

**AGENDA  
REGULAR MEETING**

**June 23, 2015  
4:30 p.m.**

**ST. JOHN'S**

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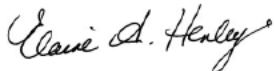
# MEMORANDUM

June 19, 2015

In accordance with Section 42 of the City of St. John's Act, the Regular Meeting of the St. John's Municipal Council will be held on **Tuesday, June 23, 2015 at 4:30 p.m.**

This meeting will be preceded by a Special Meeting to be held on the same day in Conference Room A at **3:00p.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**  
**June 23, 2015**  
**4:30 pm**

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

1. **Call to Order**
2. **Approval of the Agenda**
3. **Adoption of the Minutes (June 15, 2015)**
4. **Business Arising from the Minutes**
  - a. **Included in the Agenda**
    - i. **PDE File Number: Staff Initiated  
Kennel in the Agriculture (AG) Zone  
Council Directive CD# R2015-05-11/7  
St. John's Development Regulations Amendment No. 611, 2015**
  - b. **Other Matters**
5. **Notices Published**
  - A Discretionary Use Application has been submitted requesting permission to occupy a portion of **14 International Place** as a dental clinic.
  - A Discretionary Use Application has been submitted requesting permission to operate a lounge in association with a new hotel located at **128 Water Street**.
  - A Discretionary Use Application has been submitted requesting municipal approval to establish and operate an eating establishment for Jumping Bean Café at **33-37 Elizabeth Avenue**.
  - The City has received an application to develop a dog kennel at **163 Doyle's Road** in the Agriculture (AG) Zone.

**6. Public Hearings**

- a. Department of Planning File# REZ1400028  
St. John's Development Regulations Amendment 612, 2015  
Proposed Rezoning to the Residential Medium Density (R2) Zone and  
SnowStorage Regulations  
670 Kenmount Road – Kenmount Terrace Subdivision, Ward 4  
Applicant: Pinnacle Engineering Limited**
- b. St. John's Municipal Plan Amendment No. 132, 2015  
St. John's Development Regulations Amendment No. 614, 2015  
Proposed amendments to accommodate a North Atlantic Petro Station, a  
convenience store and a donut shop with a drive-thru.  
257 – 261 Blackmarsh Road, Ward 3**

**7. Committee Reports**

- a. Heritage Advisory Committee Report - June 12, 2015**
- b. Development Committee Report – June 16, 2015**
- c. Special Events Advisory Committee – June 18, 2015**

**8. Resolutions**

**9. Development Permits List (June 11 – 17, 2015)**

**10. Building Permits List (June 11 – 17, 2015)**

**11. Requisitions, Payrolls and Accounts (week ending June 17, 2015)**

**12. Tenders**

- a. Tender 2015077 CIPP Watermain Lining**

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

**14. Other Business**

- a. Memo dated June 16, 2015 from City Solicitor re: 30 McNeil Street**
- b. Memo dated June 17, 2015 from City Solicitor re: Renewal of Lease – Rooftop of TD Place**

**15. Adjournment**

**June 15, 2015**

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

Mayor O'Keefe presided.

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

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

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

**SJMC2015-06-15/275R**

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

**Adoption of Minutes**

**SJMC2015-06-15/276R**

**It was decided on motion of Councillor Puddister; seconded by Councillor  
Tilley: That the minutes of June 8, 2015 be adopted as presented.**

**Presentation of 10 Year Capital Plan**

Mayor O'Keefe spoke to the ten year capital plan which forecasts the City's capital needs from 2015 to 2024. The consolidation of capital requirements for this period across all City departments totals \$1.25 billion

**SJMC2015-06-15/277R**

**It was moved by Councillor Breen; seconded by Councillor Tilley: That the ten  
year capital plan be approved as presented.**

With the exception of Councillor Collins, all members of Council who spoke to the motion applauded the ten year capital plan, noting that it reflects the City's consultation process and is a step forward for Council in planning for the long term with identified funding partners. Staff was congratulated for their efforts in developing this Plan.

Councillor Collins spoke against the plan overall on the basis of his concerns about the location of the community centre that is set to replace the H.G.R. Community Centre. He feels that the community centre should be placed further west to accommodate residents of Ward 5.

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

### **Business Arising**

### **Notices Published**

- A Discretionary Use Application has been submitted by LAT49 Architecture Inc. requesting municipal approval for a vehicle storage yard at 254 Old Pennywell Road.

#### **SJMC2015-06-05/278R**

**It was decided on motion of Councillor Davis; seconded by Councillor Lane: That the above noted application be approved subject to all applicable City requirements.**

### **Finance & Administration Standing Committee Report of May 27, 2015**

Council considered the above noted report:

#### **[Link to Finance Committee Report](#)**

#### **SJMC2015-06-05/279R**

**It was moved by Councillor Breen; seconded by Councillor Tilley: That item # 1 of the Finance & Administration Standing Committee report be deferred and referred to the Deputy City Manager of Planning, Development & Engineering for further investigation and report back to Council.**

**The motion being put was carried.**

#### **SJMC2015-06-05/280R**

**It was moved by Councillor Galgay; seconded by Councillor Puddister: That item # 3 be dealt with separately.**

**The motion being put was carried.**

**SJMC2015-06-05/281R**

**It was moved by Councillor Breen; seconded by Councillor Lane: That item #'s 2, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13 of the report be approved.**

Regarding item # 11 and the request for funding for the 12<sup>th</sup> annual Shea Heights Folk Festival, Councillor Puddister questioned why this would be recommended for rejection given that a similar grant was given to Southlands. The Acting City Manager advised that the discussion of the Committee was that this would be the last year for the provision of such funding to either of these community groups. Deputy Mayor Ellsworth who is Council's representative on the Shea Heights Community Board also noted that he was in contact with them in this regard and they understand the basis for Council's decision.

**The motion being put was carried.**

**SJMC2015-06-05/282R**

**It was moved by Councillor Galgay; seconded by Councillor Lane: That the request from Volleyfest 2014 for \$1000 be rejected on the basis that it is contrary to the City's policy.**

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

**The motion was lost.**

**SJMC2015-06-05/283R**

**It was moved by Councillor Breen; seconded by Deputy Mayor Ellsworth: That item # 3 be approved as per the Committee's recommendation and that Volleyfest 2014 be awarded \$1000.**

**The motion being put was carried with Councillors Galgay, Lane, Puddister and Hann dissenting.**

**Development Committee Report – June 9, 2015**

Council considered the above noted report:

[Link to Development Committee Report](#)

**SJMC2015-06-15/284R**

**It was decided on motion of Councillor Hann; seconded by Councillor Lane: That the recommendations of the Development Committee Report dated June 9, 2015 be approved.**

**Special Events Committee Report – June 11, 2015**

Council considered the above noted report:

[Link to Special Events Committee Report](#)

**SJMC2015-06-15/285R**

**It was decided on motion of Councillor Galgay; seconded by Councillor Davis: That the recommendations of the Special Events Committee Report dated June 11, 2015 be approved.**

**Development Permits List**

Council considered as information the Development Permits List for the period June 4 – 10, 2015.

[Link to Development Permits List](#)

**Building Permits List**

Council considered the Building Permits list for the period of June 4 – 10, 2015.

[Link to Building Permits List](#)

**SJMC2015-06-15/286R**

**It was decided on motion of Councillor Puddister; seconded by Councillor Collins: That the building permits list for the period June 4 – 10, 2015 be approved as presented.**

**Requisitions, Payrolls and Accounts**

Council considered the requisitions, payrolls and accounts for the week ending June 10, 2015.

[Link to Requisitions, Payrolls and Accounts](#)



**SJMC2015-06-15/287R**

**It was decided on motion of Councillor Puddister; seconded by Councillor Collins: That the Payrolls and Accounts for the week ending June 10, 2015 be approved.**

**Tenders**

Council considered the following tenders:

- **Tender 2015036 Crusher Washed Stone**
- **Tender 2013068 Supply of Road Gravel**
- **Tender 2015038 Supply of Ready Mix Concrete**
- **Tender 2015039 Ball Field Sand and Pea Stone**
- **Tender 2015062 Purchase of four (4) New Snow Blower Attachments**

**SJMC2015-06-15/288R**

**It was decided on motion of Councillor Puddister; seconded by Councillor Collins: That the above noted tenders be awarded to the overall lowest bidders meeting specifications as follows:**

- **Tender 2015036 Crusher Washed Stone awarded to Clarke's Trucking**
- **Tender 2013068 Supply of Road Gravel awarded to Weir's Construction**
- **Tender 2015038 Supply of Ready Mix Concrete awarded to Cabot Ready Mix**
- **Tender 2015039 Ball Field Sand and Pea Stone awarded to Clarke's Trucking**
- **Tender 2015062 Purchase of four (4) New Snow Blower Attachments awarded to J.A. Larue Inc.**

### **409-413 Back Line Goulds**

Council considered a memo dated June 11, 2015 from the City Solicitor regarding the above noted.

#### **SJMC2015-06-15/289R**

**It was decided on motion of Councillor Collins; seconded by Councillor Hickman: That Council approve the expropriation of land from property located at 409 – 413 Back Line Goulds, from Frank Sheehan for sidewalk construction.**

The Chief Municipal Planner retired from the meeting at 5:30 p.m.

### **Councillor Hickman**

- Reminded the general public that the official reopening of Bannerman Park will take place on Sunday, June 21, 2015 at 1:00 p.m. He encouraged the general public to attend this historic event.

### **Councillor Lane**

- Referenced the Open House for the Victoria Park Revitalization which will be held on June 24, 2015 from 5 – 8 p.m. at St. Patrick's Church Community Hall, 10 Patrick St. Interested citizens are encouraged to attend.

### **Councillor Breen**

- Requested that the Mayor's Office write a letter of congratulations to Firefighter Chris Dunphy of the St. John's Regional Fire Department who received the St. John Ambulance Silver Lifesaving Award for saving a life while off duty.

### **Councillor Galgay**

- Noted that the City of St. John's will be launching a television commercial on Tuesday, June 16 with respect to the importance of truck operators securing their garbage so that it does not litter the highways. Last year, 30 tons of garbage was collected from the Outer Ring Road as a result.

**Councillor Davis**

- Questioned the status of progress in relation to the Long Pond Weir project. The Deputy City Manager of Planning, Development & Engineering advised that the City has met with the Province and anticipates it will be late Fall before any action is taken. Councillor Davis expressed disappointment in this regard, having hoped that the project would start this summer.

**Councillor Collins**

- Referenced the growth of trees along Maddox Cove Road which should be cut back to offset the proliferation of moose onto the road. He questioned if this could be referred to next year's capital works list. The matter was referred to the Deputy City Manager of Public Works for investigation.

**Adjournment**

There being no further business, the meeting adjourned at 5:53 p.m.

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**MAYOR**

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**CITY CLERK**

# MEMORANDUM

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Date: June 12, 2015

To: His Worship the Mayor and Members of Council

**Re: PDE File Number: Staff Initiated  
Kennel in the Agriculture (AG) Zone  
Council Directive CD# R2015-05-11/7  
St. John's Development Regulations Amendment No. 611, 2015**

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At its regular meeting of May 11, 2015, Council directed staff to advertise the attached amendment as well as an associated application for a kennel at 163 Doyle's Road, Goulds. Both have been advertised for public review.

There was one objection to the amendment (attached) which seemed to be mostly an objection to the application on Doyle's Road. Otherwise, no comments were received about the amendment.

## RECOMMENDATION

It is recommended that Council proceed with the amendment to the Development Regulations to add Kennel as a discretionary use in the AG Zone. This can be done regardless of the decision regarding the specific kennel applied for at 163 Doyle's Road.

If Council agrees, Council should adopt the attached resolution for St. John's Development Regulations Amendment Number 611, 2015. The adopted amendment would then be referred to the Department of Municipal and Intergovernmental Affairs with a request for provincial registration.

Regarding the kennel at 163 Doyle's Road, Council would have to adopt the amendment if it wishes to approve the kennel at that location. If Council decides not to approve the kennel at that location, it would still be useful to adopt the amendment. That way the City could consider any future applications for a kennel in the AG Zone. Each application would have to be advertised publicly.

(Original Signed)

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Ken O'Brien, MCIP  
Chief Municipal Planner

Attachments

KO'B/dlm

G:\Planning and Development\Planning\2015\Mayor and Council\Mayor - Kennel Amendment - June 12 2015(kob) docx

# ST. JOHN'S

DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING  
CITY OF ST. JOHN'S PO BOX 908 ST. JOHN'S NL CANADA A1C 5M2 WWW.STJOHNS.CA

**RESOLUTION  
ST. JOHN'S DEVELOPMENT REGULATIONS  
AMENDMENT NUMBER 611, 2015**

**WHEREAS** the St. John's Municipal Council wishes to have the discretionary authority to allow a Kennel in the Agriculture (AG) Zone;

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

**Amend Section 10.34.2 Discretionary Uses in the AG Zone by adding the following:**

**“(k) Kennel”**

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

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

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

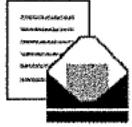
\_\_\_\_\_  
**MCIP**

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

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

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

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



**Re: Objection to Application & Amendment** 

City Clerk and Council to: Jerry Boyles

2015/05/28 10:03 AM

Sent by: Elaine Henley

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

Good Morning Mr. Boyles:

We acknowledge receipt of your email and advise that your concerns have been forwarded to the City's Department of Planning, Development and Engineering for consideration.

We thank you for your feedback.

Elaine Henley  
City Clerk

Jerry Boyles	Good day. My name is Gerald Boyles, owner of...	2015/05/27 04:00:20 PM
From:	Jerry Boyles <[REDACTED]>	
To:	Cityclerk@stjohns.ca	
Date:	2015/05/27 04:00 PM	
Subject:	Objection to Application & Amendment	

Good day. My name is Gerald Boyles, owner of [REDACTED] Doyles Rd.

I received the attached notice informing me of an application for an amendment to the agricultural zone (AG) to allow a dog kennel at 163 Doyles Rd.

I strongly object to this amendment and would like to pursue a recourse to stop this change.

I have a good understanding of the operation of a dog kennel, having worked at Topsail Star Kennels on Ruby line as a teenager.

I believe the considerable noise generated from such an establishment would impact residents enjoyment of their properties in the neighborhood.

The barking of dogs from a kennel is significant in the early hours around 6am with drop off and feeding. This noise continues throughout the day and into the night. Any minor trigger sound can cause a cascade of group barking.

Further, I believe this establishment to be redundant as there are currently 2 other Kennels just minutes from this location. Topsail Star on Ruby Line as well as another kennel on Pearl Town Rd.

Please confirm receipt of this email and please express to me what avenues are available to me to be able to combat this amendment progressing.

I sincerely appreciate your attention.

Jerry Boyles  
Estate Agent  
Commercial Associate  
Coldwell Banker ProCo



[Www.TheRealEstateProfessional.com](#) 20150527\_155838.jpg



20150527\_155826.jpg

**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 June 23, 2015**

Ref #	Property Location/ Zone Designation	Ward	Application Details	Floor Area (square metres)	# of Employees (includes the applicant)	# of On-Site Parking Spaces	Written Representations Received	Planning and Development Division Notes
1	<b>14 International Place</b> Commercial Industrial (CI) Zone	<b>1</b>	A Discretionary Use Application has been submitted requesting permission to occupy a portion of <b>14 International Place</b> as a dental clinic. The proposed business will occupy a floor area of approximately 251 m <sup>2</sup> . The space will be occupied by office/reception space, and five (5) examination rooms. The proposed clinic would operate Monday to Thursday from 8 a.m. – 5 p.m., and Friday from 8 a.m. - 2 p.m. by appointment only, with occasional emergency walk-ins. The clinic would occasionally open Wednesday evenings from 5:45 - 8 p.m. to accommodate patients that need appointments outside of typical working hours. Adequate on-site parking is available.	251m <sup>2</sup>			No submissions received	<b>The Planning and Development Division recommends approval of the application subject to all applicable City requirements.</b>
2	<b>128 Water Street</b> Commercial Central Mixed (CCM) Zone	<b>2</b>	A Discretionary Use Application has been submitted requesting permission to operate a lounge in association with a new hotel located at <b>128 Water Street</b> . The proposed business will occupy a floor area of 97 m <sup>2</sup> . The proposed hours of operation are Thursday to Saturday from 12 p.m. – 2 a.m. and Sunday to Wednesday from 12 p.m. – 12 a.m.	97 m <sup>2</sup>			One submissions received (attached)	<b>The Planning and Development Division recommends approval of the application subject to all applicable City requirements.</b>



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
3	<b>33-37 Elizabeth Ave</b> Commercial Neighbourhood (CN) Zone	4	A Discretionary Use Application has been submitted requesting municipal approval to establish and operate an eating establishment for Jumping Bean Cafe at <b>33-37 Elizabeth Avenue</b> . The total floor area the business will be 378m <sup>2</sup> . The restaurant has proposed operating hours of seven (7) days a week, Monday to Wednesday from 7 a.m. – 6 p.m. and Thursday to Sunday from 7 a.m. – 10 p.m.	378m <sup>2</sup>			Three submissions received (attached)	<b>The Planning and Development Division recommends approval of the application subject to all applicable City requirements.</b>
4	<b>163 Doyle's Road</b> Agricultural (AG) Zone	5	The City has received an application to develop a dog kennel at <b>163 Doyle's Road</b> in the Agriculture (AG) Zone.  The kennel will be located in a stand-alone building (142.1 m <sup>2</sup> ) with an outdoor area of 100 m <sup>2</sup> . The kennel will operate 7 days a week, with drop-off and pick-up time between 6 a.m.-8 p.m., with the availability of overnight care. The kennel can house approximately 30 dogs. On-site parking is available. The St. John's Municipal Council is considering making a text amendment to the St. John's Development Regulations to allow the discretionary use of dog kennels in the Agriculture (AG) Zone.	142.1 m <sup>2</sup>			Three submissions received (attached)	<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.



[To:](#) Karen Chafe/CSJ,  
[Cc:](#)  
[Bcc:](#)  
[Subject:](#) Fw: 128 Water Street Application

From: "Locations Realty Corp" <[REDACTED]>  
To: <[cityclerk@stjohns.ca](mailto:cityclerk@stjohns.ca)>  
Cc: <[REDACTED]>  
Date: 2015/06/04 06:50 PM  
Subject: 128 Water Street Application

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We received your letter and we support this application. B"SD  
We believe this operation of a lounge will have a positive effect on our nearby property .

Regards,

David Levine

2 June 2015

By email to [cityclerk@stjohns.ca](mailto:cityclerk@stjohns.ca)

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

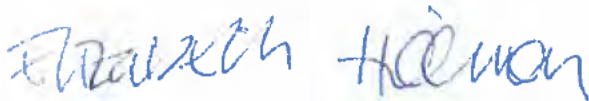
RE: Application to establish Jumping Bean Cafe at 33-37 Elizabeth Avenue

As nearby residents, we are very pleased to support the application to establish and operate Jumping Bean Cafe in this location.

A neighbourhood premium cafe in this location will be a great addition to the area. We are confident that the business will be well-run, and a positive, conscientious contributor to this part of St. John's.

Jumping Bean is a local company, with a solid and growing record of demonstrated regional and national successes. Jeff Ledrew and his colleagues are clearly committed to delivering excellent service and products with sustainable, environmentally-aware business practices, and a keen sense of social responsibility at both the global level and on a local neighbourhood scale.

We look forward to welcoming Jumping Bean and its loyal customers to our neighbourhood.



Elizabeth Hillman, Paul Coxworthy & Adam Coxworthy

██████ New Cove Road  
St. John's NL  
██████

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

W.T. STEWART  
[REDACTED] MONTGOMERY ST.  
ST. JOHN'S, NL.  
[REDACTED]  
JUNE 2, 2015

RE: JUMPING BEAN CAFE (Proposed)  
33-37 ELIZABETH AVE.

DEAR SIR:

IN RESPONSE TO YOUR NOTICE, WHICH I RECEIVED JUNE 1/15, I WISH TO EXPRESS MY CONCERN TO THE RAT PROBLEM IN OUR AREA, WHICH NOW HAS SIX EATING ESTABLISHMENTS.

WE HAVE LIVED HERE FOR 55 YEARS. I HAVE EXPERIENCE AND KNOWLEDGE OF THE AREA, HAVING BUILT AYRE'S SUPERMARKET, PARKDALE PHARMACY, THE ORIGINAL CANADIAN TIRE STORE AND 5 HOUSES. (4 ON DUNFIELD ST. AND 1 ON MONTGOMERY ST.)

RATS WERE NEVER A PROBLEM UNTIL RECENT YEARS. NOW NEIGHBOURS ARE SEEING A RELATIONSHIP IN THE PROLIFERATION OF RATS AND EATING ESTABLISHMENTS. A NEIGHBOUR OF MINE RECENTLY HIRED ORKIN PEST CONTROL FOR A 6-MONTH PERIOD. THIS PAST WINTER, FOLLOWING A FRESH SNOWFALL, I SAW RAT-TRACKS ACROSS MY LAWN AREA. WE ASK, WHAT IS THE CITY'S RESPONSE TO THIS

GROWING problem.

As a long-time resident, a senior citizen (86 years old) and having spent my working life in the construction industry, I still get excited when I see the volume and quantity of building and expansion in our city and surrounding area. As a governing body I hope, as councilors, "QUALITY" AND "QUALITY OF LIFE" don't TAKE A BACK SEAT.

SINCERELY

*W. J. Stewart*

P.S. RATS HAVE ALSO BEEN SEEN (ON THE STREET) ON BERTEAU AVE.

ENCL:



**Re: Application to establish Jumping Bean Cafe at 33-37 Elizabeth Ave** 

**City Clerk and Council** to: Greey, Victoria

2015/06/03 02:01 PM

Sent by: **Elaine Henley**

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

Good Afternoon Ms. Greey:

We acknowledge receipt of your email and advise that your comments have been forwarded to the City's Department of Planning, Development and Engineering for consideration.


We thank you for your feedback.

Elaine Henley  
City Clerk

"Greey, Victoria"

Dear whom it may concern, As a nearby resident...

2015/06/03 09:31:19 AM

From: "Greey, Victoria"   
To: "cityclerk@stjohns.ca" <cityclerk@stjohns.ca>  
Date: 2015/06/03 09:31 AM  
Subject: Application to establish Jumping Bean Cafe at 33-37 Elizabeth Ave

Dear whom it may concern,

As a nearby resident (Roche Street), I am very pleased to support the application to establish and operate Jumping Bean Café on Elizabeth Ave. A neighbourhood premium café in this location will be a great addition to the area.

I look forward to welcoming Jumping Bean and its loyal customers to my neighbourhood.

Regards,

Tory

**Victoria (Tory) Greey** IBBA (HONS), BA, MBA  
Assistant Registrar





To: Karen Chafe/CSJ,  
Cc:  
Bcc:  
Subject: 163 Doyles Road

Jerry Boyles

Good day. My name is Gerald Boyles, owner of...

2015/05/27 04:00:20 PM

From: Jerry Boyles [REDACTED]  
To: Cityclerk@stjohns.ca  
Date: 2015/05/27 04:00 PM  
Subject: Objection to Application & Amendment

---

Good day. My name is Gerald Boyles, owner of 200 Doyles Rd.

I received the attached notice informing me of an application for an amendment to the agricultural zone (AG) to allow a dog kennel at 163 Doyles Rd.

I strongly object to this amendment and would like to pursue a recourse to stop this change.

I have a good understanding of the operation of a dog kennel, having worked at Topsail Star Kennels on Ruby line as a teenager.

I believe the considerable noise generated from such an establishment would impact residents enjoyment of their properties in the neighborhood.

The barking of dogs from a kennel is significant in the early hours around 6am with drop off and feeding. This noise continues throughout the day and into the night. Any minor trigger sound can cause a cascade of group barking.

Further, I believe this establishment to be redundant as there are currently 2 other Kennels just minutes from this location. Topsail Star on Ruby Line as well as another kennel on Pearl Town Rd.

Please confirm receipt of this email and please express to me what avenues are available to me to be able to combat this amendment progressing.

I sincerely appreciate your attention.

Jerry Boyles  
Estate Agent  
Commercial Associate



[www.TheRealEstateProfessional.com](http://www.TheRealEstateProfessional.com)

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20150527\_155826.jpg



----- Forwarded by Karen Chafe/CSJ on 2015/06/18 10:02 AM -----

From: City Clerk and Council/CSJ  
To: [REDACTED]m  
Cc: Planning/CSJ@CSJ, Jason Sinyard/CSJ@CSJ, Ken O'Brien/CSJ@CSJ, Paul Boundridge/CSJ@CSJ, Lindsay Lyghtle Brushett/CSJ@CSJ, Mark Hefferton/CSJ@CSJ, Dave Wadden/CSJ@CSJ, Gerard Doran/CSJ@CSJ, Andrea Roberts/CSJ@CSJ, Ashley Murray/CSJ@CSJ, Melissa Bragg/CSJ@CSJ, Karen Chafe/CSJ@CSJ, Maureen Harvey/CSJ@CSJ  
Date: 2015/05/28 05:14 PM  
Subject: Re: 163 doyles road  
Sent by: Elaine Henley

---

Good Afternoon Mr. Haley:

I have submitted your most recent email to Planning, Development and Engineering for consideration.

Thank you.  
Elaine Henley

[REDACTED] 'I've recieved a photo of the kennels location..i do... 2015/05/28 10:11:51 AM

From: [REDACTED]  
City Clerk and Council <cityclerk@stjohns.ca>  
Date: 2015/05/28 10:11 AM  
Subject: Re: 163 doyles road

---

I've recieved a photo of the kennels location..i don't see it being a problem as long as the outside pound for the kennel is facing his barn area..that way,the barking would be minimal at our animals

Sent from my BlackBerry 10 smartphone on the Bell network.

**From:** City Clerk and Council  
**Sent:** Thursday, May 28, 2015 10:05 AM  
**To:** [REDACTED]  
Jason Sinyard; Ken O'Brien; Paul Boundridge; Lindsay Lyghtle Brushett; Mark Hefferton; Dave Wadden; Gerard Doran; Andrea Roberts; Melissa Bragg; Karen Chafe; Maureen Harvey; Planning  
**Subject:** Re: 163 doyles road

Good Morning Mr. Haley:

We acknowledge receipt of your email and advise that your comments have been forwarded to the City's Department of Planning, Development and Engineering for consideration.

We thank you for your feedback.

Elaine Henley



City Clerk

From: S [REDACTED]  
To: cityclerk@stjohns.ca  
Date: 2015/05/27 09:22 PM  
Subject: 163 doyles road

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Hi, my name is Shane Haley, [REDACTED] doyles road, and I've received an application and amendment for the address 163 doyles road..on the back of the paper I recieved, their is a map showing my neighbours property..i would like to know the exact proposed location of the dog kennel he wishes to build..i am very strongly against building where it would be located in close vacinity to our barn, or our turnout for our horses, as the barking, and having dogs in an outside pen would drive our horses crazy, not to mention us...wondering if you can provide me with the info needed, to see where he wants to place it..me get along very well as neighbours, and I would love to keep it that way!! Thank you for for help  
Sent from my BlackBerry 10 smartphone on the Bell network.

----- Forwarded by Karen Chafe/CSJ on 2015/06/18 10:02 AM -----

From: City Clerk and Council/CSJ  
To: Terry Doyle [REDACTED] >  
Cc: Jason Sinyard/CSJ@CSJ, Ken O'Brien/CSJ@CSJ, Paul Boundridge/CSJ@CSJ, Lindsay Lyghtle Brushett/CSJ@CSJ, Mark Hefferton/CSJ@CSJ, Dave Wadden/CSJ@CSJ, Gerard Doran/CSJ@CSJ, Andrea Roberts/CSJ@CSJ, Melissa Bragg/CSJ@CSJ, Karen Chafe/CSJ@CSJ, Maureen Harvey/CSJ@CSJ, Planning/CSJ@CSJ  
Date: 2015/05/29 03:49 PM  
Subject: Re: Dog kennel  
Sent by: Elaine Henley

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Good Afternoon Mr. Doyle:

We acknowledge receipt of your email and advise that your comments have been forwarded to the City's Department of Planning, Development and Engineering for consideration.

Thank you for your feedback.

Elaine Henley  
City Clerk

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Terry Doyle	That dog kennel on Doyle's road is a great idea....	2015/05/29 12:34:09 PM
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From: Terry Doyle [REDACTED]  
To: "cityclerk@stjohns.ca" <cityclerk@stjohns.ca>  
Date: 2015/05/29 12:34 PM

Subject: Dog kennel

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That dog kennel on Doyle's road is a great idea.  
Lots of interest in those services. And as far as I know that area hasn't been  
farmed since the highway went through.

Terry Doyle

# MEMORANDUM

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Date: June 9, 2015

To: His Worship the Mayor and Members of Council

Re: **Department of Planning File# REZ1400028**  
**St. John's Development Regulations Amendment 612, 2015**  
**Proposed Rezoning to the Residential Medium Density (R2) Zone and Snow Storage Regulations**  
**670 Kenmount Road – Kenmount Terrace Subdivision, Ward 4**  
**Applicant: Pinnacle Engineering Limited**

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Pinnacle Engineering Limited, on behalf of their clients, has submitted an application to rezone land at 670 Kenmount Road from the Residential Kenmount (RK) Zone to the Residential Medium Density (R2) Zone. The purpose of the rezoning application is to allow for the development of a 110 lot semi-detached subdivision, with the provision for adequate snow storage.

At the Regular Meeting of Council held on March 23, 2015, Council accepted the recommendation of the Planning and Development Committee to advertise and hold a public meeting chaired by a member of Council. A public meeting, chaired by Councillor Breen was held on April 21, 2015, at St. John's City Hall.

Principal concerns expressed during the public meeting included the effect of higher density development on the neighbourhood and its impact on property values, provision of adequate buffering between adjacent residential properties, additional traffic generation, whether adequate off-street parking spaces were provided, snow storage and concern regarding future ownership (rental) of the proposed units.

The minutes of the public meeting are attached and will be included in the agenda for the Regular Meeting of Council to be held on June 23, 2015.

## RECOMMENDATION

Upon reviewing the minutes of the April 21, 2015 public meeting, it is recommended that Council adopt the attached resolution for St. John's Development Regulations Amendment Number 612, 2015. The amendment will have the effect of rezoning a portion of land at 670 Kenmount Road from the Residential Kenmount (RK) Zone to the Residential Medium Density (R2) Zone. Regulations for the provision of snow storage in high snow volume areas throughout the City will also be implemented. If the amendment is adopted by Council, it will then be referred to the Department of Municipal and Intergovernmental Affairs with the request for Provincial registration.

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Ken O'Brien  
Chief Municipal Planner

LLB/dlm

G:\Planning and Development\Planning\2015\Mayor and Council\Mayor - 670 Kenmount Road June 9 2015(1lb) docx

# ST. JOHN'S

DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING  
CITY OF ST. JOHN'S PO BOX 908 ST. JOHN'S NL CANADA A1C 5M2 WWW.STJOHNS.CA

**RESOLUTION**  
**ST. JOHN'S DEVELOPMENT REGULATIONS**  
**AMENDMENT NUMBER 612, 2015**

**WHEREAS** the City of St. John's wishes to allow the residential development of a 110 lot semi-detached subdivision at 670 Kenmount Road.

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

**Rezone a portion of land at 670 Kenmount Road [Parcel ID# 21117] from the Residential Kenmount (RK) Zone to the Residential Medium Density (R2) Zone as shown on Map Z-1A attached.**

**BE IT ALSO RESOLVED** that the City of St. John's hereby adopts the following text amendment to the St. John's Development Regulations:

- 1. Add a new map in the Development Regulation - Appendices to be entitled "Map N Snow Volume Map".**
- 2. Add Snow Storage Calculations in Development Regulations Appendices to be entitled "Snow Storage Calculations".**
- 3. Repeal Section 5.3.1 (Standard Application) and substitute the following:**

**5.3.1 Standard Application**

**An application for Development shall contain the information needed to satisfy the applicable requirements in these Regulations. Such information shall include at least the following:**

- (a) Location;**
- (b) Use;**
- (c) Lot Area and Lot Frontage;**
- (d) Access; and**
- (e) Availability of water supply and waste disposal.**

**Where the Application involves a Building, the following information shall be added to the preceding list:**

- (f) Setting of Building, including Building Line and Yards;**
- (g) Bulk and height, in terms of Floor Area and Building Height; and**
- (h) Off-street parking, in terms of the variables specified in Section 9.**

**Where the Application involves a dwelling identified on Map N, "Snow Volume Map", the following information shall be added to the preceding list:**

- (i) Snow storage plan, including proposed street right-of-ways, proposed lots, dwelling and driveway locations;**
- (j) Dimensions for all lot frontages, building line setback, and driveway width; and**
- (k) Snow storage calculation for each lot configuration.**

**4. Add Section 8.7 Snow Storage:**

**“Section 8.7 Snow Storage**

**Where a Lot or Development is approved in an area identified on Map N, “Snow Volume Map”, a detailed snow storage plan must be approved prior to construction and issuance of any permits.**

**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 \_\_\_\_ day of \_\_\_\_\_, **2015.**

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

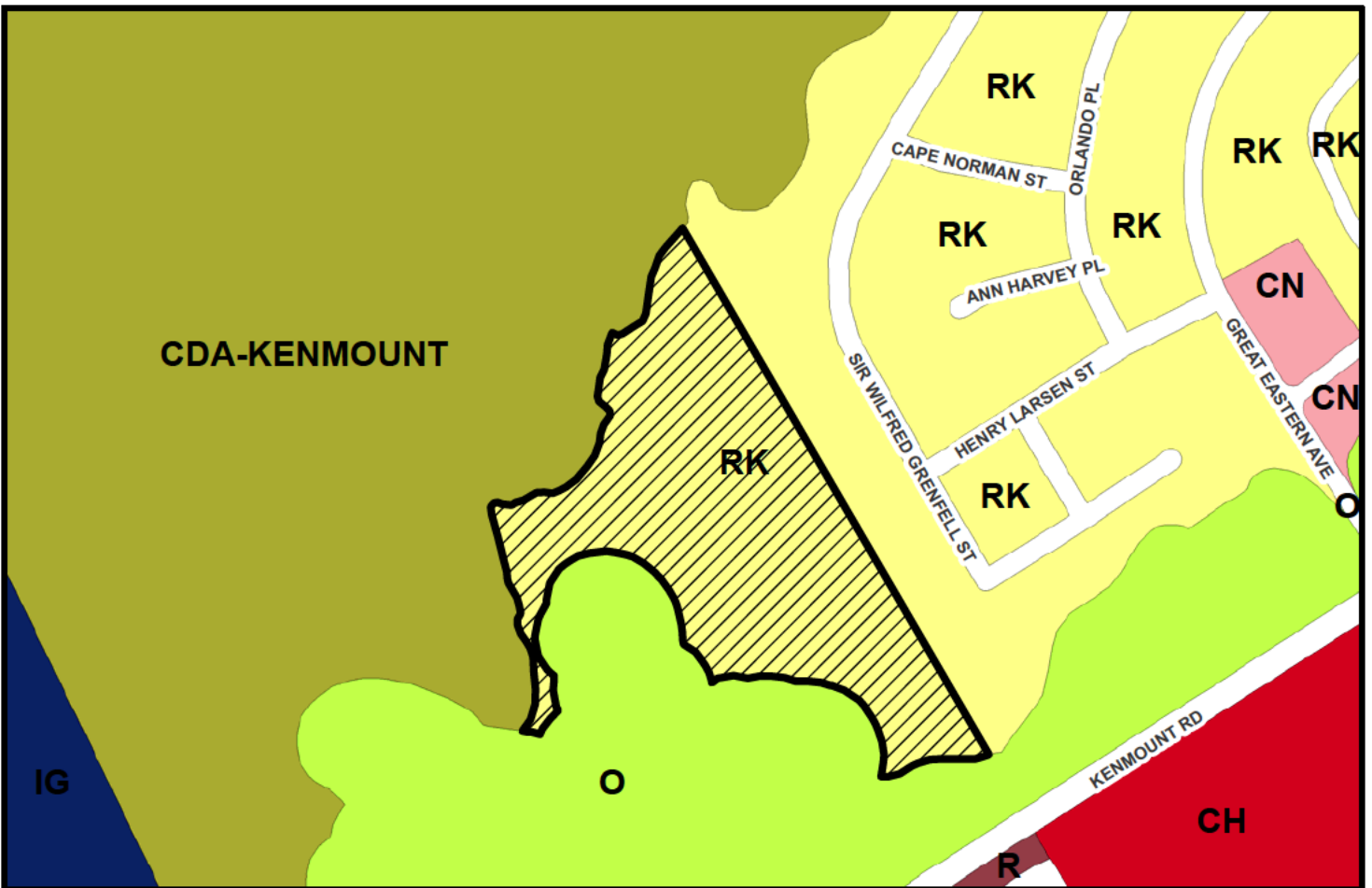
\_\_\_\_\_  
**MCIP**

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

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

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

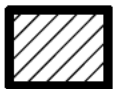
\_\_\_\_\_  
**Provincial Registration**



**CITY OF ST. JOHN'S  
DEVELOPMENT REGULATIONS  
Amendment No. 612, 2015  
[Map Z-1A]**

2015 04 29 SCALE: 1:5000  
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  
RESIDENTIAL KENMOUNT (RK) LAND USE ZONE TO  
RESIDENTIAL MEDIUM DENSITY (R2) LAND USE ZONE

670 KENMOUNT ROAD

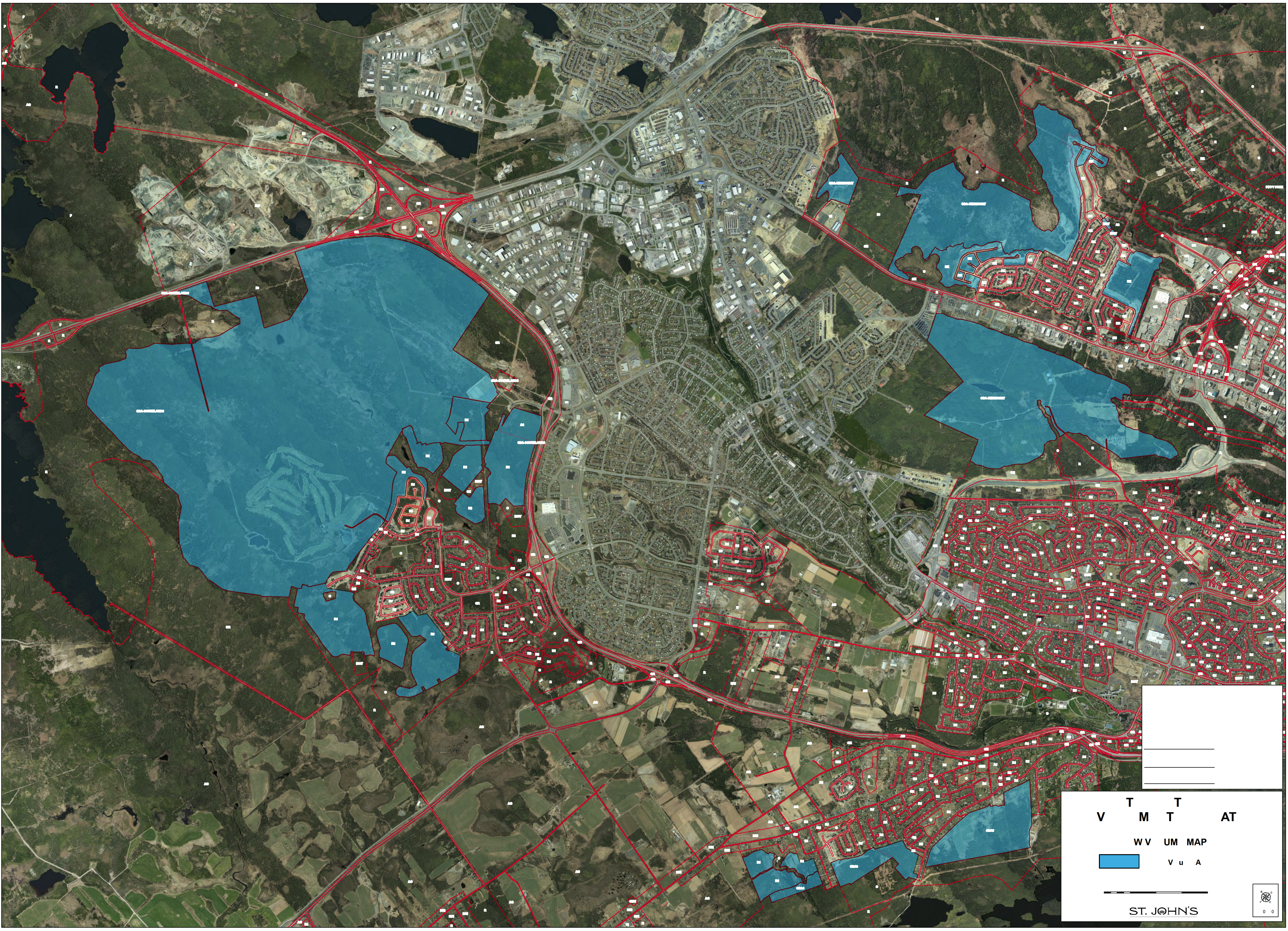
\_\_\_\_\_  
M.C.I.P. signature and seal

\_\_\_\_\_  
Mayor


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

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

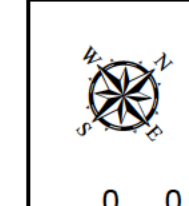
Provincial Registration



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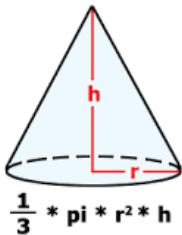
## SNOW STORAGE CALCULATION JUNE 2015

### Premise:

Lots identified on Map N, "Snow Volume Map", are considered heavy snow volume areas. All Lots approved in these areas should have a snow storage volume equivalent to the standard lot (15m) in the Residential Low Density (R1) Zone for City snow blowing operations, to avoid additional snow clearing costs related to snow removal.

### Assumptions:

- A R1 lot has a minimum frontage of 15metres.
- Development Regulations require 50% landscaping of the front yard, which leaves an additional area of up to 50% for a driveway (example: 15 metre lot width = 7.5m landscaping and 7.5m driveway width).
- Snow blowing operations produce a conical pile of snow situated in the centre of the lawn.
- The cone is based on a 1:1 slope (r = h; where r = half the lawn width (radius) and h = height of cone).
- The snow in front of a lot will be blown into that cone on the lawn.
- Once the cone is at capacity, additional snow will have to be trucked away at an additional cost.



<p>Snow Volume Calculation for a R1 lot:</p> <p><i>L = lot width = 15 metres</i>  <i>D = driveway width = 7.5 metres</i>  <i>r = half the lawn width = 3.75 metres</i>  <i>h = height of the cone = 3.75 metres</i></p> <p><math>V = \frac{1}{3} * \pi * r^2 * h</math></p> <p><math>V = \frac{1}{3} * 3.14 * 3.75^2 * 3.75 = 55.2^3</math></p> <p><math>\frac{V}{L} = \frac{55.2 \text{ metres}^3}{15 \text{ metres}} = 3.7 \text{ metres}^3 / \text{per metre}</math></p>	<p>Snow Volume Calculation for a smaller lot with equivalent snow storage:</p> <p><i>L = lot width = 10 metres</i>  <i>D = driveway width = 3.4 metres</i>  <i>r = half the lawn width = 3.3 metres</i>  <i>h = height of the cone = 3.3 metres</i></p> <p><math>V = \frac{1}{3} * \pi * r^2 * h</math></p> <p><math>V = \frac{1}{3} * 3.14 * 3.3^2 * 3.3 = 37.6\text{m}^3</math></p> <p><math>\frac{V}{L} = \frac{37.6 \text{ metres}^3}{10 \text{ metres}} = 3.7 \text{ metres}^3 / \text{per metre}</math></p>
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# ST. JOHN'S

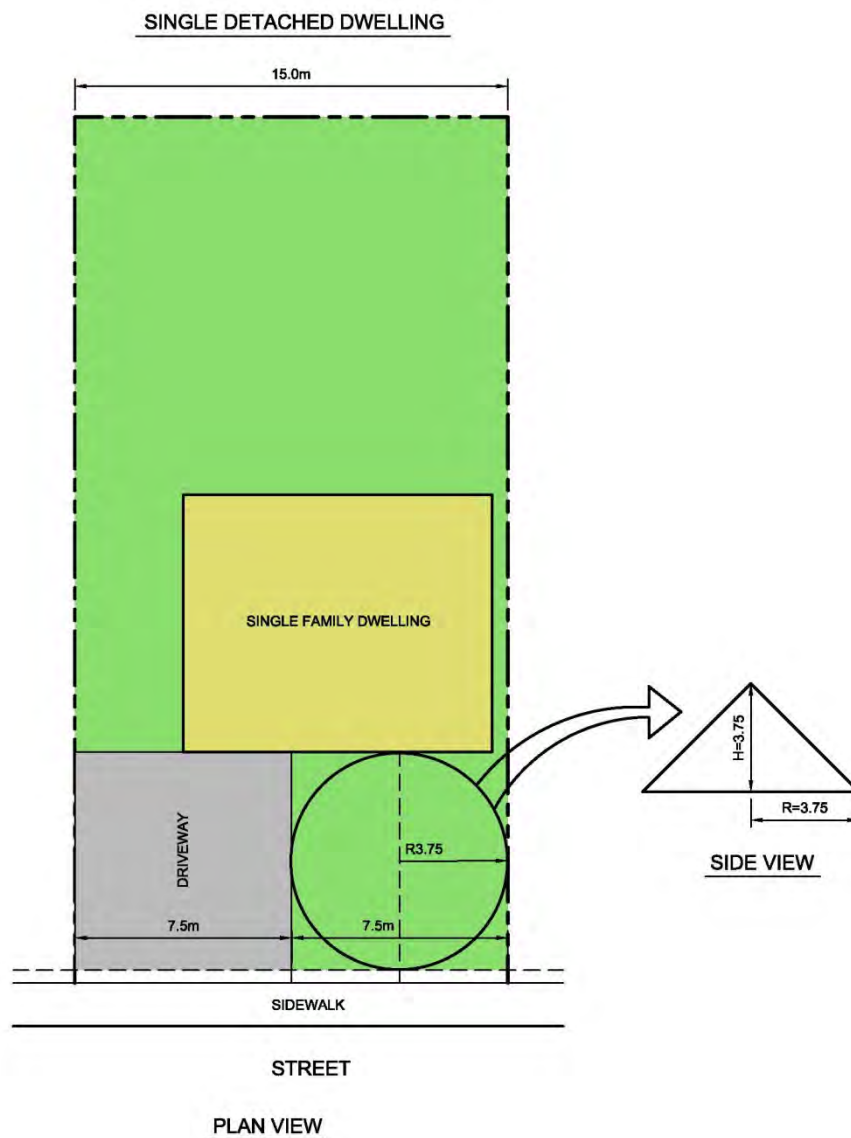


**Notes:**

- Lot configurations other than standard single detached dwellings with a 15metre frontage may also provide equivalent snow storage.
- The calculation of cone volume divided by lot width is the determining factor.
- Driveway width must be restricted and enforced as driveway creep reduces snow storage volume.
- Additional front yard setback may help in achieving adequate snow storage, but adds no value to City's storage requirements once the front yard setback exceeds the lot width.

**Snow Storage Plan:**

The following illustration identifies available snow storage for a Single Detached Dwelling with a 15 metre frontage.



A public meeting was held on Tuesday, April 21, 2015 at 7:00 p.m. in the Foran/Greene Room, 4<sup>th</sup> Floor City Hall.

In Attendance: Councillor Danny Breen, Chairperson  
Lindsay Lyghtle Brushett, Planner  
Mike Cantwell, Development Engineer  
Karen Chafe, Supervisor of Legislative Services

Also present representing the Developer were:

Andrew Duffett – Cadillac Construction  
Keith Hannon – Cadillac Construction  
Sean Fudge – Pinnacle Engineering  
Keith Hannon – Pinnacle Engineering

There were approximately 15 people from the general public in attendance.

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

**The City has received an application from Pinnacle Engineering Ltd. on behalf of their clients to rezone property at 670 Kenmount Road (located in the Kenmount Terrace Subdivision) from the Residential Kenmount (RK) Zone to the Residential Medium Density (R2) Zone. The purpose of this rezoning is to allow for the development of 110 semi-detached dwellings. Provision for adequate snow storage will be included in the proposed development.**

Councillor Breen called the meeting to order and outlined the format for tonight's meeting. Ms. Lindsay Lyghtle Brushett, Planner conducted an overview of the planning review process. The following is an excerpt from the March 19, 2015 memo from the Chief Municipal Planner with respect to this application:

#### **RECOMMENDATION**

The Municipal Plan encourages increased density in residential areas where feasible and desirable from a general planning and servicing point. The developer has asked that a text amendment be made to the RK Zone exempting them from the percentage restrictions of the RK Zone, as this is one of the final parcels of land to be developed in the Kenmount Terrace subdivision below the 190 metre contour. Based on the ongoing review of the current Development Regulations and proposed changes to future zoning in this area resulting from the review, the Residential Medium Density (R2) Zone would be a better fit based on the proposed development. Rezoning would be subject to restriction on driveway width and location to ensure enough space for snow storage.

Mr. Andrew Duffett, representing the proponent, presented the proposed design and layout of the development with the aid of maps and an artist rendering. The enhanced density proposed will enable a more marketable price point for prospective buyers searching in the \$300 - \$350,000 price range. These properties will have no subsidiary apartments, so there is no opportunity for the 110 units proposed to expand beyond that number.

**Sean Simmonds Iceland Place**

When Mr. Simmonds purchased his property in the initial phase of development, he had a contract which stated that there was to be no subsidiary apartments within the neighbourhood. Other stipulations were also put in place which residents bought into. When people buy into areas which are comprehensively zoned, there is an expectation that they will remain that way. He questioned if anything has actually changed, other than the fact it is more profitable to put in twice the number of units. If this is approved, he requested if there could be a degree of separation from the existing subdivisions.

He argued that if high density development continues to occur in this area, it will inevitably drive down the property values in the neighbourhood. Adding 110 duplexes next to two storey executive homes would be unfair to the existing residents who bought their properties under the expectation that the area would remain relatively low density. Staff advised that the covenants referenced by Mr. Simmonds when he purchased his property from the original developer are not enforced by the City of St. John's.

**Steve Nofall – Duke St.**

Mr. Nofall was doubtful that the duplexes would sell for \$300 - \$350,000, given today's market. He felt that these units would likely sell for far less. He asserted that this would likely bring down the market value of the other properties in the neighbourhood, all of which are currently valued from \$400,000 upward.

He also took issue with the Municipal Plan and its encouragement of increased density where feasible and desirable, putting strong emphasis on the word desirable. There was a petition signed for the last development application which Council ignored as well as the Commissioner's report which ruled in favour of the residents. The message is loud and clear that residents do not find such high density developments desirable in their neighbourhood.

The concept plan also references a temporary turn-around at the top which appears to indicate the possibility of expansion into other areas not yet zoned for that purpose. City staff advised that this is a comprehensive development area and as such, developers are asked to leave it as a temporary bulb so that should there be a requirement down the road for extension, this could be done. Mr. Nofall noted that the temporary turnaround opens the door for expansion once the appropriate infrastructure is put in place, thus increasing the high density. He reiterated the concerns of Mr. Simmonds noting that the City throws monkey wrenches into their lives when they rezone property after people have purchased based on the original zoning.

Mr. Nofall also expressed concern about the lack of space for snow storage given the proposed high density. He questioned how the City's Public Works staff will deal with the enforcement of snow getting pushed on to streets which also impacts the on street parking ban. The proponent argued that the front lots are actually 60 feet wide (or 15 meters) leaving lots of space for snow storage. Given the elevation of the area, there is also typically more snow accumulation. Councillor Breen acknowledged that there is an issue with snow storage and snow fall in this area and it is something he will take into consideration.

Mr. Nofall also referenced the concern about increased traffic which leads to increased congestion and enhanced concerns about safety. Residents of Paradise already use the area as a

short-cut to get back and forth from home to work. Higher density will exacerbate that existing problem and cars will be parked all over the place.

### **John Fitzgerald – Iceland Place**

With respect to the Kenmount Terrace Park, Mr. Fitzgerald questioned whether or not there will be any trails created, particularly around a water retention pond that will be required for the new development. The developer noted that it could be used as a trail.

Mr. Fitzgerald noted that he is one of the residents working with the City to develop Kenmount Terrace Park and one of their biggest concerns is to maximize trail space in the area, particularly space that is interconnected with trails in other neighbourhoods and which could be signed similar to those created by the Johnson Family Foundation. He questioned if there is potential for a dedicated 8-10 meter trail in the proposed new subdivision. The proponent advised that they have had discussions with the City but given that the development is in its infancy stages, the trail configuration has not been dealt with yet.

Mr. Fitzgerald also noted that since Kenmount Terrace has grown, many developers have been involved in various aspects so there has not been a single vision of cohesiveness brought to bear on the development. He questioned the developer as to whether or not he has any plans for landscaping of properties, the installation of rest stops, park spaces, tree plantings, etc. The developer again reiterated that planning is still in the infancy stages but they were certainly open to these ideas. Councillor Breen also assured that the City is trying to achieve connectivity and would want the trails to be part of the overall trail development plan for the area. The City's Parks Division would be heavily involved in the development and approval of such plans. Mr. Fitzgerald asserted that the residents would very much like to work with the developer toward the creation of the trail system and provide feedback as to what it should look like. The developers agreed with this request and very much welcomed consultation with residents.

### **Craig McGrath – Iceland Place**

Mr. McGrath referenced the planning standards in the Town of Portugal Cove/St. Phillips wherein for every 300 houses a green space had to be incorporated. A \$500 fee was taken from the development of each lot for that purpose. His backyard on Iceland Place borders on a green space but was never well looked after. A storm drain was installed there and he and his neighbours had to clean up the debris. The entrance to the subdivision from Kenmount Road is also quite unsightly. There is no professional landscaping, there are dead trees all around, and the proliferation of litter, particularly plastic bags which get caught up in the dead trees. This is the gateway to the City from the west and is nothing but an eyesore. He was shocked to see that there was no landscaping or signage. This is not good enough when compared to other well maintained subdivision entryways.

Mr. McGrath noted that he was not against mixed use development, citing Churchill Park as a good example, but he was concerned with the lack of disclosure of up front when people purchase expensive properties. He questioned why the City has a planning dept. and where is the protection for the citizens. He speculated that people within the new subdivision will widen out their driveways because they cannot park on the street.

**Zachary Moore – Duke St.**

Mr. Moore noted he was not notified of this meeting except for notification from his family. Councillor Breen advised that notices were sent to residents in the surrounding area. Typically the City circulates notices within a 150 meter radius of the subject property but in the case of Kenmount Terrace, all residents within the entire subdivision are notified.

Mr. Moore expressed concern about the high density proposed for this development given the current traffic congestion and problems with access and egress. Traffic will increase dramatically in an area which was not designed for the volume.

Mr. Moore paid a lot for his home which value will depreciate should these properties be built. He will owe on his home more than what he paid for it. This is simply a money grab for developers and it is unfair. Snow clearing is another concern given the high density and the challenges with clearing around parked on-street vehicles.

**Pat Byrne –Area Resident**

Mr. Byrne has been involved in the construction of houses in the Kenmount Terrace subdivision. He felt that the proposed development is a good opportunity to provide homes to those who cannot afford the high price point but who still wish to have good quality homes. With respect to the concerns about property value, he referenced the housing boom a few years ago when property values for 2 apartment homes jumped from \$200 - \$400,000. The value of properties will continue to rise, though probably not by as much as they did in the recent years of the housing boom.

**Jack Brown – [REDACTED] Ladysmith**

Mr. Brown felt that this was a case of déjà vu when residents last fall spoke strongly against a proposed development and their pleas were ignored by Council. He had no problem with developers wanting to make money; however, their prosperity should not be at the cost of residents. The City has a responsibility to protect its citizens in such cases. He speculated that the lack of turnout at tonight's meeting may have to do with residents' cynicism about the democratic process given their last experience. He felt that Kenmount Terrace is an experiment in progress based on an economic model with little consideration being given to quality of life issues within the planning process.

**Mr. John Fitzgerald**

Mr. Fitzgerald questioned whether or not the City's municipal arborist could be made available to residents to address the issue of stumps and dead trees as earlier referenced. Councillor Breen suggested that residents form a neighbourhood group which could be used as a conduit to relay such issues to the City. He also referenced Council's approval of the hiring of a clean-up crew for 12-14 weeks who will go into various problem areas of the City. He also encouraged residents with specific problems to please contact Access 311.

Mr. Fitzgerald questioned why bull dozers and excavators have to tear down every tree when they prepare land for construction. He hopes to organize a public session with the City's arborist to discuss what to plant and where to plant. The developer noted that it is often not practical to save existing trees but rather to replant after a subdivision has been built. Landscaping after the fact is the easiest way. Staff advised that consideration is being given to updating the

development regulations to reflect and enhance landscaping requirements. The developer also advised that it is their intention to incorporate landscaping through tree plantings, shrubbery, etc.

Residents generally debated the impacts of high density developments on property value. There was also concern about the potential for rentals to students who have no vested interest in the community as a whole. The developer attempted to assure residents that the development will be of high quality with all expected amenities that come with high end living.

Councillor Breen advised that the matter will be referred to a future council meeting for decision at which time they will take into consideration the views expressed at tonight's meeting. He thanked the general public for taking the time to attend this meeting.

The meeting adjourned at 9:00 pm.

Councillor Danny Breen  
Chairperson

# MEMORANDUM

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Date: June 15, 2015

To: His Worship the Mayor and Members of Council

**Re: St. John's Municipal Plan Amendment No. 132, 2015  
St. John's Development Regulations Amendment No. 614, 2015  
Proposed amendments to accommodate a North Atlantic Petro Station, a convenience store and a donut shop with a drive-thru.  
257 – 261 Blackmarsh Road, Ward 3**

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At the Regular Meeting of the St. John's Council held on May 25, 2015, Council made a decision to adopt (in principle) Municipal Plan Amendment No. 132, 2015 and Development Regulations Amendment Number 614, 2015.

The purpose of the proposed amendments is to allow for a North Atlantic Petro Station, a convenience store and a donut shop with drive-thru. The application is to re-zone a strip of land along the former James Lane right-of-way behind these properties from the Residential Medium Density (R2) Zone to Commercial Neighbourhood (CN) Zone. The rezoning is required so that the drive-thru would have enough separation distance from residentially zoned land. A Municipal Plan amendment is required for this application.

The Department of Municipal Affairs has advised that it has now issued a Provincial release for the City's proposed amendments, and it is now in order for Council to proceed with the next steps in the amendment process.

## **Recommendation**

It is recommended that Council now adopt the attached resolutions for St. John's Municipal Plan Amendment Number 132, 2015, and St. John's Development Regulations Amendment Number 614, 2015.

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

The proposed date for the public hearing is Wednesday, July 15, 2015, at 7pm at St. John's City Hall.

---

Ken O'Brien, MCIP  
Chief Municipal Planner

MH/dlm  
Attachments

g:\planning and development\planning\2015\mayor and council\mayor - 257-261 blackmarsh road june 15 2015(mh) docx

# ST. JOHN'S

**RESOLUTION  
ST. JOHN'S MUNICIPAL PLAN  
AMENDMENT NUMBER 132, 2015**

**WHEREAS** the City of St. John's wishes to allow a commercial development at 257-261 Blackmarsh Road [**portion of Parcel ID #12201**] while also recognizing the City-owned open space and small park nearby.

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

**Redesignate land behind 257-261 Blackmarsh Road from the Residential Low Density (RLD) District to the Commercial General (CG) District and Open Space (O) District as shown on Map III-1A attached.**

**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        day of        , 2015.

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

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

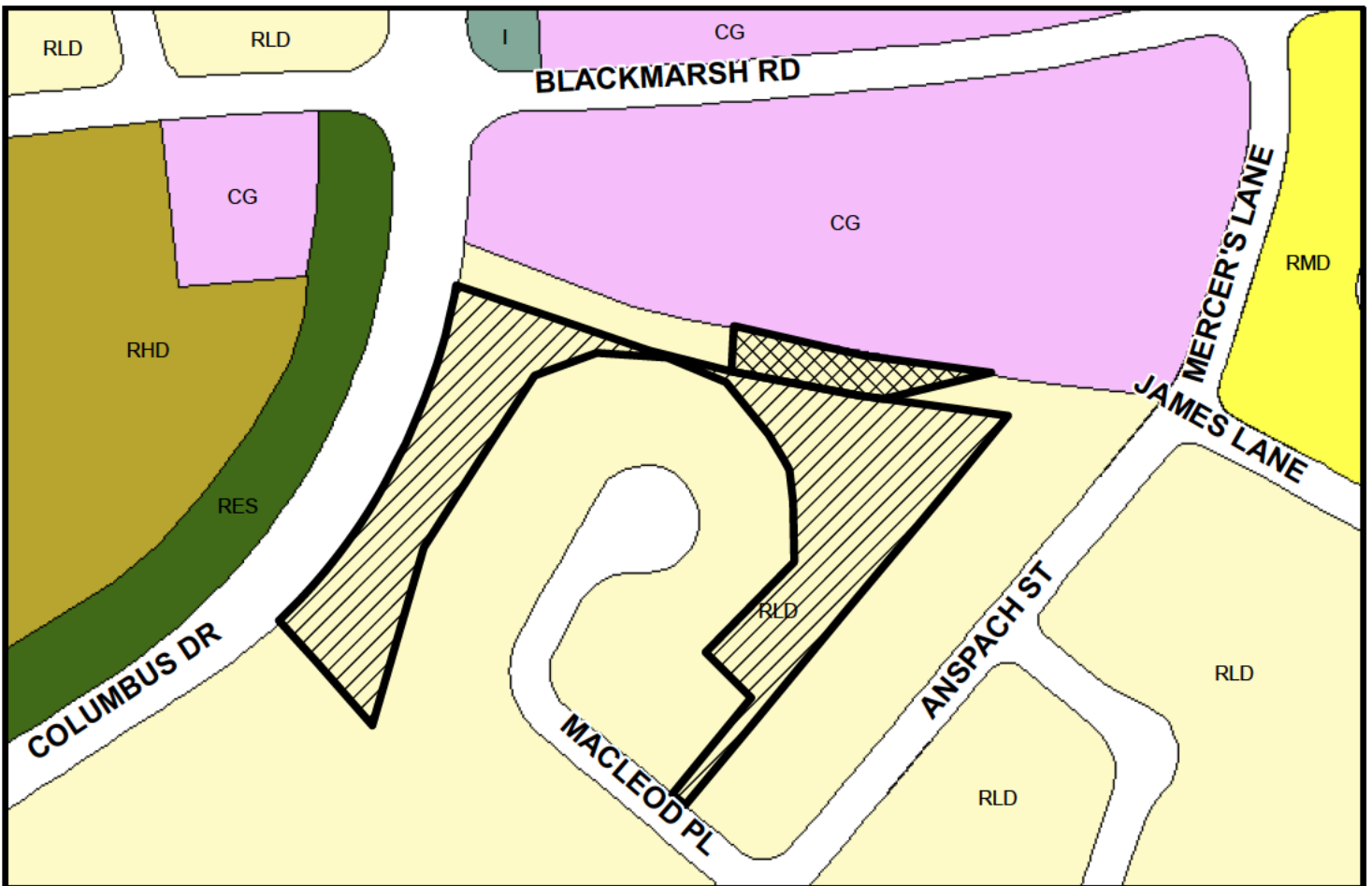
I hereby certify that this Amendment has been prepared in accordance with the Urban and Rural Planning Act, 2000.

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

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

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

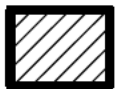




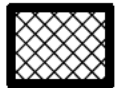
**CITY OF ST. JOHN'S  
MUNICIPAL PLAN  
Amendment No. 132, 2015  
[Map III-1A]**

2015 05 20 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 REDESIGNATED FROM  
RESIDENTIAL LOW DENSITY (RLD) LAND USE DISTRICT  
TO OPEN SPACE (O) LAND USE DISTRICT



AREA PROPOSED TO BE REDESIGNATED FROM  
RESIDENTIAL LOW DENSITY (RLD) LAND USE DISTRICT TO  
COMMERCIAL GENERAL (CG) LAND USE DISTRICT

**257-261 BLACKMARSH ROAD (NEARBY LANDS)**

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

\_\_\_\_\_  
Mayor

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

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

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

**RESOLUTION  
ST. JOHN'S DEVELOPMENT REGULATIONS  
AMENDMENT NUMBER 614, 2015**

**WHEREAS** the City of St. John's wishes to allow a gas station, commercial development at 257-261 Blackmarsh Road [portion of Parcel ID #12201] while also recognizing the City-owned open space and small park nearby.

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

**Rezone land behind 257-261 Blackmarsh Road from the Residential Medium Density (R2) Zone to the Commercial Neighbourhood (CN) Zone and the Open Space (O) Zone as shown on Map Z-1A attached.**

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

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

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

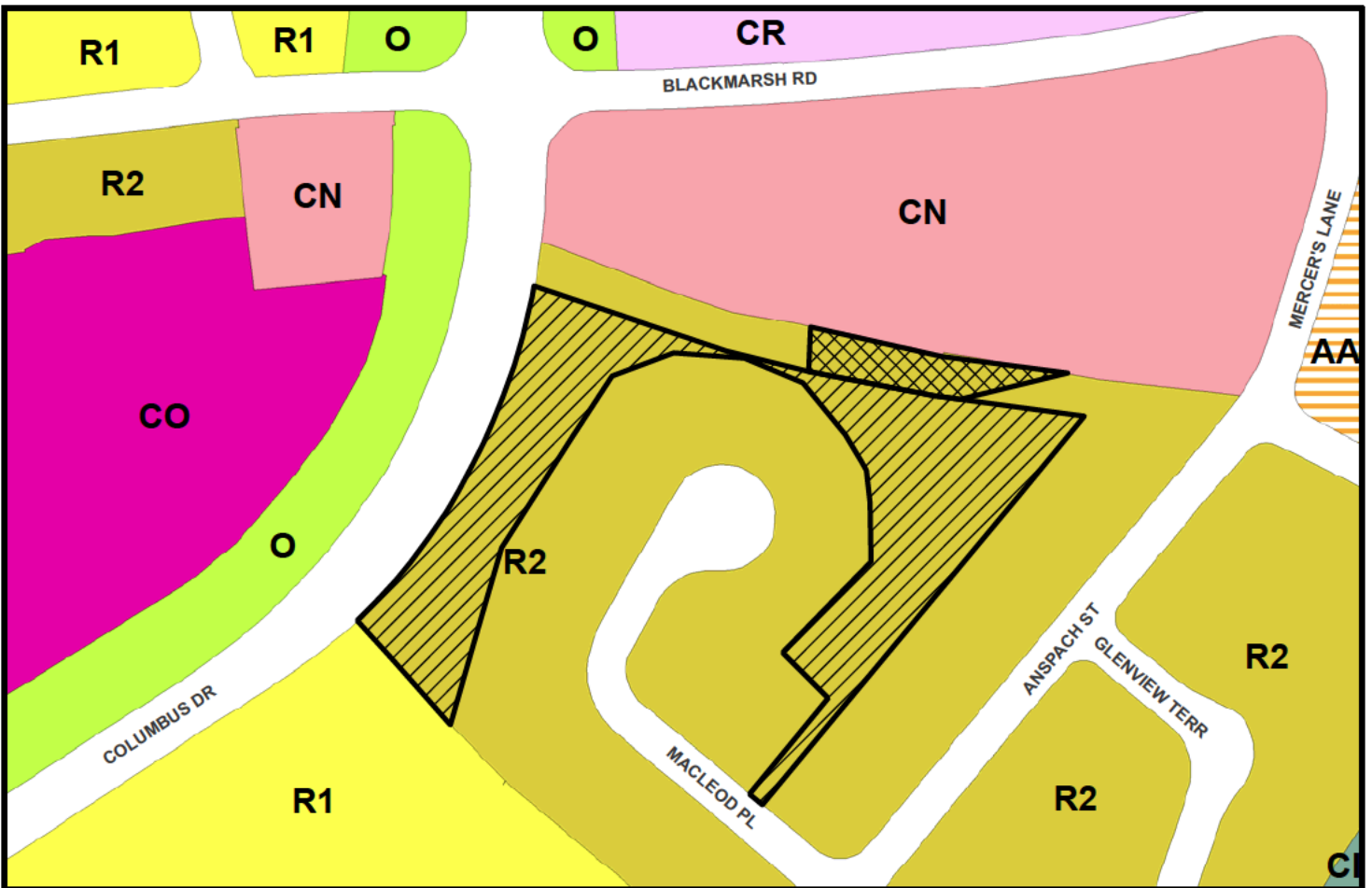
\_\_\_\_\_  
**MCIP**

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

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

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

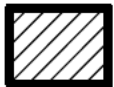
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**Provincial Registration**



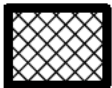
**CITY OF ST. JOHN'S  
DEVELOPMENT REGULATIONS  
Amendment No. 614, 2015  
[Map Z-1A]**

2015 05 20 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  
RESIDENTIAL MEDIUM DENSITY (R2) LAND USE ZONE  
TO OPEN SPACE (O) LAND USE ZONE



AREA PROPOSED TO BE REZONED FROM  
RESIDENTIAL MEDIUM DENSITY (R2) LAND USE ZONE TO  
COMMERCIAL NEIGHBOURHOOD (CN) LAND USE ZONE

**257-261 BLACKMARSH ROAD (NEARBY LANDS)**

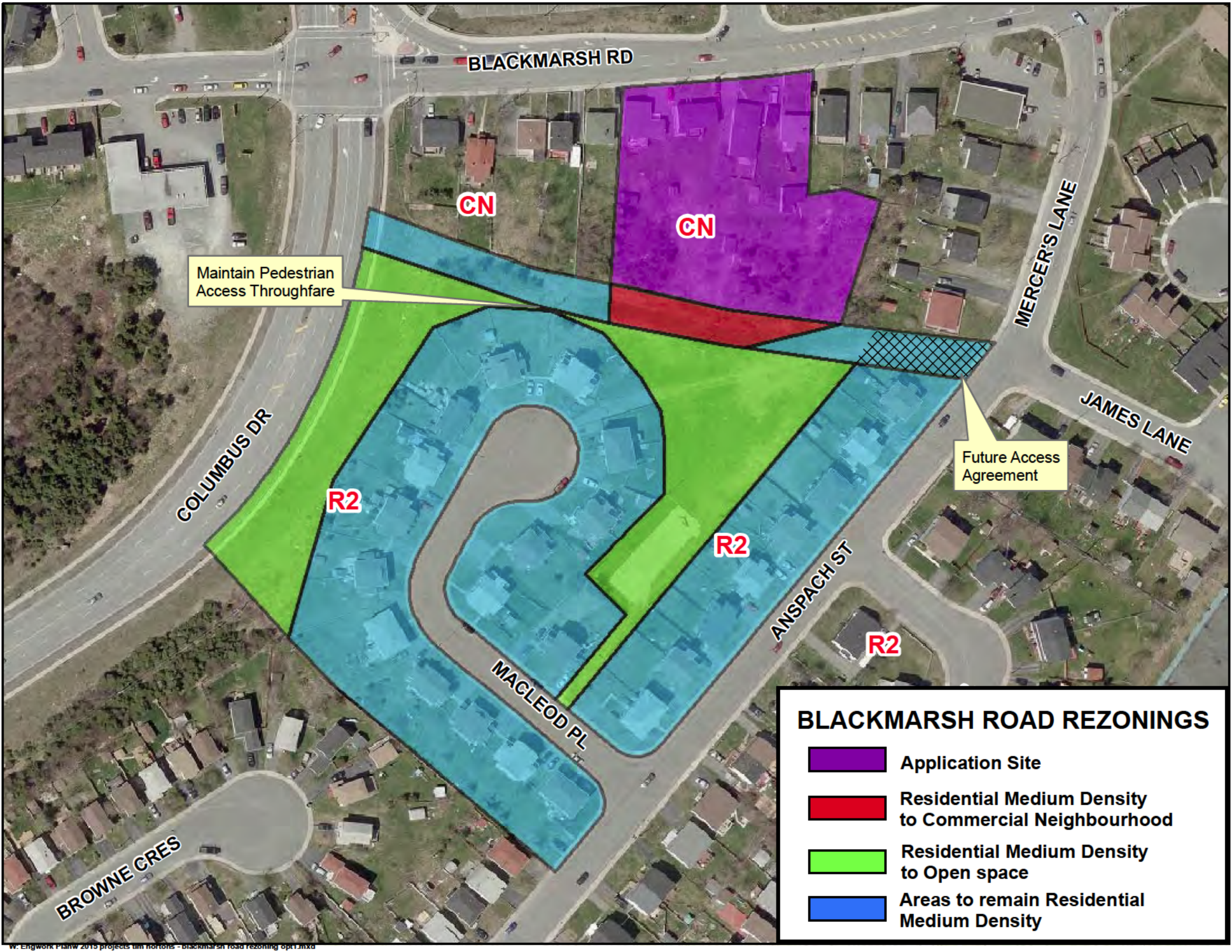
\_\_\_\_\_  
M.C.I.P. signature and seal

\_\_\_\_\_  
Mayor

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

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

Provincial Registration



BLACKMARSH RD

CN

CN

Maintain Pedestrian Access Throughfare

MERCER'S LANE

JAMES LANE

Future Access Agreement

COLUMBUS DR

R2

R2

ANSPACH ST

R2

MACLEOD PL

BROWNE CRES

### BLACKMARSH ROAD REZONINGS

- Application Site
- Residential Medium Density to Commercial Neighbourhood
- Residential Medium Density to Open space
- Areas to remain Residential Medium Density

A public meeting was held on Thursday, May 7, 2015 at 7:00 p.m. in the Foran/Greene Room, 4<sup>th</sup> Floor, City Hall.

In Attendance:           Councillor Tom Hann, Chairperson  
                                  Councillor Sandy Hickman  
                                  Councillor Danny Breen  
                                  Ken O'Brien, Chief Municipal Planner  
                                  Mark Hefferton, Planner  
                                  Garrett Donaher, Transportation Engineer  
                                  Karen Chafe, Supervisor of Legislative Services

There were also approximately 20 people in attendance including proponents who were Arthur Jackman, Ray Rhineland, and Greg Pike representing Tim Hortons.

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

**A proposed Municipal Plan amendment and rezoning of the property located at 257-261 Blackmarsh Road. The purpose of this rezoning application is to accommodate a proposed North Atlantic Petroleum station with convenience store and a coffee shop with drive-thru. Under the Development Regulations, this property is zoned Commercial Neighbourhood (CN) and Residential Medium Density (R2). Under the new proposed rezoning, a portion of the R2 lands will be rezoned Commercial Neighbourhood (CN) and another portion (currently vacant, City owned land) will be rezoned Open Space (O).**

The following written submissions of concern/objection are attached to this report:

- E-mail from Trevor Kane
- E-mail from Andrea Furlong

Mr. Hefferton conducted an overview of the subject property in terms of the Municipal Plan designation and the land use zoning under the Development Regulations with the aid of a power point presentation. The proponent also conducted a power point presentation outlining the proposed configuration of the property as well as elaborating on the traffic impact study that was conducted by the proponent in this regard. The following is noteworthy:

- The proponent stated that a Tim Horton's location in this area will fill a gap and will ease off the pressure on the closest franchises to the east and west of this area which are constantly full. To do so will alleviate traffic congestion.
- The majority of the property proposed for redevelopment is already zoned for the purpose with the exception of a small strip to the rear which is the purpose for tonight's meeting. The expansion of that land will increase the commercial value of the property. There is also potential for other businesses to come on stream here, i.e. doctors office.

- The drive-thru stacking lanes will have the capacity to queue 32 vehicles, making it just over 50% larger than the largest Tim Horton's queue in the City. As a result, they do not anticipate any issues with traffic overflow onto the main road, thus the reason for the land purchase at the rear. The drive-thru queue will consist of a double line going all the way back, as opposed to a single lane that branches out at the end.
- The use of the required land to the rear will offset the existing problems with that wooded area being a hang-out for all kinds of illicit activity. Once that brush is cleared, it will cease to exist for that purpose. Though the land itself will be required for use as a buffer of 10 meters to accommodate the City's requirements for such. The land will also slope downward somewhat and will be cleaned out.
- Once this development is established, Tim Horton's will work with other prospective businesses that wish to expand in to the area. The entrance on Blackmarsh Road will be directly opposite the west entrance to Dominion. If there is a need for a second exit down the road, this can be accommodated on Mercer's Lane by imposing an easement agreement and leaving that land zoned as R2.
- Mr. Greg O'Brien, senior transportation consultant hired by the proponent to conduct the traffic impact study, advised the general public that by combining the sites on the property as proposed, the number of trips in and out of the driveway is actually reduced, therefore having no impact on the volume coming through the Columbus Drive intersection. Make reference here to the number of trips per day entering and exiting at peak hours. He has also recommended that the center hatch be repainted on Blackmarsh Road; and provide the 2<sup>nd</sup> access once the project goes beyond phase 1.

## **Public Discussion**

### **Fred Smith – Cornwall Ave.**

Mr. Smith questioned how customer traffic would interact with tanker trucks coming into and out of the property. He also expressed concern about water run-off from the development down to Cornwall Avenue, noting that years ago, prior to development along Blackmarsh Road, he had no issues with flooding. Mr. Rhinelander advised that the development is required as part of its approval process to install a storm water catchment area to accommodate water run-off. In fact, each of the three developments proposed will be required to install one each. Any water collected in the catchment will be released slowly over time.

Mr. Smith stated that though he is in favour of the proposal, he did have concerns about the tractor trailer traffic exiting the property and turning right down to James Lane. He felt that a left turn out of the site and on to Columbus Drive would be easier. The owner/operator of the Tim Horton's on Water Street assured that the tanker trucks will not enter or exit the premises during peak hours. They would only arrive during the early morning or late night when there is no other traffic around.

**William Oliver – Blackmarsh Road**

Mr. Oliver addressed the question about the conflict with tanker trucks, noting that if these service deliveries are timed appropriately in off peak hours, conflict should not be an issue. He also could not recall any issues with water run-off on that property.

**Sandra Morris – Glenview Terrace**

Ms. Morris questioned if an environmental assessment has been conducted or if such was required by the City of St. John's. The proponent advised that the Provincial Department of Environment requires a mandatory environmental assessment though the City of St. John's does not to his knowledge.

With regard to flooding, Ms. Morris stated that in the 36 years she has lived in the neighbourhood, she only started to experience flooding problems once the supermarket was developed. Councillor Hann advised that the supermarket on Blackmarsh Road was constructed long before the City imposed its mandatory zero net run-off policy which will ameliorate future concerns about run-off.

With regard to traffic, Ms. Morris expressed concern about the horrendous traffic in that area of town which she travels on a daily basis. Sometimes it is difficult to get on to Anspach St. as a result of traffic congestion. Additional development would likely exacerbate that congestion which has already been impacted by the supermarket and Mary Brown's. A drive-thru with a 32 car capacity will be of no benefit to residents in the surrounding area.

Mr. Oliver responded to these concerns by asserting that traffic is a problem all over the city and this additional development will not adversely impact the present situation.

**Mike Adams – Mercers Lane**

Mr. Adams noted that his grandparents built their house in this area during a time when it was a residential neighbourhood. However, it will never be a family neighbourhood again and it is time to let go of that idea.

Councillor Hann thanked everyone for attending and advised that the report will be forwarded to a future meeting of Council for review and discussion.

There being no further business, the meeting adjourned at 7:54 p.m.

Councillor Tom Hann  
Chairperson



**To:** Karen Chafe/CSJ,  
**Cc:**  
**Bcc:**  
**Subject:** Blackmarsh Road Tim Hortons Proposal

**Council: I feel that the proposal for a new Tim Ho...** 2015/03/18 07:15:10 PM

**From:** trevork23 [REDACTED]  
**To:** cityclerk@stjohns.ca  
**Date:** 2015/03/18 07:15 PM  
**Subject:** Blackmarsh Road Tim Hortons Proposal

Council:

I feel that the proposal for a new Tim Hortons restaurant and gas station across from the Atlantic Superstore on Blackmarsh Road would further add to traffic congestion in the area and create new dangers for pedestrians in an already tight and vehicle centric part of town - in particular with the drive thru and proximity to the Columbus Dr intersection. We see this already on Thorburn Rd. with very dangerous situations popping up constantly around the Tim Hortons store there with cars nearly hitting pedestrians and other vehicles to get in and out and make questionable left turns across 3 lanes leaving their parking lot. It would also create additional noise pollution for Anspach St behind it and people living in the apartments nearby. I hope that the City considers these additional potential hazards in its consideration of this proposal. St. John's is already saturated with fast food restaurants and drive-thrus and there is a Tim Hortons store very close by at Ropewalk Lane that is in a more appropriate environment.

Trevor Kane

**Andrea Furlong** Please accept this feedback on the proposed re... 2015/03/19 10:12:01 AM

**From:** Andrea Furlong [REDACTED]  
**To:** "cityclerk@stjohns.ca" <cityclerk@stjohns.ca>  
**Date:** 2015/03/19 10:12 AM  
**Subject:** 257-261 Blackmarsh Rd

Please accept this feedback on the proposed rezoning of 257-261 Blackmarsh Rd

This is my primary location to buy groceries and I have concerns. Wouldn't this development cause concerns with traffic? Directly across from Blackmarsh Dominion, very close to a high traffic intersection on Columbus Drive with residential housing on either side? This will deter me from doing business in this area

Thank you  
Andrea



**Report/Recommendations  
Heritage Advisory Committee  
June 12, 2015**

In Attendance: Councillor Dave Lane, Co-Chairperson  
Councillor Sandy Hickman  
George Chalker, Heritage Foundation of NL  
Garnet Kindervater, Canadian Homebuilders NL  
Maria Lear, Citizen Representative  
Peter Jackson, NL Historic Trust  
Shannie Duff, Citizen Representative  
Lydia Lewycky, Planners' Institute  
Wayne Purchase, Downtown St. John's  
Sylvester Crocker, Manager of Regulatory Services  
Lindsay Lyghtle Brushett, Planner  
Peter Mercer, Heritage Officer  
Margaret Donovan, Tourism Industry Coordinator  
Karen Chafe, Supervisor of Legislative Services

Report:

**1. 51 Monkstown Road – Proposed Rear Extension**

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Mr. Cerith Wong was present to discuss the above noted application. He elaborated on the extensive planning process he undertook in consultation with the Heritage Officer over the past year, noting that all regulations and building codes have been met. The property is a municipal designated heritage structure. Mr. Wong assured that due diligence was followed in the planning process. He also advised that the neighbours have no issue with the proposed rear extension.

**The Committee recommends approval of the proposed rear extension as per the plans submitted by Mr. Wong.**

**2. 32-36 Temperance Street**

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The Committee met with Richard Cook to discuss the above noted application. Specifically, the purpose of today's meeting was to discuss the upper portion of the overall development which is delineated on the attached survey and for which is proposed a five storey condominium development. The lower portion of the site is proposed for town housing (14 three level townhouses); however, that is not part of this particular application.

A six storey condominium is proposed in addition to two underground levels of parking. Architectural renderings were submitted; however, members of the Committee expressed concern about the various iterations of the design, noting that there does not seem to be a clear indication of what is proposed. In addition, there is no floor plan or site plan showing the building in relation to its neighboring properties as well as more accurate drawings of the different elevations. It was suggested that the plan needs further consultation with the Committee and Mr. Cook did advise that the owner is willing to work with the Committee toward an amenable design.

**ST. JOHN'S**

**The Committee recommends that the proponent be required to engage a local architect experienced in heritage architecture and that this person consult with the Committee about appropriate design options. In addition:**

- **the provision of architectural elevations delineating the four sides of the structure must be submitted;**
- **references to how the building fits within the surrounding area;**
- **submission of a site plan;**
- **delineation of façade materials, fenestration, and massing. The fenestration should ensure that the maximum windows proposed coincide with regulatory requirements.**

### **3. 372 Duckworth St. (corner of Henry St.) – Proposed New Building**

Chris Woodford was present to discuss this application along with Taryn Sheppard, Committee member, who presented the general architectural proposal for the site. A copy of the rendering is attached. The footprint is 800 square feet. The material proposed is curtain wall or masonry. The building is a unique flatiron shape and the owner expects one company to rent all three levels. There will be a blank party wall, (for which windows cannot be installed) and upon which the proponent would like to install some vintage advertising, similar to the old Golden Pheasant mural. Mr. Chalker felt that the building was out of character with the vernacular of the area, noting that the Committee has rejected similar designs in the past. It was suggested that higher punched windows be installed at the top and picking up on the strong fenestration lines on the street.

Ms. Sheppard stepped out of the meeting and abstained from the vote on this matter due to conflict of interest.

**The Committee recommends that the design be modified to be more reflective of the street vernacular including punched windows.**

### **4. 13 George St. (Removal and Replacement of Existing Awning with Balcony)**

The Committee reviewed the architectural rendering for the proposed removal of the awning to be replaced by a balcony.

**The Committee recommends approval of the application as presented.**

### **5. 33 Temperance St. (Exterior Restoration)**

The Heritage Coordinator advised the Committee that the owner of 33 Temperance St. has applied to restore this property in line with the other three of the Four Sisters on Temperance St.

**The Committee recommends approval subject to the restoration meeting all necessary conditions imposed by the City.**

### **6. 7 Garrison Hill – Replacement of Steps**

The owner of 7 Garrison Hill has applied for the replacement of the front steps. This is a heritage designated property. The Heritage Foundation has been consulted in this regard and has authorized approval of the replacement.

**The Committee recommends approval of the replacement of the steps subject to its meeting the requirements of the Heritage Foundation of NL.**

**7. 23 Rennies Mill Road (Installation of Sign)**

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The Committee considered the above noted application, given that it is a heritage designated property.

**The Committee recommends approval of the sign at 23 Rennies Mill Road which has already been installed.**

**8. 319 Water Street – Blue on Water Restaurant**

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The Committee considered an application for the installation of a sign/mural on the side of the building situated at 319 Water Street – Blue on Water.

**The Committee recommends approval of the sign as presented.**

**9. 391 Duckworth St. – Proposed installation of Garage Door and Corrugated Metal Siding**

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The Committee considered the above noted application.

**The Committee recommends approval of the design as presented.**

**10. 191 Water St. – Sign Application**

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The Committee considered the above noted.

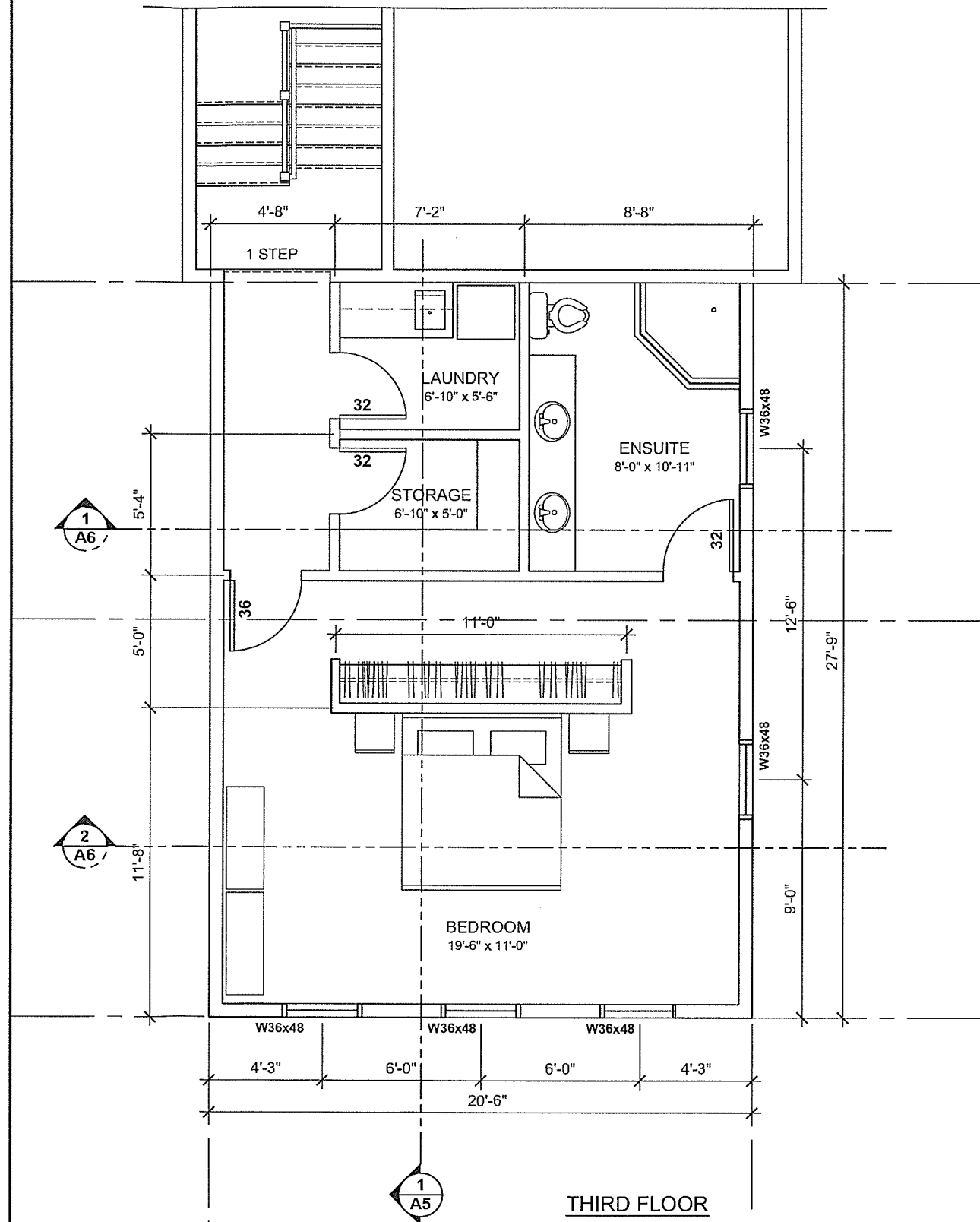
**The Committee recommends rejection of the proposed waterfall style awning and that the applicant work with the Heritage Officer to develop a more appropriate design that fits with the existing heritage sign by-law.**

**Councillor Dave Lane  
Councillor Sandy Hickman  
Co-Chairs**

CLIENT:  
Cerith Wong

PROJECT:  
Extension to  
51 Monkstown Road  
St. John's, NL

- NOTES:
1. DO NOT SCALE FROM THIS DRAWING.
  2. ALL DIMENSIONS PLUS/MINUS. CONTRACTOR TO VERIFY DIMENSIONS ON SITE BEFORE PROCEEDING WITH THIS WORK.
  3. CONTRACTOR TO FOLLOW ALL PARTS OF THE LATEST EDITION OF THE NATIONAL BUILDING CODE OF CANADA AS IT PERTAINS TO WOOD FRAME CONSTRUCTION AND RESIDENTIAL OCCUPANCY.



THIRD FLOOR

DWG: FLOOR PLAN  
ELEVATION

DATE:  
NOV. 2014

SCALE:  
3/16" = 1'-0"

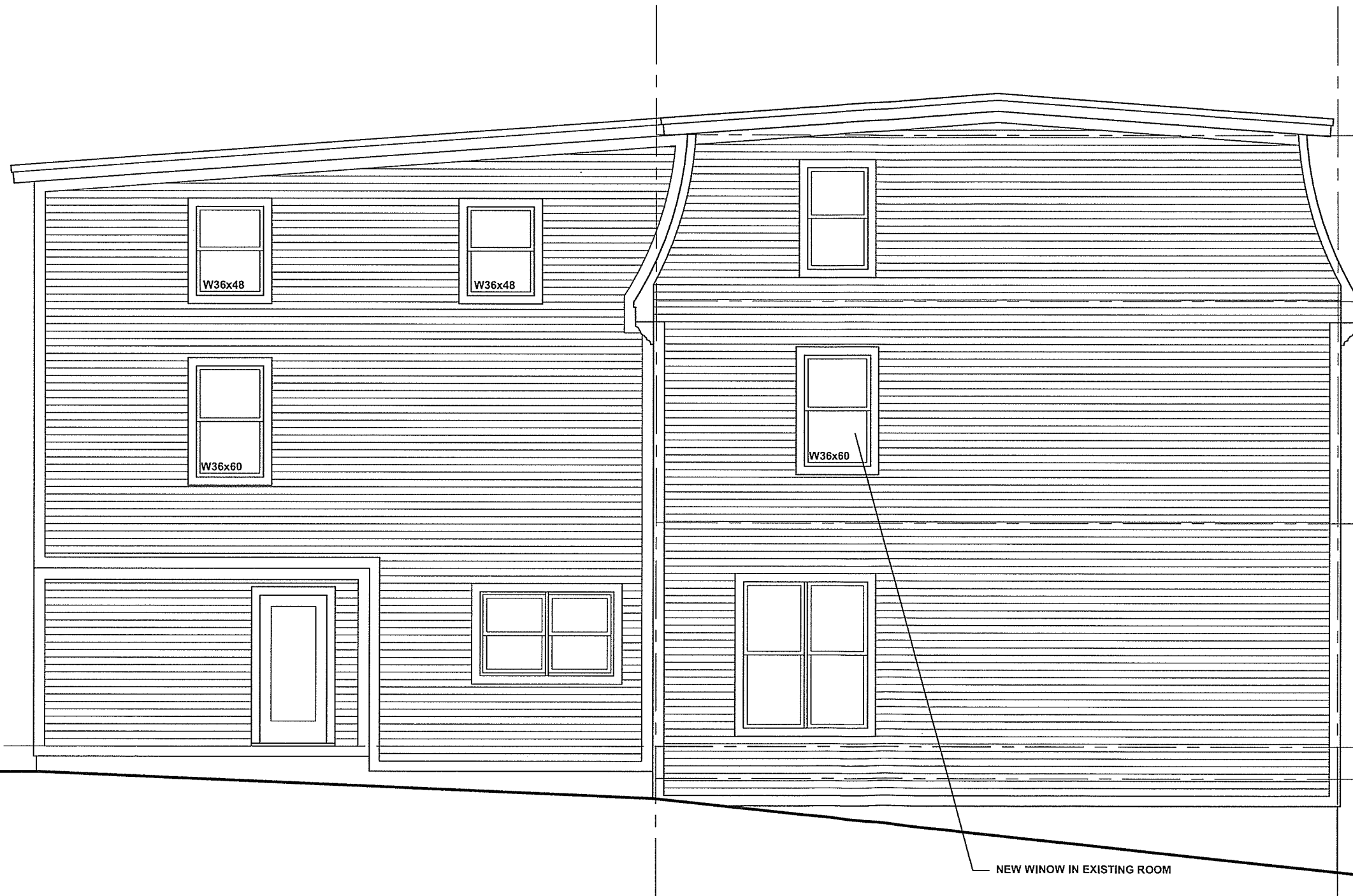
DRAWING #

A2 R0

CLIENT:  
**Cerith Wong**

PROJECT:  
Extension to  
51 Monkstown Road  
St. John's, NL

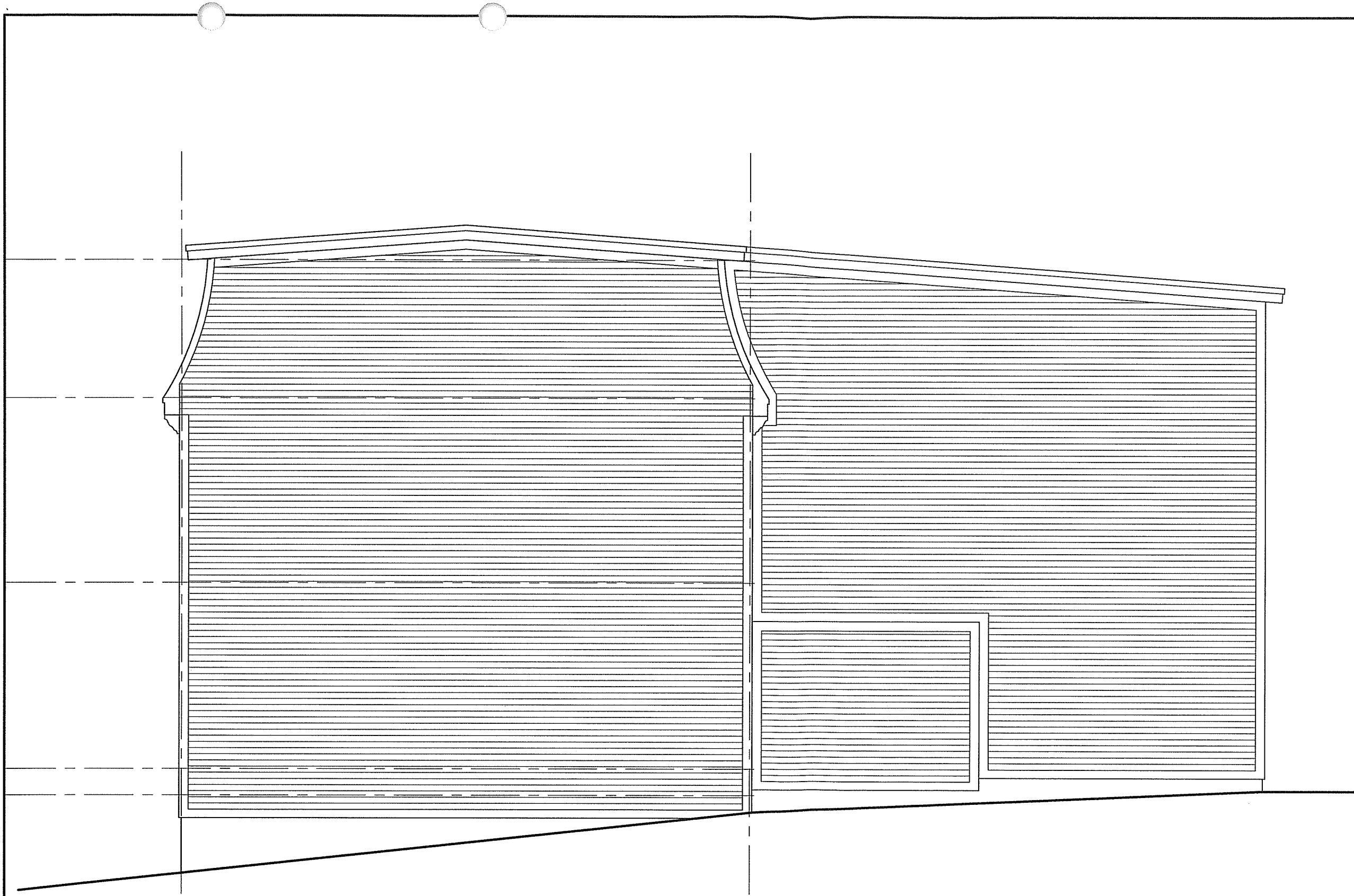
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NEW WINDOW IN EXISTING ROOM

DWG:  
**EXISTING ELEVATION**

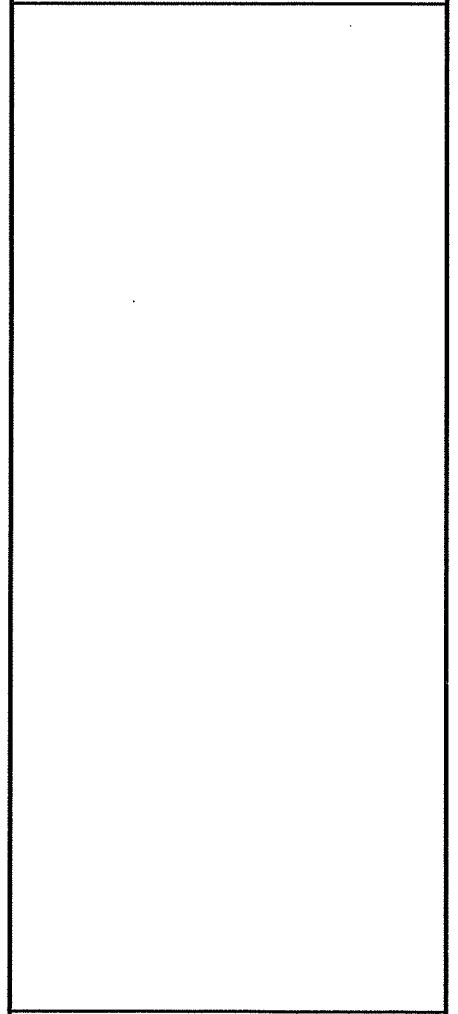
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SCALE: 3/16" = 1'-0"	



CLIENT:  
**Cerith Wong**

PROJECT:  
Extension to  
51 Monkstown Road  
St. John's, NL

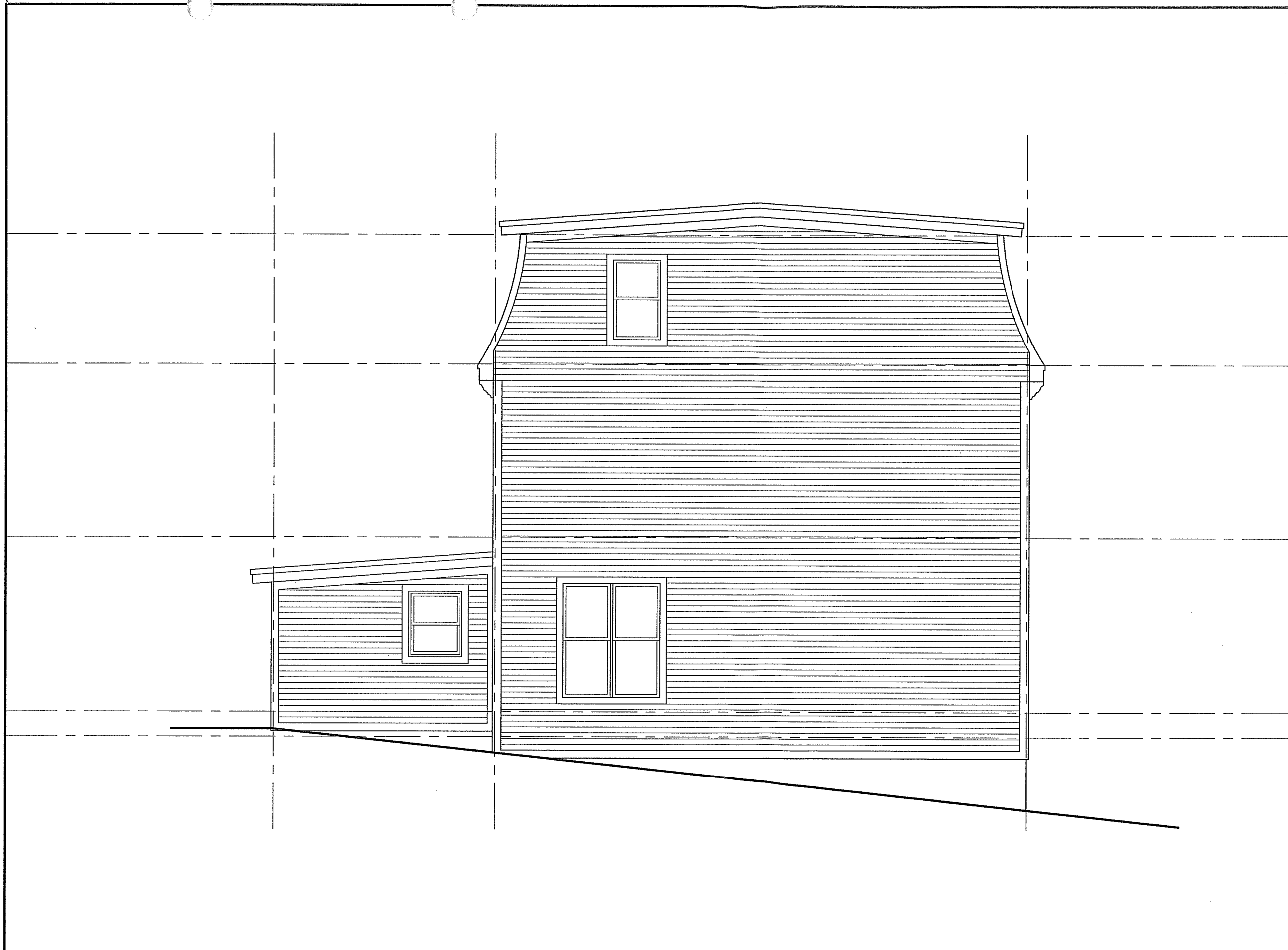
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DWG:  
**EXISTING ELEVATIONS**

DATE:  
NOV. 2014  
SCALE:  
3/16" = 1'-0"

DRAWING #  
**A4** R0



CLIENT:  
**Cerith Wong**

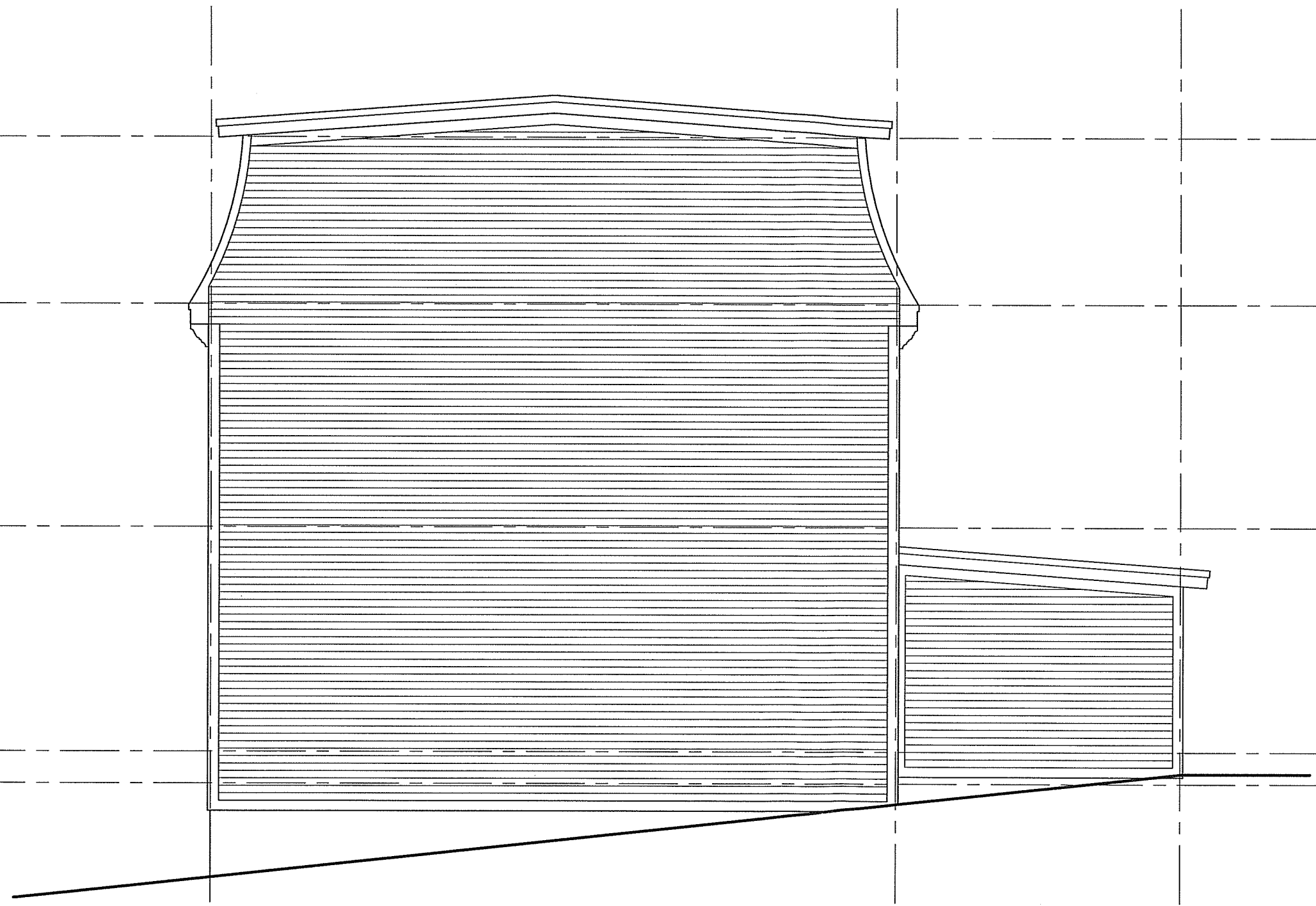
PROJECT:  
Extension to  
51 Monkstown Road  
St. John's, NL

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DWG:  
EXISTING ELEVATION

DATE:  
NOV. 2014  
SCALE:  
3/16" = 1'-0"

DRAWING #  
**X2** R0



CLIENT:  
**Cerith Wong**

PROJECT:  
Extension to  
51 Monkstown Road  
St. John's, NL

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DWG:  
**EXISTING ELEVATION**

DATE:  
NOV. 2014  
SCALE:  
3/16" = 1'-0"

DRAWING #  
**X3** R0





Current - photo after replacing exterior Clapboard, trim, windows, roof, insulation etc.



# THE PENINSULA

RESIDENCES



Entrance from Battery Road



THE PENINSULA





terior finishes phase 1 to be Arriscraft Stone as used on both the Rooms and Place Bonaventure. Colours will be chosen that will enhance the traditional stone row houses across the street. As this is a non combustable concrete building windows will be black aluminum with grills. As well there will be 48 ( one per window ) black iron decorative French style balconies matching the fence along Temperance Street.

Units 11 will have grilled windows and black iron non step out window balconies so there will be no storage of bikes etc showing visual distraction from the street. All patios for these units will be from the rear lane of property. The front and side units visible from the street will have matching Arriscraft stone same as Phase 1.



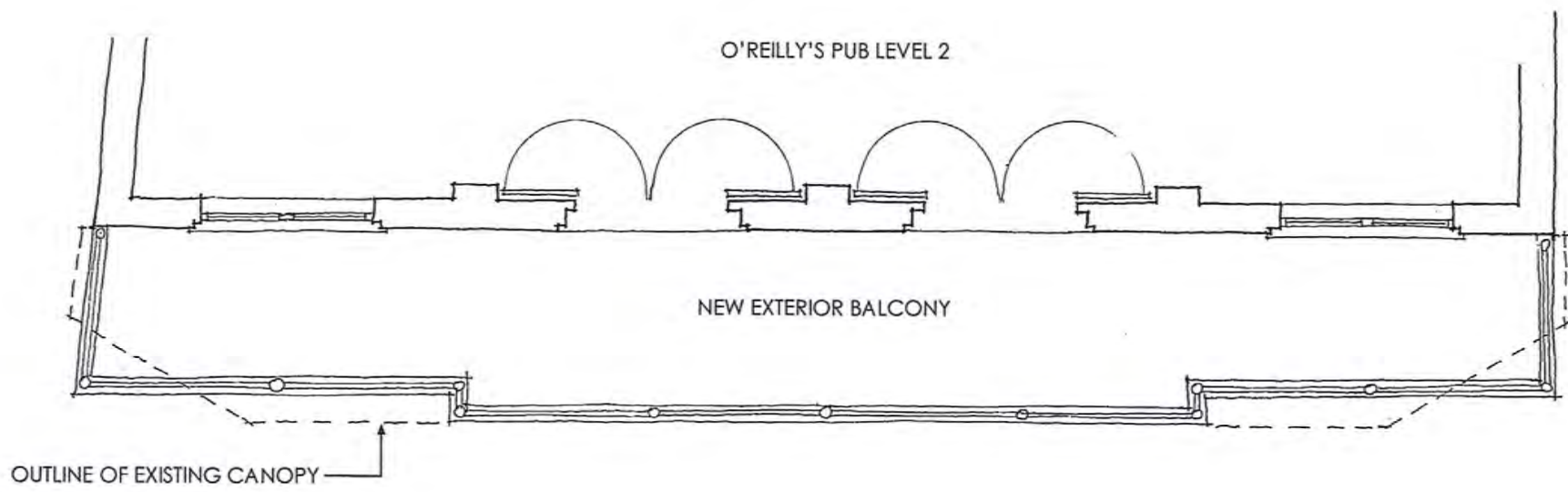
**OFFICE BUILDING  
372 DUCKWORTH STREET - ST. JOHN'S**

March 13, 2015

**WOODFORD SHEPPARD ARCHITECTURE LTD.**



*TABLES -  
CAMP HEKKA  
ABOUT TABLE*







DEE  
23 Rennie's Mill Rd B1 151453 20150527 (1).JPG



23 Rennie's Mill Rd\_B1 151453 20150527 (2).JPG





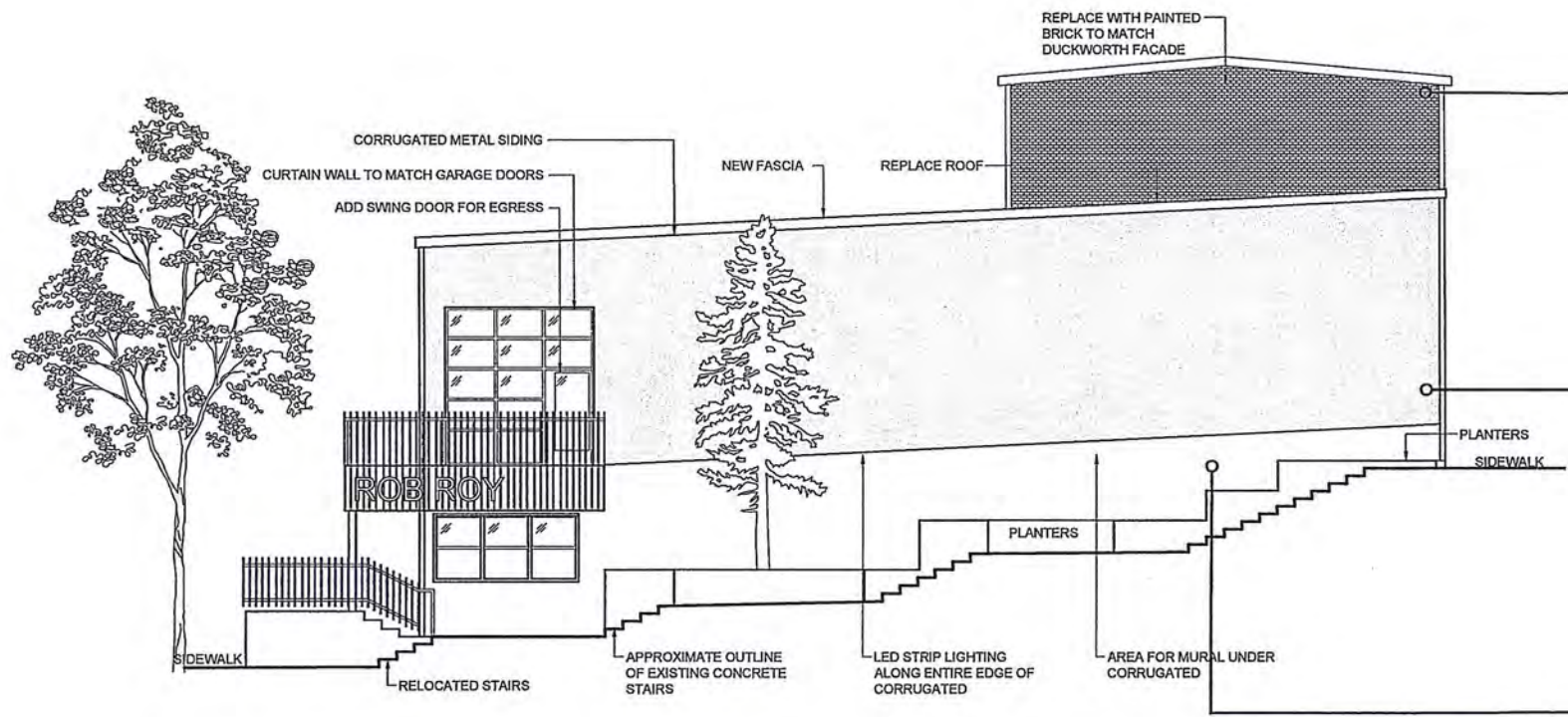
22 Sagona Ave.,  
 Donovans Business Park,  
 Mount Pearl, NL  
**Tel: 364-8624**  
 Fax: 364-8655 1-888-364-8624  
 parrottsigns@nf.aibn.com

Date: March 18, 2015

Please check proof carefully for any errors.

Customers Signature: \_\_\_\_\_

This design/draft is the property of R.W. Parrott Signs Limited and must not be used, duplicated, or altered without the direct consent of the above mentioned.



Restore existing buildings to historic accuracy and paint black



Corrugated Metal



Street Art



**MATERIALITY**

ROB ROY AND KONFUSION EXTERIOR RENOVATION

0510812015 Preliminary Design Review

**REPORT/RECOMMENDATIONS TO COUNCIL**  
**Development Committee Report**  
**June 16, 2015**

1. **Planning & Development File No. DEV1300073**  
**Discretionary Use**  
**Proposed Interim Parking Lot**  
**12-20 Springdale Street - Ward 2**  
**Institutional Zone (INST) Zone**

---

It is the recommendation of the Development Committee that Council approve the construction of the Interim Parking Lot, subject to the proposed future development of the Salvation Army Facility in accordance with Section 7.13.2 of the Development Regulations.

2. **Department of Planning, Development & Engineering File No. DEV1500123**  
**Proposed Rear Yard Variance**  
**Civic No. 17 Dublin Road**  
**Residential Medium Density (RA) Zone**

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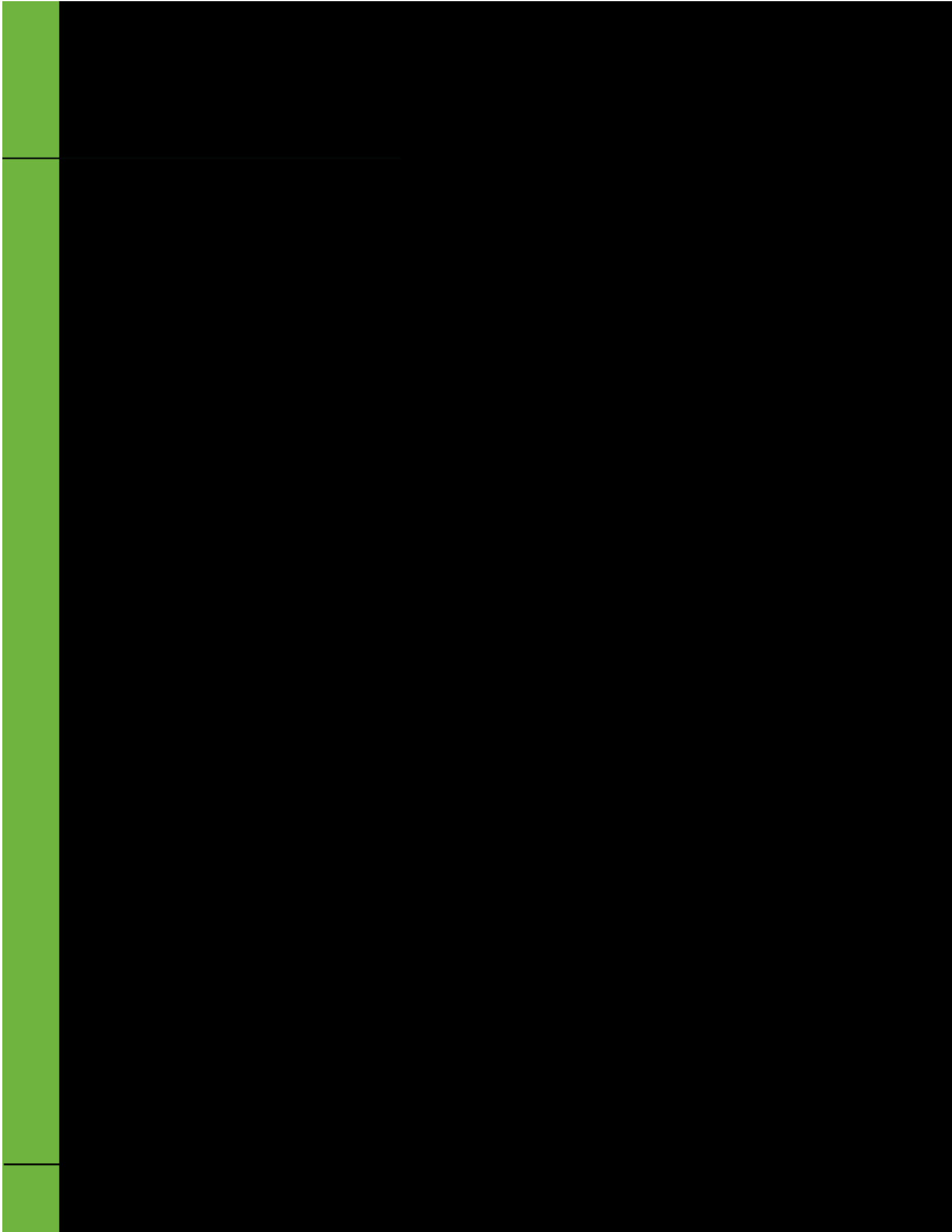
It is recommended by the Development Committee that Council approve the 9% variance on the rear yard to allow for the building extension at the rear.

(original signed)

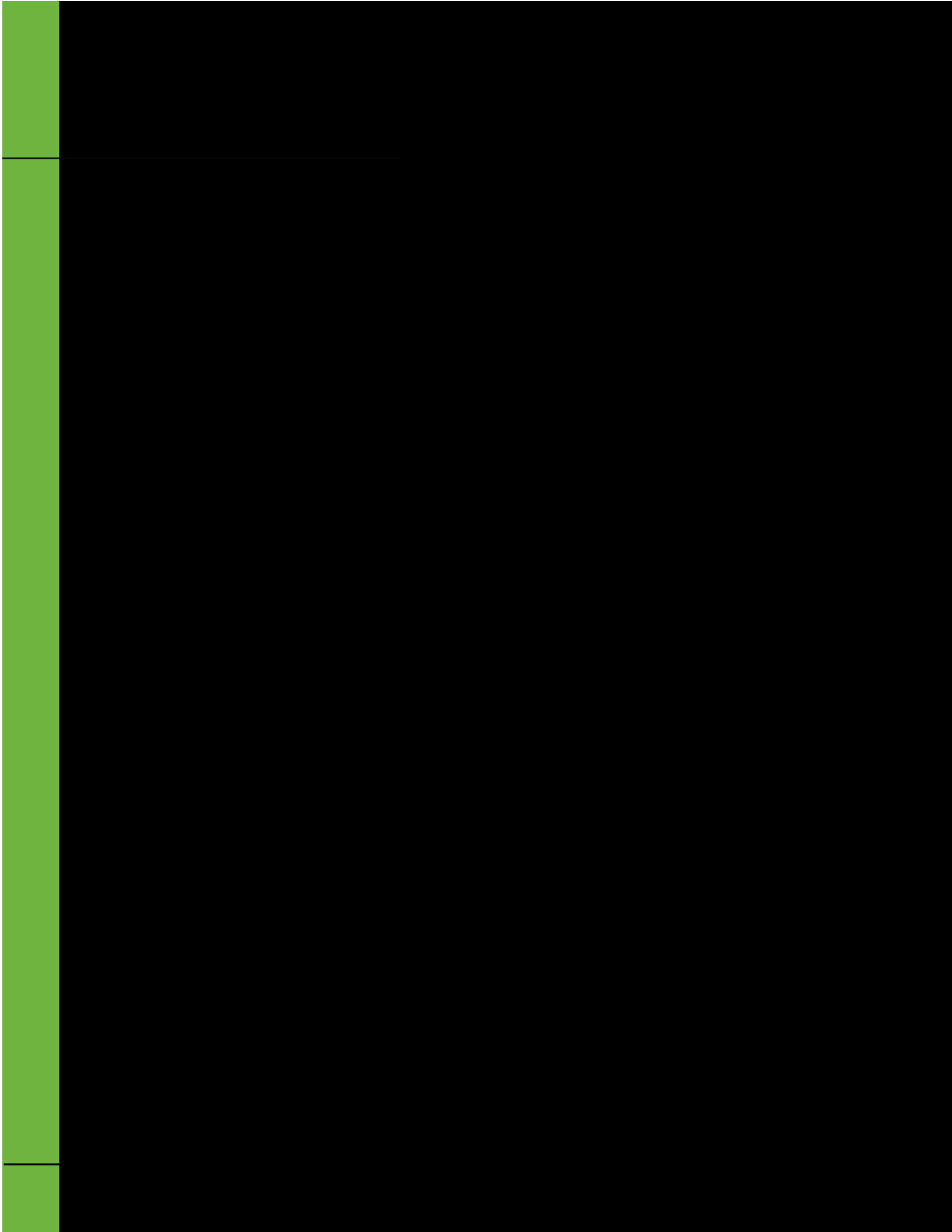
**David Blackmore**  
**Deputy City Manager – Planning, Development & Engineering**  
**Chair – Development Committee**



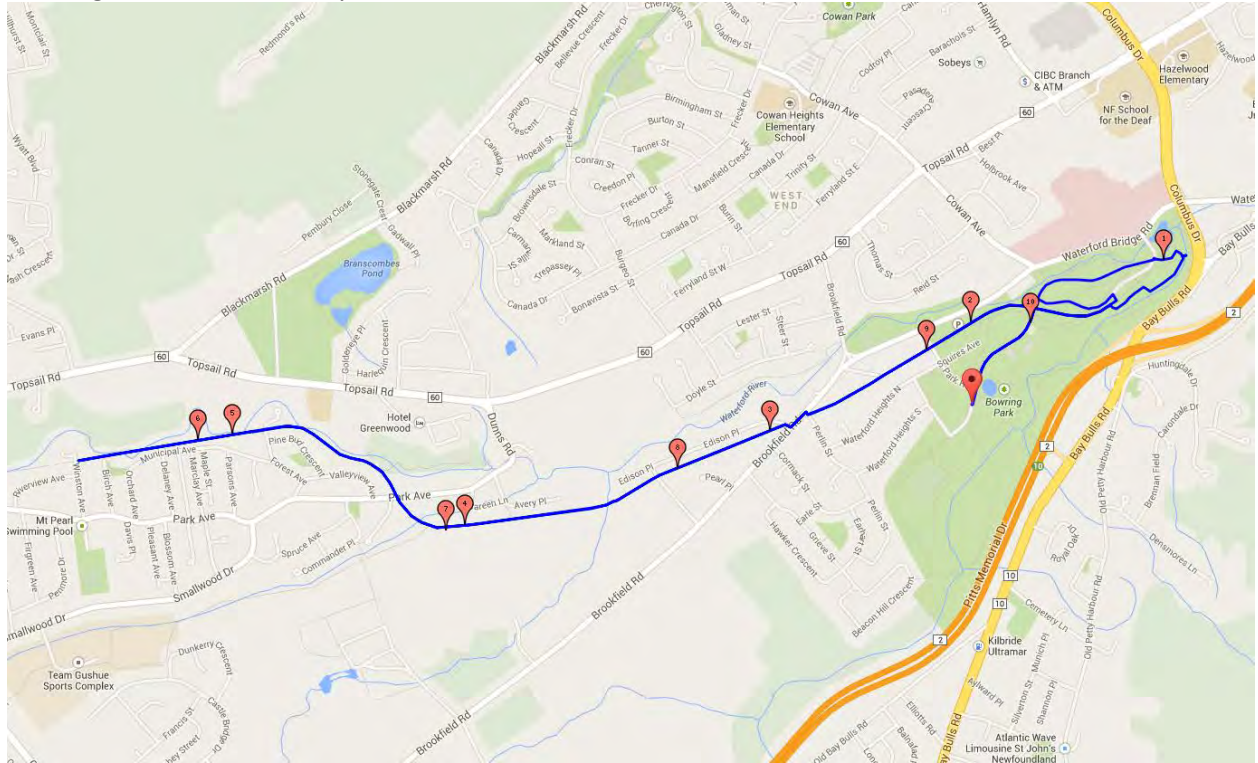




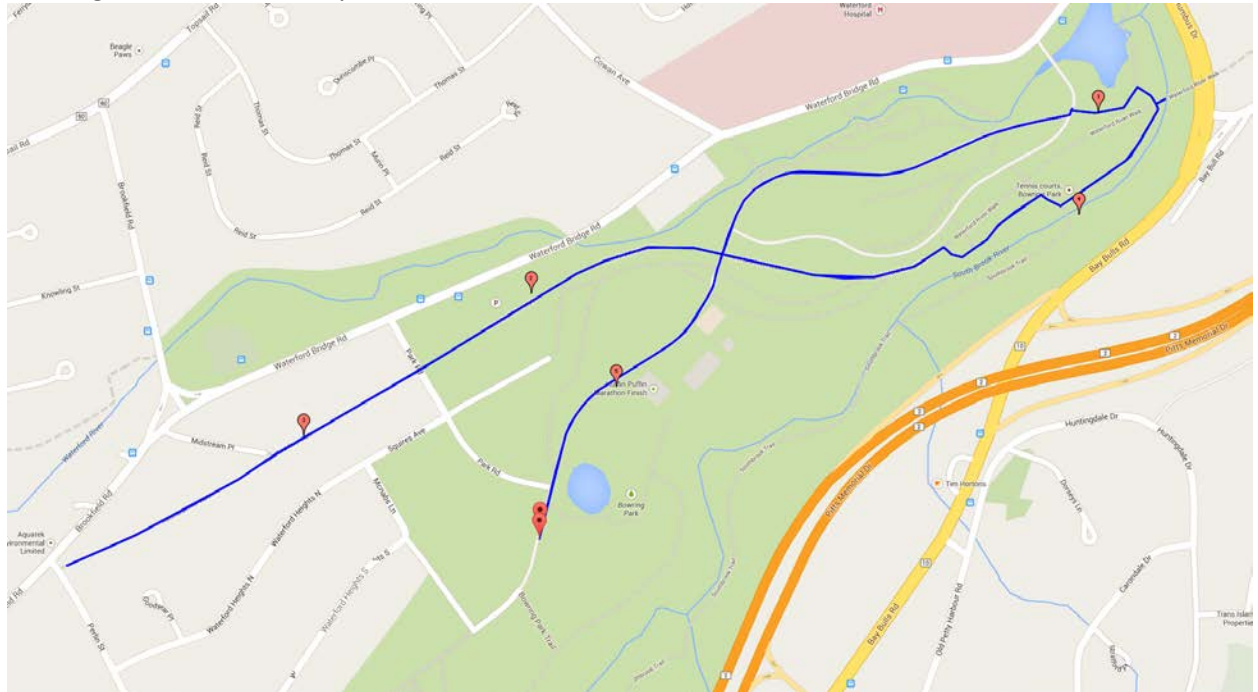




## Running Room – Canada Day 10.3k Route



## Running Room – Canada Day 5.2k Route



**DEVELOPMENT PERMITS LIST  
DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING  
FOR THE PERIOD OF June 11, 2015 TO June 17, 2015**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
COM	WHW Architects	Gas Station & Convenience Store	54 Ropewalk Lane	3	Approved	15-06-01
RES	KMK Capital Inc.	Subdivide for 1 Additional Building lot	372 Stavanger Drive	1	Approved	15-06-11
RES		Residential Building Lot	15 Ballylee Crescent	5	Approved	15-06-12
RES		Subdivide for 1 Additional Building Lot	270 Ruby Line	5	Approved	15-06-15
COM		Home Office for Lawfirm	3A Saunders Place	2	Approved	15-06-16
COM	Weir's Construction Ltd	330m <sup>2</sup> Storage Building	195 CBS By-Pass	5	Approved	15-06-17

<p><b>*</b></p> <p><b>Code Classification:</b></p> <p>RES - Residential      INST - Institutional</p> <p>COM - Commercial      IND - Industrial</p> <p>AG - Agriculture</p> <p>OT - Other</p>
<p><b>**</b></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 Supervisor  
Department of Planning**

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# Building Permits List

## Council's June 23, 2015 Regular Meeting

Permits Issued: 2015/06/11 To 2015/06/17

### Class: Commercial

9 Paton St	Co	Pharmacy
24 Peet St	Co	Car Sales Lot
414 Blackmarsh Rd	Ms	Industrial Use
156 Duckworth St	Sn	Retail Store
12 Hebron Way	Ms	Restaurant
45 Kelsey Dr	Ms	Retail Store
65 Kelsey Dr	Ms	Retail Store
Kenmount Rd	Ms	Admin Bldg/Gov/Non-Profit
210 Lemarchant Rd	Ms	Tavern
430 Main Rd, Greco/Frozu	Sn	Eating Establishment
446 Newfoundland Dr	Ms	Eating Establishment
9 Paton St	Sn	Pharmacy
20 Peet St	Ms	Car Sales Lot
3 Stavanger Dr	Ms	Retail Store
474 Topsail Rd	Ms	Other
286 Torbay Rd	Ms	Retail Store
421 Torbay Rd	Ms	Recreational Use
3 Lake View Ave	Nc	Fence
156 Duckworth St	Cr	Retail Store
303-305 Hamilton Ave	Sw	Mixed Use
171-173 Water St	Cr	Restaurant
48 Kenmount Rd, Ground Floor	Nc	Retail Store
15 Hebron Way	Rn	Office
183 Kenmount Rd	Sw	Office
35 Blackmarsh Rd	Rn	Office
365-367 Water St, 2nd Floor	Rn	Office
24 Peet St-Hickman Motors	Rn	Car Sales Lot
227 Kenmount Rd	Nc	Hotel

This Week \$ 11,950,225.00

### Class: Industrial

This Week \$ .00

### Class: Government/Institutional

75 Linegar Ave	Rn	School
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This Week \$ 590,000.00

### Class: Residential

47 Autumn Dr	Nc	Fence
23 Balnafad Pl	Nc	Accessory Building
10 Biscay Pl	Nc	Swimming Pool
78 Blue Puttee Dr	Nc	Fence
31 Blue Puttee Dr	Nc	Patio Deck
118 Cheeseman Dr	Nc	Fence
118 Cheeseman Dr	Nc	Accessory Building
48 Cherrybark Cres, Lot 230	Nc	Single Detached Dwelling

23 Cherrybark Cres	Nc	Fence
6 Dunfield St	Nc	Patio Deck
7 Earhart St	Nc	Patio Deck
41 Edison Pl	Nc	Patio Deck
60 Francis St	Nc	Fence
2 Gear St	Nc	Fence
4 Ginger St, Lot 371	Nc	Single Detached & Sub.Apt
150 Great Eastern Ave	Nc	Accessory Building
4 Herder Pl	Nc	Accessory Building
56 Highland Dr	Nc	Fence
23 Iceland Pl	Nc	Fence
16 Kenai Cres	Nc	Patio Deck
70 Lady Anderson St	Nc	Fence
230 Ladysmith Dr	Nc	Accessory Building
73 Ladysmith Dr	Nc	Accessory Building
227 Ladysmith Dr	Nc	Accessory Building
5 Lismore Pl	Nc	Fence
12 Mcgrath Pl W	Nc	Accessory Building
53 Monkstown Rd	Nc	Fence
1 O'grady St	Nc	Accessory Building
64 Parsonage Dr	Nc	Single Detached Dwelling
299 Portugal Cove Pl	Nc	Fence
2 Rostellan St	Nc	Fence
25 Stenlake Cres	Nc	Patio Deck
31 Sugar Pine Cres, Lot 269	Nc	Single Detached & Sub.Apt
553 Topsail Rd	Nc	Fence
12 Sitka St, Lot 272	Nc	Single Detached Dwelling
14 Sitka St, Lot 273	Nc	Single Detached Dwelling
307 Waterford Bridge Rd	Nc	Fence
8 Winslow St	Nc	Patio Deck
1 Winthrop Pl	Nc	Fence
9 Abbott Ave	Co	Single Detached Dwelling
47 Long Beach St	Cr	Subsidiary Apartment
47 Skanes Ave	Cr	Single Detached & Sub.Apt
18 Alexis Pl	Rn	Single Detached Dwelling
6 Bannerman St	Rn	Townhousing
14 Belvedere St	Rn	Townhousing
55 Cabot Street	Rn	Semi-Detached Dwelling
56a Charlton St	Rn	Townhousing
19 Cornwall Hts	Rn	Single Detached Dwelling
42 Edison Pl	Rn	Patio Deck
103 Freshwater Rd	Rn	Semi-Detached Dwelling
8 Howlett Ave	Rn	Subsidiary Apartment
27 Ladysmith Dr	Rn	Single Detached Dwelling
27 Ladysmith Dr	Rn	Single Detached Dwelling
14 Linscott St	Rn	Single Detached Dwelling
24 Merrymeeting Rd	Rn	Single Detached Dwelling
37 Middleton St	Rn	Single Detached Dwelling
9 Military Rd	Rn	Lodging House
18 Morris Ave	Rn	Single Detached Dwelling
30 Pleasantville Ave	Rn	Single Detached Dwelling
7 Queen's Rd	Rn	Townhousing
80 Royal Oak Dr	Rn	Single Detached Dwelling
42 Vancouver St	Rn	Single Detached Dwelling
2 Yellowknife St	Rn	Single Detached Dwelling
91 Brookfield Rd	Sw	Single Detached Dwelling
27 Dublin Rd	Sw	Single Detached Dwelling
40 Pennywell Rd	Sw	Single Detached Dwelling
26 Petite Forte Dr	Sw	Single Detached Dwelling
7 Rhodora St	Sw	Single Detached Dwelling
822 Southside Rd	Sw	Townhousing
274 Kenmount Rd	Ms	Retail Store
424 Kenmount Rd	Ms	Admin Bldg/Gov/Non-Profit

This Week \$ 2,176,447.00

**Class: Demolition**

This Week \$ .00

This Week's Total: \$ 14,716,672.00

Repair Permits Issued: 2015/06/11 To 2015/06/17 \$ 62,675.00

Legend

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

<b>YEAR TO DATE COMPARISONS</b>			
<b>June 23, 2015</b>			
<b>TYPE</b>	<b>2014</b>	<b>2015</b>	<b>% VARIANCE (+/-)</b>
Commercial	\$48,138,000.00	\$90,386,000.00	88
Industrial	\$125,300.00	\$0.00	-100
Government/Institutional	\$73,512,000.00	\$8,625,000.00	-88
Residential	\$52,747,000.00	\$38,415,000.00	-27
Repairs	1,782,000.00	1,897,000.00	6
Housing Units (1 & 2 Family Dwellings)	<b>127</b>	<b>99</b>	
<b>TOTAL</b>	<b>\$176,304,300.00</b>	<b>\$139,323,000.00</b>	<b>-21</b>

Respectfully Submitted,

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

# MEMORANDUM

**Weekly Payment Vouchers  
For The  
Week Ending June 17, 2015**

## **Payroll**

<b>Public Works</b>	<b>\$ 445,953.33</b>
<b>Bi-Weekly Administration</b>	<b>\$ 887,578.12</b>
<b>Bi-Weekly Management</b>	<b>\$ 804,784.47</b>
<b>Bi-Weekly Fire Department</b>	<b>\$ 769,636.87</b>
<b>Accounts Payable</b>	<b>\$2,328,918.87</b>

**Total: \$ 5,236,871.66**

**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
BLUEGRASS AND OLD-TIME COUNTRY MUSE	83642	ARTS GRANT	\$1,000.00
HISCOCK RENTALS & SALES INC.	83643	HARDWARE SUPPLIES	\$1,234.70
NEWFOUNDLAND POWER	83644	ELECTRICAL SERVICES	\$7,779.64
RAILWAY COASTAL MUSEUM	83645	REPLENISH PETTY CASH	\$462.87
RECEIVER GENERAL FOR CANADA	83646	PAYROLL DEDUCTIONS	\$152,602.75
RECEIVER GENERAL FOR CANADA	83647	PAYROLL DEDUCTIONS	\$5,142.21
LEO O'BRIEN	83648	LEGAL CLAIM	\$250.00
BRENT PELLEY	83649	REFUND WATER ON/OFF	\$50.00
RALPH, SUSAN	83650	TRAVEL REIMBURSEMENT	\$170.20
DOUGLAS HALLIDAY	83651	TRAVEL REIMBURSEMENT	\$57.25
HISCOCK RENTALS & SALES INC.	83652	HARDWARE SUPPLIES	\$347.85
EASTERN DEMOLITION & RECYCLERS	83653	REFUND SECURITY DEPOSIT	\$15,000.00
CLASS C SOLUTIONS GROUP	83654	REPAIR PARTS	\$4,999.49
HOME DEPOT OF CANADA INC.	83655	BUILDING SUPPLIES	\$376.29
GERALD FITZGERALD	83656	LEGAL CLAIM	\$124.30
KENDELL, COLLEEN	83657	TRAVEL REIMBURSEMENT	\$1,155.65
SWANA	957	MEMBERSHIP RENEWALS	\$487.28
CORROSION PROBE INC.,	958	PROFESSIONAL SERVICES	\$10,528.68
ROUTEMATCH SOFTWARE, INC.	959	SOFTWARE RENEWAL	\$4,568.25
BELL ALIANT	83658	TELEPHONE SERVICES	\$5,142.55
TOWER TECH COMMUNICATIONS & SPORT	83659	NETTING REPAIRS & INSTALLATION	\$6,277.46
PUBLIC SERVICE CREDIT UNION	83660	PAYROLL DEDUCTIONS	\$5,993.25
PROACTIVE PHYSIOTHERAPY	83661	LEGAL CLAIM	\$370.00
PYRAMID CONSTRUCTION LIMITED	83662	PROGRESS PAYMENTS	\$158,648.99
NEWFOUNDLAND POWER	83663	ELECTRICAL SERVICES	\$11,456.38
ROGERS BUSINESS SOLUTIONS	83664	DATA & USAGE CHARGES	\$14,129.52
BELL MOBILITY INC.	83665	CELLULAR PHONE USAGE	\$22,992.32
PAUL HAYWARD	83666	PROFESSIONAL SERVICES	\$3,010.00
FRANCIS MALLARD & COLISION CLINIC	83667	LEGAL CLAIM	\$1,354.42
SPURRELL, SHALANE	83668	CLOTHING ALLOWANCE	\$125.00
JONATHAN GALGAY	83669	TRAVEL REIMBURSEMENT	\$1,722.00
ACKLANDS-GRAINGER	83670	INDUSTRIAL SUPPLIES	\$911.02
AIR COOLED ENGINE SERVICE LTD.	83671	REPAIR PARTS	\$197.27
SERVICEMASTER CONTRACT SERVICE	83672	CLEANING SERVICES	\$627.15
APEX CONSTRUCTION SPECIALTIES INC.	83673	CONCRETE	\$1,892.75



NAME	CHEQUE #	DESCRIPTION	AMOUNT
COMFORT AIR LTD.	83674	PROFESSIONAL SERVICES	\$1,243.00
AVALON RECYCLING SERVICES LTD.	83675	RECYCLING COLLECTION	\$197.75
AVALON ANIMAL HOSPITAL LTD.	83676	PROFESSIONAL SERVICES	\$224.87
AVALON FORD SALES LTD.	83677	AUTO PARTS	\$88.14
BABB LOCK & SAFE CO. LTD	83678	PROFESSIONAL SERVICES	\$259.90
MIGHTY WHITES LAUNDROMAT	83679	LAUNDRY SERVICES	\$136.61
COSTCO WHOLESALE	83680	MISCELLANEOUS SUPPLIES	\$1,703.09
KELLOWAY CONSTRUCTION LIMITED	83681	CLEANING SERVICES	\$54,002.71
RDM INDUSTRIAL LTD.	83682	INDUSTRIAL SUPPLIES	\$112.89
ROBERT BAIRD EQUIPMENT LTD.	83683	RENTAL OF EQUIPMENT	\$2,936.59
NEWFOUNDLAND EXCHEQUER ACCOUNT	83684	NL GAZETTE PUBLICATION	\$30.51
HERCULES SLR INC.	83685	REPAIR PARTS	\$426.76
DOMINION STORES 924	83686	MISCELLANEOUS SUPPLIES	\$59.00
TOWN OF CONCEPTION BAY SOUTH	83687	GARBAGE COLLECTION	\$200.00
SMS EQUIPMENT	83688	REPAIR PARTS	\$1,765.80
CABOT PEST CONTROL	83689	PEST CONTROL	\$1,331.15
BEST DISPENSERS LTD.	83690	SANITARY SUPPLIES	\$934.01
PIK-FAST EXPRESS INC.	83691	BOTTLED WATER	\$141.50
PLAZA BOWL LIMITED	83692	RECREATION PROGRAM	\$35.00
ROCKWATER PROFESSIONAL PRODUCT	83693	CHEMICALS	\$514.15
BLACK & MCDONALD LIMITED	83694	PROFESSIONAL SERVICES	\$2,625.11
FORBES STREET HOLDINGS LTD	83695	REFURBISH VACANT UNIT	\$7,390.82
PIZZA DELIGHT	83696	REFRESHMENTS	\$93.94
CLASS C SOLUTIONS GROUP	83697	REPAIR PARTS	\$1,248.15
POWERVAC BELFOR	83698	PROFESSIONAL SERVICES	\$10,735.00
UNITED RENTAL OF CANADA INC.	83699	RENTAL OF EQUIPMENT	\$1,822.90
UNITED PARCEL SERVICE CAN LTD.	83700	PARCEL DELIVERY AND FREIGHT	\$201.08
CANSEL SURVEY EQUIPMENT INC.	83701	REPAIR PARTS	\$282.50
SPECTRUM INVESTIGATION & SECURITY INC	83702	SECURITY SERVICES	\$5,215.27
BDI CANADA INC	83703	REPAIR PARTS	\$1,630.36
INDUSTRY CANADA ALS FINANCIAL CENTRE	83704	RADIO RENEWAL LICENCE FEE	\$336.60
LEVITT SAFETY	83705	SAFETY SUPPLIES	\$214.83
TRIWARE TECHNOLOGIES INC.	83706	COMPUTER EQUIPMENT	\$56.50
CHESTER DAWE CANADA - O'LEARY AVE	83707	BUILDING SUPPLIES	\$755.83
CBS RENTALS LTD.	83708	RENTAL OF EQUIPMENT	\$1,627.20

NAME	CHEQUE #	DESCRIPTION	AMOUNT
LIFE SAFETY SYSTEMS DIV. OF SAYERS & /	83709	PROFESSIONAL SERVICES	\$631.90
AEARO CANADA LIMITED	83710	PRESCRIPTION SAFETY GLASSES	\$259.30
CAMPBELL'S SHIP SUPPLIES	83711	PROTECTIVE CLOTHING	\$36.59
AIR LIQUIDE CANADA INC.	83712	CHEMICALS AND WELDING PRODUCTS	\$3,304.25
HISCOCK'S SPRING SERVICE	83713	REPAIR PARTS	\$3,232.96
CARSWELL DIV. OF THOMSON CANADA LTD	83714	PUBLICATIONS	\$900.77
WAL-MART 3196-ABERDEEN AVE.	83715	MISCELLANEOUS SUPPLIES	\$1,254.20
CAPITAL PRE-CAST	83716	REPAIR PARTS	\$2,856.64
NORTH ATLANTIC SUPPLIES INC.	83717	REPAIR PARTS	\$438.33
KENT	83718	BUILDING SUPPLIES	\$186.90
CLEARWATER POOLS LTD.	83719	POOL SUPPLIES	\$2,492.53
ATLANTIC HOME FURNISHINGS LTD	83720	APPLIANCES	\$3,383.22
BRAEMAR PEST CONTROL SERVICES	83721	PEST CONTROL	\$19,804.49
DULUX PAINTS	83722	PAINT SUPPLIES	\$303.90
STEELE COMMUNICATIONS	83723	ADVERTISING	\$6,704.63
COLONIAL GARAGE & DIST. LTD.	83724	AUTO PARTS	\$3,552.36
CONSTRUCTION SIGNS LTD.	83725	SIGNAGE	\$26,919.00
SCOTT WINSOR ENTERPRISES INC.,	83726	REMOVAL OF GARBAGE & DEBRIS	\$9,931.01
JAMES G CRAWFORD LTD.	83727	PLUMBING SUPPLIES	\$2.32
CROSBIE INDUSTRIAL SERVICE LTD	83728	REPAIR PARTS	\$646.36
FASTENAL CANADA	83729	REPAIR PARTS	\$193.06
LONG & MCQUADE	83730	REAL PROGRAM	\$695.00
CUMMINS EASTERN CANADA LP	83731	REPAIR PARTS	\$7,999.84
CRAWFORD & COMPANY CANADA INC	83732	ADJUSTING FEES	\$2,849.00
CABOT READY MIX LIMITED	83733	DISPOSAL OF USED CONCRETE	\$793.97
DICKS & COMPANY LIMITED	83734	OFFICE SUPPLIES	\$641.14
REEFER REPAIR SERVICES (2015) LIMITED	83735	REPAIR PARTS	\$1,569.00
DOMINION RECYCLING LTD.	83736	PIPE	\$202.61
RUSSEL METALS INC.	83737	METALS	\$627.15
CANADIAN TIRE CORP.-HEBRON WAY	83738	MISCELLANEOUS SUPPLIES	\$112.32
CANADIAN TIRE CORP.-MERCHANT DR.	83739	MISCELLANEOUS SUPPLIES	\$288.11
CANADIAN TIRE CORP.-KELSEY DR.	83740	MISCELLANEOUS SUPPLIES	\$546.62
COLE-PARMER CANADA INC.	83741	REPAIR PARTS	\$1,930.70
EAST CHEM INC.	83742	CHEMICALS	\$1,737.38
EASTERN MEDICAL SUPPLIES	83743	MEDICAL SUPPLIES	\$1,163.90

NAME	CHEQUE #	DESCRIPTION	AMOUNT
ELECTRIC MOTOR & PUMP DIV.	83744	REPAIR PARTS	\$88.14
ENVIROMED ANALYTICAL INC.	83745	REPAIR PARTS AND LABOUR	\$5,411.57
COMMUNITY SECTOR COUNCIL	83746	REGISTRATION FEE	\$700.00
THE TELEGRAM	83747	ADVERTISING	\$8,036.41
FACTORY FOOTWEAR OUTLET LTD.	83748	PROTECTIVE FOOTWEAR	\$903.96
21ST CENTURY OFFICE SYSTEMS 1992 LTD	83749	OFFICE SUPPLIES	\$975.64
FASTSIGNS	83750	SIGNAGE	\$531.61
EMERGENCY REPAIR LIMITED	83751	AUTO PARTS AND LABOUR	\$37,489.01
FRESHWATER AUTO CENTRE LTD.	83752	AUTO PARTS/MAINTENANCE	\$5,753.54
BRUCE SUTHERLAND ASSOCIATES LTD	83753	REPAIR PARTS	\$1,927.27
MARY KENNEDY	83754	INSTRUCTOR FEES	\$408.15
PRINCESS AUTO	83755	MISCELLANEOUS ITEMS	\$292.51
IMPACT SIGNS AND GRAPHICS	83756	SIGNAGE	\$107.35
MILLENNIUM EXPRESS	83757	COURIER SERVICES	\$514.44
GREENWOOD SERVICES INC.	83758	OPEN SPACE MAINTENANCE	\$15,492.41
TENCO INC.	83759	REPAIR PARTS	\$103.51
TERRAPURE	83760	PROFESSIONAL SERVICES	\$20,517.17
SIMPLEX GRINNELL	83761	PROFESSIONAL SERVICES	\$1,533.47
PROVINCIAL FENCE PRODUCTS	83762	FENCING MATERIALS	\$70,592.23
WESTLUND A DIVISION OF EMCO CORP.	83763	REPAIR PARTS	\$455.10
DELL CANADA INC.	83764	COMPUTER SUPPLIES	\$1,817.04
MADSEN CONSTRUCTION EQUIPMENT INC.	83765	REPAIR PARTS	\$268.21
HARRIS & ROOME SUPPLY LIMITED	83766	ELECTRICAL SUPPLIES	\$1,069.60
HARVEY & COMPANY LIMITED	83767	REPAIR PARTS	\$486.18
HARVEY'S OIL LTD.	83768	PETROLEUM PRODUCTS	\$48,565.08
DASGER TECH INC.	83769	SEMINAR FEE	\$389.85
MS GOVERN	83770	PROFESSIONAL SERVICES	\$117,440.90
INTERSTATE ALL BATTERY CENTER	83771	BATTERIES	\$1,893.20
GUILLEVIN INTERNATIONAL CO.	83772	ELECTRICAL SUPPLIES	\$297.04
HATCH MOTT MACDONALD	83773	PROFESSIONAL SERVICES	\$33,023.69
CANADIAN LINEN & UNIFORM	83774	MAT RENTALS	\$3,443.03
BRENNTAG CANADA INC	83775	CHLORINE	\$46,114.93
GRAYMONT (NB) INC.,	83776	HYDRATED LIME	\$21,515.65
NU-QUEST DISTRIBUTION INC.	83777	SENIOR HEALTH CLINIC SUPPLIES	\$288.00
HICKMAN MOTORS LIMITED	83778	AUTO PARTS	\$48.99

NAME	CHEQUE #	DESCRIPTION	AMOUNT
BELL DISTRIBUTION INC.,	83779	CELL PHONES & ACCESSORIES	\$3,119.48
HISCOCK RENTALS & SALES INC.	83780	HARDWARE SUPPLIES	\$86.13
HOLDEN'S TRANSPORT LTD.	83781	RENTAL OF EQUIPMENT	\$576.30
FLEET READY LTD.	83782	REPAIR PARTS	\$3,906.60
SOURCE ATLANTIC INDUSTRIAL DISTRIBUT	83783	REPAIR PARTS	\$14,321.25
CAR GUYS APPEARANCE CENTER INC.	83784	AUTO CLEANING	\$522.06
FIRST WESTERN BOUTIQUE	83785	PROTECTIVE FOOTWEAR	\$237.30
PENNECON ENERGY TECHNICAL SERVICE	83786	PROFESSIONAL SERVICES	\$2,027.39
SPARTAN INDUSTRIAL MARINE	83787	SAFETY SUPPLIES	\$326.01
IMPRINT SPECIALTY PROMOTIONS LTD	83788	PROMOTIONAL ITEMS	\$16,607.01
HICKMAN DODGE JEEP CHRYSLER	83789	AUTO PARTS	\$173.57
WINMAR	83790	PROFESSIONAL SERVICES	\$1,002.77
PRINTER TECH SOLUTIONS INC.,	83791	REPAIRS TO EQUIPMENT	\$1,049.64
CREIGHTON ROCK DRILL	83792	REPAIR PARTS	\$2,670.55
CDMV	83793	VETERINARY SUPPLIES	\$438.68
JOHNSON CONTROLS LTD.	83794	REPAIR PARTS	\$224.32
HOME APPLIANCE REPAIR LTD.	83795	REPAIRS TO APPLIANCES	\$441.55
MPS	83796	INSPECTION BOOKS	\$538.16
DBI-GARBAGE COLLECTION REMOVAL LTD	83797	GARBAGE COLLECTION	\$48,212.58
ATARA EQUIPMENT LTD	83798	REPAIR PARTS	\$5,381.96
E3 OFFICE FURNITURE	83799	OFFICE FURNITURE	\$1,015.87
SANI-SMART WASTE DISPOSAL INC.,	83800	PROFESSIONAL SERVICES	\$515.28
BOSCH REXROTH CANADA CORP.	83801	REPAIR PARTS	\$1,092.94
KAVANAGH & ASSOCIATES	83802	PROFESSIONAL SERVICES	\$795.41
KEAN'S PUMP SHOP LTD.	83803	REPAIR PARTS	\$254.23
SPICERS CANADA LIMITED	83804	REPAIR PARTS	\$253.29
KENT BUILDING SUPPLIES-STAVANGER DR	83805	BUILDING MATERIALS	\$1,255.33
LITECO	83806	REPAIR PARTS	\$847.50
KERR CONTROLS LTD.	83807	INDUSTRIAL SUPPLIES	\$1,535.67
KING'S PLUMBING & HEATING LTD.	83808	PLUMBING SUPPLIES	\$8,899.38
ESCAPE WATERSPORTS	83809	REGISTRATION FEE	\$325.00
SECURITAS CANADA LTD.	83810	SECURITY SERVICES	\$21,046.34
STAPLES ADVANTAGE	83811	OFFICE SUPPLIES	\$1,300.95
MARK'S WORK WEARHOUSE	83812	PROTECTIVE CLOTHING	\$169.47
FIREHALL BOOKSTORE	83813	BROCHURES	\$2,887.94

NAME	CHEQUE #	DESCRIPTION	AMOUNT
EASTERN BUS LINES LTD.	83814	TRANSPORTATION SERVICES	\$339.00
ALYSSA'S PROPERTY SERVICES PRO INC.,	83815	PROFESSIONAL SERVICES	\$4,575.94
MAUREEN BARRY COUNSELLING, TRAINING	83816	PROFESSIONAL SERVICES	\$1,150.00
JJ MACKAY CANADA LTD.	83817	PARKING METER KEYS	\$11,151.64
MIKAN INC.	83818	LABORATORY SUPPLIES	\$415.67
NFLD KUBOTA LTD.	83819	REPAIR PARTS	\$651.68
NEWFOUNDLAND & LABRADOR HOUSING C	83820	REFUND OVERPAYMENT OF TAXES	\$7,645.81
TOROMONT CAT	83821	AUTO PARTS	\$2,773.50
NORTH ATLANTIC PETROLEUM	83822	PETROLEUM PRODUCTS	\$31,571.55
NOVA CONSULTANTS INC.	83823	PROFESSIONAL SERVICES	\$1,560.15
PENNECON ENERGY HYDRAULIC SYSTEMS	83824	PROFESSIONAL SERVICES	\$5,929.16
ORKIN CANADA	83825	PEST CONTROL	\$237.30
GCR TIRE CENTRE	83826	TIRES	\$15,680.05
PETER PAN SALES LTD.	83827	SANITARY SUPPLIES	\$17,074.58
K & D PRATT LTD.	83828	REPAIR PARTS AND CHEMICALS	\$7,059.11
PROFESSIONAL UNIFORMS & MATS INC.	83829	PROTECTIVE CLOTHING	\$500.58
RIDEOUT TOOL & MACHINE INC.	83830	TOOLS	\$511.50
TRANSCONTINENTAL NEWFOUNDLAND & L	83831	STRATEGIC PLAN BOOKLET	\$1,694.53
ROYAL FREIGHTLINER LTD	83832	REPAIR PARTS	\$2,940.72
S & S SUPPLY LTD. CROSSTOWN RENTALS	83833	REPAIR PARTS	\$559.09
ST. JOHN'S BOARD OF TRADE	83834	LUNCHEON	\$146.90
ST. JOHN'S TRANSPORTATION COMMISSIO	83835	CHARTER SERVICES	\$1,887.06
SAMEDAY WORLDWIDE	83836	COURIER SERVICES	\$184.11
BIG ERICS INC	83837	SANITARY SUPPLIES	\$404.54
SAUNDERS EQUIPMENT LIMITED	83838	REPAIR PARTS	\$21,910.29
SANSOM EQUIPMENT LTD.	83839	REPAIR PARTS	\$3,498.28
SPORTSCRAFT 1990 LTD.	83840	SPORTING EQUIPMENT	\$393.24
STEELFAB INDUSTRIES LTD.	83841	STEEL	\$1,140.08
SUPERIOR OFFICE INTERIORS LTD.	83842	OFFICE SUPPLIES	\$811.34
SUPERIOR PROPANE INC.	83843	PROPANE	\$151.19
TUCKER ELECTRONICS LTD.	83844	ELECTRONICS	\$344.48
TULKS GLASS & KEY SHOP LTD.	83845	PROFESSIONAL SERVICES	\$283.57
URBAN CONTRACTING JJ WALSH LTD	83846	PROPERTY REPAIRS	\$1,017.00
FJ WADDEN & SONS LTD.	83847	SANITARY SUPPLIES	\$149.06
CANSEL WADE	83848	REPAIR PARTS	\$733.94

NAME	CHEQUE #	DESCRIPTION	AMOUNT
WEIRS CONSTRUCTION LTD.	83849	ROAD GRAVEL	\$4,541.44
WINDCO ENTERPRISES LTD.	83850	PROFESSIONAL SERVICES	\$13,653.23
WAL-MART 3092-KELSEY DRIVE	83851	MISCELLANEOUS SUPPLIES	\$630.39
DR. KARL MISIK	83852	MEDICAL EXAMINATION	\$20.00
FRENCH, DAVID	83853	INSTRUCTOR FEES	\$598.29
TUCKER, DAVID	83854	INSTRUCTOR FEES	\$172.56
TITFORD, JUNE	83855	INSTRUCTOR FEES	\$226.49
FARDY, BRENDA	83856	INSTRUCTOR FEES	\$408.15
WALSH, BASIL	83857	INSTRUCTOR FEES	\$408.15
WEBER, THEO	83858	PERFORMANCE FEE	\$200.00
SMITH, VERNA	83859	INSTRUCTOR FEES	\$316.40
SMITH, BOYD	83860	INSTRUCTOR FEES	\$316.40
WADE TARLING	83861	PERFORMANCE FEE	\$200.00
HUNGRY HEART CAFE	83862	SANDWICH TRAYS	\$878.93
TRAVERSE, BRENDAN	83863	INSTRUCTOR FEES	\$362.60
BURRAGE, DR. K.	83864	MEDICAL EXAMINATION	\$20.00
PRIOR, ALLISON	83865	INSTRUCTOR FEES	\$290.08
DR. L.W. ADAMS	83866	MEDICAL EXAMINATION	\$20.00
ASSOCIATION OF OCCUPATIONAL HEALTH	83867	MEMBERSHIP RENEWALS	\$25.00
BARRY ROSS	83868	PROFESSIONAL SERVICES	\$161.70
NANCY CASE-OATES	83869	PERFORMANCE FEE	\$200.00
SOFTBALL NEWFOUNDLAND & LABRADOR	83870	TRAVEL ASSISTANCE GRANT	\$400.00
SOBEYS ROPEWALK LANE	83871	FRUIT TRAYS	\$42.31
IPMA CANADA	83872	MEMBERSHIP RENEWALS	\$152.55
DUCKWORTH STREET PARKADE LP	83873	OVERPAYMENT OF TAXES	\$23,758.48
MORNEAU SHEPELL	83874	PROFESSIONAL SERVICES	\$4,067.72
ALEX MACNEIL	83875	PERFORMANCE FEE	\$200.00
CONWAY ELECTRICAL	83876	REFUND ELECTRICAL PERMIT	\$45.38
JENNY GRIFFIOEN	83877	INSTRUCTOR FEES	\$448.72
LESLEY JANES	83878	INSTRUCTOR FEES	\$326.02
KATE READ	83879	PERFORMANCE FEE	\$200.00
ANDREW EATON	83880	REFUND WATER ON/OFF	\$500.00
MILNECO LTD.	83881	PROFESSIONAL SERVICES	\$804.56
IAN KIELEY	83882	REFUND CULVERT DEPOSIT	\$500.00
SOS 4 KIDS INC.	83883	RECREATION PROGRAM	\$380.40

NAME	CHEQUE #	DESCRIPTION	AMOUNT
TRACEY MILLS	83884	RECREATION PROGRAM REFUND	\$112.00
RONALD FIELD	83885	REFUND WATER DEFERRAL	\$3,750.00
MCGRATH'S ELECTRICAL	83886	REFUND ELECTRICAL PERMIT	\$45.38
LORI HICKEY	83887	REFUND WATER ON/OFF	\$50.00
ELISSA BLACQUIERE	83888	REFUND BULK PICK UP	\$45.00
BETH HARRIS	83889	PROFESSIONAL SERVICES	\$200.00
GARY & BRENDA MITCHELL	83890	REFUND OVERPAYMENT OF TAXES	\$451.56
ROBERT MEADUS	83891	REFUND OVERPAYMENT OF TAXES	\$528.96
RONALD FOUGERE	83892	REFUND OVERPAYMENT OF TAXES	\$454.55
D'ENTREMONT, DAVE	83893	INSTRUCTOR FEES	\$240.22
ADAM LICHTER	83894	PROFESSIONAL SERVICES	\$200.00
GERARD KIELEY	83895	REFUND SEPTIC DEPOSIT	\$500.00
MUGFORD, WENDY	83896	MILEAGE	\$204.00
MACKENZIE, NEIL	83897	MILEAGE	\$41.39
WHITE, LESLIE	83898	MILEAGE	\$82.34
O'CONNELL, BRENDAN	83899	VEHICLE BUSINESS INSURANCE	\$745.00
HARRIS, BRYANT	83900	MILEAGE	\$60.91
KELLY, KAREN	83901	VEHICLE BUSINESS INSURANCE	\$340.00
HAMELMANN, STEVE	83902	CLOTHING ALLOWANCE	\$170.39
MAHER, TRAVIS	83903	MILEAGE	\$94.82
SULLIVAN, DAPHNE	83904	MILEAGE	\$240.19
MCGRATH, CINDY	83905	MILEAGE	\$56.53
HARVEY, MAUREEN	83906	REIMBURSEMENT FOR OFFICE SUPPLIES	\$209.05
TYRONE GOSSE	83907	VEHICLE BUSINESS INSURANCE	\$179.00
CHARITY LAWRENCE	83908	TUITION	\$781.00
CHRISTA NORMAN	83909	VEHICLE BUSINESS INSURANCE	\$215.00
TOBIN, JUDY	83910	MILEAGE	\$75.88
KRISTA BABIJ	83911	VEHICLE BUSINESS INSURANCE	\$184.39
NICHOLAS WHELAN	83912	MILEAGE	\$29.72
ANDREA SCHERLE	83913	MILEAGE	\$22.17
LISA BENNETT	83914	MILEAGE	\$26.46
CARLIE WHITE	83915	MILEAGE	\$289.12
JOELLE BLAIS	83916	MILEAGE	\$10.62
MCLOUGHLAN SUPPLIES LTD.	83917	ELECTRICAL SUPPLIES	\$912.02
SMITH'S HOME CENTRE LIMITED	83918	HARDWARE SUPPLIES	\$389.78

NAME	CHEQUE #	DESCRIPTION	AMOUNT
WATERWORKS SUPPLIES DIV OF EMCO LT	83919	REPAIR PARTS	\$17,588.91
CRAWFORD & COMPANY CANADA INC	83920	ADJUSTING FEES	\$858.00
ST. JOHN'S TRANSPORTATION COMMISSIO	83921	CHARTER SERVICES	\$5,015.00
PYRAMID CONSTRUCTION LIMITED	83922	PROGRESS PAYMENTS	\$653,273.92
PUBLIC SERVICE CREDIT UNION	83923	PAYROLL DEDUCTIONS	\$7,326.72
CST CANADA CO.	83924	PEDWAY EASEMENT AGREEMENT & LEGAL FEES	\$183,123.58
GRIFFITHS, GARETH	83925	TRAVEL REIMBURSEMENT	\$1,067.15
LAWRENCE, ELIZABETH	83926	TRAVEL REIMBURSEMENT	\$157.76
WINSOR, LYNNANN	83927	TRAVEL REIMBURSEMENT	\$348.77
DEANNE HARPER	83928	TRAVEL REIMBURSEMENT	\$382.77
DAVID ROYLE	83929	TRAVEL REIMBURSEMENT	\$1,773.63
VICTORIA ETCHEGARY	83930	TRAVEL REIMBURSEMENT	\$637.36
WILLOW ANDERSON	83931	TRAVEL ADVANCE	\$364.00
<b>Total:</b>			<b>\$ 2,328,918.87</b>



# MEMORANDUM

Date: June 18, 2015  
To: Mr. Kevin Breen, Mr. Rick Squires, Ms. Elaine Henley  
From: John Hamilton – Senior Buyer  
Re: Council Approval Tender 2015077 CIPP Watermain Lining

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The result of Tender 2015077 CIPP Watermain Lining:

<b>FER-PAL Construction Ltd.</b>	<b>\$1,525,287.56</b>
Coady Construction Ltd.	\$1,769,354.00

It is recommended to award this tender to the overall lowest bidder meeting specifications **FER-PAL Construction Ltd. \$1,525,287.56** as per the Public Tendering Act.

HST is included in the price.

John Hamilton  
Senior Buyer

# ST. JOHN'S

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

# MEMORANDUM

Date: June 16, 2015

To: His Worship the Mayor and Members of Council

From: Robert Bursey, City Solicitor

Re: **30 McNeil Street**

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The City owns vacant property at 30 McNeil Street.

In 2009, Council agreed to donate the subject property to Habitat for Humanity for the construction of a house. The property was to be conveyed upon development approval. (A copy of CD #R2009-02-16/10 is appended.)

Habitat for Humanity has not developed a design for the site. As such, the property was not transferred. Recently, Habitat for Humanity contacted the Legal Department and advised that it anticipates finalization of a design in late summer/early fall of this year.

Given the passage of time, Habitat for Humanity has asked that the City confirm its willingness to donate 30 McNeil Street prior to Habitat investing further in the project.

Inquiries have been made of City departments, and they are in agreement that the original donation be confirmed, particularly as it is in keeping with the City's Affordable Housing Initiative.

**Recommendation:**

In light of the foregoing, it is recommended that Council reconfirm its willingness to donate lands at 30 McNeil Street to Habitat for Humanity for the construction of a house and that such donation be effected at such time and upon such conditions as staff may deem necessary to ensure that the project, as may be approved, is constructed.

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Robert J. Bursey, LL.B.  
City Solicitor

Attachment

**ST. JOHN'S**

LEGAL DEPARTMENT

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

# COUNCIL DIRECTIVE

## REGULAR MEETING

**Date:** 2009/02/16 12:00:00 AM

**CD#** R2009-02-16/10

**To:** Ronald Penney  
**Position:** Chief Commissioner/City Solicitor  
**RE:** 30 McNeil Street  
Habitat for Humanity

**DECISION:** Council accepted your recommendation that the vacant lot at 30 McNeil Street be donated to Habitat for Humanity for the construction of a house.

**Action:** As required.  
**Date:** 2009/02/17  
**Signed by:** P. Bartlett  
Acting City Clerk  
**Directive Status:** Active

**Status Comments:**

ts

**cc:**  
Gareth Griffiths/Manager, Real Estate Services/Legal

**Response Required:** YES  
**Response deadline:** 2009/04/24  
**Response Received:**  
**Attachments:**

# MEMORANDUM

Date: June 17, 2015

To: His Worship the Mayor & Members of Council

From: Robert Bursey, City Solicitor

Re: **Renewal of Lease – Rooftop of TD Place**

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Since 1995 the City has had cameras and associated equipment on the rooftop of TD Place. These cameras and equipment are used to control the signalization of the intersection of Prescott and Duckworth Streets.

The current lease expires at the end of July.

A renewal lease has been negotiated at \$2,720.00 plus HST per year, for a five (5) year term. This is the same rate paid for the last five (5) year lease.

**Recommendation:**

Based upon the foregoing, I recommend Council approve the renewal of the lease.

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Robert J. Bursey, LL.B.  
City Solicitor

LSB/kab

# ST. JOHN'S

LEGAL DEPARTMENT

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