John's Arts community. I know many of the Georgetown neighbours and grew up in the area. My family and I consider community and sustainability paramount concerns, and if this application is approved, I can assure you that all efforts will be made to ensure the safety and functionality of the intersection and surrounding neighbourhood.

I gather concerns exist regarding traffic and parking in the area, an understandable concern for residents. Though I'm unaware of the city's long term plans for what seems to be an increasingly vibrant portion of town, perhaps permit only parking provided for residents, along with a small parking area within the 73 Hayward property line could help to ensure residents are not negatively affected. The intention, as I'm sure my sister is more than happy to expand upon, is that this shop would seat no more than 20 patrons, expects a sizable portion of business to be 'take away', and the majority of traffic to be of the foot variety.


I look forward to working with the city and members of the community to address any issues that may arise concerning this proposal, as well as contributing to the betterment of the area in general, if given the opportunity.

Cheers

Colin Stoker





**Re: 73 Hayward Ave.**   
**City Clerk and Council** to: stephy stoker  
Sent by: **Elaine Henley**  
Cc: Planning, Karen Chafe

2014/07/08 02:44 PM

Good Afternoon Ms. Stoker:

We acknowledge receipt of your e-mail and will ensure it is forwarded to the City's Department of Planning, Development and Engineering.

Thanks  
Elaine A. Henley

stephy stoker

Hello Ms. Henley, Please find attached a list of l...

2014/07/07 01:11:34 PM

From: stephy stoker <[REDACTED]>  
To: City Clerk and Council <cityclerk@stjohns.ca>  
Date: 2014/07/07 01:11 PM  
Subject: Re: 73 Hayward Ave.

---

Hello Ms. Henley,  
Please find attached a list of letters, supports and facebook posts.  
Thanks so much, Stephanie

*UNLESS someone like you cares a whole awful lot, nothing is going to get better, its not.*  
- Dr. Seuss

On Monday, 7 July 2014, 10:32, City Clerk and Council <cityclerk@stjohns.ca> wrote:

Good Morning Ms. Soker:

Are you able to cut and paste the comments into an e-mail and forward them to me?

Thanks  
Elaine Henley  
City Clerk

From: stephy stoker <[REDACTED]>  
To: "cityclerk@stjohns.ca" <cityclerk@stjohns.ca>  
Date: 2014/07/06 11:03 PM  
Subject: 73 Hayward Ave.

---

Hello,

I have a question.

I have pages of comments coming from a facebook page we started regarding the application for 73 Hayward Ave. Is that something I can forward to you as examples of supports, such as the 16 letters we/you have?

Thank you so much, Stephanie

*UNLESS someone like you cares a whole awful lot, nothing is going to get better, its not.*

- Dr. Seuss



Letters.docx

Letters:

1. Mandy Cook/Richard Symonds
2. Mark Brown
3. Elise Thorbeast
4. Debbie Bellows \*
5. Michelle Bush
6. Robert Mellin
7. Deneen Connolly
8. Celine Schneider
9. Kari Brown
10. Lois Brown
11. Nora Trask (send to city clerk)
12. Lois/Barry Martin
13. Andrew Daskoy
14. Leah Lewis
15. Sharon Bala
16. Sarah/Mike
17. Nadine Brothers
18. \*Steve (Bakery) (verbal support/letter?)
19. \*Steve Curtis (writing letter)
20. \*Anita Carroll (facebook/letter?)
21. \*Ed (writing letter)
22. \*Calla LaChance (writing letter)
23. \*Briar (going to meeting, letter sent?)
24. \*Mary-Ann Scanlon (facebook)
25. \*Tish Walsh (facebook)
26. Ms. Niklas (Caroline's Mother – phone call)

Facebook:

- [Like](#) · [Reply](#) · [July 2 at 9:50pm](#)



[MaryAnn Scanlon](#) Looking forward to coming!! I am on Hayward

[Like](#) · [Reply](#) · [June 26 at 12:01pm](#)



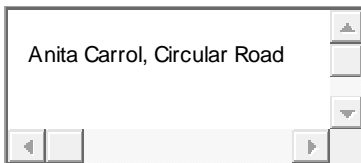
[Georgestown Cafe and Bookshelf](#) Hi, thanks for the support. Would you be willing to write us a letter of support to the city clerk?

[Like](#) · [1](#) · [June 26 at 5:11pm](#)



[MaryAnn Scanlon](#) I would indeed!!

[Like](#) · [June 26 at 7:23pm](#)



[Anita Carroll](#) I have no doubt it will be a success

[Like](#) · [Reply](#) · [June 26 at 12:08pm](#)




[Georgestown Cafe and Bookshelf](#) thanks Anita. Are you considered Georgestown? Would you be in to writing a letter for me?


[Like](#) · [June 26 at 5:21pm](#)




[Anita Carroll](#) I am right now. Can write letter no prob. To whom? Saying what?

[Like](#) · [June 26 at 7:11pm](#)

-  [Tish Walsh](#) When is this place due to open?  
[Like](#) · [Reply](#) · [June 23 at 10:04pm](#)

-  [Georgestown Cafe and Bookshelf](#) Hi Tish, I see that you and your friends were talking about this space when you used to hang out there. What was the building then? I am curious to know all of its history, thanks. Oh, and coffee on us if we open and you and the ladies come by!

[Like](#) · [June 26 at 5:52pm](#)

-  [Tish Walsh](#) Well you are asking a good question now. I can't remember what I did last week, let alone remember what was in that place 38 years ago. But I am thinking there was a carpet and flooring place there...more of a warehouse to store that stuff. I will have to ask my friend Michelle who lived just up the road from that corner. Anyways, I do hope everything works out for you and you are able to open up this place as a cafe. I can assure you I will be visiting there often. Great location and I still only live a 1 minute walk from this place. Good luck!!

[Like](#) · [June 29 at 3:53pm](#)


-  [Georgestown Cafe and Bookshelf](#) Thats great, thanks for the support!

[Like](#) · [June 30 at 9:54pm](#)

- [Jordan Canning](#) shared your [photo](#).

[June 26 at 7:36pm](#) ·

I would love for this to happen! It's right around the corner from me! Check it out...

-  [Pam Hall](#) It IS a wonderful idea! Looking forward to it! (Monkstown Road)

[June 27 at 11:56am](#)

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- 

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[C. A. Gullage](#) shared your [photo](#).

[June 23 at 9:21pm](#) ·

Love this idea!!

Who's going for a tea and a read with me? Maybe a bitta knittin,..

[Marie Murphy](#) likes this.



[Paula Fitzgerald](#) shared your [photo](#).

[June 23 at 9:03pm](#) ·

That was our meeting place for years growing up! Many great memories there for sure! The Corner has many stories for sure. It would be so nice if it was a place to gather and meet friends old and new. Good Luck!



[Marie Power](#) I think this is a brilliant idea of a cafe. I lived on Circular for 25 years and had always wanted somewhere to go in the neighbourhood. Unfortunately I too no longer live in the neighbourhood.

[Unlike](#) · [Reply](#) · [1](#) · [June 28 at 8:52am](#)

---

- [Joan Frampton](#) How do we get more information to write a letter? What are the challenges with opening this space? Why are people against it?

Thanks and Good Luck!

[Like](#) · [Reply](#) · [June 24 at 5:09pm](#)

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**6,840 people reached (one post)**

[#17 Cafe in St. John's](#)

[356 likes](#)


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.....



**Re: 73 Hayward Ave.**   
**City Clerk and Council** to: stephystoke  
Sent by: **Elaine Henley**  
Cc: Planning, Karen Chafe

2014/07/07 10:34 AM

Good Morning Ms. Stoke:

We thank you for your feedback concerning the above application.


Your e-mail has been forwarded to the City's Department of Planning, Development and Engineering for consideration.

Elaine Henley  
City Clerk

stephystoke

Please see attached letter from another George...

2014/07/07 08:57:34 AM

From: stephystoke < >  
To: cityclerk@stjohns.ca  
Date: 2014/07/07 08:57 AM  
Subject: 73 Hayward Ave.

Please see attached letter from another Georgestown resident.

Thank you.  
Stephanie



Sent from Samsung tablet 73 Hayward support letter LB.pdf

Lois Brown  
■ McDougall Street  
St. John's, NL  
A1C 2S8

July 6, 2014

**In regards to the application to open Georgestown Café and Bookshelf at 73 Hayward Ave.**

To whom it may concern,

This letter is to express my daughter's and my enthusiastic support for the proposed cafe and bookshelf at 73 Hayward Ave. We are residents of Georgestown. I have lived up the street from this location for over twenty-five years.

In the past neighbours were opposed to a deli because of the concern that traffic in the area will increase. I have always been regretful of that - I sometimes think of it and wish it had gone forward. What a wonderful thing to pop to a deli or a café for a bite, rather than have to go to the very hectic Sobey's, totally not representative of the slow, friendly pace of our neighbourhood.

There is a traffic/parking issue around the Georgestown Bakery; however, that is due simply to drivers who drive into our neighbourhood and exhibit bad behavior - in reality it is a policing issue. I have long thought a police officer should come along on Saturday and give out a few expensive speeding and parking tickets to the people who speed into and out of our neighbourhood to buy bread at the bakery. And to be honest - it's not just because of the bakery people like to speed through Georgetown.

The great thing about this café is it will encourage more foot traffic and force people to slow down. I have always thought a café, deli or little grocery in that location would encourage people to walk to the area and leave their cars at home. I would be walking to the new café. It will be a cafe in the neighbourhood and for the neighbourhood. It would make our neighbourhood so much more neighbourly. I love the idea. It would really be a wonderful addition to the neighbourhood, This is something it desperately needs.

As well, I know the applicants and they are the best of people.


We **STRONGLY** urge the City and Councilors to support this application.

Yours sincerely,

Lois Brown and Olivia Curtis Brown





**Re: 73 Hayward Ave support**   
City Clerk and Council to: sarah joy stoker  
Sent by: Elaine Henley  
Cc: Planning, Karen Chafe

2014/07/07 10:31 AM

Good Morning Ms. Stoker:

We thank you for your feedback respecting the above application.


Your e-mail has been forwarded to the City's Department of Planning, Development and Engineering for consideration.

Elaine Henley  
City Clerk

sarah joy stoker

Hello, please see the attached letter of support f...

2014/07/06 10:37:40 PM

From: sarah joy stoker  >  
To: Cityclerk@stjohns.ca  
Date: 2014/07/06 10:37 PM  
Subject: 73 Hayward Ave support

Hello,  
please see the attached letter of support for the proposed cafe at 73 Hayward Ave. If you could please confirm your receipt of this letter that would be appreciated.

Thank you,  
Sarah

--

[www.ponylocale.ca](http://www.ponylocale.ca)



[www.gutsink.nf.ca](http://www.gutsink.nf.ca) 73 Hayward support letter.pdf

Sarah Joy Stoker and Michael Luke  
■ Carpasian Rd.  
St. John's, NL  
A1C 3T9

July 5, 2014

**In regards to the application to open Georgestown Café and Bookshelf at 73 Hayward Ave.**

To whom it may concern,

This letter is to express my husband's and my complete and enthusiastic support for the proposed cafe and bookshelf at 73 Hayward Ave. We are residents of Georgestown and are family members with Stephanie Stoker who is applying to open a cafe.

We understand that some neighbours (one in particular) are opposed to the cafe because of the concern that traffic in the area will increase. There is a traffic/parking issue around the Georgestown Bakery however that is due simply to people's behavior and will not be exacerbated by a small cafe opening nearby. Clients of GT Bakery park badly to run in and out of the bakery quickly. They do it whether there are available parking spaces or not, it makes no difference.

The proposed cafe will be actively promoting pedestrian traffic and strongly discouraging vehicular traffic. It will be a cafe of the neighbourhood and for the neighbourhood. It will not be selling things that aren't available in other parts of the city. There is no reason people would drive into GT just to go to this simple cafe.

As far as the traffic and parking issues facing that corner we suggest that the City should actually be monitoring and enforcing parking and traffic regulations there. Regularly there are police monitoring the top and bottom of Carpasian Rd for drivers that speed. That is excellent and we are thrilled that they do. Why can't the City keep an eye on that corner if it is such an issue?

We do not feel that the traffic/parking issue is at all reasonable grounds to stop such a positive small business venture for a young and vibrant family in the community. The building in question was a grocery store many years ago. Why not allow it to be used again in a way that will bring the flourishing neighbourhood together? Why not support something that will be promoting walking and bike riding as opposed to driving, something that will promote and provide healthy food choices for all the school kids in the area, something that will be offering free book sharing?


The morals and nature of the family that are looking to open this cafe are of the highest fiber and are aligned with everything that should be encouraged and promoted by a city that cares about strong, nourishing and proactive communities and neighbourhoods, health and well being.

We **STRONGLY** urge the City and Councilors to support this application. Do not let the same old story of bad driving and parking be the thing that stops such a positive project. Deal with the traffic and parking and let this neighbourhood have a cafe we can all walk to.

with thanks,

Sarah Joy Stoker and Michael Luke



**Re: Cafe in Georgestown**   
City Clerk and Council to: rebecca newhook  
Sent by: Elaine Henley  
Cc: Planning, Karen Chafe

2014/07/07 10:22 AM

Good Morning Ms. Newhook:

We thank you for your feedback concerning the above application.


Your e-mail has been forwarded to the City's Department of Planning, Development and Engineering for consideration.

Elaine Henley  
City Clerk

rebecca newhook

Hello, I am writing to communicate my support f...


2014/07/04 07:28:51 PM

From: rebecca newhook   
To: "Cityclerk@stjohns.ca" <cityclerk@stjohns.ca>  
Date: 2014/07/04 07:28 PM  
Subject: Cafe in Georgestown

---

Hello,

I am writing to communicate my support for the proposed cafe in Georgestown , St. John's.  
Please approve the application to open this cafe .

Best regards,  
Rebecca Newhook  
 Hamilton Avenue



**Re: Support for the Georgetown Cafe and Bookshelf**   
**City Clerk and Council** to: michelle bush  
Sent by: **Elaine Henley**  
Cc: Planning, Karen Chafe

2014/07/03 02:25 PM

Good Afternoon Ms. Bush:

Thank you for your feedback concerning the above proposal.

Your e-mail has been forwarded to the City's Department of Planning, Development and Engineering for consideration.

Elaine A. Henley  
City Clerk

michelle bush

To the City of St John's, This is a short letter in a...

2014/07/02 04:23:18 PM

From: michelle bush <[REDACTED]>  
To: "Cityclerk@stjohns.ca" <cityclerk@stjohns.ca>  
Date: 2014/07/02 04:23 PM  
Subject: Support for the Georgetown Cafe and Bookshelf

To the City of St John's,

This is a short letter in absolute 100% support for the soon to be cafe in Georgetown . We've all been waiting for one. This cafe will generate jobs, feed the school kids healthy lunches, expand the sales of the bread and sweet products from the bakery and give the neighbourhood a great gathering place . I have been dreaming of the day a coffee shop would open in the neighbourhood .

Encouraging sharing, bartering, reading and neighbourliness is excellent . It will be a little hub for the overflow of friends and acquaintances that see each other in the bakery and don 't want to block their business to chat . It will bring so much communal thought and sharing of ideas in the neighbourhood, which is such a strong and vitalizing one already .

It will also bring more people through the neighbourhood , more people who will be interested in businesses already in and around there like the bakery , living planet, the pub.


I know this will be an excellent business, that will thrive and make Georgetown Neighbourhood even more amazing and caring and giving and healthy .

What an amazing undertaking and kudos to Stephanie Stoker !

Michelle Bush

■ Mullock Street (going on 5 years in the neighbourhood)



**Re: 73 Hayward Avenue**   
**City Clerk and Council** to: Cook, Mandy  
Sent by: **Elaine Henley**  
Cc: Planning, Karen Chafe

2014/07/03 02:24 PM

Good Afternoon Ms. Cook:

Thank you for your feedback concerning the above proposal.

Your e-mail has been forwarded to the City's Department of Planning, Development and Engineering for consideration.

Elaine A. Henley  
City Clerk

"Cook, Mandy"

Hello - I am a resident of the Georgestown neigh...

2014/07/02 02:21:31 PM

From: "Cook, Mandy" <[REDACTED]>  
[REDACTED].ca>  
Date: 2014/07/02 02:21 PM  
Subject: 73 Hayward Avenue


---

Hello – I am a resident of the Georgestown neighbourhood in St. John’s. I am writing to voice my support of the proposed café at 73 Hayward Ave. I believe our neighbourhood is lacking in services that are accessible by foot and lacking in gathering spaces that build community and community involvement. Independently owned and operated businesses invest in the people and community they operate in, and I would love to be able to visit regularly to enjoy the café’s offerings and exchange knowledge and ideas with the people whom I live close to. Please take this letter into consideration when making a decision about whether to allow this development or not.

Thanks so much!

Mandy Cook



**Re: Georgestown Café and Bookstore**   
City Clerk and Council to: Mark Brown  
Sent by: Elaine Henley  
Cc: Planning, Karen Chafe

2014/07/03 02:23 PM

Good Afternoon Mr. Brown:

Thank you for your feedback concerning the above proposal.

Your e-mail has been forwarded to the City's Department of Planning, Development and Engineering for consideration.

Elaine A. Henley  
City Clerk

Mark Brown

Dear Neil Martin, City Clerk I am writing this em...

2014/07/02 12:48:00 PM

From: Mark Brown <[REDACTED]>  
To: cityclerk@stjohns.ca  
Date: 2014/07/02 12:48 PM  
Subject: Georgestown Café and Bookstore

Dear Neil Martin, City Clerk

I am writing this email in support of the proposed idea for a coffee shop /bookstore in Georgestown. When this idea was brought to my attention , I immediately thought it was a wonderful proposal that would do much to spread a little light in the neighbourhood . I live in Georgestown myself, just up the hill from the proposed location of the coffee shop . I often walk past on my way to work, or to the downtown bookstores and coffee shops . I often look at the proposed space and think, "that certainly would make a very pleasant social space ." I know that there has been an art gallery that tried to make a go , but I believe this space could do so much more for the community. It is central, and has nice beautiful windows and I can see myself going there to hang out, read and relax and connect with people . The neighbourhood is quiet and pleasant place to live , but lacks the character that a coffee shop/bookstore would provide. I spend allot of time at used bookstores and coffee shops . I believe that if it were not for the St John's coffee shop culture , my experience of the city would not have been the same. I can see how a coffee shop in this neighbourhood (at the proposed location) would benefit people like myself, but it would also benefit people in the community who may find it a challenge (and an expense) to go somewhere else in the city to enjoy such an environment. I see the greater social and economic value that this establishment can potentially bring to the neighbourhood and , by extension, the whole city. St John's is a beautiful city, and has many things to offer its residents, yet the coffee shops are few and far between. With the exception of Duckworth and Water St, and the mall areas, many parts of the city are dead. I believe that encouraging this venture and giving it every opportunity to succeed, the city can really prove that it cares for the social and mental wellbeing of all its citizens.

Sincerely

Mark Brown



**Re: Support for Georgetown Cafe** 

City Clerk and Council to: elise t

Sent by: Elaine Henley

Cc: Planning, Karen Chafe

2014/07/03 02:22 PM

Good Afternoon Ms. Thorburn:

Thank you for your feedback concerning the above proposal.


Your e-mail has been forwarded to the City's Department of Planning, Development and Engineering for consideration.

Elaine A. Henley  
City Clerk

elise t

Hi there, I just want to voice my support for the...

2014/07/02 12:09:56 PM

From: elise t   
To: Cityclerk@stjohns.ca  
Date: 2014/07/02 12:09 PM  
Subject: Support for Georgetown Cafe

---


Hi there,

I just want to voice my support for the Georgetown Cafe proposal. I live in Georgetown, on Hayward Street, and have a young child. Our neighbourhood needs a local cafe for coffee and snacks, and St. John's desperately needs more community hubs that are walkable. We need to support small initiatives that will encourage people to walk or bike to their locations, and for this reason I do not think that parking should be an issue. Hopefully the Georgetown Cafe can be largely supported by people living and working within walking distance from the site, and its opening may encourage other people to open cafes, bakeries, coffee shops, etcetera in their own neighbourhoods, to discourage the reliance on the car that is prevalent in the city.

Thank you,  
Elise





**Re: Georgetown Cafe and Bookshelf**   
**City Clerk and Council** to: debbellows  
Sent by: **Elaine Henley**  
Cc: Planning, Karen Chafe

2014/07/03 02:21 PM

Good Afternoon Ms. Bellows:

Thank you for your feedback concerning the above proposal.


Your e-mail has been forwarded to the City's Department of Planning, Development and Engineering for consideration.

Elaine A. Henley  
City Clerk

debbellows

To whom it may concern: I will be unable to atte...

2014/07/02 11:36:31 AM

From: debbellows   
To: cityclerk@stjohns.ca  
Date: 2014/07/02 11:36 AM  
Subject: Georgetown Cafe and Bookshelf

To whom it may concern:

I will be unable to attend the public meeting in support of the proposed opening of the "Georgetown Cafe and Bookshelf." Please accept this letter as support for the go ahead on this business venture.

I am a cyclist in the downtown portion of the city. I enjoy being a patron of small cafes, specifically those that are environmentally conscious.

Local businesses fitting this bill are generally located downtown on very busy streets such as Duckworth and Water Streets. Due to the amount of traffic in the area, I can never avail of dropping in for a coffee after my bike ride. I find it extremely difficult to maneuver in the congested traffic.


Having a locale that is away from the mainstream traffic but still in the general downtown area would be greatly welcomed by me as a cyclist.

Please put great consideration into allowing this community based, environmentally and socially conscious business add to the Georgetown Community.

Yours truly,  
Debbie Bellows

You miss 100% of the shots you don't take. - Wayne Gretzky



**Re: Application for a neighbourhood Café on 73 Hayward Avenue.** 

**City Clerk and Council** to: celine schneider

2014/07/03 02:19 PM

Sent by: **Elaine Henley**

Cc: Planning, Karen Chafe

Good Afternoon Ms. Scheider:

Thank you for your feedback with respect to the above matter.


Your e-mail has been forwarded to the City's Department of Planning, Development and Engineering.

Elaine A. Henley  
City Clerk

celine schneider

To whom it may concerns Please find attached...

2014/07/02 11:01:01 AM

From: celine schneider   
To: cityclerk@stjohns.ca  
Date: 2014/07/02 11:01 AM  
Subject: Application for a neighbourhood Café on 73 Hayward Avenue.

---

To whom it may concerns

Please find attached my letter of support to the proposed project for a neighborhood Café on 73 Hayward Avenue. I am a resident of the neighbourhood and a close neighbour to the proposed location.

Sincerely,



Celine Schneider **Letter of support.docx**

Celine Schneider



██████████ • St. John's, NL, A1C 2S6

Date: June 27, 2014

Re: Application for a neighborhood Café on 73 Hayward Avenue.


Dear Mayor of St. John's, Members of the City Council and of the zoning committee:

It is my pleasure to write a letter in support of the application for a neighborhood Café on 73 Hayward Avenue. As a direct neighbor (my house is situated only 25 m away), I'm delighted by this proposed project, which will, in my opinion, reinforce the sense of community of the Georgetown neighborhood. I am looking forward to enjoying coffee, books and local products within walking distance of my house. It will be an amazing place to meet friends, organize meetings relevant to the community or to just relax. I also look forward to finally seeing that street corner store returned to its original purpose instead of being an empty front. This part of Georgetown used to be the location of two corner stores, the heart of a neighborhood. While one has become the Georgetown bakery (a huge asset to the community and one of the main reason I personally chose to buy my house in this area), the other has remained empty. This has been a sad statement to the delocalization of locally owned downtown store properties in favor of big box storefronts in the outskirts, where access is only possible by car. The only way to reduce car density in a city is to offer more walkable, cyclable options and this proposed project does exactly that. I know parking issues may concern people, but using resident permits could easily solve this. I honestly believe this initiative is community-oriented and will attract more pedestrians or cyclists than cars.

Sincerely,

Celine Schneider



**Re: proposed cafe on hayward ave** 

**City Clerk and Council** to: Dan Ficken

Sent by: **Elaine Henley**

2014/07/02 10:52 AM

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

Good Morning Mr. Ficken.

Thank you for your feedback with respect the above proposal.

Your e-mail has been forwarded to the City's Department of Planning, Development and Engineering for consideration.

Elaine A. Henley  
City Clerk

Dan Ficken

Hello, I live on Circular Road in the Georgestow...

2014/06/30 02:47:38 PM

From: Dan Ficken <[REDACTED]>  
To: cityclerk@stjohns.ca, Jonathan Galgay <jgalgay@stjohns.ca>  
Date: 2014/06/30 02:47 PM  
Subject: proposed cafe on hayward ave

Hello, I live on Circular Road in the Georgestown area and I was just reading up on a proposed cafe set for 73 Hayward Ave, which is within a minute walk from my front house.

I have read through the backgrounder on this proposal and I also came across a webpage article by a Ms. McNaughton who I believe lives on Maxse St, which I'm sure you are also likely familiar with as it details concern about parking. Please consider my following thoughts and rationale

My general thought is that I support the cafe, and that the parking issue can be managed.

I believe there are benefits of having attractions for people within neighborhood enclaves rather than on the outskirts. For example, there has been a recent discussion by the group Happy City focused around that area of west downtown bounded by the new Fortis building, the Delta, the Convention Centre expansion, and the new Steele Hotel, and they pointed out there were three restaurants in that area, but they were all on the outside roads, which are pretty busy, and not very inviting for people to come in and enjoy the inner-sections of that neighborhood. However, I feel that having something on the inside, such as a cafe, that invites people to come in and experience those inner streets and get away from the mainly highway/interchange style of the bounding roads can dramatically change the feel of a neighborhood. It could promote healthy growth and development of that area in the long run (if the cafe or business was successful of course)

Such has happened with the Bakery in Georgestown, it has transformed the neighborhood into something more vibrant. People have more of a reason to walk through now rather than around it

on the bigger roads. A cafe on that corner, or any other type of drop-in business for that matter, would increase the urban vibrancy of Georgestown and make it all the more desirable place to live. To be honest, I think if there were more small businesses interspersed throughout, the neighborhood could become an ideal place to live, as well as shop.

A great example in St. John's is Quidi Vidi Road, with Belbin's, several artisan shops, and now a community garden and the coffee shop on the corner (Gracie Joe's I think it's called), and the restaurant on the other end near Signal Hill, plus other business and residential interspersed, it's a fantastic place to go even if you don't live there. It has a great friendly and inviting feeling. Something all neighborhoods could benefit from. Good for the economy, good for the residents and visitors.

The cafe proposed for Hayward Avenue I think would be an excellent addition to Georgestown. It could boost the quality of life for people who live there.

Of course, the drawback as we know is parking. I don't know about the parking requirements specifically, but there is that problem of illegal parking and increased traffic. Why not put signage up (lots of it) letting people know where they can park and cannot park. There are parking spots about a 15 second walk down Hayward next to the basketball court and by the pub opposite, there can be signs pointing people down there. There can also be no parking signs with notices of fines in places where people are not permitted to park, and perhaps have a patrol down there now and again in the mornings by city traffic services to give out tickets. That would help drive the point home that people have to respect the rules.

I've hardly ever had a problem parking anywhere in the city by the way, downtown or anywhere. Any parking tickets I've received in the past I have deserved them, and I think everyone else is in the same boat. Unless someone is mobility impaired, walking from a parking spot to a destination within a few minutes or less is no real problem, and usually it's just a few car lengths from my destination. I don't know how to promote that, but it's worthwhile. I can't imagine how some of the larger cities in North America would get by if everyone expected a parking spot next to their destination. I can understand people wanting the parking space next to their own house free though.

Long story short, I support the cafe, I hope I've been convincing, and I think parking can be managed with appropriate signage and illegal parkers nipped in the bud with some preliminary morning patrols.

Thanks for taking my opinion into account,  
Dan Ficken



**Fw: Georgestown Cafe Proposal , Letter of Support**  
Jason Sinyard, Ken O'Brien, Karen Chafe,  
**Elaine Henley** to: Maureen Harvey, Lindsay Lyghtle Brushett,  
Paul Boundridge, Mark Hefferton, Donna L

2014/07/01 04:29 PM

FYI

ELAINE A. HENLEY  
City Clerk  
Office of the City Clerk  
10 New Gower Street  
P.O. Box 908  
St. John's NL A1C 5M2  
Telephone - (709) 576-8202  
Cell - (709) 691-0451

----- Forwarded by Elaine Henley/CSJ on 2014/07/01 04:28 PM -----

From: Jonathan Galgay/CSJ  
To: Elaine Henley/CSJ@csj  
Date: 2014/06/30 10:52 AM  
Subject: Fwd: Georgestown Cafe Proposal, Letter of Support

---

Please add to file for council consideration

---

**Jonathan P. Galgay**  
**Ward 2 Councillor**  
**City of St. John's**  
**[\(709\) 576 7144](tel:7095767144)**

Begin forwarded message:

**From:** "Leah B. Lewis" <[REDACTED]>  
**Date:** June 28, 2014 at 7:40:15 PM NDT  
**To:** [jgalgay@stjohns.ca](mailto:jgalgay@stjohns.ca)  
**Cc:** [dokeefe@stjohns.ca](mailto:dokeefe@stjohns.ca)  
**Subject:** **Georgestown Cafe Proposal, Letter of Support**

Dear Mr. Galgay,

I am a resident of the Georgestown neighbourhood. I write to you to voice my support of Stephanie Stoker's recent proposal to open a cafe at 73 Hayward Ave.

Please see my letter of support attached.

Best Regards,

Leah B. Lewis, PhD.

■ Hayward Ave.



GeorgetownCafeletter,llewis.pdf

■ HAYWARD AVE. ST. JOHN'S, NL A1C 3W6

LEAH B. LEWIS, PHD

June 28, 2014

**Attention:** Councillor Jonathan Galgay  
City of St. John's

Dear Councillor Galgay,

It is with enthusiasm that I write in support of Stephanie Stoker's Cafe and Bookshelf, address 73 Hayward Ave. in Georgestown St. John's.

I believe this proposal to be an appropriate size and style of business for the area and a great use for the building in question. Both women have thoroughly prepared and anticipated any issues of concern, including that of parking. They are modelling themselves off of similar urban endeavours that support pedestrian and cycling clientele by incentive discounting on purchases. Additionally, projects such as this are known to foster community and enhance security by encouraging neighbourly engagement.

Lastly, as we know, St. John's is growing and economic development should be encouraged. Small, independent and family run businesses such as the Georgestown Cafe and Bookshelf ought to receive the city's full support and encouragement as an important contributor to both the identity as well as economy of the area.

Sincerely yours,

SEND BY EMAIL

Leah B. Lewis

■

cc. Denis O'Keefe, Mayor





**Fw: 73 Hayward Avenue**

**City Clerk and Council** to: Karen Chafe, Jason Sinyard, Ken O'Brien, Lindsay Lyghtle Brushett, Paul Bountridge, Mark Hefferton,  
Sent by: **Karen Chafe**

2014/06/30 01:52 PM

----- Forwarded by Karen Chafe/CSJ on 2014/06/30 01:51 PM -----

From: stephy stoker <[REDACTED]>  
To: "cityclerk@stjohns.ca" <cityclerk@stjohns.ca>  
Date: 2014/06/30 12:11 PM  
Subject: 73 Hayward Avenue

---

I am forwarding these letters which I received from my neighbours, regarding my application for 73 Hayward Avenue..

Thank you, Stephanie Stoker

*UNLESS someone like you cares a whole awful lot, nothing is going to get better, its not.*



- Dr. Seuss Lois Martin letter.docx GeorgestownCafeletter,llewis.pdf

June 25, 2013

City Clerk

St. John's City Hall

Re: Proposed Café at #73 Hayward Avenue, Georgestown

We are writing in response to the proposed café at #73 Hayward Avenue. We are in support of this business idea and think it would be lovely for the area and neighbourhood.

It is important that communities and neighbourhoods look for new and appealing ways of creating liveable spaces, and the idea of a café/business which promotes healthy living is excellent. We fully support the concept of a place that responds to the community and promotes such things as healthy foods, pedestrian and bicycle transportation.

The space in question has been many things over the years, and to have the business owners located in and a part of the community is a great benefit. We feel they will be compassionate and forward thinking regarding the realities of this area.

Thank you,

Lois Martin

■ Maxse Street



**Fw: Feedback on Cafè Proposal for Hayward Ave**  
City Clerk and Council to: Karen Chafe  
Sent by: Karen Chafe

2014/06/30 01:48 PM

----- Forwarded by Karen Chafe/CSJ on 2014/06/30 01:47 PM -----

From: Laura Simms <[REDACTED]>  
To: cityclerk@stjohns.ca  
Date: 2014/06/27 07:37 PM  
Subject: Feedback on Cafè Proposal for Hayward Ave

---

I am writing to show my support for the proposed cafè on Hayward Avenue in St. John's. I feel a cafè would be a fantastic and much needed addition to the Georgestown neighbourhood.

I live on Circular Road and would absolutely love to be able to walk around the corner to the cafè for a morning coffee or an afternoon treat. (While the Hungry Heart is a fantastic neighbourhood establishment, I find their hours of operation very limited).

I understand there are some concerns about a new business in this high density neighbourhood.

I have spoken with the potential cafè owner who seems very open and eager when addressing concerns. She lives in Georgestown and is very aware of parking issues in the neighbourhood (she has often had her own driveway blocked by bakery goers). Therefore she is very sympathetic to local residents. Her small cafè will only have a few seats and her target demographic is walkers, not drivers.

When needed there is parking available in front of the basketball courts down the street (which is where I used to park when visiting the bakery, before I moved to the neighbourhood). I feel proper signage could encourage cafè (and bakery) patrons to park at the basketball courts instead of in front of people's driveways.

She also indicated she would like to work with the Georgestown Bakery, rather than compete with them, by stocking their products. This sounds like a beautiful marriage to me!

I really hope St. John's council approves this project.

Sincerely,  
Laura Simms  
Circular Road, St. John's



**Re: 73 Hayward Avenue - Permission to change the use** 

**City Clerk and Council** to: Gillian Hickman

Sent by: **Elaine Henley**

2014/06/26 11:04 AM

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

Good Morning Ms. Hickman:

Thank your for your comments regarding the above proposal.

Your e-mail has been forwarded to the City's Department of Planning, Development and Engineering.

Elaine A. Henley  
City Clerk.

Gillian Hickman

I am writing in respect to the application requesti...

2014/06/26 10:33:42 AM

From: Gillian Hickman <  
To: planning@stjohns.ca, cityclerk@stjohns.ca  
Date: 2014/06/26 10:33 AM  
Subject: 73 Hayward Avenue - Permission to change the use

---

I am writing in respect to the application requesting "A Change of Non-Conforming Use" at the Civic 73 Hayward Ave.

I think this would be a lovely addition to this community and I support this application.

I understand parking maybe a concern of neighbouring residences but I believe Georgetown is the only community in downtown which also hosts a public community parking area which is luckily nearby the civic in question and could be utalized for overflow parking. Also with 20 sq.m in seating area the restuarant/cafe probably would not host more then ten tables and therefore would not have a large number of patrons at one seating time.

In closing, it would be a nice addition to the other neighbouring commercial and if accepted I look forward to walking from my residence to have a coffee or lunch.

G.Hickman  
 Barnes Road



**Re: 73 Hayward Avenue**   
**City Clerk and Council** to: Carla Hiscock  
Sent by: **Elaine Henley**

2014/06/26 11:00 AM

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

Good Morning Ms. Hiscock:

Thank your for your comments regarding the above proposal.


Your e-mail has been forwarded to the City's Department of Planning, Development and Engineering.

Elaine

Carla Hiscock


I just wish to advise that I, personally, think that t...

2014/06/25 07:20:12 PM

From: Carla Hiscock < >  
To: cityclerk@stjohns.ca  
Date: 2014/06/25 07:20 PM  
Subject: 73 Hayward Avenue

---

I just wish to advise that I, personally, think that this cafe would be an asset to the Georgestown Neighbourhood and that I would support the approval of this application.

Carla Hiscock  
 Monkstown Road



**Re: Georgetown Cafe and Bookstore**   
**City Clerk and Council** to: Deneen Connolly  
Sent by: **Elaine Henley**

2014/06/26 10:57 AM

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

Good Morning Deneen:

Neil Martin is no longer the City Clerk .

Thank you for your comments regarding the above proposal .


By way of this e-mail, I am forwarding your comments to the City's Department of Planning, Development and Engineering.

Elaine

Deneen Connolly

Dear Mr. Martin, I am writing to you at this time t...

2014/06/25 07:12:01 PM

From: Deneen Connolly  >  
To: cityclerk@stjohns.ca  
Cc: stephystoke@yahoo.com  
Date: 2014/06/25 07:12 PM  
Subject: Georgetown Cafe and Bookstore


---

Dear Mr. Martin,

I am writing to you at this time to show my support for a cafe on Hayward Avenue. I am a resident of Georgetown for many many years. I believe it to be a marvelous business opportunity and also a great concept for people to connect.

Regards,  
Deneen Connolly



**Re: 73 Hayward Avenue**   
**City Clerk and Council** to: Green, Susan K.  
Sent by: **Elaine Henley**

2014/06/26 10:55 AM

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

Good Morning Ms. Greene;

Thank your for your comments regarding the above proposal.

Your e-mail has been forwarded to the City's Department of Planning, Development and Engineering.

Elaine

"Green, Susan K."

Hello there, I wish to express my support for the...

2014/06/25 02:07:34 PM

From: "Green, Susan K." <[REDACTED]>  
To: "cityclerk@stjohns.ca" <cityclerk@stjohns.ca>  
Date: 2014/06/25 02:07 PM  
Subject: 73 Hayward Avenue

Hello there,

I wish to express my support for the request to convert the house on 73 Hayward Avenue to a Café. I live in the Georgetown Neighbourhood (on Monkstown Road) and I see this type of development as an asset to our community. Just as the bakery and other businesses have added life to our community, I see this café as a possible place for enjoyment and social networking, particularly for members of our neighbourhood who walk and may not own a car.


Thank-you for the opportunity to share my opinion.

Susan Green  
[REDACTED] Monkstown Road  
St. John's

---

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**Re: 73 Hayward Change of Non -conforming Use Application** 

**City Clerk and Council** to: Andrew Draskoy

2014/06/26 10:46 AM

Sent by: **Elaine Henley**

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

Good Morning Mr. Draskoy:

Thank you for your e-mail regarding the above proposal.

We have forwarded your comments to the City's Department of Planning, Development and Engineering.

Elaine A. Henley  
City Clerk

Andrew Draskoy

I would like to express my whole-hearted suppor...

2014/06/25 01:39:50 PM

From: Andrew Draskoy <[REDACTED]@m>  
To: cityclerk@stjohns.ca  
Cc: [REDACTED]  
Date: 2014/06/25 01:39 PM  
Subject: 73 Hayward Change of Non-conforming Use Application

I would like to express my whole-hearted support for the change of use of 73 Hayward Ave. to a cafe.

The Georgestown neighbourhood would only be improved by having small businesses and gathering places that are aimed primarily at a local clientele.

While some are worried about traffic and parking, I really don't think that is an issue for a cafe at this location. This is a place that people will mainly walk to. The clients will generally be neighbours. Even if it is an issue, it is worth dealing with for the sake of having such a great addition to our neighbourhood. I have every confidence that Ms. Stoker will create something quite special here.


We need businesses like this in Georgestown. As a homeowner close to the proposed location, I ask the city to do what it can to help this happen.

Sincerely,  
Andrew Draskoy  
[REDACTED] McDougall St.

[REDACTED]  
[REDACTED]





**Re: proposed cafe on 73 Hayward** 

**City Clerk and Council** to: Sharon Bala

Sent by: **Elaine Henley**

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

2014/06/26 10:43 AM

Good Morning Ms. Bala and Mr. Baird:

Thank you for your e-mail regarding the above proposal.

Please be advised that your e-mail has been sent to the City's Department of Planning, Development and Engineering for consideration.

Elaine A. Henley  
City Clerk

Sharon Bala

Good morning, We are residents of Georgestow...

2014/06/25 10:14:02 AM

From: Sharon Bala <[REDACTED]>  
To: cityclerk@stjohns.ca  
Cc: jgalgay@stjohns.ca, Georgestown Neighbourhood Association  
Date: 2014/06/25 10:14 AM  
Subject: proposed cafe on 73 Hayward

Good morning,

We are residents of Georgestown and we are writing in support of the proposed cafe at 73 Hayward.

The property has been vacant for years. Vacants are an eye sore and represent lost tax revenue. We believe that the proposed cafe would be a fantastic addition to the neighbourhood, complementing the bakery across the street and giving local residents a convenient spot for socializing.

Nay-sayers will complain about traffic and parking. But we believe the majority of the cafe's business will come from local pedestrians. The prospective owners have said they will offer incentives for customers to leave their cars at home. Also, there are other places to park (in the Holy Heart Parking lot after school hours, the lot behind the basketball court etc.) that don't involve the street.

Good, healthy neighbourhoods are built with a mix of residential and commercial properties. If people can walk to commercial places instead of being forced to drive, the city's traffic would ease up. Finally, we should be supporting small, local businesses that keep money in the community and make neighbourhoods vibrant.

Thank you.

Sharon Bala and Tom Baird  
Circular Road



**Fw: 73 Hayward Avenue**

**City Clerk and Council** to: Jason Sinyard, Ken O'Brien, Karen Chafe, Maureen Harvey, Lindsay Lyghtle Brushett, Paul Boundridge,

2014/06/23 12:48 PM

Sent by: **Elaine Henley**

FYI

----- Forwarded by Elaine Henley/CSJ on 2014/06/23 12:48 PM -----

From: ROBERT MELLIN [REDACTED]  
To: "cityclerk@stjohns.ca" <cityclerk@stjohns.ca>  
Date: 2014/06/23 09:27 AM  
Subject: 73 Hayward Avenue

---

I am writing to express my strong support for the proposed cafe at 73 Hayward Avenue. I am the owner of #75 Hayward Avenue, so I am probably the homeowner most affected by this application.

I have no difficulty with the proposed use of #73 Hayward Avenue, and in fact we need MORE applications like this to reinforce the type of mixed-use neighbourhood that was typical of the history of the Georgetown area. Mixed use development gets people out of their cars, and reinforces a sense of neighbourhood. A prime example of this is the Georgetown Bakery, that has become almost a kind of community centre for the neighbourhood. It is the heart and soul of Georgetown. I walk to this bakery every day, and many residents in the area do the same.

Other residents in the area may express concerns about parking. Forget parking. Parking is not our future. Bicycles, walking, and public transportation should be our priority. In fact, the City of St. John's should promote decreased parking in many areas, something other cities are exploring elsewhere in Canada and North America. Can you imagine the city of Venice with parking? Perhaps for gondolas, but not for cars.

With regard to the parking requirement for #73 Hayward, a small note for your files: there is a legal right of way behind 75 Hayward Avenue next to the parking space that permits me access to my back yard for heating oil deliveries. I have this in writing, prepared by my lawyer when I purchased the house recently, with the signature of the present owner of #73 Hayward Avenue. This right of way has been in effect for many years.

I have not checked the insurance atlases at City Hall, but given the shape, location, and detailing of #73 Hayward Avenue it is obvious there was in fact a commercial use of the ground floor at one time, perhaps a grocery store with large picture windows. The cafe will make a handsome and dynamic addition to the neighbourhood.

Although I am writing this as the owner of #73 Hayward Avenue, I am also endorsing the application as a professional- a registered senior architect (NLAA) and a full time professor at McGill's School of Architecture in Montreal. I teach studio courses involving urban design, so I have a lot of experience with the practical and theoretical aspects of zoning and mixed-use development.

Sincerely,

Robert Mellin, Ph.D., RCA, FRAIC, NLAA  
Architect and Associate Professor, McGill School of Architecture

Architecture practice:

■ Barnes Rd  
St. John's, NL A1C3X5

■

■

■

■

# REPORT

## Police and Traffic Committee Wednesday, July 16, 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 Danny Breen  
Councillor Bernard Davis  
Councillor Tom Hann  
Don Brennan, Director of Roads and Traffic  
Phil Hiscock, Manager of Roads  
Dawn Corner, Manager of Traffic  
Bill MacDonald, Supervisor Traffic Signals  
Derm Layman, Head Foreperson, Traffic  
Chris Pitcher, Supervisor, Parking Services  
Paul Peddigrew, Foreperson - Traffic  
Inspector Joe Boland, RNC  
Constable Paul Murphy, RNC  
Chris Whelan, Metrobus  
Derek Chafe, St. John's Regional Fire Department  
Mr. Seamus O'Keefe, Downtown St. John's  
Mr. Percy Rideout, Citizen Representative  
Maureen Harvey, Senior Legislative Assistant  
Stacey Fallon, Legislative Assistant

### **1. Kent Place – request from Deputy Mayor Ellsworth to review parking restrictions.**

The Committee was informed that residents on Kent Place submitted a petition to change the parking restrictions on the street to address a problem caused by the parking demand associated with the dance studio on the street. The street is too narrow to accommodate parking on both sides. Vehicles are permitted to park for a maximum of two hours on the north side, and there is a No Parking Anytime restriction on the south side. However, the no parking anytime restriction allows parents to wait in their cars on the street for children at the dance studio, and this obstructs traffic flow on the street. Parking enforcement cannot issue tickets to the parents because they are permitted to stop on the street for the purpose of loading and unloading.

To address this problem the residents have signed a petition to change the No Parking restriction to No Stopping Anytime. Traffic Division staff have reviewed the situation with Parking Services and agreed that this is the only option to address the problem.

### **Recommendation**

**The committee recommends that the existing No Parking Anytime on the south side of Kent Place be changed to “No Stopping Anytime”.**

### **2. Ladysmith Drive - Davis to investigate resident concerns about speeding.**

The Traffic Division has performed a traffic study on Ladysmith Drive and found that traffic calming is not warranted according to the City’s Traffic Calming Policy. The study also revealed that the 85th percentile speed (the speed at which 85% of traffic is driving at or below), was 54 km/hr, which is relatively good compared to other streets. It was noted that the volumes will likely increase as development expands in the area.

### **Recommendation**

**The committee recommends:**

- 1) That status quo be maintained on Ladysmith Drive at the present time**
- 2) That the Traffic Division continue to monitor volumes and speeds on the street as the development grows.**

### **3. Rotary Drive – Petition from residents regarding No Left Turn signs on Blackmarsh Road at Jenson Camp Road and Empire Avenue.**

This petition was briefly discussed at the last Police and Traffic Committee meeting. A decision on the request was deferred pending further staff investigation because it had come in at the last minute and staff had not had a chance to properly review the request and as such could not make a recommendation to the Committee.

The residents have requested that the left turn restriction be removed or that an exemption permit, not a parking permit, be issued to residents so that will be exempt from the restriction. It was also noted that that this restriction was installed because of residents’ concerns about speeding and short-cutting, and that the removal of the left turn restriction would likely cause the short-cutting to resume.

Further review of the petition by the Traffic Services Division revealed that the residents may have, in fact, signed the petition because they thought it was intended to support permits for residents and not necessarily the removal of the left turn restriction, which, as noted above, would cause the short-cutting problem to resume.

### **Recommendation**

**The Committee recommends that the left turn restriction remain in place, but that appropriate signage be developed and posted to allow an exemption for government vehicles. i.e. garbage trucks, snow plows, police etc.**

### **4. Mount Cashel Road @ Torbay Road – Request to restrict left turns.**

Councillor Davis made reference to two petitions brought forward with respect to Mount Cashel Road – one requesting a no left turn at the intersection of Mount Cashel and Torbay and the other regarding the intersection of Mount Cashel and New Cove Road.

In terms of the first petition, the Traffic Division found that the volume of left turning vehicles are relatively low to warrant a No Left Turn restriction. If there was a collision problem at the intersection that was potentially caused by left turning vehicles then we would consider a left turn restriction, but at this point in time we are not aware of this type of problem.

Staff was also requested to review the possibility of installing separate left and right turn lanes on Mount Cashel Road at New Cove Road.. That investigation has not been completed.

The Manager of Traffic Services advised a review will be carried out at the Mount Cashel @ New Cove Road intersection

**Recommendation**

**The Committee recommends the installation of a “No Left Turn” on Mount Cashel Road at the Torbay Road intersection.**

**5. Request for Restricted Access – Virginia Park Playground and Ballfield**

On behalf of Deputy Mayor Ron Ellsworth, the Committee considered a request for barricades or other appropriate measures that will prevent access for motorized vehicles at the Virginia Park playground and ball field. As Deputy Mayor Ellsworth was not in attendance to elaborate, it was agreed that the matter be referred to Brian Head as well as the Public Works Committee for follow up.

**Recommendation**

**The Committee recommends the matter be referred to the Public Works Committee.**

**6. Request from the Military for Crosswalk on The Boulevard**

On the basis of a number of military offices which have been consolidated and the subsequent volume of pedestrian traffic, Councillor Hann brought forward a request on behalf of the Military for consideration of a crosswalk in the area of the new building.

**Recommendation**

**The Committee recommends that the Traffic Services Division fast track an analysis to determine whether a crosswalk is warranted.**

## **7. Motorcycle Noise**

The RNC advised that as a pilot, one of their officers will be using a decibal meter to gauge noise levels on motorcycles. A decibal meter provides the necessary evidence required to issue tickets for violations under Section 29 (1) of the Highway Traffic Act. During discussion, reference was made to enquiries to the Province via Service NL who indicated that noise problems come under the purview of the municipality. In any event, the RNC will keep the Committee apprised of their efforts.

### **Recommendation**

**The Committee recommends that the RNC address this matter under Section 29(1) of the Highway Traffic Act.**

Councillor Art Puddister  
Chairperson  
Police & Traffic Committee

# MEMORANDUM

## REPORT / RECOMMENDATIONS TO COUNCIL

Development Committee

Tuesday, July 28, 2014

The following matter was considered by the Development Committee at its meeting held on July 22, 2014. A staff report is attached for Council's information.

- 1. Department of Planning, Development and Engineering**  
**File Number DEV1400180**  
**Proposed Approval-in-Principle for Commercial Development**  
**125 Southlands Boulevard – Ward 5**  
**Applicant: Pinnacle Engineering**
- 

It is the recommendation of the Development Committee that Council approve the attached terms of reference for the Land Use Assessment Report for the proposed development.

(Original Signed)

---

David Blackmore, Deputy City Manager  
Chair – Development Committee

DB/sf

attachment

# ST. JOHN'S

DEPARTMENT OF PLANNING

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



# MEMORANDUM

---

Date: July 24, 2014

To: His Worship the Mayor and Members of Council

From: Dave Wadden, M. Eng., P.Eng.  
Acting Director, Planning and Development

**Re: Department of Planning, Development and Engineering  
File Number DEV1400180  
Proposed Approval-in-Principle for Commercial Development  
125 Southlands Boulevard – Ward 5  
Applicant: Pinnacle Engineering**

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An application and conceptual plans have been submitted to the City's Department of Planning, Development and Engineering by Pinnacle Engineering requesting an approval-in-principle from Council for a proposed multi-building commercial development. The proposed development will be at the corner of Southlands Boulevard and Ruby Line at 125 Southlands Boulevard. The development will consist of three commercial condo use buildings with a total floor area of 6,317.4 m<sup>2</sup>; daycare center with floor area of 929 m<sup>2</sup>; two retail use buildings with floor area 910.4 m<sup>2</sup>; restaurant with floor area 696.8 m<sup>2</sup>; and a bank with floor area of 696.8 m<sup>2</sup>. The development will provide 556 parking spaces for the entire site. The total floor area for the proposed development is 9,569 m<sup>2</sup>.

The subject property is in the Commercial Regional (CR) Zone under Section 10.21 of the St. John's Development Regulations. The proposed development meets all proposed uses listed in the (CR) zone, including a maximum building height of 15 metres.

To comply with the approval-in-principle standards, the St. John's Development Regulations require that a Land Use Assessment Report must be carried out for any non-residential development, with a floor area in excess of 1,000m<sup>2</sup>, in or adjoining a Residential District.

The Development Regulations require that the terms of reference for a Land Use Assessment Report are to be approved by Council, and the report must be prepared at the expense of the applicant. **Attached, for Council's consideration, are the proposed terms of reference for the Assessment Report for this proposed development.**

# ST. JOHN'S

The Development Regulations require that prior to the approval of an Assessment Report, Council shall provide adequate time for a public review of the report, using the procedures for public notification as outlined in Section 5.5. of the Regulations. Section 5.5 of the Regulations stipulates that as a minimum, public notification shall include advertisement in a local newspaper and written notification to property owners within a 150 metre radius of the application site. However, at Council's discretion, a public meeting may be held. As the proposed development is adjacent to an established residential neighbourhood, a public meeting is recommended.

### **Recommendation**

It is the recommendation of the Development Committee that Council approve the attached terms of reference for the Land Use Assessment Report for the proposed development. As the proposed development is adjacent to an established residential neighbourhood, it is also recommended that once the report has been received and reviewed by staff, that staff be directed to schedule a public meeting, to be chaired by a member of Council on the application and Land Use Assessment Report. This process would include a newspaper notice, notices mailed to property owners residential occupants in the area, and posting of the Assessment Report on the City's website.

(Original Signed)

\_\_\_\_\_  
David Wadden, M. Eng., P.Eng.  
Acting Director  
Planning and Development  
Department of Planning, Development and Engineering

GJD/sba

**TERMS OF REFERENCE  
FOR LAND USE ASSESSMENT REPORT (LUAR)  
PROPOSED MIXED USE COMMERCIAL DEVELOPMENT  
SOUTHLANDS BOULEVARD / RUBY LINE (WARD 5)  
APPLICANT: PINNACLE ENGINEERING LIMITED**

---

The following items shall be addressed by the proponent at its expense. The proponent shall identify significant impacts, and where appropriate, identify measures to mitigate impacts on land uses adjoining the subject property. All information is to be submitted under one report in a form that can be reproduced for public information and review. The numbering and ordering scheme used in the report shall correspond with that used in this Terms of Reference and a copy of the Terms of Reference shall be included as part of the report. A list of those persons/agencies who prepared the Land Use Assessment Report shall be provided as part of the report.

**A. Building Usage**

- a. Identify the size of each proposed building and floor area (Gross Floor Area), and Floor Area Ratio (FAR).
- b. Identify the proposed uses or occupancies within the buildings by their respective floor area.
- c. Identify means to mitigate the impact of Restaurant Use as it pertains to order generated from the ventilation within the building.

**B. Building Materials**

- a. Provide elevations of the proposed buildings and rowhouse dwellings.
- b. Identify the finish and colour of exterior building materials.

**C. Building Height and Location**

- a. Identify graphically the exact location and height of the proposed buildings relative to property boundaries/lot lines (show all proposed rooflines).
- b. Identify any building lot layouts which may be considered for the site.
- c. Using cross-section drawings, identify the effect of the proposed building height on properties in the vicinity of the development site in terms of the following criteria:

- Identify the proximity of the proposed building to property lines.
- Possible loss of sunlight / potential shadowing / other potential impacts on adjacent properties (for all proposed building and rooflines).
- Information on the proposed construction of patios/balconies.

#### **D. Exterior Equipment and Lighting**

- a. Identify the location and type of exterior lighting to be utilized. Identify possible impacts on adjoining residential properties and measures to be instituted to minimize these impacts.
- b. Identify the location and type of any exterior HVAC equipment to be used to service the proposed building. Identify possible impacts on adjoining residential properties and measures to be instituted to minimize these impacts.

#### **E. Landscaping and Buffering**

- a. Identify with a landscaping plan, details of site landscaping and measures to be undertaken to buffer the adjoining residential properties from operations and activities generated at the development site; including, but not limited to possible traffic noise and lights from vehicles.
- b. Identify the location and proposed methods of screening electrical transformers and refuse containers to be used on site.

#### **F. Open Space**

- a. Identify any open space in the development (including passive open space).

#### **G. Snowclearing/Snow Storage**

- a. Identify proposed method of snowclearing and location of snow storage area(s) on the site.

#### **H. Offstreet Parking**

- a. Identify the number and location of off street parking spaces/lots to be provided and means by which parking area storm water runoff is to be managed.

**I. Roads and Traffic**

- a. Provide the anticipated traffic generation rates associated with the proposed development.
- b. Identify all public streets within the development and connections to existing streets

**J. Municipal Water, Sewer Services and Stormwater Detention**

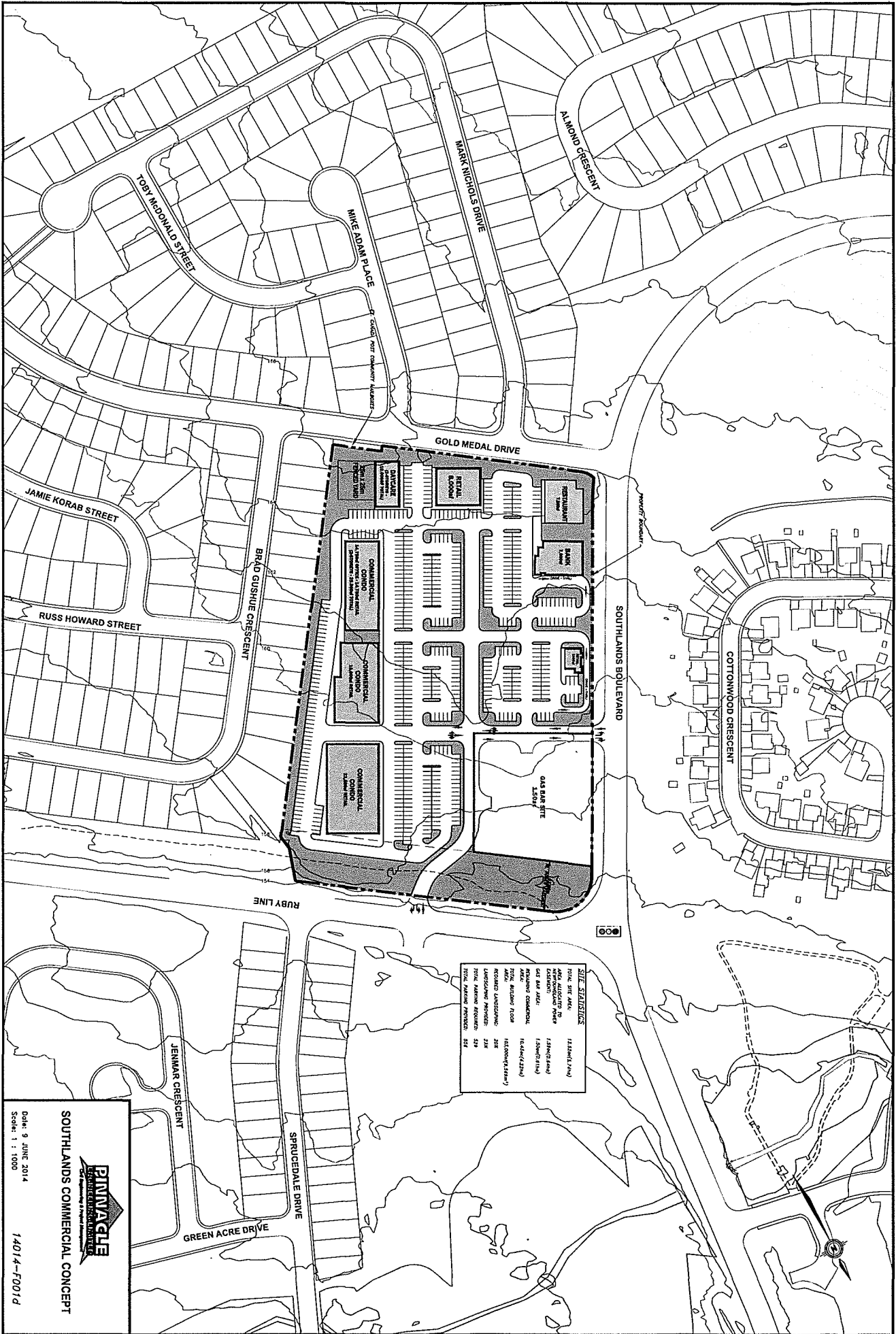
- a. Provide information as may be required by the City on the proposed installation of municipal water and sewer services to the site, including storm water detention.

**K. Public Transit**

- a. Consult St. John's Metrobus (St. John's Transport Commission) regarding public transit infrastructure requirements (ie. bus lay-by and shelter) and their provision as part of the proposed development.


**L. Construction Timeframe**

- a. Indicate the approximate timelines for beginning and completion of the development.
- b. Graphically, indicate on a site plan how workers' parking is to be accommodated during the construction period and designated areas for equipment and materials during the construction period.



**SITE STATISTICS**

TOTAL SITE AREA	133,861 (2.74)
AREA ALLOCATED TO DEVELOPMENT	73,800 (1.56)
USE OF SITE AREA	55,000 (1.17)
RESERVED COMMERCIAL AREA	18,800 (0.40)
TOTAL BUILDING FLOOR AREA	162,000 (3.41)
RECORDED LANDSCAPING	228
TOTAL PARKING SPACES	228
TOTAL TRAVEL PROVISION	228


  
**SOUTHLANDS COMMERCIAL CONCEPT**
  
 Date: 9 JUNE 2014
 14014-F001d
  
 Scale: 1 : 1000

**Report/Recommendations  
Heritage Advisory Committee  
July 11, 2014**

In Attendance: Councillor Sandy Hickman, Co-Chairperson  
Councillor Dave Lane, Co-Chairperson  
George Chalker, Heritage Foundation  
Taryn Sheppard, Nexter Representative  
Peter Jackson, NL Historic Trust (alternate for Peter Jackson)  
Wayne Purchase, Downtown St. John's  
Jeremy Bryant, NL Association of Architects  
Garnet Kindervator, Canadian Homebuilders, NL Chapter  
Lydia Lewycky, Planners Institute  
Melanie Del Rizzo, Citizen Representative  
Gerard Hayes, Citizen Representative  
Lindsay Lyghtle Brushett, Planner  
Peter Mercer, Heritage Officer  
Margaret Donovan, Tourism Industry Coordinator  
Karen Chafe, Recording Secretary

**Report:**

1. **133 Gower St. – Application for Window Installation**

The owner of the property has applied to install windows on the front façade which are contrary to the requirements outlined for the heritage area.

**The Committee recommends that the configuration of windows proposed by the applicant be rejected as they are contrary to the guidelines for the Heritage Area. The Committee further recommends that the openings conform to those that exist in the adjoining properties to the east and west of the building. The Committee also agreed with the Heritage Officer's proposed window styles and configurations:**

- 1<sup>st</sup> floor: 48”w x 60” h (double unit)
- 2<sup>nd</sup> floor: 30”w x 60” h
- 3<sup>rd</sup> floor: 30”w x 56” h

2. **27 New Gower St. – Signage exceeding requirements of Heritage Area Sign By-law**

The applicant has proposed to erect a guitar shaped sign overlooking the Sundance deck which would be attached to the side wall of the adjoining property to the east. The dimensions of the guitar are 30 feet in height and 11 feet in width.

**The Committee recommends rejection of the application on the basis that it exceeds the size requirements outlined in the Heritage Sign By-Law.**

Councillor Dave Lane  
Co-Chair

Councillor Sandy Hickman  
Co-Chair

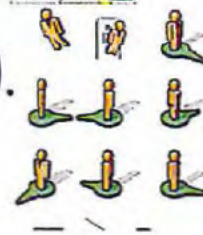
**ST. JOHN'S**





133 LOWER STREET

ACCEPTABLE WINDOWS (SINGLE HUNG).  
 1<sup>st</sup> FLOOR ± 48" w x 60" h DOUBLE ONT  
 2<sup>nd</sup> FLOOR ± 30" w x 60" h  
 3<sup>rd</sup> FLOOR ± 30" w x 56" h



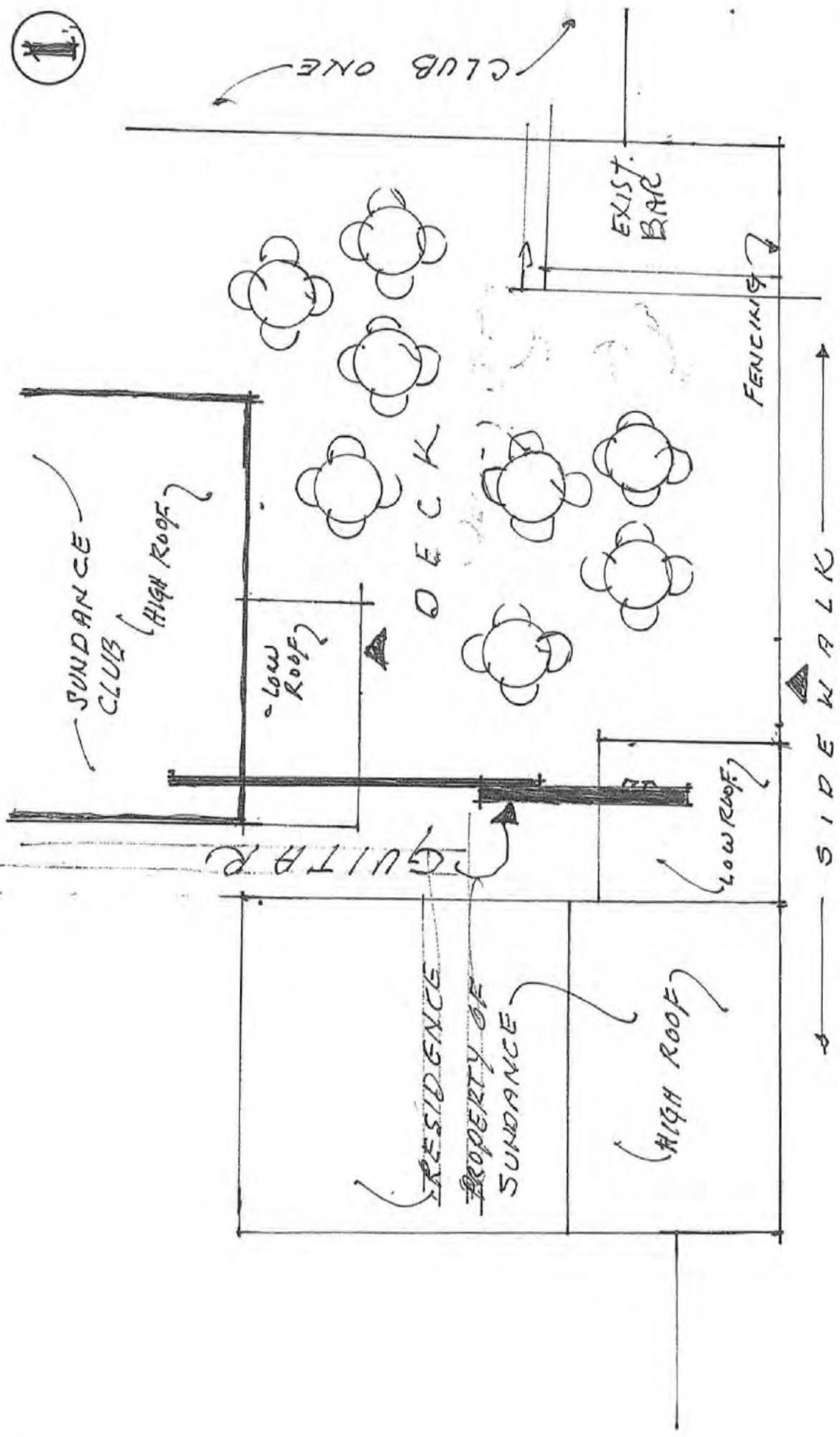




133



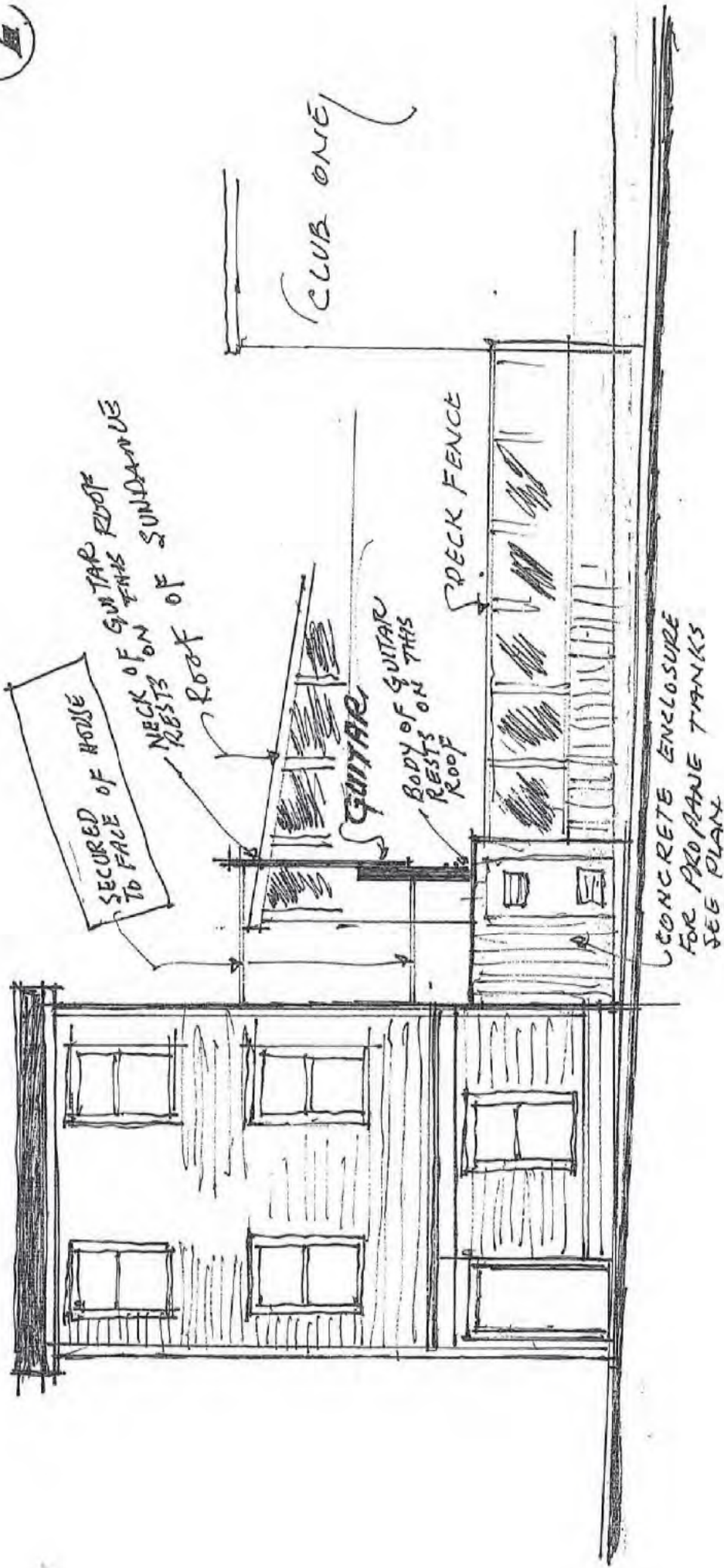
1



NEW GOWER STREET

ROOF PLANS INDICATING LOCATION OF GUITAR  
SCALE 1/4" = 1'-0"

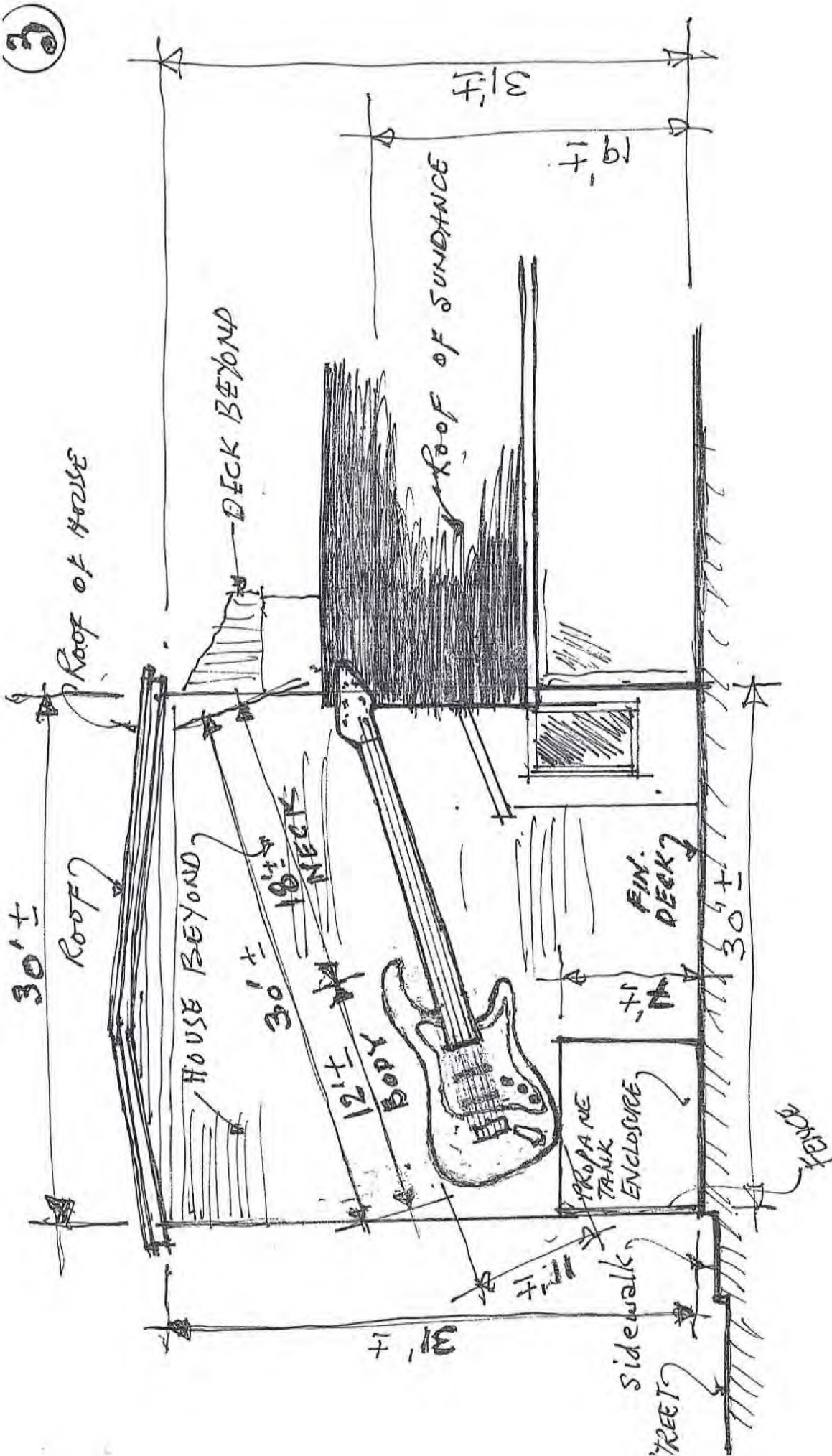
2



GUITAR. AS. VIEWED FROM NEW GORNER. STREET

SCALE: 1/8" = 1'-0"

(3)



GUITAR AS VIEWED FROM DECK • LOOKING EAST •  
 Scale: 1/8" = 1'-0"



4



PHOTOGRAPH OF GUITAR.

# MEMORANDUM

Date: July 10, 2014

To: Elaine Henley  
City Clerk

From: Gregory Keating  
Manager of Geographic Information Systems

Re: **New Street Names**  
**Clovelly Trails Subdivision – Stage 3C (105 Lots)**  
**Cabot Development Corporation Limited (Ward 1)**

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This proposed new subdivision is located north of Snow's Lane & east off Stavanger Drive, formerly the Dyer property. Attached is our street name plan no. 2014-157-SP dated July 2, 2014 showing the location of four (4) proposed new streets. The developer is Cabot Development Corporation Limited.

The Nomenclature Committee recommends that the streets be named in keeping with the current theme of soldiers who served in the Newfoundland Regiment for this residential development.

The new recommended street names are as follows:

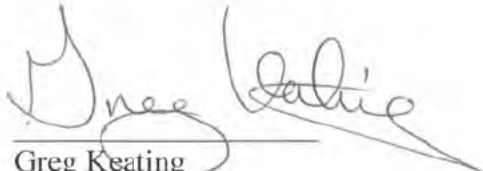
- 1) **HARNETT STREET** - Street "A" located directly off Stavanger Drive. Named after two members of the Newfoundland Regiment. Firstly, Pte. Frank Harnett of Seldom-Come-By was killed in action at Beaumont-Hamel, France on July 1, 1916. Secondly, Pte. William Harnett of Campbellton who was killed in action during the Battle of Passchendaele in Belgium, October 1918.
- 2) **FRAMPTON AVENUE** - Street "B" located off Harnett Street. In honour of Pte. John Frampton of Bay Bulls who was killed in action at Beaumont-Hamel, France on July 1, 1916.
- 3) **O'FLYNN PLACE** - Street "C" located off Harnett Street. Named after Pte. Michael Joseph O'Flynn of Grand Falls who was first reported missing on July 1, 1916 at Beaumont-Hamel, France and later deemed to have been killed in action.
- 4) **DYER PLACE** - Street "F" located off Blue Puttee Drive. In honour of Pte. William Dyer of St. John's who succumbed to influenza & pneumonia in France, March 19, 1919. This street is also named after the Dyer family who previously owned the land in the area of the proposed subdivision.

.../2

# ST. JOHN'S

# MEMORANDUM

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



Greg Keating  
Manager of GIS

Enclosure

p. c. Mayor Dennis O'Keefe  
Greg Keating, Manager of Land Information Services

# 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



DR. BY: M.S.  
 CHD. BY: G.K.  
 DATE: JULY 02, 2014  
 SCALE: 1:1500  
 DWG. 2014-157 SP  
 No.:

**ST. JOHN'S**  
 DEPARTMENT OF CORPORATE SERVICES

**STREET NAME**  
**CLOVELLY TRAILS STAGE 3C**  
**CABOT DEVELOPMENT**  
**CORPORATION LIMITED**



**DEVELOPMENT PERMITS LIST  
DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING  
FOR THE PERIOD OF June 10, 2014 TO July 23, 2014**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
COM	St. John's Transportation Commission	Bus Shelter	49-55 Elizabeth	4	Approved	14-07-16
RES		Family Home Child Care for Six (6) Children	37 Oberon Street	4	Approved	14-07-16
RES	Reardon Construction and Development	Subdivision Plan Townhouse Development	Triton Street – off Ruby Line	5	Approved	14-07-17
RES		Residential Building Lot	408 Blackhead Road	5	Approved	14-07-22

\* 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 28, 2014 Regular Meeting

Permits Issued: 2014/07/10 To 2014/07/23

### CLASS: Commercial

28 Mews Pl	Co	Office
40 Aberdeen Ave	Ms	Service Shop
40 Aberdeen Ave	Ms	Office
40 Aberdeen Ave	Ms	Service Shop
40 Aberdeen Ave	Ms	Clinic
46 Aberdeen Ave	Ms	Restaurant
1 Anderson Ave	Ms	Clinic
77 Blackmarsh Rd	Ms	Retail Store
245 Blackmarsh Rd	Ms	Convenience Store
126 Duckworth St	Sn	Retail Store
395 East White Hills Rd	Ms	Commercial Garage
92 Elizabeth Ave	Ms	Office
94 Elizabeth Ave	Ms	Retail Store
73 Elizabeth Ave	Ms	Service Station
2 Fogwill Pl	Ms	Restaurant
32 Frecker Dr	Ms	Service Station
336 Freshwater Rd	Ms	Service Shop
336 Freshwater Rd	Ms	Communications Use
336 Freshwater Rd	Ms	Office
15 Goldstone St	Ms	Service Shop
169 Hamlyn Rd	Ms	Service Shop
179 Hamlyn Rd	Ms	Club
14 Hebron Way Milestone's	Sn	Restaurant
16 Highland Dr	Ms	Convenience Store
102 Kenmount Dr	Ms	Office
150 Kenmount Rd	Ms	Car Sales Lot
394 Kenmount Rd	Ms	Convenience Store
85-95 Kenmount Rd	Ms	Car Sales Lot
161 Kenmount Rd	Ms	Retail Store
193 Kenmount Rd	Ms	Place Of Amusement
195 Kenmount Rd	Ms	Service Shop
497 Kenmount Rd	Ms	Car Sales Lot
147 Lemarchant Rd	Ms	Service Shop
204-206 Main Rd, A.I.M.E.	Ms	Clinic
484-490 Main Rd	Ms	Restaurant
53-59 Main Rd	Ms	Retail Store
299 Main Rd	Ms	Service Shop
395 Main Rd	Ms	Office
239 Major's Path	Ms	Office
154 Pennywell Rd	Ms	Service Station
34 Pippy Pl	Ms	Office
260 Portugal Cove Rd	Ms	Retail Store
279 Portugal Cove Rd	Ms	Retail Store
150 Clinch Cres	Ms	Lodging House
117 Ropewalk Lane	Ms	Eating Establishment
2 Stavanger Dr	Ms	Service Station
15 Stavanger Dr	Ms	Retail Store
86 Thorburn Rd	Ms	Office
92 Thorburn Rd	Ms	Eating Establishment
632 Topsail Rd	Ms	Service Station
644 Topsail Rd	Ms	Service Shop
668 Topsail Rd	Ms	Retail Store
656 Topsail Rd	Ms	Tavern
393 Topsail Rd	Ms	Day Care Centre
681 Topsail Rd	Ms	Retail Store
26-34 Torbay Rd	Ms	Tavern

26-34 Torbay Rd	Ms	Tavern
10 Elizabeth Ave	Ms	Office
280 Torbay Rd	Ms	Eating Establishment
320 Torbay Rd	Ms	Tavern
320 Torbay Rd	Ms	Restaurant
278 Torbay Rd	Ms	Service Shop
710 Torbay Rd	Ms	Retail Store
351 Water St	Sn	Office
47 Churchill Sq	Cr	Retail Store
190-192 Duckworth St	Rn	Restaurant
200-232 Newfoundland Dr	Nc	Accessory Building
13 Ricketts Rd	Rn	Church
290 Freshwater Rd	Rn	Restaurant
86 O'leary Ave	Nc	Accessory Building
41 Churchill Sq	Rn	Place Of Amusement
430 Topsail Rd Warehouse One	Rn	Retail Store
48 Kenmount Rd No. 1, Starbucks	Cr	Eating Establishment
64 Airport Rd	Nc	Office
180 Portugal Cove Rd	Nc	Accessory Building
300 Kenmount Rd	Nc	Shopping Centre

This Week \$ 7,599,900.00

**Class: Industrial**

This Week \$ .00

**Class: Government/Institutional**

175-177 Duckworth St	Rn	Admin Bldg/Gov/Non-Profit
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This Week \$ 53,550.00

**Class: Residential**

30 Adventure Ave, Lot 320	Nc	Single Detached Dwelling
27 Adventure Ave., Lot 330	Nc	Single Detached Dwelling
18 Bavidge St	Nc	Fence
480 Bay Bulls Rd	Nc	Single Detached Dwelling
305 Bay Bulls Rd	Nc	Patio Deck
8 Biscay Pl, Lot 8	Nc	Single Detached Dwelling
11 Biscay Pl, Lot 2	Nc	Single Detached & Sub.Apt
110 Bonaventure Ave	Nc	Accessory Building
30 Canada Dr	Nc	Fence
16 Caribou Pl	Nc	Accessory Building
17 Caravelle Pl, Lot 21	Nc	Single Detached Dwelling
133 Castle Bridge Dr	Nc	Patio Deck
21 Chafe Ave	Nc	Fence
53 Chafe Ave	Nc	Accessory Building
37 Chalker Pl	Nc	Fence
174 Cheeseman Dr	Nc	Accessory Building
10 Cherrybark Cres	Nc	Accessory Building
12 Cherrybark Cres	Nc	Swimming Pool
26 Cherrybark Cres Lot 219	Nc	Single Detached Dwelling
40 Corporal Jamie Murphy St	Nc	Fence
36 Country Grove Pl	Nc	Fence
17 Cox's Lane	Nc	Accessory Building
10 Creedon Pl	Nc	Accessory Building
29 Dauntless St	Nc	Accessory Building
58 Donovan's Rd	Nc	Single Detached & Sub.Apt
5 Douglas St	Nc	Fence
5 Dover Pl	Nc	Fence
66-68 Doyle's Rd	Nc	Accessory Building
63 Doyle's Rd	Nc	Accessory Building
67 Doyle's Rd	Nc	Swimming Pool

14 Dunkerry Cres	Nc	Accessory Building
14 Dunkerry Cres	Nc	Fence
20 Dunkerry Cres	Nc	Fence
50 Dunkerry Cres Lot #265	Nc	Single Detached Dwelling
37 Dunkerry Cres, Lot 316	Nc	Single Detached Dwelling
17 Duntara Cres	Nc	Accessory Building
132 Frecker Dr	Nc	Accessory Building
22 Galashiels Pl	Nc	Fence
50 Gil Eannes Dr	Nc	Swimming Pool
92 Gil Eannes Dr	Nc	Accessory Building
136 Groves Rd	Nc	Accessory Building
22 Hazelwood Cres	Nc	Accessory Building
25 Iceland Pl	Nc	Fence
3 Kingfisher Pl	Nc	Fence
20 Lady Anderson St	Nc	Fence
91 Ladysmith Dr	Nc	Patio Deck
127 Lemarchant Rd	Nc	Patio Deck
1 Lucyrose Lane	Nc	Patio Deck
65 Macbeth Dr	Nc	Accessory Building
4 Mccrae St	Nc	Fence
653 Main Rd	Nc	Accessory Building
6 Maple St	Nc	Patio Deck
41 Meighen St	Nc	Patio Deck
47 Morris Ave	Nc	Accessory Building
28 Mountbatten Dr	Nc	Patio Deck
224 Mundy Pond Rd	Nc	Accessory Building
Lot 164 Nautilus Street	Nc	Single Detached Dwelling
51 Nautilus St, Lot 140	Nc	Single Detached Dwelling
556 Newfoundland Dr	Nc	Accessory Building
65 Notre Dame Dr	Nc	Fence
74 Old Bay Bulls Rd	Nc	Single Detached Dwelling
145 Old Bay Bulls Rd	Nc	Single Detached & Sub.Apt
138 Old Pennywell Rd	Nc	Fence
138 Old Pennywell Rd	Nc	Accessory Building
383 Old Pennywell Rd	Nc	Single Detached Dwelling
14 Parsonage Dr, Lot 7	Nc	Single Detached Dwelling
42 Parsonage Dr	Nc	Patio Deck
36 Penney Cres	Nc	Fence
64 Pine Bud Ave	Nc	Patio Deck
38 Poplar Ave	Nc	Fence
39 Portugal Cove Rd	Nc	Accessory Building
299 Portugal Cove Pl	Nc	Single Detached Dwelling
132 Prowse Ave	Nc	Patio Deck
44 Quidi Vidi Village Rd	Nc	Single Detached Dwelling
4 Rhaye Pl, Lot 7	Nc	Single Detached Dwelling
8 Rhaye St, Lot 5	Nc	Single Detached Dwelling
27 Rhodora St, Phase 2b	Nc	Condominium
18 Rosalind St	Nc	Accessory Building
52 Rosalind St	Nc	Fence
13 Ross Rd	Nc	Patio Deck
22 St. Shotts Pl	Nc	Accessory Building
34 Sequoia Dr	Nc	Swimming Pool
21 Sequoia Dr	Nc	Fence
23 Sequoia Dr	Nc	Fence
3 Silverton Pl	Nc	Fence
3 Silverton Pl	Nc	Accessory Building
26 Stanford Pl, Lot 39	Nc	Single Detached Dwelling
12 Stephen Pl	Nc	Patio Deck
15 Sunset St	Nc	Accessory Building
81 Sunset St	Nc	Accessory Building
22 Tamarack St	Nc	Accessory Building
8 Teakwood Dr	Nc	Accessory Building
53 Thomas St	Nc	Accessory Building
Triton Place, Lot A1	Nc	Condominium
Triton Place, Unit A2	Nc	Condominium
Triton Place, Unit A3	Nc	Condominium
Triton Place, Unit A4	Nc	Condominium

Triton Place, Unit N1	Nc	Condominium
Triton Place, Unit N2	Nc	Condominium
Triton Place, Unit N3	Nc	Condominium
24 Sitka St, Lot 278	Nc	Single Detached & Sub.Apt
5 Sitka St	Nc	Accessory Building
31 Willenhall Pl , Lot 8	Nc	Single Detached & Sub.Apt
10 Barry Pl	Co	Home Office
13 Clearview St	Co	Home Office
43 Liverpool Ave	Co	Office
46 Hatcher St	Cr	Subsidiary Apartment
36 Iceland Pl	Cr	Subsidiary Apartment
2 Byron St	Ex	Single Detached Dwelling
2 Linden Pl	Ex	Single Detached Dwelling
11 Lomac Rd	Ex	Single Detached Dwelling
134 Rennie's Mill Rd	Ex	Single Detached Dwelling
2 Rostellan St	Ex	Single Detached Dwelling
4 Aldergrove Pl	Rn	Single Detached Dwelling
7 Alexander St	Rn	Apartment Building
11 Allan Sq	Rn	Single Detached & Sub.Apt
211 Anspach St	Rn	Townhousing
213 Anspach St	Rn	Townhousing
215 Anspach St	Rn	Townhousing
217 Anspach St	Rn	Townhousing
219 Anspach St	Rn	Townhousing
221 Anspach St	Rn	Townhousing
223 Anspach St	Rn	Townhousing
41 Beothuck St	Rn	Townhousing
6 Birchwynd St	Rn	Single Detached & Sub.Apt
126 Blackmarsh Rd	Rn	Single Detached Dwelling
2 Byron St	Rn	Accessory Building
59 Cabot St	Rn	Semi-Detached Dwelling
34 Coronation St	Rn	Patio Deck
131 Craigmillar Ave	Rn	Townhousing
3 Dumfries Pl	Rn	Single Detached Dwelling
584 Empire Ave	Rn	Single Detached Dwelling
215 Empire Ave	Rn	Single Detached Dwelling
5 Exeter Ave	Rn	Single Detached Dwelling
32 Cookstown Rd	Rn	Townhousing
2 Franklyn Ave	Rn	Semi-Detached Dwelling
99 Freshwater Rd	Rn	Semi-Detached Dwelling
16 Gilbert St	Rn	Semi-Detached Dwelling
20 John St	Rn	Semi-Detached Dwelling
11 Maxse St	Rn	Semi-Detached Dwelling
24 Miranda St	Rn	Single Detached & Sub.Apt
31 New Cove Rd	Rn	Single Detached Dwelling
39 Oberon St	Rn	Single Detached Dwelling
125 Pennywell Rd	Rn	Semi-Detached Dwelling
187 Pleasant St	Rn	Semi-Detached Dwelling
1 Salter Pl	Rn	Townhousing
3 Salter Pl	Rn	Townhousing
5 Salter Pl	Rn	Townhousing
7 Salter Pl	Rn	Townhousing
9 Salter Pl	Rn	Townhousing
11 Salter Pl	Rn	Townhousing
29 Salter Pl	Rn	Townhousing
31 Salter Pl	Rn	Townhousing
33 Salter Pl	Rn	Townhousing
35 Salter Pl	Rn	Townhousing
37 Salter Pl	Rn	Townhousing
39 Salter Pl	Rn	Townhousing
41 Salter Pl	Rn	Townhousing
43 Salter Pl	Rn	Townhousing
45 Salter Pl	Rn	Townhousing
47 Salter Pl	Rn	Townhousing
7 Shaw St	Rn	Single Detached Dwelling
11 Spencer St	Rn	Single Detached Dwelling
82 Thorburn Rd, Apt 100	Rn	Apartment Building

82 Thorburn Rd Apt 101	Rn	Apartment Building
82 Thorburn Rd Apt 102	Rn	Apartment Building
82 Thorburn Rd Apt 103	Rn	Apartment Building
82 Thorburn Rd, Apt 104	Rn	Apartment Building
82 Thorburn Rd Apt 105	Rn	Apartment Building
82 Thorburn Rd Apt 200	Rn	Apartment Building
82 Thorburn Rd Apt 201	Rn	Apartment Building
82 Thorburn Rd, Apt 202	Rn	Apartment Building
82 Thorburn Rd Apt 203	Rn	Apartment Building
82 Thorburn Rd Apt 204	Rn	Apartment Building
82 Thorburn Rd Apt 205	Rn	Apartment Building
144 Torbay Rd	Rn	Apartment Building
20 Victoria St	Rn	Townhousing
43 Wexford St	Rn	Single Detached Dwelling
31 William St	Rn	Single Detached Dwelling
10 Birchwynd St	Sw	Single Detached Dwelling
111 Cheeseman Dr	Sw	Single Detached Dwelling
20 Cornwall Cres	Sw	Single Detached Dwelling
47 Duntara Cres	Sw	Single Detached Dwelling
37 Kerry St	Sw	Single Detached Dwelling
112 Old Petty Harbour Rd	Sw	Single Detached Dwelling
27 Sequoia Dr	Sw	Single Detached Dwelling
82 O'leary Ave	Ms	Place Of Amusement

This Week \$ 10,258,812.00

**Class: Demolition**

212 Back Line	Dm	Single Detached Dwelling
Portugal Cove Rd. Kent's Pond	Dm	Accessory Building
18 Young St	Dm	Townhousing
243 Topsail Rd	Dm	Home For Aged

This Week \$ 12,000.00

This Week's Total: \$ 17,924,262.00

Repair Permits Issued: 2014/07/10 To 2014/07/23 \$ 409,841.00

153 Cumberland Crescent      Your Application For A New Driveway Has Been Rejected Due To Operational Reasons Concerning Snow Clearing.

14 Bartlett Place      Your Application For An Enclosed Stairwell Is Rejected As Per Section 10.3.3(1) (D) Of The 1994 Development Regulations.

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 28, 2014</b>			
<b>Type</b>	<b>2013</b>	<b>2014</b>	<b>% Variance (+/-)</b>
Commercial	\$54,304,000.00	\$60,148,000.00	11
Industrial	\$131,000.00	\$125,300.00	-4
Government/Institutional	\$71,277,000.00	\$77,661,000.00	9
Residential	\$89,360,000.00	\$74,070,000.00	-17
Repairs	\$2,504,000.00	\$2,847,000.00	14
Housing Units (1 & 2 Family Dwellings)	274	179	
<b>TOTAL</b>	<b>\$217,576,000.00</b>	<b>\$214,851,300.00</b>	<b>-1</b>

Respectfully Submitted,

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

# MEMORANDUM

**Weekly Payment Vouchers  
For The  
Week Ending July 17, 2014**

## **Payroll**

<b>Public Works</b>	<b>\$ 429,778.74</b>
<b>Bi-Weekly Administration</b>	<b>\$ 816,449.45</b>
<b>Bi-Weekly Management</b>	<b>\$ 716,454.17</b>
<b>Bi-Weekly Fire Department</b>	<b>\$ 673,948.20</b>
<b>Accounts Payable</b>	<b>\$ 2,780,414.88</b>

**Total: \$ 5,417,045.44**

**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
BELL MOBILITY	70308	CELLULAR PHONE USAGE	\$184.27
NORTH ATLANTIC ISLAND PASS	70309	GASOLINE & DIESEL PURCHASES	\$4,010.98
BELL ALIANT	70310	TELEPHONE SERVICES	\$11,162.98
NEWFOUNDLAND EXCHEQUER ACCOUNT	70311	REGISTRATION OF EASEMENT	\$100.00
GRAND CONCOURSE AUTHORITY	70312	MAINTENANCE CONTRACTS	\$81,158.45
IRVING OIL MARKETING GP	70313	GASOLINE & DIESEL PURCHASES	\$8,128.79
KEEP COOL REFRIGERATION & AIR CONDITIONI	70314	REFUND TENDER DEPOSIT	\$17,550.00
REGISTRAR OF SUPREME COURT	70315	LITIGATION SEARCH	\$30.00
S & Y INSURANCE CO.	70316	DAMAGE CLAIM	\$4,270.61
ENTERPRISE RENT A CAR	70317	DAMAGE CLAIM	\$2,692.94
GITTENS AND ASSOCIATES IN TRUST THE STON	70318	LEGAL CLAIM	\$18,000.00
REID, COREY	70319	FOOTWEAR ALLOWANCE	\$211.30
ROGERS BUSINESS SOLUTIONS	70320	DATA & USAGE CHARGES	\$3,091.68
SWANA	806	MEMBERSHIP RENEWAL	\$216.85
CORROSION PROBE INC.,	807	PROFESSIONAL SERVICES	\$7,858.06
DESERT DIAMOND INDUSTRIES	808	REPAIR PARTS	\$2,836.85
MAGNA CONTRACTING & MANAGEMENT	70321	PROGRESS PAYMENT	\$330,860.29
ROGERS BUSINESS SOLUTIONS	70322	DATA & USAGE CHARGES	\$13,734.02
NEWFOUNDLAND POWER	70323	ELECTRICAL SERVICES	\$391,790.65
PARTS FOR TRUCKS INC.	70324	REPAIR PARTS	\$9,797.62
NEWFOUNDLAND EXCHEQUER ACCOUNT	70325	PAYROLL TAX	\$165,454.27
HOLIDAY LANES	70326	REAL PROGRAM	\$1,989.00
RECEIVER GENERAL FOR CANADA	70327	PAYROLL DEDUCTIONS	\$152,466.81
RECEIVER GENERAL FOR CANADA	70328	PAYROLL DEDUCTIONS	\$17,450.74
CANAVAN'S AUTO APPRAISERS LTD.	70329	PROFESSIONAL SERVICES	\$316.40
SKINNER,ROLAND	70330	PROFESSIONAL SERVICES	\$3,500.00
PUBLIC SERVICE CREDIT UNION	70331	PAYROLL DEDUCTIONS	\$5,698.86
BELL MOBILITY	70332	CELLULAR PHONE USAGE	\$11.24
GARRY CROCKER	70333	SECURITY DEPOSIT	\$1,500.00
NEWFOUNDLAND POWER	70334	ELECTRICAL SERVICES	\$69,217.67
ACKLANDS-GRAINGER	70335	INDUSTRIAL SUPPLIES	\$1,238.11
AIR COOLED ENGINE SERVICE LTD.	70336	REPAIR PARTS	\$413.47
ATLANTIC OFFSHORE MEDICAL SERV	70337	MEDICAL SERVICES	\$2,594.80
ATLANTIC PURIFICATION SYSTEM LTD	70338	WATER PURIFICATION SUPPLIES	\$5,047.24
AQUAM	70339	REPAIR PARTS	\$361.87
BABB LOCK & SAFE CO. LTD	70340	PROFESSIONAL SERVICES	\$339.00
AUTO PARTS NETWORK	70341	PROFESSIONAL SERVICES	\$254.25

NAME	CHEQUE #	DESCRIPTION	AMOUNT
MIGHTY WHITES LAUNDROMAT	70342	LAUNDRY SERVICES	\$136.73
COSTCO WHOLESALE	70343	MISCELLANEOUS SUPPLIES	\$605.77
ROBERT BAIRD EQUIPMENT LTD.	70344	RENTAL OF EQUIPMENT	\$6,769.41
DISCOUNT CAR & TRUCK RENTALS	70345	VEHICLE RENTAL	\$299.79
DF BARNES LIMITED	70346	PROFESSIONAL SERVICES	\$296.40
HERCULES SLR INC.	70347	REPAIR PARTS	\$667.96
BATTLEFIELD EQUIP. RENTAL CORP	70348	REPAIR PARTS	\$3,308.64
STAPLES THE BUSINESS DEPOT - OLD PLACENT	70349	STATIONERY & OFFICE SUPPLIES	\$338.73
GRAND CONCOURSE AUTHORITY	70350	PROFESSIONAL SERVICES	\$192,640.02
CABOT PEST CONTROL	70351	PEST CONTROL	\$1,453.75
TWIN CITIES IMAGING	70352	PROMOTIONAL MATERIALS	\$4,972.28
BEST DISPENSERS LTD.	70353	SANITARY SUPPLIES	\$386.38
WASTE MANAGEMENT	70354	PROFESSIONAL SERVICES	\$350.62
ROCKWATER PROFESSIONAL PRODUCT	70355	CHEMICALS	\$2,005.54
STANTEC CONSULTING LTD. (SCL)	70356	PROFESSIONAL SERVICES	\$1,497.24
BLACK & MCDONALD LIMITED	70357	PROFESSIONAL SERVICES	\$43,316.84
FORBES STREET HOLDINGS LTD	70358	REPAIR PARTS	\$26,326.68
ROYAL CANADIAN LEGION NEWFOUNDLAND & L	70359	WREATH LAYING	\$83.54
RBC INVESTOR SERVICES TRUST	70360	PROFESSIONAL SERVICES	\$706.25
TRACT CONSULTING INC	70361	PROFESSIONAL SERVICES	\$10,599.40
NOLAN INSTRUMENTATION SERV LTD	70362	REPAIR PARTS	\$67.80
BRENKIR INDUSTRIAL SUPPLIES	70363	PROTECTIVE CLOTHING	\$3,870.26
CANSEL SURVEY EQUIPMENT INC.	70364	PROFESSIONAL SERVICES	\$316.40
OFFICEMAX GRAND & TOY	70365	OFFICE SUPPLIES	\$12,736.23
WESTERN HYDRAULIC 2000 LTD	70366	REPAIR PARTS	\$5,411.16
STAPLES THE BUSINESS DEPOT - STAVANGER I	70367	STATIONERY & OFFICE SUPPLIES	\$187.52
CHESTER DAWE CANADA - O'LEARY AVE	70368	BUILDING SUPPLIES	\$4,067.86
CAMPBELL RENT ALLS LTD.	70369	HARDWARE SUPPLIES	\$78.40
CANADIAN CORPS COMMISSIONAIRES	70370	SECURITY SERVICES	\$7,136.68
AIR LIQUIDE CANADA INC.	70371	CHEMICALS AND WELDING PRODUCTS	\$48,948.80
CAPITAL READY MIX	70372	CONCRETE	\$347.64
CANAVAN'S AUTO APPRAISERS LTD.	70373	PROFESSIONAL SERVICES	\$220.35
HISCOCK'S SPRING SERVICE	70374	REPAIR PARTS	\$3,059.70
CARSWELL DIV. OF THOMSON CANADA LTD	70375	PUBLICATIONS	\$824.32
CANADA CLEAN GLASS	70376	CLEANING OF WINDOWS	\$565.00
WAL-MART 3196-ABERDEEN AVE.	70377	MISCELLANEOUS SUPPLIES	\$553.05
AVALON HYDRAULICS LTD.	70378	REPAIR PARTS	\$1,230.47
BLUE WATER MARINE & EQUIPMENT	70379	REPAIR PARTS	\$354.03

NAME	CHEQUE #	DESCRIPTION	AMOUNT
MAC TOOLS	70380	TOOLS	\$995.71
JOE JOHNSON EQUIPMENT INC.	70381	REPAIR PARTS	\$880.95
NORTH ATLANTIC SUPPLIES INC.	70382	REPAIR PARTS	\$180.80
KENT	70383	BUILDING SUPPLIES	\$26.91
CLARKE'S TRUCKING & EXCAVATING	70384	GRAVEL	\$1,965.61
ATLANTIC HOME FURNISHINGS LTD	70385	REPAIR PARTS	\$1,997.61
BRAEMAR PEST CONTROL SERVICES	70386	PEST CONTROL	\$20,657.53
DULUX PAINTS	70387	PAINT SUPPLIES	\$682.15
PF COLLINS CUSTOMS BROKER LTD	70388	DUTY AND TAXES	\$61.49
STEELE COMMUNICATIONS	70389	ADVERTISING	\$5,198.11
COLONIAL GARAGE & DIST. LTD.	70390	AUTO PARTS	\$2,105.65
CONTROLS & EQUIPMENT LTD.	70391	REPAIR PARTS	\$415.84
MASK SECURITY INC.	70392	TRAFFIC CONTROL	\$9,287.12
CRANE SUPPLY LTD.	70393	PLUMBING SUPPLIES	\$5,028.28
JAMES G CRAWFORD LTD.	70394	PLUMBING SUPPLIES	\$390.87
SHU-PAK EQUIPMENT INC.	70395	REPAIR PARTS	\$425.22
CROSBIE INDUSTRIAL SERVICE LTD	70396	PROFESSIONAL SERVICES	\$99,908.30
CROWN FIVE ADVERTISING LTD.	70397	MISCELLANEOUS SUPPLIES	\$1,312.07
FASTENAL CANADA	70398	REPAIR PARTS	\$110.39
ATLANTIC RECREATION	70399	AUTO PARTS	\$2,175.25
ASSOCIATION OF NFLD LAND SURVEYORS	70400	PROFESSIONAL SERVICES	\$113.00
ROGERS ENTERPRISES LTD	70401	PROFESSIONAL SERVICES	\$745.80
CRAWFORD & COMPANY CANADA INC	70402	ADJUSTING FEES	\$2,354.00
CABOT READY MIX LIMITED	70403	CONCRETE	\$569.05
DICKS & COMPANY LIMITED	70404	OFFICE SUPPLIES	\$1,685.45
REEFER REPAIR SERVICES LTD.	70405	REPAIR PARTS	\$147.53
DOMINION RECYCLING LTD.	70406	PROFESSIONAL SERVICES	\$514.15
CAHILL INSTRUMENTATION LTD.	70407	PROFESSIONAL SERVICES	\$6,482.81
RUSSEL METALS INC.	70408	METALS	\$339.00
CANADIAN TIRE CORP.-ELIZABETH AVE.	70409	MISCELLANEOUS SUPPLIES	\$205.54
EAST CHEM INC.	70410	CHEMICALS	\$5,037.92
ELECTRIC MOTOR & PUMP DIV.	70411	REPAIR PARTS	\$2,238.53
ELECTRONIC CENTER LIMITED	70412	ELECTRONIC SUPPLIES	\$283.57
ENVIROMED ANALYTICAL INC.	70413	REPAIR PARTS AND LABOUR	\$1,584.54
EXECUTIVE COFFEE SERVICES LTD.	70414	COFFEE SUPPLIES	\$582.82
FACTORY FOOTWEAR OUTLET LTD.	70415	PROTECTIVE FOOTWEAR	\$1,355.94
HOME DEPOT OF CANADA INC.	70416	BUILDING SUPPLIES	\$189.30
DOMINION STORE 935	70417	MISCELLANEOUS SUPPLIES	\$60.96

NAME	CHEQUE #	DESCRIPTION	AMOUNT
EXECUTIVE TAXI LIMITED	70418	TRANSPORTATION SERVICES	\$763.88
FRESHWATER AUTO CENTRE LTD.	70419	AUTO PARTS/MAINTENANCE	\$5,919.16
ABSTRACT & AUXILIARY SERVICES	70420	TITLE SEARCH	\$995.50
PRINCESS AUTO	70421	MISCELLANEOUS ITEMS	\$1,373.68
GREENWOOD SERVICES INC.	70422	OPEN SPACE MAINTENANCE	\$22,435.37
STELLAR INDUSTRIAL SALES LTD.	70423	INDUSTRIAL SUPPLIES	\$522.84
OMNITECH INC.	70424	PROFESSIONAL SERVICES	\$49.72
PROVINCIAL FENCE PRODUCTS	70425	FENCING MATERIALS	\$860.51
PENNEY'S HOLDINGS LIMITED	70426	REPAIR SERVICES	\$16,361.44
WOLSELEY CANADA WATERWORKS	70427	PIPE	\$581.72
THE WORKS	70428	MEMBERSHIP FEES	\$188.35
HARRIS & ROOME SUPPLY LIMITED	70429	ELECTRICAL SUPPLIES	\$3,983.14
HARVEY & COMPANY LIMITED	70430	REPAIR PARTS	\$26,285.26
HARVEY'S OIL LTD.	70431	PETROLEUM PRODUCTS	\$41,564.88
HARVEY'S TRAVEL AGENCY LTD.	70432	AIRFARE COSTS	\$1,914.77
GUILLEVIN INTERNATIONAL CO.	70433	ELECTRICAL SUPPLIES	\$229.84
PIZZA DELIGHT	70434	REFRESHMENTS	\$37.27
CANADIAN LINEN & UNIFORM	70435	MAT RENTALS	\$5,652.60
BRENNTAG CANADA INC	70436	CHLORINE	\$41,906.49
GRAYMONT (NB) INC.,	70437	HYDRATED LIME	\$20,619.87
BELL DISTRIBUTION INC.,	70438	CELL PHONES & ACCESSORIES	\$863.70
HISCOCK RENTALS & SALES INC.	70439	HARDWARE SUPPLIES	\$1,201.39
FLEET READY LTD.	70440	REPAIR PARTS	\$2,458.32
SCOTIA RECYCLING (NL) LIMITED	70441	REPAIR PARTS	\$8,826.90
J & J SEARCHING	70442	LIEN SEARCH	\$28.25
ISLAND HOSE & FITTINGS LTD	70443	INDUSTRIAL SUPPLIES	\$106.21
CREIGHTON ROCK DRILL	70444	REPAIR PARTS	\$63.87
JENKINS & PUDDICOMBE SHEET METAL LTD.	70445	PROFESSIONAL SERVICES	\$367.25
DBI-GARBAGE COLLECTION REMOVAL LTD.	70446	GARBAGE COLLECTION	\$966.15
BOSCH REXROTH CANADA CORP.	70447	REPAIR PARTS	\$23,116.37
KAVANAGH & ASSOCIATES	70448	PROFESSIONAL SERVICES	\$20,519.10
WORK AUTHORITY	70449	PROTECTIVE CLOTHING	\$1,208.85
STANTEC ARCHITECTURE LTD.	70450	PROFESSIONAL SERVICES	\$159,561.99
KENT BUILDING SUPPLIES-STAVANGER DR	70451	BUILDING MATERIALS	\$1,161.33
ART DALTON SERVICES	70452	PROFESSIONAL SERVICES	\$645.56
CENTINEL SERVICES	70453	REPAIR PARTS	\$842.98
KING PROCESS TECHNOLOGY	70454	PROFESSIONAL SERVICES	\$1,073.50
THE DUSTBANE	70455	CLEANING SUPPLIES	\$141.19

NAME	CHEQUE #	DESCRIPTION	AMOUNT
BEA TRANSIT SOLUTIONS, INC.,	70456	INSTALLATION	\$542.40
MARK'S WORK WEARHOUSE	70457	PROTECTIVE CLOTHING	\$395.49
JT MARTIN & SONS LTD.	70458	HARDWARE SUPPLIES	\$495.56
MCDONALD'S HOME HARDWARE	70459	HARDWARE SUPPLIES	\$62.13
MCLOUGHLAN SUPPLIES LTD.	70460	ELECTRICAL SUPPLIES	\$559.35
MIKAN INC.	70461	LABORATORY SUPPLIES	\$1,154.25
NU-WAY EQUIPMENT RENTALS	70462	RENTAL OF EQUIPMENT	\$4,219.42
NEWFOUNDLAND DISTRIBUTORS LTD.	70463	INDUSTRIAL SUPPLIES	\$45.11
NEWFOUNDLAND DESIGN ASSOCIATES	70464	PROFESSIONAL SERVICES	\$217,825.33
R NICHOLLS DISTRIBUTORS INC.	70465	PROTECTIVE CLOTHING	\$1,325.49
PBA INDUSTRIAL SUPPLIES LTD.	70466	INDUSTRIAL SUPPLIES	\$1,379.92
ARIVA	70467	PAPER PRODUCTS	\$672.00
THE HUB	70468	BUSINESS CARDS	\$73.45
POWERLITE ELECTRIC LTD.	70469	ELECTRICAL PARTS	\$53.05
K & D PRATT LTD.	70470	REPAIR PARTS AND CHEMICALS	\$1,158.53
PROFESSIONAL UNIFORMS & MATS INC.	70471	PROTECTIVE CLOTHING	\$1,106.18
PUROLATOR COURIER	70472	COURIER SERVICES	\$57.41
RIDEOUT TOOL & MACHINE INC.	70473	TOOLS	\$245.55
ROYAL FREIGHTLINER LTD	70474	REPAIR PARTS	\$673.52
LIFESAVING SOCIETY NFLD & LAB.	70475	AQUATIC RECERTIFICATION	\$138.99
S & S SUPPLY LTD. CROSSTOWN RENTALS	70476	REPAIR PARTS	\$82.43
ST. JOHN'S VETERINARY HOSPITAL	70477	PROFESSIONAL SERVICES	\$2,135.28
ST. JOHN'S TRANSPORTATION COMMISSION	70478	CHARTER SERVICES	\$3,690.00
BIG ERICS INC	70479	SANITARY SUPPLIES	\$429.07
STANLEY FLOWERS LTD.	70480	FLOWERS	\$79,018.80
SUPERIOR PROPANE INC.	70481	PROPANE	\$375.18
THRIFTY CAR RENTALS	70482	VEHICLE RENTAL	\$2,062.25
TOWER TECH COMMUNICATIONS & SPORTS FIE	70483	PROFESSIONAL SERVICES	\$602.52
TRACTION DIV OF UAP	70484	REPAIR PARTS	\$22,750.86
TULKS GLASS & KEY SHOP LTD.	70485	PROFESSIONAL SERVICES	\$396.29
CANSEL WADE	70486	PROFESSIONAL SERVICES	\$2,406.90
WATERWORKS SUPPLIES DIV OF EMCO LTD	70487	REPAIR PARTS	\$8,712.15
WEIRS CONSTRUCTION LTD.	70488	GRAVEL	\$696.68
WAL-MART 3092-KELSEY DRIVE	70489	MISCELLANEOUS SUPPLIES	\$236.25
ST. TERESA'S PARISH HALL	70490	RENTAL	\$150.00
LANCASTER HOUSE	70491	PROFESSIONAL SERVICES	\$209.05
FRENCH & ASSOCIATES	70492	PURCHASE OF LAND	\$3,000.00
MAX ARTS ATHLETICS WELLNESS	70493	REAL PROGRAM	\$236.17

NAME	CHEQUE #	DESCRIPTION	AMOUNT
DR. ROBERT WOODLAND	70494	MEDICAL SERVICES	\$20.00
MCDONALD, IMELDA	70495	DOG HANDLER	\$100.00
DR. KEITH NOBLE	70496	MEDICAL SERVICES	\$40.00
DR. KATHY CHAYTOR	70497	MEDICAL SERVICES	\$20.00
DRIE ATLANTIC	70498	MEMBERSHIP FEES	\$120.00
MONICA DOMINGUEZ	70499	DOG HANDLER	\$100.00
ART - CANSEL GALLERY	70500	REPAIR PARTS	\$223.18
PEDDLE, WENDY	70501	REFUND SUMMER PROGRAM	\$50.00
CROMBIE DEVELOPMENTS LTD	70502	PROFESSIONAL SERVICES	\$18,290.15
ATLANTIC HOMES LTD.	70503	REFUND SECURITY DEPOSIT	\$1,500.00
ASSOCIATION OF OCCUPATIONAL HEALTH NUR	70504	RENTAL	\$300.00
MACDONALD DRIVE JUNIOR HIGH SCHOOL	70505	PROFESSIONAL SERVICES	\$100.00
THE PEOPLE CENTRE	70506	MEMBERSHIP FEES	\$255.00
IPMA CANADA	70507	TAXI COORDINATOR	\$152.55
GERRY SMITH	70508	TRANSLATION	\$100.00
LINA MARIE STOLZE	70509	REPAIR PARTS	\$100.00
EVENTEX RENTALS	70510	PROFESSIONAL SERVICES	\$458.22
ACCO BRANDS DIRECT	70511	REFUND SUMMER PROGRAM	\$61.83
SUSAN DAVIS	70512	HARBOURSIDE CONCERT	\$75.00
GRANT KING	70513	REFUND ROTARY BOOKING	\$600.00
PRESENTATION CONGREGATION	70514	REFUND TAX CERTIFICATE	\$520.00
DENNIS BARRY LAW OFFICE	70515	PERFORMANCE FEE	\$100.00
MARCH, JASON	70516	PERFORMANCE FEE	\$200.00
DENEEN CONNOLLY	70517	FOOD AND REFRESHMENTS	\$72.00
O'KEEFE, DENNIS	70518	TRANSPORTATION SERVICES	\$29.00
OAKLEY, KIMBERLEY	70519	VEHICLE BUSINESS INSURANCE	\$76.00
CHEESEMAN, TOM	70520	VEHICLE BUSINESS INSURANCE	\$381.95
FITZGERALD, TODD	70521	VEHICLE BUSINESS INSURANCE	\$374.00
HUNT, EDMUND	70522	MILEAGE - CROSSING GUARD PROGRAM	\$75.26
COLE, JENNIFER	70523	MILEAGE - CROSSING GUARD PROGRAM	\$69.51
KAREN BEATON	70524	CLOTHING ALLOWANCE	\$96.02
COFFEY, DEREK	70525	FOOD AND REFRESHMENTS	\$126.06
DUGGAN, DEREK	70526	MILEAGE	\$78.10
WILLIAMSON, HELEN	70527	VEHICLE BUSINESS INSURANCE	\$292.41
STRAIT, MARIE	70528	MILEAGE - CROSSING GUARD PROGRAM	\$85.11
MAHER, TRAVIS	70529	MILEAGE	\$71.26
GUSHUE, RICK	70530	MILEAGE	\$13.44
DAY, DAVID	70531	AIRFARE COSTS	\$820.66

NAME	CHEQUE #	DESCRIPTION	AMOUNT
CASSANDRA FURLONG	70532	CLOTHING ALLOWANCE	\$114.97
BENNETT, GLENN	70533	MILEAGE - CROSSING GUARD PROGRAM	\$139.00
KINSELLA, PAULA	70534	MILEAGE - CROSSING GUARD PROGRAM	\$117.96
DAVE INNIS	70535	MILEAGE- CROSSING GUARD PROGRAM	\$29.86
MUNICIPAL CONSTRUCTION LIMITED	70536	ASPHALT	\$10,695.74
O'DEA, FRANK	70537	REPAIR DAMAGE	\$90.40
CHAKRABORTY,SANCHITA	70538	PERFORMANCE FEE	\$200.00
DAVID ROYLE	70539	REIMBURSEMENT FEES	\$75.00
GORDON BARNES	70540	PROFESSIONAL SERVICES	\$2,400.00
TRIDENT CONSTRUCTION	70541	CONTRACT PAYMENT	\$64,087.55
SOULFUL SOUNDS MUSIC STUDIO	70542	REAL PROGRAM	\$972.00
		<b>TOTAL</b>	<b>\$2,780,414.88</b>

# MEMORANDUM

## **Weekly Payment Vouchers For The Week Ending July 23, 2014**

### **Payroll**

<b>Public Works</b>	<b>\$ 441,965.15</b>
<b>Bi-Weekly Casual</b>	<b>\$ 160,988.37</b>
<b>Accounts Payable</b>	<b>\$3,631,389.36</b>

**Total: \$ 4,234,342.88**

# **ST. JOHN'S**

DEPARTMENT OF FINANCE

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



NAME	CHEQUE #	DESCRIPTION	AMOUNT
STANLEY FLOWERS LTD.	70543	FLOWERS	\$802.73
STANLEY FLOWERS LTD.	70544	FLOWERS	\$78,216.07
CITY OF ST. JOHN'S	70545	REPLENISH PETTY CASH	\$176.95
PUBLIC SERVICE CREDIT UNION	70546	PAYROLL DEDUCTIONS	\$8,182.38
CITY OF ST. JOHN'S	70547	REPLENISH PETTY CASH	\$287.93
SOFTBALL NEWFOUNDLAND & LABRADOR	70548	GRANT	\$400.00
MELISSA MURRAY	70549	MISCELLANEOUS SUPPLIES	\$75.15
CANTESSA SMALL & CAPITAL FLEET AND COLLI	70550	REPAIRS TO VEHICLE	\$3,189.55
TRACT CONSULTING INC	70551	PROFESSIONAL SERVICES	\$6,950.82
NEWFOUNDLAND POWER	70552	ELECTRICAL SERVICES	\$15,450.97
LYNCH, KAYLA	70553	MISCELLANEOUS SUPPLIES	\$63.85
DELTA HOTEL AND CONFERENCE CTR	70554	ACCOMMODATION EXPENSE	\$209.43
HARVEY'S TRAVEL AGENCY LTD.	70555	AIRFARE COSTS	\$1,301.47
DESTINATION ST. JOHN'S	70556	ACCOMMODATION TAX	\$299.20
DARLENE SHARPE	70557	CLEANING SERVICES	\$600.00
RICK MAGILL	70558	CLEANING SERVICES	\$160.00
SMITH, BRIAN	70559	CAFC CONFERENCE REGISTRATION	\$1,224.07
COLTHORP, DEAN	70560	TRANSPORTATION	\$25.00
HERRITT, HAYLEY	70561	TRAVEL EXPENSE	\$287.00
GRAND CONCOURSE AUTHORITY	70562	MAINTENANCE CONTRACTS	\$2,710.78
PINNACLE OFFICE SOLUTIONS LTD	70563	PHOTOCOPIES	\$102.23
THYSSENKRUPP ELEVATOR	70564	ELEVATOR MAINTENANCE	\$124.29
THE TELEGRAM	70565	ADVERTISING	\$498.34
JOHNSON INVESTMENTS INC.	70566	PROFESSIONAL SERVICES	\$145.24
PRINT SHOP LIMITED	70567	BROCHURES	\$985.93
NEWFOUND DISPOSAL SYSTEMS LTD.	70568	DISPOSAL SERVICES	\$172.03
ORKIN CANADA	70569	PEST CONTROL	\$423.21
CITY OF ST. JOHN'S	70570	RAILWAY TAX BILL	\$307.50
RCAP	70571	LEASING OF OFFICE EQUIPMENT	\$192.71
NEWFOUNDLAND POWER	70572	ELECTRICAL SERVICES	\$3,285.31
BELL ALIANT	70573	TELEPHONE SERVICES	\$52.65
RECEIVER GENERAL FOR CANADA	70574	PAYROLL DEDUCTIONS	\$613,164.24
RECEIVER GENERAL FOR CANADA	70575	PAYROLL DEDUCTIONS	\$165,334.66
GERALD LOCKE	70576	DAMAGE CLAIM	\$100.00
JONATHAN MURPHY	70577	TRAVEL REIMBURSEMENT	\$973.87
PARTS FOR TRUCKS INC.	70578	REPAIR PARTS	\$2,928.32

NAME	CHEQUE #	DESCRIPTION	AMOUNT
WATER ENVIRONMENT FEDERATION	809	MEMBERSHIP RENEWALS	\$446.84
ROUTEMATCH SOFTWARE, INC.	810	REPAIRS TO DATA TERMINALS	\$301.18
INTERNATIONAL INSTITUTE OF MUNICIPAL CLEI	811	MEMBERSHIP RENEWALS	\$202.61
MAGNA CONTRACTING & MANAGEMENT	70579	PROGRESS PAYMENT	\$359,364.31
ROGERS CABLE	70580	INTERNET SERVICES	\$267.34
REDWOOD CONSTRUCTION LIMITED	70581	PROGRESS PAYMENT	\$275,012.19
RECEIVER GENERAL	70582	QUARTERLY HST PAYMENT	\$3,218.80
ST. JOHN'S PRIDE INC.	70583	GALA TICKET	\$40.00
SOUZANNA FOWLER	70584	REFUND STREET EXCAVATION PERMIT	\$1,800.00
GARY ROSSITER	70585	DAMAGE CLAIM	\$204.81
NORTH, WAYNE	70586	REIMBURSEMENT MEDICAL DRIVERS LICENSE	\$50.00
PROFESSIONAL ENGINEERS AND GEOSCIENTIS	70587	SEMINAR REGISTRATION	\$841.06
ATLANTIC OFFSHORE MEDICAL SERV	70588	MEDICAL SERVICES	\$1,271.25
ATLANTIC PURIFICATION SYSTEM LTD	70589	WATER PURIFICATION SUPPLIES	\$2,131.67
COSTCO WHOLESALE	70590	MISCELLANEOUS SUPPLIES	\$471.77
KELLOWAY CONSTRUCTION LIMITED	70591	CLEANING SERVICES	\$565.00
RDM INDUSTRIAL LTD.	70592	INDUSTRIAL SUPPLIES	\$263.21
STAPLES THE BUSINESS DEPOT - OLD PLACEN	70593	STATIONERY & OFFICE SUPPLIES	\$124.23
PREMA NEWFOUNDLAND	70594	REPAIR PARTS	\$145.54
GRAND CONCOURSE AUTHORITY	70595	MAINTENANCE CONTRACTS	\$8,350.98
BELBIN'S GROCERY	70596	CATERING SERVICES	\$123.51
CABOT PEST CONTROL	70597	PEST CONTROL	\$357.65
INTEGRATED OCCUPATIONAL HEALTH SERVICE	70598	JOBSITE ANALYSIS	\$1,921.00
PIK-FAST EXPRESS INC.	70599	BOTTLED WATER	\$140.50
ROCKWATER PROFESSIONAL PRODUCT	70600	CHEMICALS	\$7,880.07
BLACK & MCDONALD LIMITED	70601	PROFESSIONAL SERVICES	\$5,148.87
GRAPHIC ARTS & SIGN SHOP LIMITED	70602	SIGNAGE	\$141.25
CLASS C SOLUTIONS GROUP	70603	REPAIR PARTS	\$6,965.46
BRENKIR INDUSTRIAL SUPPLIES	70604	PROTECTIVE CLOTHING	\$2,270.40
OFFICEMAX GRAND & TOY	70605	OFFICE SUPPLIES	\$883.90
SPECTRUM INVESTIGATION & SECURITY 1998 L	70606	SECURITY SERVICES	\$15,516.61
FLAGHOUSE INC	70607	RECREATIONAL SUPPLIES	\$169.14
STAPLES THE BUSINESS DEPOT - STAVANGER I	70608	STATIONERY & OFFICE SUPPLIES	\$201.78
LEXISNEXIS CANADA INC.	70609	SUBSCRIPTION RENEWAL	\$595.33
TRIWARE TECHNOLOGIES INC.	70610	COMPUTER EQUIPMENT	\$3,719.96
CHESTER DAWE CANADA - O'LEARY AVE	70611	BUILDING SUPPLIES	\$198.42

NAME	CHEQUE #	DESCRIPTION	AMOUNT
BURSEY EXCAVATING & DEVELOPMENT LTD.	70612	REFUND STREET EXCAVATION PERMIT	\$3,450.00
AEARO CANADA LIMITED	70613	PRESCRIPTION SAFETY GLASSES	\$100.90
AIR LIQUIDE CANADA INC.	70614	CHEMICALS AND WELDING PRODUCTS	\$2,407.16
CANAVAN'S AUTO APPRAISERS LTD.	70615	PROFESSIONAL SERVICES	\$259.90
HISCOCK'S SPRING SERVICE	70616	REPAIR PARTS	\$1,335.48
DAVE CARROLL	70617	BAILIFF SERVICES	\$24.00
WAL-MART 3196-ABERDEEN AVE.	70618	MISCELLANEOUS SUPPLIES	\$340.62
CAPITAL PRE-CAST	70619	REPAIR PARTS	\$379.68
CALA	70620	WEBINAR FEES	\$84.75
JOE JOHNSON EQUIPMENT INC.	70621	REPAIR PARTS	\$214.37
WM L CHAFE & SON LTD.	70622	PROTECTIVE CLOTHING	\$310.75
EXP	70623	PROFESSIONAL SERVICES	\$1,315.32
WAL-MART 3093-MERCHANT DRIVE	70624	MISCELLANEOUS SUPPLIES	\$351.64
DULUX PAINTS	70625	PAINT SUPPLIES	\$417.28
PF COLLINS CUSTOMS BROKER LTD	70626	DUTY AND TAXES	\$217.48
CONSTRUCTION SIGNS LTD.	70627	SIGNAGE	\$516.98
MARY BROWN'S MILA FOODS INC.	70628	LUNCHEON	\$282.90
SCOTT WINSOR ENTERPRISES INC.,	70629	REMOVAL OF GARBAGE & DEBRIS	\$1,370.41
MASK SECURITY INC.	70630	TRAFFIC CONTROL	\$24,248.40
CRANE SUPPLY LTD.	70631	PLUMBING SUPPLIES	\$2,697.25
JAMES G CRAWFORD LTD.	70632	PLUMBING SUPPLIES	\$398.81
HACH	70633	REPAIR PARTS	\$7,050.58
CROSBIE INDUSTRIAL SERVICE LTD	70634	PROFESSIONAL SERVICES	\$1,207.36
TES INFORMATION TECHNOLOGY LTD	70635	SOFTWARE RENEWAL	\$3,851.72
THOMAS GLASS INCORPORATED	70636	GLASS INSTALLATION	\$158.20
HARTY'S INDUSTRIES	70637	STEEL FLAT BAR	\$514.15
LONG & MCQUADE	70638	REAL PROGRAM	\$409.72
CURTIS DAWE	70639	PROFESSIONAL SERVICES	\$48,377.88
KENDALL ENGINEERING LIMITED	70640	PROFESSIONAL SERVICES	\$198,010.92
CRAWFORD & COMPANY CANADA INC	70641	ADJUSTING FEES	\$407.00
CABOT READY MIX LIMITED	70642	DISPOSAL SERVICES	\$1,100.69
DICKS & COMPANY LIMITED	70643	OFFICE SUPPLIES	\$11,100.25
WAJAX POWER SYSTEMS	70644	REPAIR PARTS	\$1,030.45
MIC MAC FIRE & SAFETY SOURCE	70645	REPAIR PARTS	\$412.45
DOMINION STORES #922	70646	MISCELLANEOUS SUPPLIES	\$86.90
REEFER REPAIR SERVICES LTD.	70647	REPAIR PARTS	\$823.77

NAME	CHEQUE #	DESCRIPTION	AMOUNT
THYSSENKRUPP ELEVATOR	70648	ELEVATOR MAINTENANCE	\$1,689.36
PAT'S PLANTS & GARDENS	70649	PLANTS	\$338.99
RUSSEL METALS INC.	70650	METALS	\$682.52
CANADIAN TIRE CORP.-ELIZABETH AVE.	70651	MISCELLANEOUS SUPPLIES	\$390.82
CANADIAN TIRE CORP.-MERCHANT DR.	70652	MISCELLANEOUS SUPPLIES	\$659.51
CANADIAN TIRE CORP.-KELSEY DR.	70653	MISCELLANEOUS SUPPLIES	\$209.65
JAMES R EALES EQUIP RENTAL LTD	70654	RENTAL OF EQUIPMENT	\$1,864.50
EAST CHEM INC.	70655	CHEMICALS	\$30,679.76
EASTERN TURF PRODUCTS	70656	REPAIR PARTS	\$1,068.06
ELECTROMEGA LTD.	70657	REPAIR PARTS	\$6,351.73
ELECTRIC MOTOR & PUMP DIV.	70658	REPAIR PARTS	\$6,905.61
ELECTRONIC CENTER LIMITED	70659	ELECTRONIC SUPPLIES	\$1,209.07
EMCO SUPPLY	70660	REPAIR PARTS	\$449.52
ENVIROMED ANALYTICAL INC.	70661	REPAIR PARTS AND LABOUR	\$939.85
THE TELEGRAM	70662	ADVERTISING	\$508.50
EXECUTIVE COFFEE SERVICES LTD.	70663	COFFEE SUPPLIES	\$235.40
DOMINION STORE 935	70664	MISCELLANEOUS SUPPLIES	\$85.92
FINISH LINE SALES LTD.	70665	REPAIR PARTS	\$68.09
EMERGENCY REPAIR LIMITED	70666	AUTO PARTS AND LABOUR	\$35,533.63
FRESHWATER AUTO CENTRE LTD.	70667	AUTO PARTS/MAINTENANCE	\$218.07
ABSTRACT & AUXILIARY SERVICES	70668	TITLE SEARCH	\$933.00
PRINCESS AUTO	70669	MISCELLANEOUS ITEMS	\$84.64
IMPACT SIGNS AND GRAPHICS	70670	SIGNAGE	\$2,237.40
QUALITY CLASSROOMS	70671	SUPPLIES - RECREATION PROGRAMS	\$1,282.55
STELLAR INDUSTRIAL SALES LTD.	70672	INDUSTRIAL SUPPLIES	\$816.72
NEWALTA CORPORATION	70673	DISPOSAL SERVICES	\$16,888.00
ATLANTIC OILFIELD & INDUSTRIAL SUPPLY	70674	INDUSTRIAL SUPPLIES	\$107.12
PROVINCIAL FENCE PRODUCTS	70675	FENCING MATERIALS	\$50.85
PENNEY'S HOLDINGS LIMITED	70676	PROFESSIONAL SERVICES	\$649.75
WOLSELEY CANADA WATERWORKS	70677	REPAIR PARTS	\$1,062.90
TROY FIRE & LIFE SAFETY LTD.	70678	FIRE ALARM INSPECTION	\$847.50
EASTERN PROPANE	70679	PROPANE	\$143.68
HARVEY & COMPANY LIMITED	70680	REPAIR PARTS	\$7,056.69
HARVEY'S OIL LTD.	70681	PETROLEUM PRODUCTS	\$40,992.92
MS GOVERN	70682	PROFESSIONAL SERVICES	\$21,441.75
HATCH MOTT MACDONALD	70683	PROFESSIONAL SERVICES	\$7,548.97

NAME	CHEQUE #	DESCRIPTION	AMOUNT
BRENNTAG CANADA INC	70684	CHLORINE	\$29,186.62
ECONOLITE CANADA INC.,	70685	REPAIR PARTS	\$155.09
HICKMAN MOTORS LIMITED	70686	AUTO PARTS	\$2,618.58
BELL DISTRIBUTION INC.,	70687	CELL PHONES & ACCESSORIES	\$2,367.01
HISCOCK RENTALS & SALES INC.	70688	HARDWARE SUPPLIES	\$1,524.31
HOLLAND NURSERIES LTD.	70689	FLORAL ARRANGEMENT	\$1,647.88
UCP PAINTS INC.,	70690	PAINT	\$48,664.95
SCOTIA RECYCLING (NL) LIMITED	70691	REPAIR PARTS	\$150,797.32
J & J SEARCHING	70692	MECHANIC LIENS	\$28.25
CH2M HILL	70693	PROFESSIONAL SERVICES	\$14,126.13
IBM CANADA LTD.	70694	SUBSCRIPTION & SUPPORT RENEWAL	\$310.19
ARMOUR VALVE LTD.	70695	PROFESSIONAL SERVICES	\$1,025.25
IMPRINT SPECIALTY PROMOTIONS LTD	70696	PROMOTIONAL ITEMS	\$141.93
ONX ENTERPRISE SOLUTIONS LIMITED	70697	PROFESSIONAL SERVICES	\$2,101.80
D & S VACUUM TRUCK SERVICES LTD.	70698	PROFESSIONAL SERVICES	\$1,130.00
GFI COMPOSITES LIMITED	70699	AUTO PARTS	\$293.80
DBI-GARBAGE COLLECTION REMOVAL LTD.	70700	GARBAGE COLLECTION	\$40,338.84
KAVANAGH & ASSOCIATES	70701	PROFESSIONAL SERVICES	\$43,913.97
ETHREE CONSULTING	70702	PROFESSIONAL SERVICES	\$1,130.00
DILLON CONSULTING LTD.	70703	PROFESSIONAL SERVICES	\$28,496.36
ATLANTICA MECHANICAL SERVICES	70704	PROFESSIONAL SERVICES	\$1,863.94
CENTINEL SERVICES	70705	PROFESSIONAL SERVICES	\$369.51
KING'S PLUMBING & HEATING LTD.	70706	PLUMBING SUPPLIES	\$3,790.06
RENEE PHAIR HEALEY, REGISTERED PSYCH.	70707	PROFESSIONAL SERVICES	\$378.00
ROCKET BAKERY & FRESH FOODS	70708	PASTRY TRAY	\$177.66
ROWSSELL APPLEBY NEWTOWN ENGINEERING I	70709	PROFESSIONAL SERVICES	\$2,825.00
THE CARPET FACTORY SUPERSTORE	70710	FLOORING	\$7,346.60
MCDONALD'S HOME HARDWARE	70711	HARDWARE SUPPLIES	\$46.04
MCLOUGHLAN SUPPLIES LTD.	70712	ELECTRICAL SUPPLIES	\$1,826.34
MIKAN INC.	70713	LABORATORY SUPPLIES	\$149.39
WAJAX INDUSTRIAL COMPONENTS	70714	REPAIR PARTS	\$210.69
NU-WAY EQUIPMENT RENTALS	70715	RENTAL OF EQUIPMENT	\$11,523.74
NEWFOUNDLAND DISTRIBUTORS LTD.	70716	INDUSTRIAL SUPPLIES	\$64.50
NEWFOUNDLAND DESIGN ASSOCIATES	70717	PROFESSIONAL SERVICES	\$108,021.99
NEWFOUNDLAND POWER	70718	ELECTRICAL SERVICES	\$26,094.74
TOROMONT CAT	70719	AUTO PARTS	\$422.16

NAME	CHEQUE #	DESCRIPTION	AMOUNT
R NICHOLLS DISTRIBUTORS INC.	70720	PROTECTIVE CLOTHING	\$35,570.71
NOVA CONSULTANTS INC.	70721	PROFESSIONAL SERVICES	\$17,984.42
GCR TIRE CENTRE	70722	TIRES	\$20,325.64
PERIDOT SALES LTD.	70723	REPAIR PARTS	\$1,891.46
PITNEY BOWES OF CANADA LIMITED	70724	INK CARTRIDGE	\$308.48
K & D PRATT LTD.	70725	REPAIR PARTS AND CHEMICALS	\$1,227.55
ROYAL FREIGHTLINER LTD	70726	REPAIR PARTS	\$4,145.28
ST. JOHN'S PORT AUTHORITY	70727	RENTAL OF QUARRY SITE	\$5,205.35
ST. JOHN'S TRANSPORTATION COMMISSION	70728	DESK TOP FOR GOBUS OFFICE	\$2,031.74
BIG ERICS INC	70729	SANITARY SUPPLIES	\$2,137.40
SAUNDERS EQUIPMENT LIMITED	70730	REPAIR PARTS	\$5,574.70
STRONGCO	70731	REPAIR PARTS	\$127.83
SPEEDY AUTOMOTIVE LTD.	70732	AUTOMOTIVE SUPPLIES	\$51.24
SPORTSCRAFT 1990 LTD.	70733	SPORTING EQUIPMENT	\$1,215.43
SUPERIOR OFFICE INTERIORS LTD.	70734	OFFICE SUPPLIES	\$920.95
TULKS GLASS & KEY SHOP LTD.	70735	PROFESSIONAL SERVICES	\$39.55
FJ WADDEN & SONS LTD.	70736	SANITARY SUPPLIES	\$240.01
WATERWORKS SUPPLIES DIV OF EMCO LTD	70737	REPAIR PARTS	\$1,504.36
WEIRS CONSTRUCTION LTD.	70738	ROAD GRAVEL	\$2,453.96
WESCO DISTRIBUTION CANADA INC.	70739	REPAIR PARTS	\$269.67
WAL-MART 3092-KELSEY DRIVE	70740	MISCELLANEOUS SUPPLIES	\$1,047.17
XEROX CANADA LTEE	70741	LEASING OF OFFICE EQUIPMENT	\$1,152.22
WELLNESS MATTERS	70742	BROCHURES	\$220.35
NEWFOUNDLAND CHOCOLATE COMPANY INC.	70743	PROMOTIONAL ITEMS	\$168.94
SOBEYS - MERRYMEETING RD	70744	MISCELLANEOUS SUPPLIES	\$217.83
PADDLE CANADA	70745	REGISTRATION FEE	\$141.25
INDEPENDENT LIVING RESOURCE CENTRE	70746	BRILLE PAPER BROCHURES	\$39.80
CHARLENE FARRELL	70747	RECREATION PROGRAM REFUND	\$50.00
NEWFOUNDLAND EXCHEQUER	70748	CONFERENCE FEE	\$1,582.00
HAMMOND. WALLACE	70749	PROFESSIONAL SERVICES	\$5,085.00
COMPASS GROUP CANADA	70750	MEAL ALLOWANCES	\$157.66
MBM DEVELOPMENT LTD.	70751	REFUND LANDSCAPING SECURITY	\$3,500.00
INTERPRETING SERVICES OF NL INC.	70752	PROFESSIONAL SERVICES	\$248.60
ROGERS, DR. L.	70753	MEDICAL EXAMINATION	\$20.00
AUSTIN'S CONTRACTING	70754	REFUND BUILDING PERMIT	\$1,296.00
MCKIM, DR. AARON	70755	MEDICAL EXAMINATION	\$20.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
DBH ENTERPRISES LTD.	70756	REFUND BUILDING PERMIT	\$1,863.00
KETTLE, CYNTHIA	70757	RECREATION PROGRAM REFUND	\$195.00
KINGSLEY,STEPHEN	70758	RECREATION PROGRAM REFUND	\$40.00
A HOLDING PLACE	70759	COUNSELLING SERVICES	\$249.75
SWILERS RUGBY CLUB	70760	BANQUET ROOM RENTAL	\$200.00
BENSON, BUFFETT PLC INC.	70761	REFUND TAX CERTIFICATE	\$25.00
BARRY ROSS	70762	PROFESSIONAL SERVICES	\$105.60
JENNIFER GORMAN	70763	RECREATION PROGRAM REFUND	\$40.00
CYNTHIA PARSONS	70764	RECREATION PROGRAM REFUND	\$85.00
BARBARA BRENTON	70765	RECREATION PROGRAM REFUND	\$240.00
CANADIAN BAR ASSOCIATION	70766	MEMBERSHIP RENEWALS	\$662.27
BOXFIT	70767	REAL PROGRAM	\$1,321.00
LYSENKO, EKATERINA	70768	RECREATION PROGRAM REFUND	\$110.00
IPMA CANADA	70769	MEMBERSHIP RENEWALS	\$152.55
ROBERT CASS	70770	RECREATION PROGRAM REFUND	\$85.00
ALLISON BLACKBURN	70771	RECREATION PROGRAM REFUND	\$170.00
SECURITY NATIONAL INSURANCE COMPANY	70772	DAMAGE CLAIM	\$6,762.36
MONAGHAN, KELLY	70773	RECREATION PROGRAM REFUND	\$40.00
ST. JOHN AMBULANCE NEWFOUNDLAND & LABRADOR	70774	DONATION	\$400.00
MARIA PEDDLE	70775	PERFORMANCE FEE	\$200.00
REARDON PROPERTIES INC.	70776	RENTAL OF STORAGE UNIT	\$107.35
PIZZA DELIGHT	70777	MEAL ALLOWANCES	\$164.84
MARY BROWN'S	70778	MEAL ALLOWANCES	\$675.43
COURTNEY YOUNG	70779	RECREATION PROGRAM REFUND	\$22.00
ALLISON HAWCO	70780	RECREATION PROGRAM REFUND	\$25.00
SHIRLEY PYE	70781	RECREATION PROGRAM REFUND	\$85.00
KAT MCLEVEY	70782	PERFORMANCE FEE	\$200.00
ATLANTIC INCIDENT COMMAND TRAINING AND SUPPORT	70783	PROFESSIONAL SERVICES	\$169.50
CROMBIE GENERAL PARTNER LTD	70784	LEGAL CLAIM	\$18,290.15
HEALEY,CHARLEEN	70785	RECREATION PROGRAM REFUND	\$170.00
MCDONALD,JENNIFER	70786	RECREATION PROGRAM REFUND	\$98.00
RAMIREZ,ANGELA	70787	RECREATION PROGRAM REFUND	\$22.00
SQUIRES,WANDA	70788	RECREATION PROGRAM REFUND	\$220.00
ST. MARK'S ANGLICAN CHURCH	70789	MEALS SENIOR BUS TOUR	\$588.00
DINN,LORENA	70790	RECREATION PROGRAM REFUND	\$84.00
TANAKA, MIYOKO	70791	RECREATION PROGRAM REFUND	\$50.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
GENDRON, BERNADETTE	70792	RECREATION PROGRAM REFUND	\$235.00
SHERRI GORDON-BUTT	70793	RECREATION PROGRAM REFUND	\$30.00
WALSH, ASHLEY	70794	RECREATION PROGRAM REFUND	\$85.00
PENNEY, CAROLYN	70795	RECREATION PROGRAM REFUND	\$85.00
FOWLER, FALLON	70796	RECREATION PROGRAM REFUND	\$120.00
GREENE, AMIE	70797	RECREATION PROGRAM REFUND	\$135.00
THOMS, SANDRA	70798	RECREATION PROGRAM REFUND	\$345.00
O'BRIEN, MARY	70799	REFUND BUILDING PERMIT	\$121.50
PITT, ETHEL	70800	DAMAGE CLAIM	\$76.84
ETCHEGARY, JACK	70801	PERFORMANCE FEE	\$200.00
GRAHAM, CHARLIE	70802	PERFORMANCE FEE	\$200.00
FAGAN, IDA	70803	DAMAGE CLAIM	\$70.06
TURNER, FRED	70804	REFUND SEPTIC DEPOSIT	\$500.00
ALOYSIUS & BRENDA MOONEY	70805	REFUND OVERPAYMENT OF TAXES	\$1,267.44
LASCO LIMITED	70806	REFUND OVERPAYMENT OF TAXES	\$822.48
REVEREND PETER YOUNG & ELAINE YOUNG	70807	REFUND OVERPAYMENT OF TAXES	\$746.67
CONOR & CAROLYN MAGUIRE	70808	REFUND OVERPAYMENT OF TAXES	\$1,170.49
ELIZABETH & MICHELLE DRUKEN	70809	REFUND OVERPAYMENT OF TAXES	\$2,086.16
MAXWELL & PHYLLIS BECKETT	70810	REFUND OVERPAYMENT OF TAXES	\$936.16
GERALD & JEANETTE PELLEY	70811	REFUND OVERPAYMENT OF TAXES	\$946.16
CINDY BRAGG	70812	REFUND OVERPAYMENT OF TAXES	\$98.00
ROXANN HYNES	70813	RECREATION PROGRAM REFUND	\$110.00
BILLIE JOE HODDER	70814	RECREATION PROGRAM REFUND	\$110.00
CHERYL STEPHENSON-HEARNS	70815	RECREATION PROGRAM REFUND	\$110.00
CHAD CUMMINGS	70816	RECREATION PROGRAM REFUND	\$100.00
DEBBIE MURPHY	70817	RECREATION PROGRAM REFUND	\$85.00
FALGUNI BHATT	70818	RECREATION PROGRAM REFUND	\$52.00
NORTH ATLANTIC MARINE SUPPLIES & SERVICE	70819	REFUND OVERPAYMENT OF TAXES	\$8.44
NOEL, DAPHNE	70820	CLOTHING ALLOWANCE	\$67.79
MACKENZIE, NEIL	70821	MILEAGE	\$82.98
WHITE, LESLIE	70822	MILEAGE	\$10.15
BUTTON, VICKI	70823	REIMBURSEMENT REGISTRATION OCEANS 2014	\$665.00
SMITH, BRIAN	70824	MEMBERSHIP RENEWAL CAFC	\$290.18
DUGGAN, DEREK	70825	VEHICLE BUSINESS INSURANCE	\$207.00
PENNEY, LISA	70826	MILEAGE - CROSSING GUARD PROGRAM	\$139.00
O'BRIEN, LESLIE	70827	MILEAGE	\$491.26



NAME	CHEQUE #	DESCRIPTION	AMOUNT
JANES, SEAN	70828	MEMBERSHIP CMA	\$690.71
WILLIAMS, NICOLE	70829	MILEAGE	\$48.08
MCGRATH, JENNIFER	70830	MILEAGE	\$65.59
JOHN CUMBY	70831	MILEAGE	\$18.67
CREWE, RYAN	70832	MILEAGE	\$81.36
KRISTA GLADNEY	70833	MILEAGE	\$70.96
VICTORIA ETCHEGARY	70834	MILEAGE	\$136.56
BYRNE, DONNA	70835	CLOTHING ALLOWANCE	\$62.05
IRVING OIL MARKETING GP	70836	GASOLINE & DIESEL PURCHASES	\$26,728.79
NEWFOUNDLAND POWER	70837	ELECTRICAL SERVICES	\$4,121.74
INFINITY CONSTRUCTION	70838	PROGRESS PAYMENTS	\$156,011.97
CROSBIE INDUSTRIAL SERVICE LTD	70839	CONTRACT PAYMENT	\$201,581.02
RICK MAGILL	70840	CLEANING SERVICES	\$200.00
PYRAMID CONSTRUCTION LIMITED	70841	PROGRESS PAYMENTS	\$241,582.15
ROYAL BANK VISA	70842	VISA PAYMENT	\$284.04
WEIRS CONSTRUCTION LTD.	70843	PROGRESS PAYMENTS	\$181,280.15
SCHAMPER, ROB	70844	REIMBURSEMENT FOR IPHONE CASE	\$61.01
CRANE, CRAIG	70845	SMOKING CESSATION PROGRAM	\$150.12
<b>Total:</b>			<b><u><u>\$3,631,389.36</u></u></b>

# MEMORANDUM

Date: July 16, 2014  
To: Mr. Kevin Breen, Mr. Rick Squires, Ms. Elaine Henley  
From: Stephen Frew – Garage Buyer  
Re: Council Approval Tender 2014053 Vehicle Cleaning

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The results of Tender 2014053 - Open Order for Vehicle Cleaning are attached.

It is recommended to award this tender to the two (2) vendors fully meeting specifications, as per the Public Tender Act.

Car Guys Appearance Centre Inc. \$15,947.00 per year and  
Kelloway Construction Limited \$30,415.00 per year.

This tender is for the purpose of establishing a Price Agreement for Vehicle Cleaning. We are providing sources for this service at pre-arranged pricing and terms for operational needs of the Fleet department.

This tender is for two (2) years with an option for another one (1) year extension.

**The lowest bidder will be the first contacted to supply this service when required.**

Taxes Extra

Stephen Frew  
Garage Buyer

# ST. JOHN'S

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

# MEMORANDUM

**Date:** July 21, 2014  
**To:** Mr. Kevin Breen  
Deputy City Manager, Corporate Services  
**From:** David Day  
Manager, Emergency Preparedness and Business Continuity  
**Re:** Requests for Proposals # 2014-05-27– Business Continuity Consultant

Kevin

In preparation for the review of the City of St. John's Business Continuity Plan a Request for Proposals was released on May 12, 2014 to hire a consultant to assist with the review. A total of 6 bids were received and reviewed by the BCP Steering Committee.

The Steering Committee has chosen HZX Business Continuity Planning to complete the review at a cost of \$34,900 +HST, with an optional cost of \$6000 + HST to design and implement an exercise to test the effectiveness of the plan in 2015.

The Committee respectfully requests Council approval to move forward with this project.

David Day  
Manager, Emergency Preparedness & Business Continuity

# ST. JOHN'S

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

# MEMORANDUM

Date: July 17, 2014

To: His Worship the Mayor and Members of Council

From: Linda Bishop, Acting City Solicitor

Re: **67 Majors Path**

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The City requires 8 square meters of land at 67 Major's path for street widening.

The owner has agreed to sell this land to the City for \$1,000.00 plus legal fees.

I recommend that approval be given to purchase at this cost and request that this matter be brought before Council at its next Regular Meeting.

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Linda Bishop  
Acting City Solicitor

LB/mp

# ST. JOHN'S

LEGAL DEPARTMENT

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

# MEMORANDUM

**Date:** July 21, 2014  
**To:** His Worship the Mayor and Members of Council  
**From:** Linda Bishop, Acting City Solicitor  
**Re:** **810 Portugal Cove Road**

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The above noted property (house and Land) is located within the watershed of Windsor Lake and across the street from the Windsor Lake Treatment Facility.

The owners have agreed to sell their property to the City for the appraised fair market value of \$145,000.00.

Due to its location, the Director of Water and Waste Water feels the City should acquire this property and remove the dwelling. Funding is available from the land Acquisition Account, created by the sale of surplus City land.

I recommend that approval be given for the purchase of this property at the price of \$145,000.00.

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Linda Bishop

Acting City Solicitor

LB/mp

# ST. JOHN'S

LEGAL DEPARTMENT

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

# MEMORANDUM

Date: July 15, 2014  
To: Mr. Kevin Breen, Mr. Rick Squires, Ms. Elaine Henley  
From: John Hamilton – Senior Buyer  
Re: Council Approval Tender 2014063 Spotters (RHB)

The results of Tender 2014063 Spotters (RHB) is as follows:

Spotters ( RHB )				
TENDER #2014063 – July 15, 2014 - 1:00 PM				
		Hourly Rate	Yearly	
1. Safety First Ltd.		\$18.80	\$372,992.00	
2. Garda Security		\$22.72	\$450,764.80	
3. Mask Security		\$23.50	\$466,240.00	

It is recommended to award this tender to **Safety First Contracting (1995) Ltd. \$ 372,992.00** per year. **Safety First Contracting (1995) Ltd** the lowest bidder who fully meets specification, as per the Public Tendering Act.

Taxes (HST) extra to price quoted

John Hamilton  
Senior Buyer

# ST. JOHN'S

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

**E-Poll, July 16, 2014**  
**Council approval for Tender 2014063 Spotters**  
**(RHB) to be awarded to Safety First**  
**Contracting (1995) Ltd.**

	<b>Agree</b>	<b>Disagree</b>
Mayor Dennis O'Keefe	<b>X</b>	
Deputy Mayor Ron Ellsworth	<b>X</b>	
Councillor Danny Breen	<b>X</b>	
Councillor Jonathan Galgay	<b>X</b>	
Councillor Bruce Tilley	<b>X</b>	
Councillor Bernard Davis	<b>X</b>	
Councillor Wally Collins	<b>X</b>	
Councillor Tom Hann	<b>X</b>	
Councillor Sandy Hickman	<b>X</b>	
Councillor Dave Lane	<b>X</b>	
Councillor Art Puddister	<b>X</b>	

# MEMORANDUM

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Date: July 21, 2014

To: His Worship the Mayor and Members of Council

From: Brendan O'Connell, P. Eng  
Director of Engineering

**Re: Tender – 2014 Water Transmission Main Replacement Program  
Bonaventure Avenue / Mayor Avenue – Phase 2  
(Calver Street to Milbanke Street)**

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The following tenders have been received for the project “**2014 Water Transmission Main Replacement Program: Bonaventure Avenue / Mayor Avenue – Phase 2 (Calver Street to Milbanke Street)**”:

1. Coady Construction & Excavating Ltd. ....\$2,578,439.65 (Bid Bond incl.)
2. Cougar Engineering & Construction Limited .... \$2,741,747.25 (Bid Bond incl.)
3. Pyramid Construction Ltd. .... \$3,045,756.80 (Bid Bond incl.)
4. Modern Paving Limited ..... \$3,211,691.65 (Bid Bond incl.)

## RECOMMENDATION

It is recommended that the tender be awarded to the lowest bidder, Coady Construction & Excavating Ltd., in the amount of Two Million Five Hundred Seventy-eight Thousand Four Hundred Thirty-nine Dollars and Sixty-five Cents (\$2,578,439.65) (including HST).

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Brendan O'Connell, P. Eng.,  
Director of Engineering  
Department of Planning, Development and Engineering

BO'C/sba

# ST. JOHN'S



**E-Poll, July 22, 2014**  
**Council approval for Tender – 2014 Water  
Transmission Main Replacement Program  
Bonaventure Avenue/Mayor Avenue –  
Phase 2 (Calver Street to Milbanke Street)  
awarded to Coady Construction and  
Excavating Ltd.**

	<b>Agree</b>	<b>Disagree</b>
Mayor Dennis O’Keefe	<b>X</b>	
Deputy Mayor Ron Ellsworth	<b>X</b>	
Councillor Danny Breen	<b>X</b>	
Councillor Jonathan Galgay	<b>X</b>	
Councillor Bruce Tilley		
Councillor Bernard Davis	<b>X</b>	
Councillor Wally Collins	<b>X</b>	
Councillor Tom Hann	<b>X</b>	
Councillor Sandy Hickman	<b>X</b>	
Councillor Dave Lane	<b>X</b>	
Councillor Art Puddister	<b>X</b>	

# MEMORANDUM

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Date: July 17, 2014  
To: His Worship the Mayor and Members of Council  
From: Brendan O'Connell, P. Eng  
Director of Engineering  
Re: **Tender – 2014 Water Main Sliplining – Signal Hill**

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The following tenders have been received for the project “**2014 Water Main Sliplining – Signal Hill**”:

1. Coady Construction & Excavating Limited ..... \$742,297.00 (Bid Bond included)
2. Pyramid Construction Limited ..... \$605,346.65 (Bid Bond included)
3. Modern Paving Limited .....\$586,151.34 (Bid Bond included)

## RECOMMENDATION

It is recommended that the tender be awarded to the lowest bidder, Modern Paving Limited, in the amount of Five Hundred Eighty-six Thousand One Hundred Fifty-one Dollars and Thirty-four Cents (\$586,151.34) (including HST).

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Brendan O'Connell, P. Eng.,  
Director of Engineering  
Department of Planning, Development and Engineering

BO'C/sba

# ST. JOHN'S

# MEMORANDUM

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Date: July 24, 2014  
To: Mayor and Councillors  
From: Maureen Harvey – City Clerk (Acting)  
Re: Recommendation re: Fire Ban – City of St. John's

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The Fire Chief for the St. John's Regional Fire Department brings forward the following information for Council's consideration.

*As part of our ongoing situational awareness of the hot dry weather we are enduring, this morning at 10:00 hrs I convened a meeting of senior staff of SJRFD. From that briefing the following facts were noted.*

- *The weather continues to be forecast as predominantly as dry, hot, with some limited chance of precipitation in the next couple of days but nothing appreciable for at least 10 days.*
- *Dept of Natural Resources Forest Fire Patrol expressed concerns with the dry condition of our urban/wildland interfaces.*
- *Public concern has increased with the heightened awareness of brush fires and our 911 system has noted a definitive increase in calls from citizens regarding residential fire pits and "chiminea" style appliances. Our statistics indicate a prevalence for our response to this type of call, to weekend evenings.*
- *The Dept of Natural Resources fire index for this region hovers around the HIGH to EXTREME mark without any potential for relief in the short term. This will undoubtedly continue to play a part in public concern.*
- *While our statistics seem to fall around the same mark as in past years for response to brush-forest fires there is an increase in responses to citizen complaints for residential "recreation" fire issues.*

*It is for these reasons that I recommend that the City of St. John's and the City of Mt. Pearl, extend the fire ban from "open out door fires" to include fires in any outdoor wood burning appliances of the residential recreation variety including fire pits, fire bowls, or chimney style, and include consumer fireworks until such time as the weather trend changes and things improve both provincially and regionally. Under such a ban, SJRFD would respond as per normal and extinguish, or supervise extinguishment of all outdoor fires. Failure on the part of the property owner to comply would result in SJRFD duty officers contacting the municipality for enforcement support.*

# 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

*We at SJRFD will continue to monitor the provincial and regional situation and make appropriate recommendations as things change.*

An E-poll was conducted and requires ratification by Council. The e-poll results are attached.

Maureen Harvey  
City Clerk (Acting)

**E-Poll, July 23, 2014**  
**Council approval for Fire Ban for the**  
**City of St. John's**

	<b>Agree</b>	<b>Disagree</b>
Mayor Dennis O'Keefe	<b>X</b>	
Deputy Mayor Ron Ellsworth	<b>X</b>	
Councillor Danny Breen	<b>X</b>	
Councillor Jonathan Galgay	<b>X</b>	
Councillor Bruce Tilley		
Councillor Bernard Davis	<b>X</b>	
Councillor Wally Collins	<b>X</b>	
Councillor Tom Hann	<b>X</b>	
Councillor Sandy Hickman	<b>X</b>	
Councillor Dave Lane	<b>X</b>	
Councillor Art Puddister	<b>X</b>	