

**AGENDA
REGULAR MEETING**

**June 24, 2014
4:30 p.m.**

ST. JOHN'S

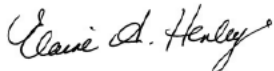
MEMORANDUM

June 20, 2014

In accordance with Section 42 of the City of St. John's Act, the Regular Meeting of the St. John's Municipal Council will be held on **Tuesday, June 24, 2013 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 **4:00 p.m.**

By Order



Elaine Henley
City Clerk

ST. JOHN'S

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

AGENDA
REGULAR MEETING
June 24, 2014
4:30 p.m.

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

- 1. Call to Order**
- 2. Approval of the Agenda**
- 3. Adoption of the Minutes - June 16, 2014**
- 4. Business Arising from the Minutes**
 - A. Included in the Agenda**
 - i. Department of Planning File Number : B-17-M.19/13-00109
Proposed Amendments to the Municipal Plan for additional height and to the Development Regulations to allow residential uses on the ground floor within the CO Zone (on a discretionary basis)
57 Margaret's Place, Ward 2
 - B. Other Matters**
- 5. Notices Published:**
 - i. A Discretionary Use Application has been submitted by Gentara Real Estate L.P. requesting approval to establish and operate a Tim Horton's Restaurant and Drive-Thru at 673 Topsail Road. (One Submission received)
- 6. Public Hearings**
 - a. Public Meeting held 150 Stavanger Drive
- 7. Committee Reports**
 - a. Police & Traffic Committee Report – June 12, 2014
 - b. Urban Forest Advisory Committee – June 12, 2014
 - c. Planning & Development Standing Committee Report of June 17, 2014
- 8. Resolutions**
- 9. Development Permits List**
- 10. Building Permits List**
- 11. Requisitions, Payrolls and Accounts**
- 12. Tenders**
 - a. Tender – 2014 Infrastructure Maintenance – Manholes and Catch Basins, Contract #1
 - b. Tender – 2014 Infrastructure Maintenance – Concrete Curb, Gutter and Sidewalk, Contract #2

- c. Tender – 2014 Infrastructure Maintenance – Concrete Sidewalk Repairs, Contract #3
- d. Tender 2014041 Supply and Install Watermain Insertion Valves
- e. Tender – 2014 Retaining Wall Program

13. Notices of Motion, Written Questions and Petitions

14. Other Business

- a. Memo dated June 17, 2014 from City Solicitor re: New Gower Street – Manga Hotels Inc.

15. Adjournment

June 16, 2014

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

Deputy Mayor Ron Ellsworth presided.

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

Regrets: Mayor Dennis O'Keefe

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

Call to Order and Adoption of the Agenda

SJMC2014-06-16/275R

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

The motion being put was unanimously carried.

Adoption of Minutes

SJMC2014-06-16/276R

**It was decided on motion of Councillor Tilley; seconded by Councillor Puddister:
That the minutes of June 9, 2014 be adopted as presented.**

The motion being put was unanimously carried.

Notices Published

a. 416 Blackmarsh Road – Residential Low Density (R1) Zone

A Discretionary Use Application has been submitted requesting permission to occupy Civic No. 416 Blackmarsh Road as Home Occupation for a Nail Salon. The proposed business will occupy a floor area of approximately 3.7 m² and will operate Monday to Friday, 10 am – 10 pm. Sessions will be by appointment only, one client per session for approximately one hour in duration with a maximum of six sessions per day. On-site parking is available. The applicant is the sole employee. (No submissions received)

SJMC2014-06-16/277R

It was decided on motion of Councillor Tilley; seconded by Councillor Lane: that the application to occupy Civic No. 416 Blackmarsh Road as Home Occupation for a Nail Salon be approved.

The motion being put was unanimously carried.

b. 2864 Trans-Canada Highway – Mineral Workings (MW) Zone.

A Discretionary Use Application has been submitted by Newfoundland Soiltec Inc. to operate a Soil Remediation Facility at 2864 Trans-Canada Highway in the area known as the Harbour Arterial Quarry Area (HAQA)

The proposed operation would entail rectifying of spent drilling mud from offshore oil production operations. The site is located in the Mineral Working Zone under the St. John's Development Regulations.

SJMC2014-06-16/278R

It was decided on motion of Councillor Hann; seconded by Councillor Hickman: that the application submitted by Newfoundland Soiltec Inc. to operate a Soil Remediation Facility at 2864 Trans-Canada Highway in the area known as the Harbour Arterial Quarry Area (HAQA) be approved.

The motion being put was unanimously carried.

Development Committee Report – June 10, 2014

Council considered the above noted report.

**Re: Department of Planning, Development & Engineering
File No. DEV1400137
Proposed Demolition and Rebuild of Dwelling
42-46 Healey's Pond Crescent Town of Portugal Cove - St. Phillips
Broad Cove River Watershed (W) Zone**

An application has been referred to the Department of Planning, Development & Engineering from the Town of Portugal Cove - St. Philips regarding the above referenced development. The property is situated within the Broad Cove River Watershed of the City of St. John's where development or extension to existing development is regulated by the City of St. John's Act. The applicant has proposed to demolish the existing 86 m² dwelling and build a new home. Upon inspection of the dwelling by City staff, it was revealed that the house does not meet the 50% dilapidated condition as per Section 104 (4)(c). The existing dwelling is habitable and there are no obvious structural issues or other items of concerns that show that the home is in poor condition.

Recommendation

Council reject the application of demolition and rebuild to erect the new dwelling proposed pursuant to Section 104 of the City of St. John's Act.

David Blackmore
Chair, Development Committee
Department of Planning, Development and Engineering

SJMC2014-06-16/279R

It was decided on motion of Councillor Hann; seconded by Councillor Galgay: that Council reject the application of demolition and rebuild to erect the new dwelling at 42-46 Healey's Pond Crescent Town of Portugal Cove - St. Philips, pursuant to Section 104 of the City of St. John's Act.

The motion being put was unanimously carried.

Finance & Administration Committee Report – June 10, 2014

Council considered the above noted report.

IN ATTENDANCE:

Councillor Danny Breen, Chairperson
Councillor Bruce Tilley
Councillor Tom Hann
Councillor Bernard Davis
Councillor Sandy Hickman
Councillor Jonathan Galgay
Councillor Art Puddister
Mr. Neil Martin, City Manager
Mr. Robert Bishop, Deputy City Manager, Financial Management
Mr. Dave Blackmore, Deputy City Manager, Planning, Development & Engineering
Ms. Tanya Haywood, Director of Recreation
Mr. Sean Janes, City Internal Auditor

Ms. Maureen Harvey, Senior Legislative Assistant

1. Memorandum dated June 4, 2014 from Deputy City Manager, Financial Management re: Updated Travel Expense Policy

The Committee considered the above noted memorandum along with a draft revised Travel Expense Policy.

Updates to the policy include:

- changing position titles and document names to reflect current usage throughout the document,
- permitting the City Manager approve travel costs which would exceed the approved departmental budget,
- allowing claim of fees for the transportation of one checked bag,
- requiring inclusion of calculations and supporting documents showing the basis for the amounts claimed (e.g. the most economical) when an employee is combining business and personal travel,
- including a requirement for employees to contact the City's Risk Manager before renting a vehicle,
- allowing reimbursement of internet charges where deemed appropriate by the Department Head or City Manager,
- rearranging all information related to per diems to place it all in one section, and
- providing direction in calculating and documenting foreign exchange claims.

A motion was put forward by Councillor Hickman to increase the per diem meal allowances to \$75 per day.

- 3 in favour - Councillors Puddister, Hickman and Davis
- 4 against – Councillors Tilley, Hann, Breen and Galgay
- Motion defeated

Recommendation

On a motion by Councillor Davis, the Committee recommends approval of the revised Travel Expense Policy – Policy 03-11-08 as attached.

a. **Litter Collection Program Proposal 2014**

The Committee considered a memorandum dated May 30, 2014 from the Manager of Parks & Open Spaces with respect to the development of a roadside and open space litter collection program for the City.

Areas proposed for collection include, but are not limited to:

- Robin Hood Bay Road
- East White Hills Road
- Pitts Memorial Drive, Columbus Drive
- Portugal Cove Road to City limits
- Logy Bay Road from McDonald Drive to City limits
- Torbay Road from McDonald Drive to City limits
- Stavanger Drive commercial area (Manager of Parks & Open Spaces to define)
- Robert E. Howlett highway
- Farm roads in the Goulds to Paddy's Pond to Northern Pond
- Blackhead Road to Cape Spear
- Maddox Cove Road from Blackhead Road to Maddox Cove
- Southern Shore Highway from Bay Bulls Big Pond to City limits

The cost of the program is estimated at \$53,165.

Recognizing the high volume of traffic on the above noted streets, it was agreed that all OHS guidelines be implemented and strictly enforced. It was also noted that the Department of Community Services has received funding for summer programming and the possibility of recovering some of the costs through this funding will be explored.

Recommendation

On a motion by Councillor Tilley, the Committee recommends approval of the roadside and open space litter collection program at a cost of approximately \$53,165.

NEW BUSINESS:

a. Requests for Financial Support for Meetings and Conventions (Policy 04-09-02)

The Committee considered a request from the Eastern Canadian Division Gaelic Athletic Association Tournament which is being held in St. John's on August 30-31st. Approximately 100 participants will be registered.

Recommendation:

Moved by Councillor Davis that in keeping with Policy 04-09-02 a contribution in the amount of \$500 be approved for the Eastern Canadian Division Gaelic Athletic Association as recommended.

b. Application from Opera on the Avalon for Ongoing Assistance

The Committee considered an application dated June 2, 2014 from Opera on the Avalon for annual financial assistance. While the organization had received \$10,000 under the grants program, it feels it should be able to access funding similar to that received by the Newfoundland Symphony Orchestra and Festival 500.

Recommendation

Moved by Councillor Galgay that funding for Opera on the Avalon be confirmed at \$10,000 for 2014 as recommended by the Grants Committee.

Councillor Hickman dissented.

c. Request from Junior Diabetes Research Foundation for request for “Gold Sneaker Donation Request” JDRF Telus Walk to Cure Diabetes

The Committee considered the above noted request.

Recommendation

The Committee recommends that the request for sponsorship from the Junior Diabetes Research Foundation be denied as it does not fall within the scope of the City’s policy.

d. Request from Royal Newfoundland Constabulary – 2014 Versadex Users – Best Practice & Training Workshop

The Committee considered the above noted request.

Recommendation

The Committee recommends rejection of the request for sponsorship for the 2014 Versadex Users.

e. Letter dated February 25, 2014 from the Canadian Condominium Institute re: request for review of condominium issues and revival of the Condominium Committee

The Committee considered a letter which asked Council to consider the following items:

1. Tipping fees
2. How the assessment process works (in terms of the difference in taxation for a condominium unit as opposed to a single family house)
3. Re-cycling (or the lack of it for condominium buildings)
4. Bulk garbage
5. Revival of the Condominium Committee

Recommendation

The Committee recommends that a letter be sent to the Canadian Condominium Institute denying the request to reconsider the issues outlined in their letter of February 25, 2014.

f. Payment Plan for Seniors

The Committee considered a request from Councillor Puddister to implement a program that will forego interest charges for seniors who pay taxes on a monthly basis.

Discussion took place with agreement that staff prepare a discussion paper for 2015 budget discussions.

Councillor Danny Breen
Chairperson

SJMC2014-06-16/280R

It was moved by Councillor Breen; seconded by Councillor Puddister: That the Finance & Administration Committee Report of June 10, 2014 be adopted as presented.

The motion being put was unanimously carried.

In relation to the proposed litter collection program, Councillors requested that in subsequent years, this program commence earlier in the spring and if necessary, continue on into the fall.

Development Permits List

Council considered as information the following Development Permits List for the week ending June 11, 2014:

**DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING
FOR THE PERIOD OF June 5, 2014 TO June 11, 2014**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
OT	Salmon Association of Eastern Newfoundland	Multi- Year Salmon Project	Leary's Brook	4	Approved	14-06-05
IND	NL Hydro	Upgrades to Electrical Substation	270 Mount Scio Road	4	Approved	14-06-05
COM		Construction of Retaining Wall and Infill of Rear Corner of Lot	326 Freshwater Road	4	Approved	14-06-06
RES		Building Lot	383 Old Pennywell Road	5	Approved	14-06-06
COM		Home Office - Electrical Contractor	109 New Cove Road		Approved	14-06-06
RES	True North Homes	Duplex Dwelling	17-19 Boncloddy Street	2	Approved	14-06-09
RES	Catalyst Construction Ltd.	Building Lot for Residential Use	9 Empire Avenue	2	Approved	14-06-09
RES		Demo/ Rebuild for Residential Dwelling	200 New Pennywell Road	4	Approved	14-06-11

* Code Classification:
 RES- Residential
 COM- Commercial
 AG - Agriculture
 OT - Other

INST - Institutional
 IND - Industrial

** This list is issued for information purposes only. Applicants have been advised in writing of the Development Officer's decision and of their right to appeal any decision to the St. John's Local Board of Appeal.

**Gerard Doran
Development Officer
Department of Planning**

Building Permits List

SJMC2014-06-16/281R

It was decided on motion of Councillor Collins; seconded by Councillor Tilley: That the recommendations of the Director of Planning and Development with respect to the following Building Permits list for the period June 5, 2014 to June 11, 2014 be approved:

Building Permits List Council's, June 16, 2014 Regular Meeting

Permits Issued: 2014/06/05 To 2014/06/11

Permits List

Class: Commercial

11-13 Freshwater Rd	Co	Restaurant
22 O'leary Ave	Co	Retail Store
25 Aberdeen Ave-Tim Horton's	Sn	Restaurant
430 Topsail Rd	Cr	Service Shop
5 Waterford Bridge Rd, Unit B	Rn	Place Of Amusement
33-37 Cochrane Pond Rd	Nc	Accessory Building
115 Duckworth St	Nc	Patio Deck
25 Aberdeen Ave-Tim Horton's	Sw	Restaurant
283 Duckworth St	Rn	Restaurant
199 Kenmount Rd. Fairfield Inn	Rn	Hotel
223 Duckworth St	Rn	Office
175-177 Duckworth St	Rn	Office
48 Kenmount Rd, Northern Ref.	Cr	Retail Store
357 Duckworth St	Rn	Office
125 Kelsey Dr	Rn	Office

This Week \$ 685,335.00

Class: Industrial

This Week \$.00

Class: Government/Institutional

This Week \$.00

Class: Residential

38 Barrows Rd	Nc	Patio Deck
37 Brad Gushue Cres	Nc	Accessory Building
71 Brookfield Rd	Nc	Fence
40 Castle Bridge Dr	Nc	Fence
12 Cavell Ave	Nc	Patio Deck
111 Cheeseman Dr	Nc	Accessory Building
111 Cheeseman Dr	Nc	Patio Deck
111 Cheeseman Dr	Nc	Fence
46 Cherokee Dr	Nc	Fence
22 Cherrybark Cres, Lot 217	Nc	Single Detached Dwelling
35 Cherrybark Cres, Lot 238	Nc	Single Detached & Sub.Apt
58 Cheyne Dr	Nc	Accessory Building
50 Cypress St	Nc	Fence
3 Edison Pl	Nc	Accessory Building
21 Everard Ave	Nc	Patio Deck
16 Fairwood St	Nc	Accessory Building
187 Frecker Dr	Nc	Accessory Building
11 Glenlonan St	Nc	Accessory Building
238 Green Acre Dr	Nc	Fence
4 Hatcher St	Nc	Accessory Building

5 Jensen Camp Pl	Nc	Fence
86 Kenai Cres	Nc	Fence
36 Long Pond Rd	Nc	Fence
8 Mccrae St	Nc	Fence
15 Mccrae St	Nc	Fence
612 Main Rd	Nc	Accessory Building
735 Main Rd	Nc	Accessory Building
113 Maunder's Lane	Nc	Accessory Building
50 Mercer's Dr	Nc	Accessory Building
4 Mike Adam Pl	Nc	Fence
26 Mount Pleasant Ave	Nc	Patio Deck
Nautilus Street, Lot 145	Nc	Single Detached Dwelling
111 Newtown Rd	Nc	Fence
55 Parsonage Dr	Nc	Patio Deck
25 Pine Bud Pl	Nc	Fence
18 Piper St	Nc	Fence
6 Pole Cres	Nc	Fence
19 Roche St	Nc	Accessory Building
36 Rosalind St	Nc	Accessory Building
5 Rosemarkie St	Nc	Fence
14 Rostellan Pl	Nc	Fence
14 Rostellan Pl	Nc	Patio Deck
27 Sequoia Dr	Nc	Accessory Building
12 Stephano St, Lot 236	Nc	Single Detached Dwelling
584 Topsail Rd	Nc	Accessory Building
34 Toronto St	Nc	Patio Deck
Triton Place, Lots C1 & C2	Nc	Accessory Building
47 Valleyview Rd	Nc	Swimming Pool
47 Valleyview Rd	Nc	Fence
18 Willenhall Pl, Lot 35	Nc	Single Detached Dwelling
20 Willenhall Pl, Lot 34	Nc	Single Detached Dwelling
9 Horwood St	Co	Home Office
60 Perlin St	Co	Single Detached Dwelling
20 Julieann Pl	Cr	Subsidiary Apartment
16 Sequoia Dr	Cr	Subsidiary Apartment
37 Francis St, Upper Deck	Ex	Patio Deck
37 Francis St, Lower Deck	Ex	Patio Deck
16 Bay Bulls Rd	Rn	Single Detached Dwelling
53 Beaumont St	Rn	Single Detached Dwelling
21 Bond St	Rn	Semi-Detached Dwelling
58 Cabot St	Rn	Townhousing
32 Foran St	Rn	Single Detached Dwelling
59 Fort Amherst Rd	Rn	Single Detached Dwelling
143 Gower St	Rn	Semi-Detached Dwelling
199 Gower St	Rn	Semi-Detached Dwelling
186 Hamilton Ave	Rn	Single Detached Dwelling
41 Hyde Park Dr	Rn	Single Detached Dwelling
57 Long's Hill	Rn	Semi-Detached Dwelling
25 Marconi Pl	Rn	Single Detached Dwelling
70 Monkstown Rd	Rn	Single Detached Dwelling
101 New Cove Rd	Rn	Single Detached Dwelling
60 Penney Cres	Rn	Single Detached Dwelling
46 Prescott St	Rn	Townhousing
20 Regatta Terrace	Rn	Townhousing
21 Regatta Terr	Rn	Townhousing
22 Regatta Terr	Rn	Townhousing
23 Regatta Terr	Rn	Townhousing
24 Regatta Terr	Rn	Townhousing
25 Regatta Terr	Rn	Townhousing
26 Regatta Terr	Rn	Townhousing
27 Regatta Terr	Rn	Townhousing
75 Shaw St, Unit 227	Rn	Apartment Building

75 Shaw St, Unit 226	Rn	Apartment Building
75 Shaw St, Unit 225	Rn	Apartment Building
75 Shaw St, Unit 220	Rn	Apartment Building
75 Shaw St, Unit 328	Rn	Apartment Building
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75 Shaw St, Unit 505	Rn	Apartment Building
75 Shaw St, Unit 504	Rn	Apartment Building
75 Shaw St, Unit 503	Rn	Apartment Building
75 Shaw St, Unit 502	Rn	Apartment Building
75 Shaw St, Unit 423	Rn	Apartment Building
75 Shaw St, Unit 228	Rn	Apartment Building
553 Southside Rd	Rn	Single Detached Dwelling
73 Springdale St	Rn	Single Detached & Sub.Apt
1403 Blackhead Rd	Sw	Single Detached Dwelling
318 Newfoundland Dr	Sw	Single Detached Dwelling
63 Pennywell Rd	Sw	Single Detached Dwelling
19 Waterford Hts S	Sw	Single Detached & Sub.Apt
65 Stavanger Dr - Cibc	Ms	Bank

This Week \$ 2,440,748.00

Class: Demolition

93 Airport Rd	Dm	Single Detached Dwelling
142 Blackmarsh Rd	Dm	Single Detached Dwelling
58 Donovan's Rd	Dm	Single Detached Dwelling

This Week \$ 45,000.00
\$ 3,171,083.00

THIS WEEK'S TOTAL:

64 Pine Bud Avenue - Patio Deck rejected as per Section 8.3.8 of the St. John's Development Regulations.

YEAR TO DATE COMPARISONS			
June 16, 2014			
TYPE	2013	2014	% VARIANCE (+/-)
Commercial	\$46,562,000.00	\$44,887,000.00	-4
Industrial	\$128,000.00	\$125,300.00	0
Government/Institutional	\$69,176,000.00	\$42,509,000.00	-4
Residential	\$65,622,000.00	\$49,982,000.00	-24
Repairs	\$1,522,000.00	\$1,649,000.00	8
Housing Units (1 & 2 Family Dwellings)	194	122	
TOTAL	\$183,010,000.00	\$139,152,300.00	-24

Respectfully Submitted,

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

The motion being put was unanimously carried.

Requisitions, Payrolls and Accounts

SJMC2014-06-16/282R

It was decided on motion of Councillor Collins; seconded by Councillor Tilley: That the following Payrolls and Accounts for the week ending June 11, 2014 be approved.

**Weekly Payment Vouchers
For The
Week Ending June 11, 2014**

Payroll

Public Works	\$ 444,727.40
Bi-Weekly Casual	\$ 24,853.84
Accounts Payable	\$3,571,853.95
Total:	\$ 4,041,435.19

The motion being put was unanimously carried.

Memorandum dated June 11, 2014 from the Director of Engineering re: Assessment Rates.

Council considered the above-noted memorandum which requested Council, under the City’s Assessment Policy, to set the new assessment rates each year for civic improvements which are to be completed in that year. Assessment rates are determined by multiplying established base assessment rates by an adjustment factor. This adjustment factor is the ratio of current construction costs to costs estimated using the City’s base unit prices. This procedure allows the adjustment factor to reflect changes in construction costs from year to year. It is recommended, therefore, that the rates for 2014 be approved as listed.

	<u>Assessment Rates for 2013</u>	<u>Assessment Rates for 2014</u>
Watermain	\$ 178.00/m	\$ 186.00/m
Sanitary Sewer	\$ 162.00/m	\$ 170.00/m
Storm Sewer	\$ 105.00/m	\$ 110.00/m
Water Service	\$1,157.00 EA	\$1,213.00 EA
Sanitary Service	\$1,193.00 EA	\$1,252.00 EA
Storm Service	\$1,193.00 EA	\$1,252.00 EA
Commercial Water Service	\$4 381.00 EA	\$4,597.00 EA
Commercial Sanitary Service	\$2,116.00 EA	\$2,220.00 EA

Commercial Storm Service	\$1,938.00 EA	\$2,034.00 EA
Street Improvement	\$ 95.00/m	\$ 100.00/m
New Street	\$ 402.00/m	\$ 422.00/m
Sidewalk	\$ 23.00/m	\$ 24.00/m
Rural Street Upgrading	\$ 81.00/m	\$ 85.00/m

SJMC2014-06-16/283R

It was decided on motion of Councillor Hickman; seconded by Councillor Puddister: That the 2014 civic improvement assessment rates be approved as presented.

The motion being put was unanimously carried.

Councillor Puddister

Councillor Puddister referenced the parking and traffic congestion at the location of Beavertails on Harbour Drive, in the area of Pier 7 and Pier 8. Discussion took place and while the matter has been the topic of discussion between the Department of Community Services and the St. John’s Port Authority, it was agreed the matter be referred to the Police & Traffic Committee and staff to determine if it is necessary to have an additional entrance/exit installed on the Harbour Fence.

Adjournment

There being no further business the meeting adjourned at 5:40 p.m.

MAYOR

CITY CLERK

MEMORANDUM

Date: June 10, 2014

To: His Worship the Mayor and Members of Council

Re: **Department of Planning File Number: B-17-M.19 / 13-00109**
Proposed Amendments to the Municipal Plan for additional height and to the Development Regulations to allow residential uses on the ground floor within the CO (on a discretionary basis)
57 Margaret's Place, Ward 2

At the Regular Meeting of Council held on January 24, 2014, Council adopted the resolutions for St. John's Municipal Plan Amendment Number 118, 2014 and St. John's Development Regulations Amendment Number 586, 2014. The purpose of these amendments is to change the Municipal Plan to allow for an additional storey of building height (from three to four storeys) for the "*Belvedere property, located between Bonaventure Avenue and Newtown Road*" (Section 3.3.2 General – Commercial of the St. John's Municipal Plan). In addition, a text amendment to the Commercial Office (CO) Zone is also required to allow for residential units on the ground floor.

Council appointed Mr. Glenn Barnes as the commissioner to conduct a public hearing to consider both the proposed amendments to the St. John's Municipal Plan and Development Regulations. The public hearing was held Tuesday, May 20, 2014, 7p.m. at the ReMax Centre, 135 Mayor Avenue.

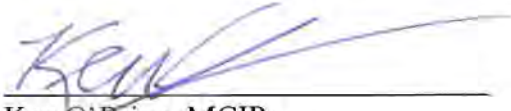
Commissioner Barnes has now submitted his report on the amendments. The Commissioner recommends adoption of the amendments, without amendments. A copy of the Commissioner's report is attached for Council's information and consideration.

Recommendation

Upon reviewing the commissioner's report, Council should now determine if it wishes to accept the commissioner's recommendation and give formal approval to the St. John's Municipal Plan Amendment Number 118, 2014 and St. John's Development Regulations Amendment Number 586, 2014.

ST. JOHN'S

If approved, the amendments will then be sent in accordance with the provisions of the Urban and Rural Planning Act to the Department of Municipal Affairs with a request for Provincial registration.



Ken O'Brien, MCIP
Chief Municipal Planner

MH/dlm

Attachments

**RESOLUTION
ST. JOHN'S MUNICIPAL PLAN
AMENDMENT NUMBER 118, 2014**

WHEREAS the City of St. John's wishes to allow a residential development at Civic Number 57 Margaret's Place which will have a building height to a maximum of 18 metres.

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

Amend Part III, Section 3.3.2 [Commercial General Land Use District – Building Height and Area] by deleting the final sentence and replacing it with the following:

“Building Heights and Area”

...For the Belvedere property, located between Bonaventure Avenue and Newtown Road, building heights are limited to 18 metres (four (4) storeys).

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

IN WITNESS THEREOF the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this _____ day of _____ 2014.

Mayor

City Clerk

Council Adoption

MCIP

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

Provincial Registration



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

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

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

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

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

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

IN WITNESS THEREOF the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this ____ day of _____, 2014.

Mayor

City Clerk

Council Adoption

MCIP

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

Provincial Registration



9 June, 2014

City of St. John's
Department of Planning
P.O. Box 908
City Hall, New Gower Street
St. John's NL, A1C 5M2

Attention: Mr. Mark Hefferton
Planner

Dear Sir;

Reference: Department of Planning File Number: B-17-M.19/13-00109
Proposed Amendments to the Municipal Plan for additional height
And to the Development Regulations to allow residential uses on the ground
Floor within the CO (on a discretionary basis)
57 Margaret's Place (Ward 2)

Attached please find one (1) copy of my Commissioner's Report related to the above captioned public hearing which took place on 20 May, 2014. This report is submitted for Council's consideration.

My invoice for services is also included.

Should you wish further clarification on the report please do not hesitate to contact me.

Sincerely yours;



Glenn Barnes, NLAA, NSAA, MRAIC
Commissioner

Attach.

COMMISSIONER'S REPORT

RE

PROPOSED ST. JOHN'S MUNICIPAL PLAN AMENDMENT NUMBER 118, 2014

AND

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

Prepared by;

**Glenn Barnes, NLAA, NSAA, MRAIC
Commissioner**

9 June, 2014

INTRODUCTION

At the regular meeting of Council held on January 24, 2014, Council agreed to proceed with the proposed amendments and asked the Department of Municipal Affairs to issue a Provincial Release for the St. John's Municipal Plan Amendment Number 118, 2014 and the St. John's Development Regulations Amendment Number 586, 2014. The purpose of these amendments is to allow for an additional story of building height (from three to four stories) for the 'Belvedere' property located between Bonaventure Avenue and Newtown Road as well as a text amendment to the Commercial Office (CO) Zone to allow residential uses on the ground floor. Consequently a text amendment to the CO Zone would be required to allow for this development to provide residential units on the ground floor.

The Department of Municipal Affairs has issued a Provincial Release for the City's proposed amendments. The next step in the approval process as required under the Urban and Rural Planning Act, 2000 is the appointment of a Commissioner and have that Commissioner hold a public hearing into the amendments to seek public input. The Commissioner is to submit a report to Council including recommendations within 30 days of the public hearing.

Glenn Barnes was appointed by Council as the Commissioner and a public hearing date was set by Council for 20 May, 2014 to be held at the St. John's Curling Club on Mayor Ave, at 7 PM. The required public notice of the hearing was given by Council. The public notice outlined the proposed amendments and provided opportunity for the public to both view the amendments documents and submit written comments to the City.

THE HEARING

The public hearing took place at 7 PM at the St. John's Curling Club on 20 May, 2014, chaired by Commissioner Glenn Barnes. City Planner Mr. Mark Hefferton participated and presented the amendments to those present. The City Chief Planner, Mr. Ken O'Brien was also present. Approximately 12 persons from the general public were in attendance.

The Commissioner brought the hearing to order at 7:10 PM with introduction of himself, Mr. Hefferton and Mr. O'Brien. The purpose for the hearing was read followed by an overview of the hearing format. The Commissioner outlined his terms of reference and that his report and recommendations are not binding on Council.

The Commissioner advised the meeting that two written representations had been received and those submitters as well as the audience in general would have opportunity to speak to their submissions and make other comments following presentation of the amendments by Mr. Hefferton and presentation of the project by its architect.

City and Proponent's Architect's Presentations

Mr. Hefferton gave an overview of the proposed project and the subject amendments.

- The applicant is seeking City approval to re-develop the former Belvedere Orphanage and the former St. Michaels Convent as residential condominiums and to construct a new 4 story residential condominium building adjacent and linked to the Belvedere building. The two subject amendments are required as part of the project authorities approval process.
- The Municipal Plan CG District allows residential up to 3 stories
- The proposed amendment is to change the maximum number of stories to 4.
- The Development Regulations for the CO Zone currently permits residential only above the first floor. The proposed amendment would see residential occupancies permitted on all floors.
- If approved the changes would have the effect of allowing 4 stories and allowing residential on all floors at all similar locations throughout the City; the changes would not be restricted to this site or this project.
- The site is within the City Heritage Area Number 3. The Heritage Committee has met and approved the project.
- The City Housing and Planning Committees have recommended the project for approval.
- The first public hearing into the project, chaired by a member of Council took place on 21 November, 2013.
- The Province released the project in the spring of 2014.

Project architect, Mr. Jeremy Bryant of Sheppard Case Architects gave an overview of the project using 2 dimensional and 3 dimensional images through a Power Point presentation.

- The existing Belvedere and St. Michael's buildings are proposed to be re-purposed through interior conversions into residential condominiums. The exterior buildings massing and envelopes would be repaired but the current heritage appearance would be maintained.
- A new 4 story building housing residential condominiums is proposed to be constructed behind Belvedere linked to it. That building will include one floor of underground parking accessible to both that building and occupants of the Belvedere building. The massing and materials of the new building will contrast those of Belvedere and St. Michaels to allow those buildings to continue to stand alone as separate, distinct and identifiable heritage buildings. The height of the new building will be slightly more than the 3 story Belvedere building.
- Landscaped gardens similar to those that existed around the St. Michaels building many years ago will be re-introduced.
- Above grade parking on site will also be provided.
- The total parking load will be less than it was when the MCP occupied the Belvedere building.

PUBLIC COMMENTS

Two written submissions were received by the City prior to the date of the hearing, from Ms. Janet Parsons of 82 Bonaventure Ave. dated 17 May, 2014, and The Georgestown Neighbourhood Association per Allan Goulding, Elizabeth Oliver, dated 19 May, 2014 (copies attached)

Ms. Parsons objected to the project based on her concerns that the project will place undue pressure on existing infrastructure (traffic, electrical power and water services).

Page Three

Ms. Parsons spoke to her written submission reiterating her concerns that Newtown Road is already a busy street and the addition of more residential units will exasperate an already over taxed road. She indicated that she lost power for 2 days last year and expressed concerns regarding the ability of the electrical system to provide sufficient capacity in future for both current customers as well as those of the proposed project.

Ms. Parsons is concerned with snow clearing. Margaret's Place is already narrow without space for snow clearing.

Ms. Parsons expressed a general concern that density in the City is higher than it ought to be and that this project in particular adds to density problems.

Mr. Hefferton indicated that the density for the proposed project is within current City regulations.

Mr. Bryant indicated that a formal traffic study had not been undertaken since the traffic load the proposed project will bring is 50% of the load the former MCP tenant of the Belvedere building provided. The traffic volumes fall below City requirement for a traffic study.

Mr. T. Skinner of ■ Margaret's Place offered the following comments;

- The City is breaching its own original plan for the area.
- The increase density in the area is a concern as is the increased density the proposed project will bring.
- The City recently changed the parking on Margaret's Place to one side only without consultation with or advance warning to residents. There is now nowhere for visitors to park.
- Density is too high.
- Emergency vehicles will be challenged to access buildings on Margaret's Place.
- Insufficient snow storage space exists currently

Jackie Janes of ■ Margaret's Place offered the following;

- She agreed with Mr. Skinner
- She expressed disappointment that no members of Council were present.
- She likes the proposed development; traffic and parking on Margaret's Place concern her.
- She is supportive of the construction of the proposed green space garden, but is concerned as to whether it will actually be constructed.
- Ms. Janes suggested that the City look more broadly, neighbourhood wide when considering projects and not at the particular project only.
- A traffic study is needed
- Belvedere Lane is noted as an emergency access/egress route. It is not officially identified as such and is not cleared of snow in winter therefore has little real effect.
- There is currently insufficient on street parking and no visitor parking.

The meeting asked Mr. O'Brien if he was aware of the recent change in on street parking on Margaret's Place. He indicated that he was not aware of that since the City Parking Dept. deals with such matters. He agreed to look into the matter.

Page Four

Mr. Richard Cullen of Bonaventure Avenue spoke as follows;

- What will the height of the new building be and will it block sunlight from existing properties ?

Ms. Parsons indicated that other current buildings block sunlight from some Bonaventure Avenue properties.

Mr. Bryant indicated that the new building will be approximately 1.5-3 metres higher than Belvedere.

The Commissioner inquired of the Proponent what the likely construction time frame will be and whether the project will be constructed in phases.

Mr. Steve Saunders (the Proponent) indicated that he anticipates the construction period to be 18 months for Belvedere and St Michael's with 24 months for the new building. The project will be constructed in two phases with St. Michael's being phase one.

CONCLUSIONS AND RECOMMENDATION

It is the opinion of the Commissioner that the proponent and the City have followed all required processes in the path of the approval of this project. Council and staff have and continue to carefully consider the project, and two public hearings have been held to allow broad input from the public.

It is noted that most discussion in both the two written submissions and that during the hearing centred principally around existing parking and traffic issues on Margaret's Place and in the broader neighbourhood. Concerns were also raised that the construction of the proposed project will only exasperate an existing traffic and parking problem. The proponent's architect indicated that traffic volume from the proposed development will be 50% of that from the MCP who previously occupied the Belvedere building.

There was very little discussion about the proposed development per se. Most comments toward the design were positive with the exception of a question regarding the height of the new building and whether that building would cast new shadows.

The Commissioner's comments regarding the design of the project centered around the distance residents of St. Michael's have to walk to parking in particular with heavy packages. A drop off parking lay by is suggested near that building. Secondly two drawings presented showed conflicting underground parking access and site vehicular circulation. That was verbally clarified.

It is this Commissioner's recommendation that the project proceed as proposed, with further consideration of the addition of a drop off lay by at St. Michael's. The project is consistent with the City Municipal Plan which encourages increased density and mixed use neighbourhoods and heritage preservation.

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It is further recommended that the City study traffic and parking as well as snow storage on Margaret's Place to verify current residents' concerns and consider mitigating measures.

Respectfully submitted;



Glenn Barnes, NLAA, NSAA, MRAIC
Commissioner
9 June, 2014

attach.

Public Hearing – 57 Margaret’s Place, St. John’s.

I wish to object to the proposal to amend the Zoning for this property to increase the height of the buildings from 3 stories to 4 stories on the basis that as each new building is approved for this property the corresponding increase in pressure on the current infrastructure will be unacceptable. The areas affected are traffic, electrical power and water services as detailed below.

Traffic density:

- Newtown Road is a narrow residential street that is a primary route for the St. John’s Regional Fire Service.
- Bonaventure Avenue has multiple schools and is a primary route for the Eastern Health Ambulance Service.

Additional high rise buildings will cause unacceptable loads upon the existing road infrastructure.

Utilities (electrical power and water services)

- In recent time the area surrounding this property had experienced loss of electrical service presumably because of overloading of the current service. Additional buildings will add to this existing problem.
- Mayor Avenue, Bonaventure Avenue and Pine Bud Place have all had major water services issues in the past several years.

Additional high rise buildings will cause unacceptable loads upon the existing service infrastructure.

Janet Parsons

■ Bonaventure Avenue

**GEORGETOWN NEIGHBOURHOOD ASSOCIATION
ST. JOHN'S, NEWFOUNDLAND AND LABRADOR**

May 19, 2014

RE: 57 Margaret's Place (formerly known as 53 & 67 Margaret's Place)

The Georgetown Neighbourhood Association would like to highlight two specific issues regarding the proposed text amendments, along with some additional issues regarding the proposed development itself.

Commercial Office (CO) zone: Our first concern involves the proposed text amendment to the St. John's Development Regulations to allow residential uses on the ground floor within the Commercial Office (CO) Zone, on a discretionary basis.

The CO zone currently allows ground floor commercial development with residential use on upper floors. This is a useful designation to encourage mixed use developments. Churchill Square and the Summerville development on Elizabeth Avenue are two prominent examples of this type of zoning.

The proposed change to CO zone definition to permit ground floor residential is a significant change that will have wider unintended consequences beyond the subject property. It would open the door to altering the character of other established CO mixed use areas.

If commercial development is not viable or desirable on Margaret's Place, the local zoning should be modified accordingly to reflect that. In effect, the City, in making this expedient change for the benefit of a local developer is doing nothing more or less than handing planning authority over to the developer. Is this a precedent the City wants to set or a price it wishes to pay?

Furthermore, it may be that the inclusion of residential development on the ground floor in CO mixed areas is desirable. However, this is something that should be considered in the context of the entire plan, before piece-meal adjustments are made for specific developments.

Height change: Our second concern involves the proposed text amendment to the St. John's Municipal Plan to allow increased height in the Commercial General (CG) District specifically for the 'Belvedere Property.'

The developers state that they wish to match the height of the existing structures with a four story addition. In principle, the GNA is not opposed to that. Yet the proposed amendment goes further and allows for five stories. We fear that this may become

another example of the King's Gate condominium situation, where the developer altered the plans after initial approval was granted.

Additional Considerations:

Traffic: Even if the anticipated additional traffic volume does not exceed the limits which would make a traffic study mandatory, we believe that traffic is still an issue on Margaret's Place.

Suburban cul-de-sacs typically contain less than 25 houses and are designed for traffic volumes of 400 vehicle trips per day.

Traffic and residences on Margaret's Place already greatly exceeds those design standards. This development would add an additional 49 units (basically twice what is considered an acceptable suburban load) on top of what already exists.

What's more, the addition is being made on a street which is a heavily utilized pedestrian thoroughfare for students attending the neighbourhood schools.

Adequacy of submission: The information provided contains significant differences in detail. For example, compare the plans on pages 7 and 9 of the document. One shows an access road behind Brother Rice, the other one does not. As well, there is considerable variation in the layout of parking and access. There are also differences in the textual descriptions and the two different drawn indications regarding the amount, nature and location of public and private landscaped areas. This further weakens our already limited confidence that the plans presented for approval will match the final development.

Sadly, as with every other development on Margaret's Place, we must restate our desire for a comprehensive development plan for this area. As we feared from the outset, the lack of a plan has facilitated the uncoordinated, disparate and piecemeal development that has occurred in this area during the past decade.

Thank you.

Allan Goulding

Elizabeth Oliver

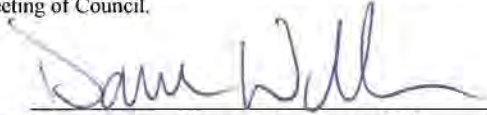
Georgetown Neighbourhood Association

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 Tuesday, June 24, 2014**

Ref #	Property Location/ Zone Designation	Ward	Application Details	Floor Area (square metres)	# of Employees (includes the applicant)	# of On-Site Parking Spaces	Written Representations Received	Planning and Development Division Notes
1	673 Topsail Road Commercial Highway (CH) Zone	3	A Discretionary Use Application has been submitted by Gentara Real Estate L.P. requesting approval to establish and operate a Tim Horton's Restaurant and Drive-Thru at 673 Topsail Road . The application satisfies all requirements of Section 7.30 "Drive-Thru Facilities" of the St. John's Development Regulations and has the required Separation Distance from a Residential Zone. The proposed restaurant will have a total floor area of 250.4m ² , with 88.3m ² of seating area. The Restaurant and Drive-thru has proposed operating hours of seven (7) days a week twenty (24) hours a day. On-site parking will be provided.	250.4			One submission received	The Planning and Development Division recommends approval of the application subject to all applicable City requirements.

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


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



Fw: TIM HORTON'S
Planning to: Karen Chafe
Sent by: **Donna L Mullett**

2014/06/19 10:34 AM

----- Forwarded by Donna L Mullett/CSJ on 2014/06/19 10:33 AM -----

From: City Clerk and Council/CSJ
To: Elizabeth Strickland <[REDACTED]>
Cc: Dave Blackmore/CSJ@CSJ, Jason Sinyard/CSJ@CSJ, Karen Chafe/CSJ@CSJ, Maureen Harvey/CSJ@CSJ, Gerard Doran/CSJ@CSJ, Andrea Roberts/CSJ@CSJ, Ashley Murray/CSJ@CSJ, Donna L Mullett/CSJ@CSJ, Planning/CSJ@CSJ
Date: 2014/06/11 02:59 PM
Subject: Re: Fwd: RE: TIM HORTON'S
Sent by: Elaine Henley

Good Afternoon Ms. Strickland:

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

Elaine A. Henley
City Clerk

Elizabeth Strickland Good Morning, The concern Pipers has is th... 2014/06/11 11:51:28 AM

From: Elizabeth Strickland <[REDACTED]>
To: <cityclerk@stjohns.ca>
Date: 2014/06/11 11:51 AM
Subject: Fwd: RE: TIM HORTON'S

Good Morning,

The concern Pipers has is the traffic flow going into the drive through. Right now, it is very difficult in making a right turn off the parking lot, as the traffic on Topsail Road is very heavy at times. Unsure on how the drive through will interfere with the traffic coming and going on our parking lot.

Thank-You,

Elizabeth Strickland
Human Resource & Training Development Manager
Pipers
681 Topsail Road

[REDACTED]
[REDACTED]
[REDACTED]

Good Morning Elizabeth,

We have received a notice from the Town of St. John's for an application for a Tim Horton's location next door. Please let us know if you have any objections or concerns.

Best Regards,

Jean Coffin

Bemister's Janitorial Services Inc.

Administrative Assistant

[Redacted]

[Redacted]

[Redacted]



timsapp.pdf

MEMORANDUM

Date: June 17, 2014

To: His Worship the Mayor and Members of Council

From: Ken O'Brien, MCIP, Chief Municipal Planner

Re: **150 Stavanger Drive, Ward 1**
Proposed Rezoning to Accommodate an Apartment Building
Applicant: Northern Property REIT
PDE File: B.17-S.30 (13-00168)

Northern Property REIT has submitted an application to rezone vacant property at 150 Stavanger Drive from the Commercial Regional (CR) Zone to the Apartment Medium Density (A2) Zone. This is to allow development of a 4-storey, 71-unit apartment building. The requested rezoning will require an amendment to the St. John's Municipal Plan.

At the Regular Meeting of the St. John's Municipal Council held on October 28, 2013, Council agreed with the recommendation of the Planning and Development Committee that Northern Property REIT should be asked to undertake a Land Use Assessment Report (LUAR) and upon its submission, the rezoning application be advertised for public review and comment.

The application was initially advertised for consideration, but at the Regular Meeting of the St. John's Municipal Council held on April 7, 2014, Council decided to defer consideration of the rezoning, referring the application to a public meeting chaired by a member of Council.


A public meeting, chaired by Councillor Collins was held on May 27, 2014, at the Hampton Hotel and Suites, Stavanger Drive, to provide an opportunity for public review and comment. The minutes of this meeting are attached.

Principal concerns expressed during the public meeting related to traffic generation, adequacy of off-street parking spaces, adequate buffering and that the project is for a rental apartment building rather than a condominium apartment building.

ST. JOHN'S

RECOMMENDATION

Upon reviewing the minutes of the May 27, 2014 public meeting, Council should determine if it wishes to move ahead with the amendment process to rezone land situated at 150 Stavanger Drive to accommodate the proposed 4-storey, 71-unit apartment building. If Council determines that it wishes to move ahead with the amendments, City staff will proceed to prepare the necessary amendments to the St. John's Municipal Plan and Development Regulations. The amendments will then be referred to the Department of Municipal and Intergovernmental Affairs with the request for the issuance of a Provincial release. Upon the issuance of the Provincial release, the amendments will then be referred to a Regular Meeting of Council for consideration of adoption and the appointment of an independent commissioner to conduct a public hearing on the amendments.



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

PDB/dlm

Attachment



150 STAVANGER DRIVE
Proposed Rezoning to Accommodate
an Apartment Building
Applicant: Northern Property REIT
PDE File: B.17-S.30 (13-00168)

A public meeting was held on Tuesday, May 27, 2014 at 7:00 p.m. at the Hampton Inn & Suites, Stavanger Drive.

In Attendance: Councillor Wally Collins Chairperson
 Councillor Art Puddister
 Councillor Sandy Hickman
 Councillor Tom Hann
 Councillor Dave Lane
 Councillor Jonathon Galgay
 Councillor Danny Breen
 Lindsay Lyghtle Brushett, Planner
 Paul Boundridge, Planning Coordinator
 Dave Wadden, Manager of Development & Engineering
 Blair Bradbury, Development Engineer - Traffic
 Maureen Harvey, Senior Legislative Assistant

Also present representing the proponent, Northern Property REIT were Glen Barnes, Jerry Kirkland and Melvin Nash.

There were approximately 150 residents also present.

The purpose of the meeting was to discuss the following:

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

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

- E-mail from Shawn Murphy – [REDACTED] Oakley Place
- E-mail from Glenda Reid [REDACTED] Trebble Place
- Letter from Concerned Resident (unidentified)
- Letter from Valerie Hynes – [REDACTED] Veitch Crescent
- E-mail from Krista Arnold
- E-mail from Michael Dawe
- E-mail from Kurt Sullivan – Larnar Street
- E-mail from Bradley Coady – Stanford Place
- E-mail Stephanie Wardle
- E-mail from Mark Andrews
- E-mail from Joanne Snow – Kerr Street
- E-mail from Paul & Alicia Hann – Stavanger Drive
- E-mail from Peggy Halleran
- E-mail from Janet Breen
- E-mail from Sharon Mahoney – McCrae Street

- E-mail from Tracy & Cory Russell - Trebble Place
- E-mail from Pamela Meester – Sgt. Craig Gillam
- E-mail from Alison Power
- E-mail from Tammy Farrell – ■ Stenlake Crescent
- E-mail from Cathy & Chad Davis
- E-mail from Donna Roche
- E-mail from Diane Bishop – ■ Veitch Crescent
- E-mail from Denise Roche
- E-mail from Pamela Martin-McDonald
- E-mail from Mandy Hayward – ■ McCrae Street
- E-mail from Barbara Brenton – ■ Banikhin Place
- E-mail from Mike Mulrooney
- E-mail from Jill and Steve Pellerin – ■ Banikhin Place
- E-mail from Tanya Schwartz – ■ Kerr Street
- E-mail from Heather Moores – ■ Trebble Place
- E-mail from Ruth-Ann Simmons – ■ Oakley Place
- E-mail from Ryan MacLean – ■ Banikhin Place
- E-mail from Karla Ivany – ■ Larner Place
- E-mail from Amanda Roche
- E-mail from Vanessa Newhook – ■ Veitch Crescent
- E-mail from Heather Rowe – ■ Larner Street
- E-mail from Glenn Rowe – ■ Larner Street
- E-mail from Tina Fewer – ■ Oakley Place
- E-mail from Patrick Dalton – ■ Oakley Place
- E-mail from Valery Hynes – ■ Veitch Crescent
- E-mail from Kerry and Darrell Roche – Oakley Place
- E-mail from the Winsors – Corporal Jamie Murphy
- E-mail from Stephen Mercer
- E-mail from Chris Dillon – Veitch Crescent
- E-mail from Sonya Payne – ■ Veitch Crescent
- E-mail from Susan Grant
- E-mail from Alison Snow – ■ Banikhin Place
- E-mail from Cathy & Scott Welsh
- A petition is also included with this report representing the names of approximately 400 residents.

One e-mail of support was included:

- E-mail from Tom Baird – Ward 2 Resident

Councillor Wally Collins called the meeting to order and introduced the staff, councillors and representatives of the proponent present. He also outlined the process to ensue for this meeting wherein staff will first provide an overview on the planning review process and the proponent

will be given an opportunity to present as well. The floor will then be opened for comments and questions.

Mr. Paul Boundridge, Planning Coordinator, stated the application involves rezoning from Commercial to Residential and as such a Municipal Plan Amendment and Land Use Assessment Report is required. The St. John's Development Regulations require public consultation which provides an opportunity for those affected by the impact of the development. He also outlined the planning review process involved as referenced in the staff memo dated September 9, 2013. A copy of this memo is on file with the City Clerk's Department and outlines the following:

- The subject property has an area of 8101 m² (2 acres) and frontage along Stavanger Drive of 65 metres (213 feet). It is level, partially treed and not affected by the presence of a waterway or a wetland.
- West of the subject the property are several big-box commercial buildings, including a WalMart store, that are part of the Clovelly Commercial Centre. South (to the rear) of the subject property is City-owned Open Space (O) land. Adjoining the property to the east is a 15 metres wide strip of privately-owned land that is undeveloped and zoned Open Space (O); on the opposite side of this land is a residential subdivision that is in the residential Low Density (R1) Zone. On the opposite side of Stavanger Drive is a large block of land that is zoned Apartment High Density (A3); this is part of the land which the Cabot Development Corporation Limited succeeded in having rezoned from the CR Zone and O Zone to the A3 Zone several years ago.
- The proposed development meets the requirements of the proposed zone and would be able to meet the relevant Municipal Plan policies i.e. encouragement of intensification and making better use of municipal infrastructure.

Glen Barnes, representing Northern Properties advised that the proposed development is intended for people who are over the age of 50 on the basis of research which has indicated there is a market for this type of housing. He indicated the units will be approximately 975 square metres with two bedrooms, two bathrooms, an elevator and sound controls between units. The exterior of the building will be comprised of brick and pre-painted wooden siding. Mr. Barnes stated this is an upscale development with rent to be charged in the range of \$1,400 per month.

Given the sensitivity that Northern Properties has to the neighboring properties, the following was noted:

- a. Recognizing the land to the west is commercial, the building will be placed on the extreme west to enhance buffering and minimize any potential shadowing.
- b. This development will act as a transition between commercial and residential development.
- c. A 91 space parking lot is proposed which is deemed adequate.
- d. Northern Properties is proposing a double buffer consisting of a right of way owned by the city, which will be accompanied by a privacy fence and planting of evergreens.
- e. The building will be managed by Northern Properties, unlike a condominium board.

Chairman Collins opened the floor for discussion:

Craig Rowe – Larner Street

Mr. Rowe made the following points in his presentation:

- The attendance of 150+ residents at the meeting is a reflection of the large scale opposition.
- People in the area who have purchased homes have made a huge investment on the basis that low density housing would be maintained.
- The City's own by-laws put forth an obligation to protect residents from incompatible uses.
- The proposed development represents a material change in the Municipal Plan
- People who purchased homes in the neighborhood were all subject to covenants that restricted basement apartments and the introduction of apartment units in the area is contradictory to the philosophy that residents bought into.
- If the City is contemplating apartment housing, it ought to give consideration to the type of development carried out in Clayton Park, on the outskirts of Halifax.
- Kelsey Drive is a new development, yet apartment complexes are not an integral part of that area.
- Recognizing that residents are not experts in municipal planning, it is unfair that the onus is put on the residents to make a case against this development. The obligation should be put on the developer and Council to convince the residents that this is a positive development.
- It is premature to consider this development given that another high density development is being considered just across the street. An overall plan is needed to assess things such as traffic, the need for schools etc.
- 91 parking spaces is not enough for 71 units – most couples over the age of 50 have two vehicles which would result in 142 cars thereby questioning where the remaining would park.
- It is disputed that properties with rent of \$1,400 per month are high end apartments.
- Given that many children are being born to people in their 30's and 40's it is probable there will be a number of school age children in these units, thereby necessitating a greater consideration to schooling in the area. St. Pauls School and Mary Queen of Peace School are already maxed out, therefore discussions need to take place with the Eastern School District.
- This is not a case of NIMBY or elitism, but more simply residents relying on the investment that they have made.

Eric Bugge – Resident of Outer Cove

Mr. Bugge advised that he has recently purchased a lot on Stanford Place on the basis that the area for the proposed development was in a commercial zone. He concurred with the comments of the previous speaker and stated he is totally opposed to this development.

Mr. Bugge put forth the issue of traffic noting as follows:

- Traffic on Stavanger Drive is already a major issue
- Phase V which will involve the construction of 200 more new homes will also be accessing Stavanger Drive.
- Consideration must be given to motorists that are coming from the outlying areas of Outer Cove and Torbay.
- Mr. Bugge predicts that even without this development there will be more than 500 vehicles using Stavanger Drive.
- Weekends are even busier in the Stavanger Drive area with transient shoppers from all areas of the Avalon.
- Clovelly Golf Club generates a huge amount of traffic in an already congested area.
- Mr. Bugge feels that an in-depth traffic study is warranted which is all encompassing – not just related to the proposed development.
- Council should give consideration to purchasing the land in question and developing it into an open space/recreational amenity.
- Reference was made to an article in the Weekend edition of The Telegram by Russell Wangersky entitled “Living in the Now”, a copy of which is attached to this report.

Rick Pittman – ■ McCrae Street

Mr. Pittman put forth his objections noting:

- There are no benefits of this development to the residents in the area.
- This is definitely not an “upscale” development as Northern Properties have no “upscale” properties in the city.
- The proposed development is in clear contradiction to the City’s stated policies. Development is supposed to improve the quality of life and character of a neighborhood.

Mr. Glen Barnes – Northern Properties

Mr. Barnes responded to previous statements by stating:

- Upscale has a lot of definitions. They are comparing the rent of these units to those on the market for \$900 per month.
- The units will have upscale finishes and stainless steel appliances.
- Northern Properties recognize they have older properties in the City, but they are embarking on a new market. This development is not comparable to other Northern Properties developments in the City.
- Northern Properties is committing to try and maintain a 50+ clientele.

Mr. Ivan Hynes – Northern Properties

Mr. Hynes, Civil Engineer advised that he was responsible for the review of potential traffic. He assured that group that unlike what was earlier eluded, The City of St. John’s does not rubber stamp submissions from developers. He indicated that with 71 apartments proposed, it is unlikely that the owners of each unit will have two vehicles, thereby making the 91 parking spaces adequate. He noted that Hatch Mott MacDonald found, based on scientific research, that

during early morning hours only 21 two way trips were estimated and during evening peak hours 28 two way trips were estimated.

Shawn Groves – [REDACTED] Larner Street

Mr. Groves suggested commended the way that Dartmouth Crossing has been developed in the Halifax Regional Municipality. He noted there are no residences in the area and the network of roads facilitates easy access to and through the Crossing, unlike Stavanger Drive.

Mr. Barry Stone – [REDACTED] Stavanger Drive

Mr. Stone indicated he moved into the Stavanger Drive area before it was even a named a street. With traffic congestion as it is today, he will refrain from going in to this commercial district on the weekends or during the Christmas season. Mr. Stone stated he lives directly across from Snow's Lane and sees firsthand the traffic that comes from outlying areas. Mr. Stone said that it is ridiculous to suggest there is sufficient capacity to handle additional traffic in an area that is already congested. He is upset that the rules for a commercial district have conveniently changed to meet commercial desires.

Mr. Paul Boundridge – City of St. John's

Mr. Boundridge clarified that the planning process is a system that calls for public engagement and as such Council has not made a predetermined decision. He noted that the onus is on the developer to convince Council that the proposal is a good one. With respect to changing the rules, Mr. Boundridge stated that the City has never viewed the plan as being completely rigid.

Ms. Sonya Payne – [REDACTED] Veitch Crescent

Ms. Payne advised she moved in the area seven years ago and was well aware of the traffic issues. While the proposal is to house residents 50+, she questioned whether the clientele would change if the market for 50+ residents declines.

Mr. Ivan Rowe – [REDACTED] Sgt. Craig Gillam Avenue

Mr. Rowe indicated that his is involved in real estate and to suggest that \$1,400 is upscale is ill founded and under researched. He questioned what will happen if the vacancy rate drops off and further suggested that it is discriminatory to define an age restriction of potential tenants. Mr. Rowe also noted that that only 15 of the 70 lots for sale on Stanford Place

Ms. Valerie Hynes – [REDACTED] Veitch Crescent

Ms. Hynes, who has been living at this location for the past nine years, made several points which are contained in an addendum attached to this report.

In summary her submission of objection is based on:

- The number of people who are in attendance and in opposition of the development.
- Careful consideration by each and every person who signed the petition opposing the development.
- The sale of lots on Stanford Place have been slow with only 16 of 70 lots sold in the last year, with the probable cause being that people have heard that there is an apartment complex going in the area.
- With all the growth in the Stavanger Drive area, there are increased demands on infrastructure, particularly as it relates to traffic. She notes there are only two lanes from

Aberdeen Drive through Clovelly Trails and out onto Torbay Road, except for some turning lanes at intersecting points. Traffic congestion is daily at all times of the days and all days of the week.

- Cars travelling on the straight stretches on Stavanger Drive in Clovelly Trails increase their speeds, making it dangerous for young children.
- The proposed development can accommodate 142-300 people for which there are only 91 parking spaces.
- A traffic study has not been conducted. A Traffic Impact Statement suggests two way trips well below the required 100 trips during peak hour that would warrant further analysis. The question was raised as to why the City would accept this report from the developer as opposed to an independent, unbiased agency. The numbers seem unrealistically low and self-serving for the developer.
- The City could not provide any definitive information about proposed developments across the street from 150 Stavanger Drive, which could potentially result in another seniors apartment complex or other type of development which would also add more traffic. The proposed development should not be considered until further decisions are put in place for those neighbouring properties that are already zoned appropriately.
- This is a material change to the Municipal Plan that requires two levels of government approval.
- The area warrants a comprehensive “Planning Area Development Plan” to guide the City before the traffic problems get worse. This development should not result in “spot zoning” until further analysis is carried out.
- The Municipal Plan, which was last revised in March 2014, does not make reference for high density development in Stavanger Drive.
- The City ought to plan for this type of development in the same manner that the Halifax Regional Municipality, planned for Clayton Park and Dartmouth Crossing, rather than changing the character of the subdivision.
- The Municipal Plan owes residents a duty to protect the investment they have made in their homes as per Section 2 at page 111.
- The high density proposed development is incompatible with the existing low density subdivision. They are at opposite ends of the density spectrum. People moved to the area to enjoy low density living without apartments of congested living. It is unfair.
- The city has an obligation to minimize the impact on neighboring inhabitants.
- Northern Properties REIT already have unsightly buildings in St. John’s and this one is sure to impact people who have made the largest investment of their life.
- There is no benefit to the Stavanger Drive Subdivision if the rezoning is passed.
- Ms. Hynes reflected on how changes made to her childhood neighborhood (Virginia Park) impacted negatively on her family.
- Consideration of this proposal is fundamentally unfair without further analysis of the impact and further consideration for the wishes of neighbouring residents who will be directly impacted.
- Approval of this development will likely be precedent setting for a similar development across the street which will negatively impact property values.

Mr. Smith questioned when the traffic assessment was carried out as he had not seen any traffic counters in the area. He expressed concern that the traffic analysis was carried out by a consultant who was working for the developer. Mr. Smith also brought attention to the fact that everyone in attendance represents the number of single family home owners who are opposed to this development.

Mr. Russ Mitchell – [REDACTED] Shortall St.

Mr. Mitchell also took exception to the traffic analysis noting that he is well familiar with the area as he lives exactly 1.2 km from the Irving Station. He stated that it takes him 13-18 minutes to arrive at the gas station. Mr. Mitchell also noted that it takes an extremely long time if you wish to make a left turn from Snow's Lane to Stavanger Drive.

Ms. Vanessa Newhook – [REDACTED] Veitch Crescent

Ms. Newhook advised that she initially came to the meeting to support the proposal, however, based on the results of the traffic impact statement, she is convinced the analysis is flawed. She requested that consideration be given to a comprehensive traffic study.

Unidentified Lady

This lady stated there is nothing aesthetically pleasing about the proposed building, calling it cheap and ugly.

Brian Stacey- [REDACTED] Soldier Crescent

Discussion took place on the expansion to the St. John's Airport with a question raised as to whether the City should allow the construction of higher buildings in this side of town. It was asked that this matter be researched.

Councillor Danny Breen

Councillor Breen noted this is the biggest turnout he has ever seen at a public meeting. He suggested that in addition to the report that will be forwarded to Council, that people should send an email or make a written submission as an added assurance that their positions are heard. He reminded people that he is only one of eleven Councillors who will vote on this application. Councillor Breen advised that the report from this meeting will contain all the comments put forward and will be brought forward at a future regular meeting of Council, at which time a vote will be taken. He stated that he will consider all aspects of the proposal in making his decision to vote for or against it.

Adjournment

There being no further business, the meeting adjourned at 8:40 p.m.

Wally Collins
Councillor – Ward 5
Chairperson



Fw: Green Wood Properties application to rezone on Stavanger

Elaine Henley to: Maureen Harvey

2014/05/28 11:08 AM

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

Hi Maureen:

Can you please add this as an attachment to your growing minutes.

Thanks
Elaine

ELAINE A. HENLEY
Manager - Legislative Services
Corporate Services
10 New Gower Street
P.O. Box 908
St. John's NL A1C 5M2
Telephone - (709) 576-8202
Fax - (709) 576-8474
Cell - (709) 691-0451

----- Forwarded by Elaine Henley/CSJ on 2014/05/28 11:06 AM -----

From: Janet Adams/CSJ
To: Council_group
Cc: ShawnMurphy [REDACTED]
Date: 2014/05/28 10:17 AM
Subject: Fw: Green Wood Properties application to rezone on Stavanger

Mr. Murphy has asked me to forward his email below to Mayor and Council for their review.

Janet Adams
Executive Assistant
Offices of the Mayor and City Manager
576-8207/576-8557

----- Forwarded by Janet Adams/CSJ on 2014/05/28 10:16 AM -----

From: Shawn Murphy <[REDACTED]>
To: "jadams@stjohns.ca" <jadams@stjohns.ca>
Date: 2014/05/28 10:09 AM
Subject: Green Wood Properties application to rezone on Stavanger

Please forward this email to both the Mayor and Councillors

Hi Mayor and Councillors,

Last night I attended a Public meeting at The Hampton Inn chaired by Councillor Wally Collins concerning the application of Green Wood Properties to rezone land on Stavanger to accommodate a four story Apartment Building. One councillor described it as "one of the biggest public meetings he has ever attended." In fact, there was not enough chairs to accommodate all the area residents who came

out on such a miserable rainy night.

I was very proud to see quite a large number of councillors in attendance and thereby witness democracy at its finest. I honestly did not see one resident in attendance last night in support of this application. One person after another got up to express and outline the various reasons why council should reject this application. Meanwhile, I am only going to talk about one reason why council should reject this application.....and that is traffic.

The Stavanger residential /power centre has grown and grown. We are still waiting for housing completion on two phases including both the Dyer Estate and the area currently being developed off Stavanger.

In addition, there is still a Condo Building proposed for around the Senior's homes on Shortall Place. Over the last few years we have seen City Council accept a Gas Bar at Costco, a Starbucks, Second Cup, Montana's, and most recently a KFC extension on the Irving gas bar on perhaps the most CONGESTED intersection in St. John's. It seems that wherever there is room...let's put something there.

Furthermore, we have the land formerly known as the Harvey's Industrial Center under construction with tenants such as Golf Town, Rona, Party World, etc. That will add more congestion to the surrounding area.

My question is when does it all stop? There is only a few ways in and out of the Clovelly Area and all of them involve just 2 lanes. Already we see Carrick Drive zoned a Calming Neighbourhood. Why is this? It is my opinion that Stavanger ...AKA the Autobahn.....needs this designation more because of its physical straightness and the fact that many golfers are speeding to get to the Golf Course in time. In addition, many drivers who succeed in getting out of the Shopping madness area tend to speed out of mere frustration when they reach the residential part of Stavanger. Kids are just not safe. Therefore, any attempt to build an Apartment Building will surely increase the traffic in and around our area and in my opinion is fool hardy. Many current residents of Clovelly will tell you that when they get in their cars they purposely avoid the Commercial district when they can and proceed to Snow's Lane or Carrick Drive to go where they are going. We constantly see the enormous amount of traffic that one of the most successful Costco's in Canada generates on a daily basis.

Folks, the bottom line here is that a 71 unit Apartment Building is not going to help reduce traffic congestion but only add to it!! We already have additional development on the books in the area ...let's not add to the madness!!

Sincerely,

Shawn Murphy
Oakley Place



Re: 150 Stavanger Drive 
City Clerk and Council to: Glenda Reid
Sent by: Elaine Henley

2014/05/28 10:46 AM

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

Good Morning Ms. Reid:

Thank you for your e-,mail.


Your concerns will be forwarded to Planning Department as well as to the members of Council.

Elaine A. Henley
City Clerk

Glenda Reid

I would like to voice my concern regarding the pr...

2014/05/27 08:20:41 PM

From: Glenda Reid 
To: "cityclerk@stjohns.ca" <cityclerk@stjohns.ca>
Date: 2014/05/27 08:20 PM
Subject: 150 Stavanger Drive

I would like to voice my concern regarding the proposed rezoning of land on Stavanger Drive. I have come to the public meeting and can't get in the room. I can't hear the dialogue from here in the hallway of the hotel so I am writing to you.

My elderly parents and I have lived on Trebble Place for the past ten years. We are opposed to the plan to change the focus of the neighbourhood from single family homes to an apartment building neighbourhood. We have made an investment in our neighbourhood and made it our home based upon an agreed upon residential plan. It is unfair to change that plan now.

I like the area so much that I have a deposit on land in the newest development area for the purposes of building a second home. My plans are now on hold pending your decision. There is no way that I will make a second investment of more than half a million dollars for a home with four stories of renters lofting over my back yard. It is ridiculous to market an upscale neighbourhood with an apartment complex adjacent to it.

In the ten years I have lived here the price of land has quadrupled. That should be a good thing for the developers. That should be enough. As greed has no bounds it is now incumbent upon the City to say enough.

This rezoning is not appropriate for this location. A commercial business would fit with existing development in the area. An apartment building simply does not.

I am disappointed with the disrespect demonstrated toward homeowners. I am now holding the City accountable to do the right thing for my family and my neighbours. Please do not change the zone and change the focus of our single family neighbourhood.

Regards,

Glenda Reid
[REDACTED] rebble Place.
Sent from my iPhone

May 27, 2014

RE: Rezoning of 150 Stavanger Drive

Dear Council Members:

With respect to the request for rezoning of 150 Stavanger Drive by Northern Property REIT (NPREIT), I respectfully object as a resident of this subdivision. Essentially, Clovelly is a low-density neighbourhood that does not even have basement apartments. As such, putting a medium density 71-unit apartment building on a small lot will materially impact on the character of Clovelly and the quality of life for its residents. Furthermore, there is already a plan for the Greens at Clovelly Condominiums and that will add three four-story buildings and the associated traffic. Squeezing this building and 71-units onto a small lot will have zero benefit for the residents and generate a long list of concerns or potential problems.

First, approving the rezoning would be in direct violation of the St. John's Municipal Plan, which is a comprehensive policy document on land use and development for the city. More specifically, "*...it is a formal statement of policy on land use, physical design, and development, which forms the legal basis for land use development plans and development regulations.*" Therefore, only in extreme circumstances should the Plan be materially altered. In this case, with the province leading Canada in retail sales and other economic indicators, this land could be better used as commercial. Furthermore, according to the latest statistics from CMHC, the vacancy rate is rising and thereby lowering the need for apartments. Why would anyone rent for \$1400 in a building when they can rent the top floor of a house over on Carrick Drive? Unless this building is a high end condo, it will not rent for that price.

Second, when considering an amendment or amendments, Council shall evaluate the proposed amendment against the goals, objectives, and purposes of the Municipal Plan before deciding to accept or reject a new policy. As per Section 2.1, the objective of the Plan is to "*Maintain and improve neighbourhood character and quality of life in residential neighbourhoods through maintenance and improvement of housing quality and variety, good subdivision design, management of non-residential land use, and appropriate infill.*" Allowing this apartment building will not improve neighbourhood character or quality of life for residents. In fact, the 50-foot high building will greet residents as they enter the Clovelly North Entrance. It will dwarf the houses next to it and simply look out of place. The building looks colorful, but it is not in accordance with the subdivision. Furthermore, since it is on the outside border of the community, it will be "guilt by association" should anything negative occur as a result of this building.

Third, as per Section 2.2, "*The fundamental role of the City with respect to residential land use is to provide good quality neighbourhoods in which to build houses and live.*" Furthermore, Section 2.2.1 deals with maintaining and improving neighbourhood character and quality. Section 2.2.5 deals with maintaining and improving housing quality and variety. Clovelly offers a mixture of single family, seniors living and the planned Greens at Clovelly high-end condominiums. Therefore, there is an excellent mixture already. If rents are proposed at \$1,400,

for only a couple hundred more, potential tenants could simply buy a home with today’s low interest rates.

Furthermore, *“the city, through this Plan and appropriate zoning regulations shall work toward: protecting residential neighbourhoods from undesirable impacts of traffic and incompatible or non-residential uses; and enhancing neighbourhoods by encouraging the development/redevelopment of quality housing within these areas, and as well, capitalizing on any opportunities to diversify same.”* Please stand up and protect Clovelly from these undesirable impacts of traffic and incompatible housing. If I wanted to live next to an apartment building, I would not have bought a home in Clovelly.

More specifically, Section 3 pertains to Planning Area 2 – East End, Battery and Quidi Vidi Village. It states *“The objectives of this Planning Area Development Plan are to preserve and enhance residential neighbourhoods.”* After almost a decade of developing Clovelly as a low-density area, what would this building do to enhance the neighbourhood? The answer is clearly nothing.

As per Section 3.2, *“The basic intent of this PADP is to prevent change markedly at variance with existing dwelling types in residential neighbourhoods - for example, if there is a mixture of two and three-storey single detached and semi-detached dwelling types on large lots in a neighbourhood, then only dwellings of this nature and scale on large lots will normally be considered for approval; and if the predominant housing form is the bungalow or cottage, then only dwellings fitting with this scale of housing will normally be considered for approval.”* Therefore, it is clearly akin to putting a square peg in a round hole and this apartment building does not fit with existing dwelling types. Further proof of this is that most, if not all NPREIT and other apartment buildings are located next to attached row houses, townhomes and two-apartment homes.

I took a drive around town to all the NPREIT properties. They were run down, had clotheslines on the balconies, flashy signs, litter, people drinking on balconies, people smoking at the front door, etc. Also, there is no bus stop and we do not need one in Clovelly. The residents have cars and most have numerous cars and transportation options. A bus is also a danger to kids playing and since we have no basement apartments, we don’t need a bus stop. This apartment buidlgin will require a bus stop, cross walk and likely lead to things such as shopping carts in the snowbanks as people go home with their groceries. This happens up at the Staples bus stop. Also, it will negatively impact the landlords who rent in the area of Carrick Drive because many of their tenants might move closer to their work to avoid having to walk across that busy highway.

Table 1: Concerns/Fears if Rezoning Approved

Concern	Degree of Impact (Low, Medium, High)	
Increased Traffic	High	
Noise Pollution	High for those residents adjacent to proposed building	
Lower Property Values	High for those	

	residents/unsold homes closest to the proposed building	
On-Street Parking	There will be increased parking on Stavanger Drive depending on the number of cars per apartment and when visitors arrive. If they are renting for \$1400, they will have 2 cars each!	
Lack of Privacy for those nearest due to people on high floors peering down	High	
Negative impact to nearby landlords in the area of Carrick Drive when the vacancy rate is rising		
Lowered character of the subdivision and potential difficulty selling the lots nearby		
Lowered quality of life for all residents to varying degrees		
Bus route is unnecessary on Stavanger Drive and a waste of taxpayer dollars		
Unlike the Greens at Clovelly, this would have a parking lot which is an eyesore when it could be green space		

Table 2: Benefits of Keeping as Commercial

Benefit
Continuation of the Clovelly community plan. Our subdivision is on the leading edge, even making it mandatory to have 2 trees on each lot and other family oriented guidelines. Why make such a material change midstream and risk negatively impacting a whole community?
Relief for residents, specifically seniors and families. Residents should not have to live in fear during the 12-14 month construction and for the life of the building. For example, what about NPREIT sells the building to another company and drops rents to \$800 and attracts a different demographic? You cannot “un-build” a building so once you go ahead with this, it is too late.
Future development of the site will likely offer some benefits to residents (e.g. if a restaurant, gym, doctor’s office opens) it will offer residents a benefit and another amenity.

In summary, I would like to strongly oppose the rezoning of 150 Stavanger Drive. Approving this application would be in be a direct violation of the policies set forth in the municipal plan. Furthermore, it would provide zero benefits to residents of the community and would create an

uncertain climate around the community for the coming years. However, by keeping it as commercial, it would retain the character of the subdivision, provide amenities for residents and maintain the quality of life that residents of Clovelly have come to expect. Many people in this subdivision moved here because of the low-density neighbourhood which shows in the pride of ownership. Ultimately, implanting a few hundred transient renters will only degrade the quality of life. I trust you will keep with the municipal plan and reject this application for rezoning.

Thank you for your time.

Regards,

Concerned Resident

Rezoning Application for 150 Stavanger Drive

Dear City Council,

I have lived in Clovelly Trails since December 2006 and there has been substantial growth in the neighbourhood since this time. This growth is ongoing as the roads are being built in the Dyer Estate portion of the subdivision and as lots continue to be for sale on Stanford Place (sales have been slow, only 16 of 70 lots have sold in the last year but I believe the developers have told people about the possible apartment complex and this has diminished sales as no one wants to be near an apartment complex). There is a new multi-level condominium development planned for near the golf course and the population of Clovelly Trails is increasing steadily.

Simultaneously, the commercial area of Stavanger Drive has seen tremendous growth and new businesses are opening all the time on Stavanger and Aberdeen Drive. Unfortunately, with all of this growth there are increased demands on the infrastructure of this area and Stavanger Drive is suffering as a result. It is only two lanes from Aberdeen Drive through Clovelly Trails and out onto Torbay Road except for some turning lanes at intersecting points. The traffic congestion is daily and not only at certain times of the day or days of the week, its all day until well after 6pm. This road was not built for this much congestion therefore drivers who need to access downtown or Torbay Road cut through Clovelly Trails and onto Snow's Lane and Carrick Drive as an easier escape route. Snow's Lane and Carrick Drive weren't built for that much traffic either and better planning should have occurred and is desperately needed now.

There are a few straight stretches on Stavanger drive in Clovelly Trails and cars increase their speeds at these areas making our neighborhood dangerous for young children on Stavanger Drive. I do not let my children cross or play near Stavanger Drive. Unfortunately, that means they can't visit all of their friends or other parks in the neighborhood. There are times I feel a little trapped because of the traffic on Stavanger drive.

This proposed development is for a 4 storey apartment complex with 71 units. This apartment complex may end up as a home for anywhere from 142 to 300 people. There are 91 parking spaces and these people will be using both areas of Stavanger Drive regularly.

A traffic study has not been conducted because the City Planning department asked the DEVELOPER to provide a Traffic Impact Statement. **The provided statement concluded that the trips generated by this development do not pose any impact to the surrounding area. The development is expected to generate a total of 21 two way trips in the am peak hour and 28 two way trips during the pm peak hour, with both of these values falling well below the required 100 trips during the peak hour to require any further analysis.**

The City Planners accepted this statement and did not ask for any further traffic analysis. I must ask? Where do these numbers come from, on what data are these opinions based on and why would we accept the developers statement on this? If they only anticipate that the apartment will generate 21 round trips in the morning and 28 round trips in the evening, what are all the people going to be doing in the apartment complex, won't they be going to work and school? These numbers seem unrealistically low and self-serving. This is a serious concern and warrants further analysis.

My experience having lived in the area for almost 8 years is that the traffic is steadily getting worse on Stavanger Drive. The addition of between 142 to 300 more people going to and from work and errands or activities **MUST** have an impact worthy of further analysis. I believe the City owes it to the residents of Clovelly Trails to demand further analysis that takes into account the growing community.

This won't be easy at this juncture because construction is not complete in Clovelly Trails or around the golf course or in the Commercial Areas. When I asked the City about neighbouring developments across the street from 150 Stavanger

Drive they told me that the owners are in the preliminary stages of a proposal. So along with the condominiums there could be another seniors apartment complex or other type of development which will also add more traffic.

This application for rezoning is a special amendment to the existing plan and should not be allowed to proceed until further decisions are put in place for those neighbouring properties that are **already** zoned appropriately. This is a material change to the Municipal Plan that requires two levels of government approval. Further planning for this area is warranted, perhaps our area needs to be the subject of a comprehensive **Planning Area Development Plan** to guide the City before the problems with traffic become worse. **Please do not arbitrarily Spot rezone this lot without further analysis.**

The Municipal Plan was last revised in March 2014. I have reviewed the plan and there are several references to high density residential developments. However, there is **not one such reference for high density for Stavanger Drive**. What has changed to make this amendment to the Municipal Plan necessary only two months after it was completed?

I understand that there may be a demand for apartments in the City, but the City needs to plan for this like Halifax did in the Clayton Park and Dartmouth Crossing Areas and develop an area with this type of high density zoning in mind, instead of making decisions that will change the character of our subdivision.

One thing that is very clear in the Municipal Plan is that the City owes residents a duty to protect the investment they have made in their homes. In section 2 at page III -19 it states:

Residential development is by far the largest category of urban land use in St. John's. As such, it has a major influence on the character of the city and the quality of life of its inhabitants.

Residential environments, furthermore, are arguably more sensitive to other land uses and, therefore, require a higher degree of protection from other types of development.

Residential Districts are areas that will be developed primarily for residential purposes. Within these Districts the functioning of the evolving residential environment will be protected from other residential or non-residential land use that may be determined to be incompatible.

As a resident of Clovelly Trails I ask City Council to reject this application for rezoning as a High Density development is incompatible with our low density subdivision. These two types of development are at opposite ends of the density spectrum. We moved to this neighborhood to enjoy low density living without apartments of congested living, with the convenience of neighbouring commercial amenities and Northern Properties REIT, while buying a commercial lot, wants to drop a high density apartment building on building on our door step which wasn't planned and is unfair.

The City is supposed to make decisions on development so that they are minimally impactful on neighboring inhabitants. This is not the minimum impact, it is a material change to the Municipal Plan and will create an unsightly building, as are many other Northern Properties REIT buildings around town, that will be looking down on low density residential homes after people have made the largest investment of their life and this should not be jeopardized because one developer wants to do it.

There is no great benefit to our community if this rezoning is passed. A large number of my neighbors have expressed their dissatisfaction with the development here tonight and by way of our Petition. This one developer and this one development are not more important than all of these families who are opposed to the development. More research, planning and evidence is required to warrant this type of change.

Personal Story- I grew up in Virginia Park and the changes that St. John's Housing Corp. made to the subdivision plan in Virginia Park after my parents invested their life savings into 8 Middleton Street is shameful. My parent's home lost its value and they couldn't sell it for 13 years until the market rebounded in the area. While the property values in Eastmeadows appreciated

the property values in Virginia Park dropped due to the addition of row housing and higher density living. I do not have an elitist bone in my body but I lived the impact that poor decisions can have on families and I don't want to live through it again.

I think it is fundamentally unfair for the City to make such a significant decision about the zoning of this commercial lot without further analysis of the impact and further consideration for the wishes of neighbouring residents who will be directly impacted by this 4 storey complex in their backyard and along their walking trail. Northern Properties REIT is asking for this material change but yet they have not justified why a change to the Municipal Plan is necessary at this time and specifically on this lot. I also believe that if this apartment complex rezoning is approved there will be another apartment complex developed across the street and in all likelihood on Aberdeen Drive. This will be the precedent and it will impact our property values negatively as occurred in Virginia Park.

All of which is respectfully submitted this 27th day of May, 2014.

Valerie A. Hynes

Fwd: Clovelly re-zoning
Danny Breen
to:
Maureen Harvey
2014/06/05 04:12 PM
Hide Details
From: Danny Breen/CSJ
To: Maureen Harvey/CSJ@csj

Danny Breen
Councillor, Ward 1
City of St John's
(p)576-2332
(c)687-9513

Begin forwarded message:

From: "Krista Arnold" [REDACTED]
Date: June 5, 2014 at 3:51:53 PM ND1
To: "citycouncil@stjohns.ca" <citycouncil@stjohns.ca>
Subject: Clovelly re-zoning

Please accept this as my strong request for council to deny the current residential rezoning request for Clovelly subdivision. This is

Thanks.

Krista Arnold, current Clovelly resident

Sent from my iPhone

Fwd: 150 Stavanger Drive
Danny Breen
to:
Maureen Harvey
2014/06/05 03:02 PM
Hide Details
From: Danny Breen/CSJ
To: Maureen Harvey/CSJ@csj

Danny Breen
Councillor, Ward 1
City of St. John's
(p)576-2332
(c)687-9513

Begin forwarded message:

From: "Michael Dawe" [REDACTED]
Date: June 5, 2014 at 11:59:11 AM NDT
To: citycouncil@stjohns.ca
Subject: 150 Stavanger Drive

Dear Councilor,

As a resident of Clovelly, I hereby request that you deny the application to rezone 150 Stavanger Drive from Commercial Regional (CR) to Apartment Medium Density (A2).

Thanks,

Michael Dawe, CMA
Chief Financial Officer
CNS Systems Canada
<http://www.cns.se/>
Phone: (709) 754-0400 **Fax:** (709) 754-0419

The information contained in this message may be CONFIDENTIAL and is intended for the addressee only. Any unauthorised use, dissemination of the information or copying of this message is prohibited. If you are not the addressee, please notify the sender immediately by return e-mail and delete this message.
Thank you.

Fwd: 150 Stavanger Drive
Danny Breen
to:
Maureen Harvey
2014/06/05 03:02 PM
Hide Details
From: Danny Breen/CSJ
To: Maureen Harvey/CSJ@csj

Danny Breen
Councillor, Ward 1
City of St. John's
(p)576-2332
(c)687-9513

Begin forwarded message:

From: "Kurt Sullivan" [REDACTED]
Date: June 4, 2014 at 2:20:48 AM NDT
To: citycouncil@stjohns.ca
Subject: 150 Stavanger Drive

Greetings, my name is Kurt Sullivan and I live on Larner Street in Ward 1 of St. John's. I am writing to voice my opposition to the rezoning of 150 Stavanger Drive from commercial to residential and to explain why I feel this way.

First off, let me start by saying, I am not opposed to higher density residential development in general having lived in both apartments and condominiums in downtown Toronto for a number of years and having considered the advantages of these properties for the individuals living in them as well as the city as a whole. What I am opposed to is approving a rezoning to allow a development that was not an integral part of the overall neighbourhood design and whose construction will detract from the livability of the area. Let me explain a bit further.

From the point of view of the people who are building houses on the west end of Stanford Place their properties will now be dominated by the view of a four story building that they were not expecting. I know that the developer plans to align the building with the west side of the property to provide a wide buffer but that leads to questions on the maintenance of that buffer should it be damaged by storms, etc and how effective a buffer it would be for a four story building. Buffering also leads into my next point.

From the point of view of the people living on the west side of the proposed apartment building, they will be directly over looking the commercial area of Stavanger Drive without any sort of buffer. This was pointed out by city planning staff in a memo dated September 9, 2013, who recommended changes to the design which were subsequently rejected by the developer. The following is a quote from the background information posted to the city's website regarding this application.

"There has been no provision for buffering between the commercial and residential uses. Placement of the apartment building close to the eastern property line and the parking

area between it and the adjoining commercial lot, plus suitable landscaping and screening, would be required to satisfy the requirements of the Municipal Plan and Development Regulations where commercial and residential uses are located in close proximity to each other."

Lack of a proper buffer will make those apartments less than desirable properties to live in, especially given the developers seemingly disingenuous claim of marketing this as a "high end, 50+ living" development.

As I said at the start I am not opposed to high density developments however, I am opposed to developments that diminish a neighbourhood for the people who live in it as this development almost certainly will. Even if it were proposed for the opposite side of Stavanger Drive, I would not be writing this email as there is, in my opinion, better opportunity there for a development that would enhance the neighbourhood, not detract from it. Though I still question the work done to study traffic congestion in the Stavanger Drive area in general.

I encourage the city to look at adopting policies for new housing developments to include a requirement for mixed density housing which would enhance the design of new developments and provide relief to the shortage of higher density housing in the city. However, I also encourage the city to reject the application to rezone 150 Stavanger Drive from commercial to residential.

Thank you for your time, Please feel free to contact me to discuss this issue further if you wish.

Kurt Sullivan.

Fwd: 150 Stavanger Drive
Danny Breen
to:
Maureen Harvey
2014/06/05 03:02 PM
Hide Details
From: Danny Breen/CSJ
To: Maureen Harvey/CSJ@csj

Danny Breen
Councillor, Ward 1
City of St. John's
(p)576-2332
(c)687-9513

Begin forwarded message:

From: "Bradley Coady" [REDACTED]
Date: June 3, 2014 at 9:04:44 PM NDT
To: "citycouncil@stjohns.ca" <citycouncil@stjohns.ca>
Subject: 150 Stavanger Drive

Councillors, Deputy Mayor, and Mayor:

Soon, my young family and I will be residents of Stanford Place, in Clovelly Estates. Our soon-to-be home is currently under construction. I want to express my grave concerns about this development, and inform you of my opposition, and rationale for my opposition, to the project. My family sought out the Clovelly neighbourhood due to its family-friendly design. Simply put, Clovelly has restricted the development. The density of this property increases pressure on an already congested area of St. John's. Stavanger Drive has numerous documented problems. I ask for your support to oppose this project as it currently stands on the principle that it: 1) goes against the founding low-density principle. Finally, I ask that Council consider an alternate use for the proposed property. Perhaps our citizens would benefit if our city purchased the property.

Yours truly,
Brad, Stephanie, and Grace Coady
Citizens of St. John's

Fwd: 150 Stavanger Drive
Danny Breen
to:
Maureen Harvey
2014/06/05 03:01 PM
Hide Details
From: Danny Breen/CSJ
To: Maureen Harvey/CSJ@csj

Danny Breen
Councillor, Ward 1
City of St. John's
(p)576-2332
(c)687-9513

Begin forwarded message:

From: "Stephanie Wardle" [REDACTED]
Date: June 3, 2014 at 6:29:16 PM NDT
To: citycouncil@stjohns.ca
Subject: 150 Stavanger Drive

I am opposed to the the rezoning and development of 150 Stavanger Drive.

Kind Regards,
Stephanie Wardle

Fwd: 150 Stavanger Drive
Danny Breen
to:
Maureen Harvey
2014/06/05 03:01 PM
Hide Details
From: Danny Breen/CSJ
To: Maureen Harvey/CSJ@csj

Danny Breen
Councillor, Ward 1
City of St John's
(p)576-2332
(c)687-9513

Begin forwarded message:

From: "Mark Andrews" <[REDACTED]>
Date: June 3, 2014 at 5:14:48 PM NDT
To: "citycouncil@stjohns.ca" <citycouncil@stjohns.ca>
Subject: 150 Stavanger Drive

Dear Councillors:

I wanted to send a quick note to thank the councillors that attend the meeting last Tuesday. As you saw, this is a very big issue for p
I personally would like to stop all development in our area until the traffic issue is fixed. Enlarging Snow's Lane in conjunction with
That said, I understand that land owners have the right to develop their land in conjunction with current zoning and that we really sho
What we can do is not rezone lands intended for other purposes so that we exacerbate the problem.

Residential traffic runs around Stavanger and out either Snow's Lane, Carrick Drive or the ORR. Some people may travel out Stavanger dr
Commercial Traffic predominantly comes in from ORR or Torbay Road at Stavanger.

Changing the zoning will change to impact of this property on traffic flow.

If this company thinks this is a good idea, buy land zoned properly, like across the street, and build the building. Residents may comp

There are several hundred voters staunchly opposed to this development and believe it bad for their community and the city as a whole.

Vote against rezoning 150 Stavanger Drive. If you really want to improve things, expropriate pay \$770,000 (or perhaps a little more as

Thank you for your time.

Mark Andrews

Sent from my iPhone

Fwd: Lot 150 Stavanger Drive
Danny Breen
to:
Maureen Harvey
2014/06/05 02:59 PM
Hide Details
From: Danny Breen/CSJ
To: Maureen Harvey/CSJ@csj

Danny Breen
Councillor, Ward 1
City of St. John's
(p)576-2332
(c)687-9513

Begin forwarded message:

From: "Jo" [REDACTED] <[REDACTED]@stjohns.ca>, "rellsworth@stjohns.ca" <rellsworth@stjohns.ca>, "dbreen@stjohns.ca" <dbreen@stjohns.ca>, "jgalgav@stjohns.ca" <jgalgav@stjohns.ca>, "btillev@stjohns.ca" <btillev@stjohns.ca>, "wcollins@stjohns.ca" <wcollins@stjohns.ca>, "thann@stjohns.ca" <thann@stjohns.ca>, "shickman@stjohns.ca" <shickman@stjohns.ca>, "dlane@stjohns.ca" <dlane@stjohns.ca>, "apuddister@stjohns.ca" <apuddister@stjohns.ca>, "citycouncil@stjohns.ca" <citycouncil@stjohns.ca>
Subject: Lot 150 Stavanger Drive

To all Councillors and Mayor,

My husband and I, along with our two children ages 2 and 5, reside in the beautiful, safe and family-friendly community of Clovelly. We are strongly opposed to the rezoning and development of Lot 150 Stavanger Drive and ask you to DENY the application put forth. We appreciate all consideration to our request.

Regards,
Joanne Snow
Kerr Street
Clovelly Resident

Sent from my iPhone

Fwd: re-zoning of 150 stavanger dr
Danny Breen
to:
Maureen Harvey
2014/06/05 02:58 PM
Hide Details
From: Danny Breen/CSJ
To: Maureen Harvey/CSJ@csj

Danny Breen
Councillor, Ward 1
City of St John's
(p)576-2332
(c)687-9513

Begin forwarded message:

From: "Justin Hann" <[REDACTED]>
Date: June 5, 2014 at 11:10:20 AM NDT
To: citycouncil@stjohns.ca
Subject: re-zoning of 150 stavanger dr

Hi, We currently live on Stavanger Dr. We are opposed to the re-zoning of lot 150 Stavanger dr. As it is now the traffic is crazy and

Paul & Anica Hann
[REDACTED] Stavanger Dr.

Fwd: clovelly lot 150 rezoning
Danny Breen
to:
Maureen Harvey
2014/06/05 02:58 PM
Hide Details
From: Danny Breen/CSJ
To: Maureen Harvey/CSJ@csj

Danny Breen
Councillor, Ward 1
City of St. John's
(p)576-2332
(c)687-9513

Begin forwarded message:

From: "Peggy" <[REDACTED]@a>
Date: June 5, 2014 at 10:26:13 AM NDT
To: "citycouncil@stjohns.ca" <citycouncil@stjohns.ca>
Subject: clovelly lot 150 rezoning

dear city council
please deny this proposal for this apt. complex. I had built my house in this area like all other residents who agreed via contract, w
I'm strongly apposed to this proposal to rezone lot 150 Stavanger drive!!!

peggy mercer

Sent from my iPhone

Fwd:
Danny Breen
to:
Maureen Harvey
2014/06/05 02:57 PM
Hide Details
From: Danny Breen/CSJ
To: Maureen Harvey/CSJ@csj

Danny Breen
Councillor, Ward 1
City of St. John's
(p)576-2332
(c)687-9513

Begin forwarded message:

From: "janet breen" [REDACTED] >
Date: June 4, 2014 at 9:50:31 PM ND1
To: "citycouncil@stjohns.ca" <citycouncil@stjohns.ca>

I am a resident of Clovelly & I am opposed to the rezoning of lot 150 Stavanger Drive. I am asking you to please deny this application.

Sent from my iPad

Fwd: Clovelly trails -oppose apartment building plan
Danny Breen
to:
Maureen Harvey
2014/06/05 02:57 PM
Hide Details
From: Danny Breen/CSJ
To: Maureen Harvey/CSJ@csj

Danny Breen
Councillor, Ward 1
City of St John's
(p)576-2332
(c)687-9513

Begin forwarded message:

From: "Sharon Mahoney" <[REDACTED]>
Date: June 4, 2014 at 7:42:28 PM ND1
To: "citycouncil@stjohns.ca" <citycouncil@stjohns.ca>
Subject: Clovelly trails -oppose apartment building plan

Good day,

Please accept this email as an opposition stand the proposed apartment building plan in the Clovelly Trails subdivision. This was never
Thank you for your time and consideration. I agree with all the opposing arguments presented by my fellow neighbours. I would have s

Thanks
Sharon Mahoney
[REDACTED] Mccrae street

Sent from my iPhone

Fwd: Opposition to Apartment Building Development on 150 Stavanger Dr.

Danny Breen

to:

Maureen Harvey

2014/06/05 02:56 PM

Hide Details

From: Danny Breen/CSJ

To: Maureen Harvey/CSJ@csj

Danny Breen

Councillor, Ward 1

City of St. John's

(p)576-2332

(c)687-9513

Begin forwarded message:

From: "Tracy Russell" [REDACTED]

Date: June 4, 2014 at 4:32:55 PM NDT

To: "citycouncil@stjohns.ca" <citycouncil@stjohns.ca>

Subject: **Opposition to Apartment Building Development on 150 Stavanger Dr.**

Please be advised that I have been a resident of Clovelly Trails subdivision for 10 years and on behalf of my husband Cory Russell and I, would like to submit formal opposition to the rezoning and apartment building development at 150 Stavanger Drive.

Kind Regards,
Tracy & Cory Russell
Trebble Place

A request by e-mail, fax or voicemail is not sufficient to bind or amend home or automobile insurance coverage. Confirmation that the changes have been made must be received from a licensed insurance representative.

This (email or fax) communication and accompanying documents are intended only for the individual or entity to which it is addressed and may contain information that is confidential, privileged or exempt from disclosure under applicable law. Any use of this information by individuals or entities other than the intended recipient is strictly prohibited. If you have received this in error, please notify the sender and delete all the copies (electronic or otherwise) immediately.

Une demande par courriel, par télécopieur ou par messagerie vocale n'est pas suffisante pour émettre ou modifier une assurance habitation ou automobile. La confirmation attestant que les modifications ont été effectuées doit absolument provenir d'un agent d'assurance agréé.

Ce (courriel/message par télécopieur), y compris les pièces jointes, est confidentiel et destiné seulement à la personne ou à l'organisme auquel il est adressé. Il peut contenir des renseignements confidentiels, privilégiés ou qui ne doivent pas être divulgués de par la loi. La distribution ou la divulgation non autorisée de ce message à d'autres que le destinataire vise est strictement interdite. Si vous avez reçu ce courriel par erreur, veuillez nous aviser et immédiatement éliminer toute copie (électronique ou autre), ainsi que les pièces jointes, de votre système informatique et de vos dossiers.

Fwd: Re-zoning Stavanger Drive
Danny Breen
to:
Maureen Harvey
2014/06/05 02:56 PM
Hide Details
From: Danny Breen/CSJ
To: Maureen Harvey/CSJ@csj

Danny Breen
Councillor, Ward 1
City of St. John's
(p)576-2332
(c)687-9513

Begin forwarded message:

From: "Pamela Meester" [REDACTED] >
Date: June 4, 2014 at 4:28:37 PM ND1
To: "citycouncil@stjohns.ca" <citycouncil@stjohns.ca>
Subject: Re-zoning Stavanger Drive

I am sending this email to share my view of the current plans for Stavanger Dr. As a family who lives on Sgt Craig Gillam in Clovelly s

Regards,
Pamela Meester

Fwd: 150 stavanger drive
Danny Breen
to:
Maureen Harvey
2014/06/05 02:56 PM
Hide Details
From: Danny Breen/CSJ
To: Maureen Harvey/CSJ@csj

Danny Breen
Councillor, Ward 1
City of St. John's
(p)576-2332
(c)687-9513

Begin forwarded message:

From: "Alison Power" <a[REDACTED]>
Date: June 3, 2014 at 10:07:40 PM NDT
To: citycouncil@stjohns.ca
Subject: 150 stavanger drive

Good evening,

I am opposed to the rezoning of 150 Stavanger Drive. Please reconsider the application.

Sincerely,
Alison Power

Fwd: Lot 150 Stavanger Drive
Danny Breen
to:
Maureen Harvey
2014/06/05 02:55 PM
Hide Details
From: Danny Breen/CSJ
To: Maureen Harvey/CSJ@csj

Danny Breen
Councillor, Ward 1
City of St. John's
(p)576-2332
(c)687-9513

Begin forwarded message:

From: "Tammy Pike Farrell" <[REDACTED]>
Date: June 3, 2014 at 4:40:52 PM ND1
To: "citycouncil@stjohns.ca" <citycouncil@stjohns.ca>
Subject: Lot 150 Stavanger Drive

Members of council -

Please accept this email as evidence of my opposition to the rezoning of Lot 150 Stavanger Drive. I kindly request that you deny the r

Regards,
Tammy Farrell
[REDACTED] Stenlake Crescent

Sent from my iPhone

Fwd: Lot 150 Stavanger Dr
Danny Breen
to:
Maureen Harvey
2014/06/05 02:55 PM
Hide Details
From: Danny Breen/CSJ
To: Maureen Harvey/CSJ@csj

Danny Breen
Councillor, Ward 1
City of St. John's
(p)576-2332
(c)687-9513

Begin forwarded message:

From: "Cathy Davis" <[REDACTED]>
Date: June 3, 2014 at 9:41:35 PM NDT
To: "citycouncil@stjohns.ca" <citycouncil@stjohns.ca>
Subject: Lot 150 Stavanger Dr

To all councillors:

We are OPPOSED to the rezoning of Lot 150 Stavanger Drive. Please deny this application.

Thank you for your attention to this matter,

Cathy and Chad Davis
Clovelly Residents

Sent from my iPhone

Fwd: application to rezone Lot 150 Stavanger Drive

Danny Breen

to:

Maureen Harvey

2014/06/05 02:55 PM

Hide Details

From: Danny Breen/CSJ

To: Maureen Harvey/CSJ@csj

Danny Breen

Councillor, Ward 1

City of St. John's

(p)576-2332

(c)687-9513

Begin forwarded message:

From: "Donna Roche" <[REDACTED]>
Date: June 3, 2014 at 4:32:27 PM NDT
To: "citycouncil@stjohns.ca" <citycouncil@stjohns.ca>
Subject: application to rezone Lot 150 Stavanger Drive

Hello,

I just wanted to state that I oppose the rezoning of 150 Stavanger Drive. I will not restate the reasons given at the public meeting but the major concerns for me are the impact on traffic and the fact that this was originally not included in the plan for this area. I kindly ask that you deny this application.

Thank you

Fwd: Rezoning of Lot 150 Stavanger Drive
Danny Breen
to:
Maureen Harvey
2014/06/05 02:54 PM
Hide Details
From: Danny Breen/CSJ
To: Maureen Harvey/CSJ@csj

Danny Breen
Councillor, Ward 1
City of St. John's
(p)576-2332
(c)687-9513

Begin forwarded message:

From: "Diane Bishop" <[REDACTED]>
Date: June 3, 2014 at 3:24:57 PM NDT
To: "citycouncil@stjohns.ca" <citycouncil@stjohns.ca>
Subject: Rezoning of Lot 150 Stavanger Drive
Reply-To: "Diane Bishop" <[REDACTED]>

Good Afternoon,

I am a single mother resident of Clovelly Subdivision and I am emailing to advise of my disapproval of a apartment complex development proposed for Lot 150 Stavanger Drive. I am appauled that the City of St. John's required current residents sign a covenant to not have basement apartments but for the sake of greed and extra city renue the city now can change the policy to allow an apartment building in our high end neighbourhood. Clovelly is a subdivision that is already lacking proper traffic controls with Stavanger and Aberdeen busting at the seems. It is a highly sought after "family" neighbourhood with million dollar houses and "senior living" complexes as well. My intention to build in such a desired, family oriented higher end neighbourhood was a major factor for me and other families as well.

I am strongly opposed to this development at 150 Stavanger Drive. It shows total lack of consideration for the families currently living there by your 'original' rules. Please deny this application!

Diane Bishop
[REDACTED] Veitch Crescent

Fwd: Rezoning of Lot 150 Stavanger Drive
Danny Breen
to:
Maureen Harvey
2014/06/05 02:54 PM
Hide Details
From: Danny Breen/CSJ
To: Maureen Harvey/CSJ@csj

Danny Breen
Councillor, Ward 1
City of St. John's
(p)576-2332
(c)687-9513

Begin forwarded message:

From: "Denise Roche" [REDACTED] >
Date: June 3, 2014 at 2:47:02 PM NDT
To: "citycouncil@stjohns.ca" <citycouncil@stjohns.ca>
Subject: Rezoning of Lot 150 Stavanger Drive

Hi there,

I am strongly opposed to the rezoning of 150 Stavanger Drive and urge you to deny the request.

Kind regards,

Denise Roche

Sent from my iPhone

Fwd: Rezoning lot 150 Stavanger Dr
Danny Breen
to:
Maureen Harvey
2014/06/05 02:54 PM
Hide Details
From: Danny Breen/CSJ
To: Maureen Harvey/CSJ@csj

Danny Breen
Councillor, Ward 1
City of St. John's
(p)576-2332
(c)687-9513

Begin forwarded message:

From: "Pamela Martin-McDonald" [REDACTED] >
Date: June 3, 2014 at 3:13:07 PM NDT
To: "citycouncil@stjohns.ca" <citycouncil@stjohns.ca>
Subject: Rezoning lot 150 Stavanger Dr

To whom it may concern:

As a resident of the Stavanger Drive neighbourhood, I am opposed to the rezoning of lot 150 Stavanger Drive.

Please deny this application.

Thank you
Pamela Martin McDonald

Sent from my iPhone

Fwd: Deny the rezoning of Lot 150 Stavanger Drive

Danny Breen

to:

Maureen Harvey

2014/06/05 02:54 PM

Hide Details

From: Danny Breen/CSJ

To: Maureen Harvey/CSJ@csj

Danny Breen

Councillor, Ward 1

City of St. John's

(p)576-2332

(c)687-9513

Begin forwarded message:

From: "Hayward, Amanda" [REDACTED] >
Date: June 3, 2014 at 3:05:06 PM NDT
To: "citycouncil@stjohns.ca" <citycouncil@stjohns.ca>
Subject: Deny the rezoning of Lot 150 Stavanger Drive

Dear city council members,

As a resident of the Clovelly subdivision, I am strongly opposed to the apartment complex Northern Developments has applied to build. When my family and I moved to Clovelly 10 years ago it was with the understanding that it would be a single family area. One of the major incentives for us was that basement apartments were not allowed in the subdivision. Placing a high-density apartment complex within our neighbourhood is in complete opposition to that concept. While I understand that a traffic study has been completed, I DO NOT believe that increasing the population by that many will not negatively impact movement through the area – it is congested enough as is! PLEASE deny the application to rezone Lot 150 Stavanger Drive.

Thank you for your consideration on this matter!

Mandy Hayward

[REDACTED] McCrae Street
St. John's

Fwd: Opposed to apartment development of 150 Stavanger Drive

Danny Breen

to:

Maureen Harvey

2014/06/05 02:53 PM

Hide Details

From: Danny Breen/CSJ

To: Maureen Harvey/CSJ@csj

Danny Breen

Councillor, Ward 1

City of St. John's

(p)576-2332

(c)687-9513

Begin forwarded message:

From: "Barbara Brenton" [REDACTED]

Date: June 3, 2014 at 3:00:11 PM NDT

To: citycouncil@stjohns.ca

Subject: Opposed to apartment development of 150 Stavanger Drive

Reply-To: "Barbara Brenton" <[REDACTED]>

Hi, I am a concerned citizen living at 14 Banikhin place, St Johns. We moved to the Clovelly neighborhood 3 years ago and increased our mortgage by \$200,000 so we can live in an apartment free zone. We used to own a ome for 16 years in a heavy rental area in the east end (bell's turn) and purposely moved to Clovelly not to be in a rental area. In addition, the traffic in this area is already way too much and will only get much worse with an apartment development.

Please say no to apartments on Stavanger drive.

thank you

Barbara Brenton

Fwd: rezoning application for 150 Stavanger Drive

Danny Breen

to:

Maureen Harvey

2014/06/05 02:53 PM

Hide Details

From: Danny Breen/CSJ

To: Maureen Harvey/CSJ@csj

Danny Breen

Councillor, Ward 1

City of St. John's

(p)576-2332

(c)687-9513

Begin forwarded message:

From: "Mike Mulrooney" <[REDACTED]>
Date: June 3, 2014 at 2:58:23 PM NDT
To: "citycouncil@stjohns.ca" <citycouncil@stjohns.ca>
Subject: rezoning application for 150 Stavanger Drive

Dear Council,

I am a resident of Clovelly Subdivision, living at [REDACTED] Stavanger Drive. Please accept this correspondence as formal opposition to the rezoning application for 150 Stavanger Drive.

Regards,

Mike Mulrooney

*** This communication (including all attachments) is intended solely for the use of the person or persons to whom it is addressed and should be treated as a confidential communication from Eastern Health. If you are not the intended recipient, any use, distribution, printing, or copying of this email is strictly prohibited. If you received this email in error, please immediately notify the originator and delete it from your system. Your cooperation is appreciated. ***

Fwd: Lot 150 Stavanger Drive
Danny Breen
to:
Maureen Harvey
2014/06/05 02:52 PM
Hide Details
From: Danny Breen/CSJ
To: Maureen Harvey/CSJ@csj

Danny Breen
Councillor, Ward 1
City of St. John's
(p)576-2332
(c)687-9513

Begin forwarded message:

From: "Jill Pellerin" [REDACTED]
Date: June 3, 2014 at 2:51:45 PM NDT
To: "citycouncil@stjohns.ca" <citycouncil@stjohns.ca>
Subject: Lot 150 Stavanger Drive

Good Afternoon.

We are very opposed to the rezoning of Lot 150 Stavanger Drive. Please deny the application.

Thank you,
Jill and Steve Pellerin
[REDACTED] Banikhin Place

Sent from my iPhone

Fwd: Lot 150 Stavanger Drive
Danny Breen
to:
Maureen Harvey
2014/06/05 02:52 PM
Hide Details
From: Danny Breen/CSJ
To: Maureen Harvey/CSJ@csj

Danny Breen
Councillor, Ward 1
City of St. John's
(p)576-2332
(c)687-9513

Begin forwarded message:

From: "Tanya Schwartz" <[REDACTED]>
Date: June 3, 2014 at 2:48:26 PM NDT
To: "citycouncil@stjohns.ca" <citycouncil@stjohns.ca>
Subject: Fwd: Lot 150 Stavanger Drive

Sent from my iPhone

Begin forwarded message:

From: Tanya Schwartz [REDACTED]
Date: June 3, 2014 at 2:43:39 PM NDT
To: "citycouncil@st.johns.ca" <citycouncil@st.johns.ca>
Subject: Lot 150 Stavanger Drive

Dear council members,

I am writing you in hopes that you deny the application to rezone lot 150 Stavanger Drive .

Thanks for your time,

Tanya Schwartz
[REDACTED] Kerr street

Sent from my iPhone

Fwd: rezoning proposal at 150 Stavanger Drive
Danny Breen
to:
Maureen Harvey
2014/06/05 02:52 PM
Hide Details
From: Danny Breen/CSJ
To: Maureen Harvey/CSJ@csj

Danny Breen
Councillor, Ward 1
City of St. John's
(p)576-2332
(c)687-9513

Begin forwarded message:

From: "Heather Moores" <[REDACTED]>
Date: June 3, 2014 at 2:50:31 PM NDT
To: "citycouncil@stjohns.ca" <citycouncil@stjohns.ca>
Subject: rezoning proposal at 150 Stavanger Drive

I would like to ask that the city council denies the request to rezone the property at 150 Stavanger Drive to high density based on concerns around traffic issues and the understanding all residents of the area have with the developer that this area would be for single family dwellings only

Sincerely,

Heather Moores
[REDACTED] Trebble Place
[REDACTED]

This communication is confidential. We only send and receive email on the basis of the terms set out at www.rogers.com/web/content/emailnotice

Ce message est confidentiel. Notre transmission et réception de courriels se fait strictement suivant les modalités énoncées dans l'avis publié à www.rogers.com/aviscourriel

Fwd: Opposed to Rezoning 150 Stavenger Drive

Danny Breen

to:

Maureen Harvey

2014/06/05 02:52 PM

Hide Details

From: Danny Breen/CSJ

To: Maureen Harvey/CSJ@csj

Danny Breen

Councillor, Ward 1

City of St. John's

(p)576-2332

(c)687-9513

Begin forwarded message:

From: [REDACTED]
Date: June 3, 2014 at 2:38:17 PM NDT
To: "citycouncil@stjohns.ca" <citycouncil@stjohns.ca>
Subject: **Opposed to Rezoning 150 Stavenger Drive**
Reply-To: [REDACTED]

As a resident of Clovelly (19 Oakley Pl), I share many of the concerns of other residents that were presented at the public meeting last week. I am opposed to the rezoning of 150 Stavenger Drive and hope that you vote to deny the application.

Thank you,
Ruth-Ann Simmons

Fwd: 150 Stavanger
Danny Breen
to:
Maureen Harvey
2014/06/05 02:52 PM
Hide Details
From: Danny Breen/CSJ
To: Maureen Harvey/CSJ@csj

Danny Breen
Councillor, Ward 1
City of St. John's
(p)576-2332
(c)687-9513

Begin forwarded message:

From: "Ryan MacLean" [REDACTED] >
Date: June 3, 2014 at 2:18:33 PM NDT
To: citycouncil@stjohns.ca
Subject: 150 Stavanger

Good afternoon,

As per the significant response in opposition to the proposed 150 Stavanger Apartment development I would like to include my opposition as well. As a home owner on 4 Banikhin Place, my wife and I believe that there is zero net benefit to homeowners in the area. As discussed in the council meeting, there are many reasons that the residents feel the project is unnecessary. I hope council appreciates and listens to our concerns.

Ryan MacLean - Owner/Operator

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

Fwd: Rezoning of 150 Stavangar Drive
Danny Breen
to:
Maureen Harvey
2014/06/05 02:51 PM
Hide Details
From: Danny Breen/CSJ
To: Maureen Harvey/CSJ@csj

Danny Breen
Councillor, Ward 1
City of St. John's
(p)576-2332
(c)687-9513

Begin forwarded message:

From: "Karla Ivany" <k[REDACTED]>
Date: June 3, 2014 at 1:52:26 PM NDT
To: "citycouncil@stjohns.ca" <citycouncil@stjohns.ca>
Subject: Rezoning of 150 Stavangar Drive

Hello,

I am a resident of Clovelly and have been for nine years. I would like to express my disappointment and objection to the rezoning of our neighbourhood, particularly on Stavangar Drive. We are a growing community and as such, a rezoning of an existing plan is disturbing. A structure such as an apartment building is inappropriate for the types of housing already in existence, as well as the ones currently under construction.

We have three young adults living in our house, however, when we first moved to Clovelly, they were school aged children. We have been able to form close bonds with our neighbours and have made St. John's our home. As a proponent of safe homes, safe communities, Clovelly has established itself as a community in which young families can live and thrive within St. John's; a community within a community. Isn't that the goal of every neighbourhood? We have schools close by, commercial businesses within walking distance and an abundance of children with whom our children have made close associations with. It is a shame that our neighbourhood could change due to a structure such as the one proposed. Traffic is at a terrifying capacity now and adding to it by suggesting further families move into the area on top of one another, is quite illogical in my opinion.

I realize the city needs to move upwards and onwards, however, I believe that this development would only cause further disturbance, traffic accidents and frustration among all residents.

I respectfully request this development be put aside.

Thank you for your time,

Karla Ivany
[REDACTED]

Fwd: Development of 150 Stavanger

Danny Breen

to:

Maureen Harvey

2014/06/05 02:51 PM

Hide Details

From: Danny Breen/CSJ

To: Maureen Harvey/CSJ@csj

Danny Breen

Councillor, Ward 1

City of St. John's

(p)576-2332

(c)687-9513

Begin forwarded message:

From: "Amanda Roche" [REDACTED] >
Date: June 3, 2014 at 12:15:19 PM NDT
To: "citycouncil@stjohns.ca" <citycouncil@stjohns.ca>
Subject: Development of 150 Stavanger

Good Day,

I am a resident of Clovelly Trails Subdivision and I am opposed to the development of 150 Stavanger Drive. I would hope that council would take into consideration the current residents and their opinions when making a final decision on this development. Our concerns/opinions were presented during the public meeting with up to 200 residents strongly opposing this development for numerous reasons (traffic, high density, the covenants signed by current residents for no apartments, the fact that there are adult living condos that are yet to be developed, etc). There must be other options/locations that this apartment building would be better situated.

Thanks,
Amanda Roche

Fwd: Input on the proposed rezoning of 150 Stavangar Dr

Danny Breen

to:

Maureen Harvey

2014/06/05 02:51 PM

Hide Details

From: Danny Breen/CSJ

To: Maureen Harvey/CSJ@csj

Danny Breen

Councillor, Ward 1

City of St. John's

(p)576-2332

(c)687-9513

Begin forwarded message:

From: "Vanessa Newhook" <[REDACTED]>
Date: June 3, 2014 at 9:33:20 AM NDT
To: citycouncil@stjohns.ca
Subject: Input on the proposed rezoning of 150 Stavangar Dr

Dear Councillors,

I attended the public meeting and agree with the concerns raised which you will view in the City's Report. However, I did want to be on record that my primary concern is with the amount of additional traffic such a development could add at peak times and consideration of that in the context of other planned development in approved zones. Making changes to approved zones in an area still under development seems premature.

I understood from representation by City Officials that because the "Traffic Impact Statement" (TIS) submitted by the Proponent indicated only an additional ~25 trips during peak times morning and evening that a "Traffic Impact Study" (Study) was not required. I respectfully ask Council to reconsider this. While City policy does not "require" a Study, the City is not pre-cluded from undertaking one. I am not aware of the assumptions used in the TIS but the logic seems inconsistent to me that a 50+ "upper scale" planned development with 71 units in a city with primarily regular work day employment would generate such a low number of trips during peak times. Even if these are not families dealing with school age children, I would expect the majority of these people would be working and primarily working on a day time schedule. On a conservative basis, I would anticipate that at least 50% of these units would have two residents. On that basis there would be 100 residents. If I assume 50% are working regular work day jobs that would be 50 trips during morning and evening peak times or a total of at least a 100 per day.

On top of this, it is not clear to me whether a traffic study, if conducted by the City, would also consider additional traffic loads from planned development in appropriate zoned areas - seniors development across the street; remaining houses to be built in Clovelly Phase 5; Snow's Lane development; and Logy Bay's new

subdivisions. I understand the timing of completion of these developments is uncertain but the fact remains the Clovelly planned developments that are already zoned appropriately should be accounted for in any consideration as widening the road in the future does not appear to be a viable option. Further, while I appreciate the City is not responsible for Logy Bay development, the reality is that Snow's Lane and Stavangar Dr. are used to access St. John's and do present an additional load on already stressed streets during peak times.

Traffic is first and foremost a safety concern but it does relate to property value as it impacts attractiveness of an area.

I appreciate your openness to dialogue on this matter and urge you to deny this application.

Vanessa Newhook
■ Veitch Crescent

Fwd: Opposition to the Rezoning of 150 Stavanger Drive

Danny Breen

to:

Maureen Harvey

2014/06/05 02:48 PM

Hide Details

From: Danny Breen/CSJ

To: Maureen Harvey/CSJ@csj

Danny Breen

Councillor, Ward 1

City of St. John's

(p)576-2332

(c)687-9513

Begin forwarded message:

From: "Heather Rowe" <[REDACTED]>
Date: May 29, 2014 at 4:11:59 PM NDT
To: citycouncil@stjohns.ca
Subject: **Opposition to the Rezoning of 150 Stavanger Drive**

To members of council,

I respectfully request that you consider opposing the rezoning of 150 Stavanger Drive from CR to A2.

When we first moved to Clovelly 10 years ago, there was already a plan in place for the developing area. I assume that every new development requires such a plan so that its complete impact on drainage, water and sewage supply, environment, garbage collection, school zoning and capacity, etc., can be assessed and the appropriate infrastructure put in place to deal with it.

It seems to me that, even with the original plan not yet fully completed, including further single family housing developments and seniors' complexes, there are already visible signs of planning deficiencies, primarily with respect to traffic congestion in the Stavanger/Aberdeen area. Considering this, shouldn't the focus be on how the existing plan can be completed first, without jumping ahead to approve even further high-density developments?

Thank you for your time,

Heather Rowe

[REDACTED] Larner Street

Fwd: 150 Stavanger Drive
Danny Breen
to:
Maureen Harvey
2014/06/05 02:26 PM
Hide Details
From: Danny Breen/CSJ
To: Maureen Harvey/CSJ@csj
History: This message has been replied to.

Danny Breen
Councillor, Ward 1
City of St. John's
(p)576-2332
(c)687-9513

Begin forwarded message:

From: "Glenn Penney" <[REDACTED]@a>
Date: May 28, 2014 at 8:18:42 PM NDT
To: dbreen@stjohns.ca, citycouncil@stjohns.ca
Subject: 150 Stavanger Drive

Dear Councillors,

I'd like to thank you for taking the time to attend the public meeting on the zoning of 150 Stavanger Drive. This e-mail is as per Councilman Breen's recommendation to e-mail all council members to let my concerns known.

I have been living in Clovelly Trails since 2002 and a major factor in my family's choice to purchase in this neighbourhood was the covenants preventing apartments in the homes. I had previously owned a two-apartment home and lived in an area full of two-apartment homes. My decision to move to an area without apartments was deliberate to try and avoid the additional street traffic and parking congestion due to the higher density. When a person such as myself invests in a home it is good to know that the rest of the homes in the community will be owned by like-minded individuals which is what the community covenants are there for.

Re-zoning this area is in direct contradiction to the plan of a neighbourhood that does not allow apartments. Even the planned condominiums will require ownership and investment in the neighbourhood which again is different than a rental.

I urge you to consider voting against the proposed re-zoning to protect our neighbourhood plan.

Sincerely,
Glenn Penney

[REDACTED]

Fwd: Proposed Development - 150 Stavanger
 Danny Breen
 to:
 Maureen Harvey
 2014/06/05 02:25 PM
 Hide Details
 From: Danny Breen/CSJ
 To: Maureen Harvey/CSJ@csj

Danny Breen
 Councillor, Ward 1
 City of St. John's
 (p)576-2332
 (c)687-9513

Begin forwarded message:

From: "Tina Fewer" <[REDACTED]>
Date: May 28, 2014 at 1:55:27 PM NDT
To: "dokeefe@stjohns.ca" <dokeefe@stjohns.ca>, "rellsworth@stjohns.ca" <rellsworth@stjohns.ca>, "dbreen@stjohns.ca" <dbreen@stjohns.ca>, "jalgay@stjohns.ca" <jalgay@stjohns.ca>, "btalley@stjohns.ca" <btalley@stjohns.ca>, "bdavis@stjohns.ca" <bdavis@stjohns.ca>, "wcollins@stjohns.ca" <wcollins@stjohns.ca>, "thann@stjohns.ca" <thann@stjohns.ca>, "shickman@stjohns.ca" <shickman@stjohns.ca>, "dlane@stjohns.ca" <dlane@stjohns.ca>, "apuddister@stjohns.ca" <apuddister@stjohns.ca>
Subject: Proposed Development - 150 Stavanger

Dear Concillors,

I am a resident of the Clovelly area and I was in attendance at the public meeting last night. While I did not personally vocalize my opinion at the meeting, I am in full agreement with all of the concerns brought forth by Mr. Craig Rowe, Ms. Valerie Hynes and other residents of Clovelly.

I would like to state for the record that council should reject this proposal.

Thank you for your time and consideration.

Tina Fewer
 [REDACTED] Oakley Place

Fwd: Proposed Development - 150 Stavanger
 Danny Breen
 to:
 Maureen Harvey
 2014/06/05 02:25 PM
 Hide Details
 From: Danny Breen/CSJ
 To: Maureen Harvey/CSJ@csj

Danny Breen
 Councillor, Ward 1
 City of St. John's
 (p)576-2332
 (c)687-9513

Begin forwarded message:

From: "Patrick Dalton" [REDACTED]
Date: May 28, 2014 at 11:45:09 AM NDT
To: "dokeefe@stjohns.ca" <dokeefe@stjohns.ca>, "rellsworth@stjohns.ca" <rellsworth@stjohns.ca>, "dbreen@stjohns.ca" <dbreen@stjohns.ca>, "jalgay@stjohns.ca" <jalgay@stjohns.ca>, "btalley@stjohns.ca" <btalley@stjohns.ca>, "bdavis@stjohns.ca" <bdavis@stjohns.ca>, "wcollins@stjohns.ca" <wcollins@stjohns.ca>, "thann@stjohns.ca" <thann@stjohns.ca>, "shickman@stjohns.ca" <shickman@stjohns.ca>, "dlane@stjohns.ca" <dlane@stjohns.ca>, "apuddister@stjohns.ca" <apuddister@stjohns.ca>
Cc: "Tina Fewer" <mylopc@hotmail.com>
Subject: Proposed Development - 150 Stavanger

Esteemed Councillors.

First of all, for those of you able to attend, thank you for making it to the public meeting last night. I was in attendance, have canvassed and signed petitions against this proposed development.

I, as a resident of the Clovelly area, would like to state for the record that the council should reject the proposal from Northern Properties regarding 150 Stavanger.

I would like echo all concerns that were mentioned by Mr. Craig Rowe and Ms. Valerie Hynes. I feel their statements have adequately addressed my concerns as a homeowner.

Regarding the development, I have a few points:

- * A 4-story building will not flow well with the landscape and surrounding residential and commercial development.

- * I do not believe that Northern can deliver and guarantee ongoing "high end" clientele that they mention. There are targets for who they will CONCEPTUALLY rent to. There is no promise that it will be maintained should markets shift, as we have unfortunately seen historically in this city.

- * Last, based on the condition and state of other Northern Properties, I do not believe

they will maintain the property to a level that they are promising. Particularly regarding, Hillview Terrace, owned by Northern; buildings with siding that's been blown off for many many months now and is, flatly put, an eyesore and looks like a ghetto.

Northern makes great promises for the future. They are just words. Look at their current properties for a true test.

Thank you for your time

Patrick Dalton,
■ Oakley Place

Fwd: Application to Rezone 150 Stavanger Drive
 Danny Breen
 to:
 Maureen Harvey
 2014/06/05 02:25 PM
 Hide Details
 From: Danny Breen/CSJ
 To: Maureen Harvey/CSJ@csj

Danny Breen
 Councillor, Ward 1
 City of St. John's
 (p)576-2332
 (c)687-9513

Begin forwarded message:

From: "Valerie Hynes" [REDACTED]
Date: May 28, 2014 at 1:20:08 PM NDT
To: "dokeefe@stjohns.ca" <dokeefe@stjohns.ca>, "rellsworth@stjohns.ca" <rellsworth@stjohns.ca>, "dbreen@stjohns.ca" <dbreen@stjohns.ca>, "jalgay@stjohns.ca" <jalgay@stjohns.ca>, "btalley@stjohns.ca" <btalley@stjohns.ca>, "bdavis@stjohns.ca" <bdavis@stjohns.ca>, "wcollins@stjohns.ca" <wcollins@stjohns.ca>, "thann@stjohns.ca" <thann@stjohns.ca>, "shickman@stjohns.ca" <shickman@stjohns.ca>, "dlane@stjohns.ca" <dlane@stjohns.ca>, "apuddister@stjohns.ca" <apuddister@stjohns.ca>
Subject: Application to Rezone 150 Stavanger Drive

Hello Council Members,

As some of you know I am a resident of Clovelly Trails Subdivision and was in attendance at last night's meeting. I did provide my thoughts on this rezoning application and the proposed development in detail. I am going to submit my talking notes for the records as well.

I simply wanted to follow up to make sure you know that even after hearing the presentation from Northern Properties REIT ("Northern"), their paid consultants and the City Planning and Engineering Department I remain OPPOSED to this development. I am not going to go over my reasons yet again. You will be able to easily review them in my written submissions which will be included in the report.

I do think a few issues were clearly identified last night:

- <!--[if !supportLists]-->1. <!--[endif]-->The Traffic Impact Statement provided by Northern seems to be an unreasonably low estimate and self serving. I have not seen the HATCH report but I question their data and methodology. This issue requires further analysis;
- <!--[if !supportLists]-->2. <!--[endif]-->The Traffic is a very serious issue for all participants in the discussion last evening and most people wanted the City to conduct further analysis on the current traffic concerns in the commercial and residential areas of Stavanger Drive, as well they want the council to refrain from approving any rezoning until the study is completed and applied to other development applications for areas nearby that are already zoned A3. Don't jump the gun and approve this when there is another one across

the street that won't require rezoning but may very well have a significant impact on traffic as well;

3. Are there any concerns about the strain on water and sewer demands with all of these developments being considered?

4. Our subdivision are single family dwellings on larger lots (min 50 x 100, but some greater, including Osprey Landing) where residents have made significant investments in their homes. We are bound by strict Restrictive Covenants that include a ban on subsidiary apartments. That is completely incompatible with high density apartment complexes without any parameters and which is certainly not upscale as the developer likes to say because it has "faux marble" counter tops.

5. Our area needs more useable green space. I shouldn't have to get in my car and drive my children to every single activity they participate in namely, soccer, karate, dance, hockey, piano and art classes. Thank god the bus takes them to school!; and

6. A Planning Area Development Plan may be necessary for this area with all of the rapid growth and changes that have happened in less than 10 years. The City seems to be trying to play catch up instead of doing some solid Urban Planning.

I hope you will vote to deny this application and put some serious consideration into a better plan for our residents.

Thank you for your time and for the attendance of the Councilors who were present last evening.

Sincerely,
Valerie

Valerie A. Hynes, LL.B., [B.Com.](#)

Partner

Roebathan, McKay & Marshall

P.O. Box 5236

34 Harvey Road, 5th Floor

St. John's, NL A1C 5W1

Telephone: (709) 753-5805

Facsimile: (709) 753-5221

Toll-free: (800) 563-5563

E-mail: vhynes@wrmmlaw.com

Website: www.makethecall.ca

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Fwd: Against 150 Stavanger Drive Development!!

Danny Breen

to:

Maureen Harvey

2014/06/05 02:24 PM

Hide Details

From: Danny Breen/CSJ

To: Maureen Harvey/CSJ@csj

Danny Breen

Councillor, Ward 1

City of St. John's

(p)576-2332

(c)687-9513

Begin forwarded message:

From: "Kerri Roche" [REDACTED] >
Date: May 28, 2014 at 12:45:08 PM NDT
To: "dokeefe@stjohns.ca" <dokeefe@stjohns.ca>, "rellsworth@stjohns.ca" <rellsworth@stjohns.ca>, "dbreen@stjohns.ca" <dbreen@stjohns.ca>, "jalgay@stjohns.ca" <jalgay@stjohns.ca>, "btalley@stjohns.ca" <btalley@stjohns.ca>, "bdavis@stjohns.ca" <bdavis@stjohns.ca>, "wcollins@stjohns.ca" <wcollins@stjohns.ca>, "thann@stjohns.ca" <thann@stjohns.ca>, "shickman@stjohns.ca" <shickman@stjohns.ca>, "dlane@stjohns.ca" <dlane@stjohns.ca>, "apuddister@stjohns.ca" <apuddister@stjohns.ca>
Cc: "Darrell Roche" <droche@whitecapseafoods.com>
Subject: Against 150 Stavanger Drive Development!!

Greetings Councillors,

We are residents of the Clovelly Trails subdivision who was unable to attend last night's public hearing along with 200 of my neighbours. We live on Oakley Place.

We want to express our complete disapproval of re-zoning the land at 150 Stavanger Drive for the proposed development of an apartment building.

We built in this subdivision 7 years ago with the understanding that we would be raising our family in a neighbourhood free of multi-family dwellings; in fact, we signed a covenant that we would not have a basement apartment in our home at any time, and that this covenant would be passed on in any sale of our home.

In other words, we gave up the opportunity for our own rental income (and a factor that would make it easier to sell our home in the future) for the chance to live in a neighbourhood where all dwellers were home owners and therefore had a vested interest in growing their investments.

We could have built anywhere in the City, but we chose to build here knowing that our neighbourhood was protected from short-term renters. Over the past decade, we've seen Clovelly Trails grow into a clean, beautiful, family-oriented neighbourhood for this very reason.

Yet, 7 years into this understanding, we are now faced with the prospect of a multi-dwelling apartment building being built right in this very neighbourhood by a private developer. Despite giving up the opportunity for our own rental income, a private developer is now proposing to build a rental property on Stavanger Drive for the sole purpose of profit. Not only is this unfair, we fail to understand how this would have any benefit to our neighbourhood or to the City. The only parties that stand to gain are the land seller and the private developer.

The private developer will make all kinds of empty promises at this stage in the game in order to achieve their immediate business goal. However, we urge you to think about what this neighbourhood will look like 10 or 20 years down the road when this developer has moved on to other things, and this apartment building is no longer a priority. As dedicated home owners of this neighbourhood, we are the ones who will be faced with the fallout.

We would argue that situations like the this one are the very reason that we have councillors to represent citizens' interests.

For this reason and the many others raised at last night's meeting, we **urge** you to **please vote against this proposal**.

Kerri and Darrell Roche
Home Owners
Oakley Place
Clovelly Trails

Fwd: Opposed to New Apartment Complex in Clovelly

Danny Breen

to:

Maureen Harvey

2014/06/05 02:24 PM

Hide Details

From: Danny Breen/CSJ

To: Maureen Harvey/CSJ@csj

Danny Breen

Councillor, Ward 1

City of St. John's

(p)576-2332

(c)687-9513

Begin forwarded message:

From: "adam Winsor" [REDACTED]

Date: May 28, 2014 at 12:43:49 PM NDT

To: "dokeefe@stjohns.ca" <dokeefe@stjohns.ca>, "rellsworth@stjohns.ca" <rellsworth@stjohns.ca>, "dbreen@stjohns.ca" <dbreen@stjohns.ca>, "jalgay@stjohns.ca" <jalgay@stjohns.ca>, "btalley@stjohns.ca" <btalley@stjohns.ca>, "bdavis@stjohns.ca" <bdavis@stjohns.ca>, "wcollins@stjohns.ca" <wcollins@stjohns.ca>, "thann@stjohns.ca" <thann@stjohns.ca>, "shickman@stjohns.ca" <shickman@stjohns.ca>, "dlane@stjohns.ca" <dlane@stjohns.ca>, "apuddister@stjohns.ca" <apuddister@stjohns.ca>

Subject: Opposed to New Apartment Complex in Clovelly

We here on 25 Corporal Jamie Murphy strongly oppose the new apartment complex. We feel there is far too much traffic in our area as is and this new complex is just going to add to the problem. Given what tends to happen with aging apartment buildings over time we feel the value of our homes will decrease. We agree will all points made at the public meeting last night from the residents and hope you take them in consideration when making the right decision on the matter.

Thank you for taking the time to read this email.

The Winsor's

Fwd: Opposition to proposed rezoning on Stavanger Drive

Danny Breen

to:

Maureen Harvey

2014/06/05 02:24 PM

Hide Details

From: Danny Breen/CSJ

To: Maureen Harvey/CSJ@csj

Danny Breen

Councillor, Ward 1

City of St. John's

(p)576-2332

(c)687-9513

Begin forwarded message:

From: "Stephen Mercer" <[REDACTED]>
Date: May 28, 2014 at 12:03:45 PM NDT
To: dokeefe@stjohns.ca, rellsworth@stjohns.ca, dbreen@stjohns.ca, jgalgay@stjohns.ca, btalley@stjohns.ca, bdavis@stjohns.ca, wcollins@stjohns.ca, thann@stjohns.ca, shickman@stjohns.ca, dlane@stjohns.ca, apuddister@stjohns.ca
Subject: Opposition to proposed rezoning on Stavanger Drive

Upon the advice of Mr. Breen, I am emailing all of you to voice my opposition to the potential rezoning of commercial land on Stavanger Drive, to high density residential, as discussed at a meeting held Tuesday May 27th at Hampton Inn on Stavanger Drive.

My concerns are the increased traffic; an increase to the already over capacity schools; the understanding that when I invested in the area - there would be no apartments in the houses and no apartment buildings (ie low density); increased load on water supply in the area; as well as a decrease in property values.

I respectfully request you vote against the rezoning of this land on Stavanger Drive and the currently proposed development.

// SGM

Stephen G. Mercer | 709.693.3683

Fwd: Proposed development in Clovelly
Danny Breen
to:
Maureen Harvey
2014/06/05 02:23 PM
Hide Details
From: Danny Breen/CSJ
To: Maureen Harvey/CSJ@csj

Danny Breen
Councillor, Ward 1
City of St. John's
(p)576-2332
(c)687-9513

Begin forwarded message:

From: "Chris Dillon" <[REDACTED]>
Date: May 28, 2014 at 9:50:24 AM NDT
To: dokeefe@stjohns.ca, rellsworth@stjohns.ca, dbreen@stjohns.ca, jgalgay@stjohns.ca, btilley@stjohns.ca, bdavis@stjohns.ca, wcollins@stjohns.ca, thann@stjohns.ca, shickman@stjohns.ca, dlane@stjohns.ca, apuddister@stjohns.ca
Subject: Proposed development in Clovelly

Good morning,

My name is Chris Dillon and I've been a resident of Clovelly (Veitch Crescent) for six years. Last night I attended the public meeting held at Hampton Inn to discuss a proposed apartment development by Northern Properties. I felt compelled to email this morning.

Apparently there were seven members of City Council at the meeting last night. I wanted to thank you for your attendance and your level of engagement. The fact that you were there to listen says a lot about the quality of our Council.

I think the opposition to this development by Clovelly residents was very clear last night. Approximately 150 people attended ... all opposed to what Northern Property is planning. The people who spoke made detailed, clear and obviously well thought out points that council should not ignore. If you were not in attendance I would encourage you to review the transcripts from the meeting.

At a number of points throughout the evening Northern Properties themselves said it was their job to "sell" the residents on the development. I would agree with this statement and offer a conclusion that they did not convince anyone of the merit of this development, or present any realistic and unbiased data, information or advantages to the development. In my opinion, although I'm sure many in attendance would agree with me, Northern Properties were very unprepared for the amount of opposition or any planned response. Some of their points around traffic in the area and the impact on residents boarding the planned development were actually humorous and somewhat insulting.

I apologize for the length of this email and appreciate your time. I'll finish by asking

Council and City staff to closely review the current application and planned development, with attention to the missing pieces of valuable information (traffic, impact, etc.).

Thanks,
Chris

--

Chris Dillon

LinkedIn: <http://ca.linkedin.com/in/chrisjdillon>

Twitter: [@Chris Dillon](https://twitter.com/Chris_Dillon)

Fwd: Proposed Apartment Complex on Stavanger Drive

Danny Breen

to:

Maureen Harvey

2014/06/05 02:23 PM

Hide Details

From: Danny Breen/CSJ

To: Maureen Harvey/CSJ@csj

Danny Breen

Councillor, Ward 1

City of St. John's

(p)576-2332

(c)687-9513

Begin forwarded message:

From: "Sonya Payne" <[REDACTED]>
Date: May 28, 2014 at 8:54:33 AM NDT
To: "dokeefe@stjohns.ca" <dokeefe@stjohns.ca>, "rellsworth@stjohns.ca" <rellsworth@stjohns.ca>, "dbreen@stjohns.ca" <dbreen@stjohns.ca>, "jalgay@stjohns.ca" <jalgay@stjohns.ca>, "btalley@stjohns.ca" <btalley@stjohns.ca>, "bdavis@stjohns.ca" <bdavis@stjohns.ca>, "wcollins@stjohns.ca" <wcollins@stjohns.ca>, "thann@stjohns.ca" <thann@stjohns.ca>, "shickman@stjohns.ca" <shickman@stjohns.ca>, "dlane@stjohns.ca" <dlane@stjohns.ca>, "apuddister@stjohns.ca" <apuddister@stjohns.ca>
Subject: Fw: Proposed Apartment Complex on Stavanger Drive
Reply-To: "Sonya Payne" <[REDACTED]>

Good evening everyone,

Last night I attended the public meeting at the Hampton Inn and Suites and I would like to reiterate my concern and opposition to this proposal.

In 2007 our family purchased a home at 24 Veitch Crescent. The subdivision was promoted as a safe, family neighbourhood. Single family homes only were permitted. We previously lived in a subdivision in Paradise which permitted two apartment homes. After having our children we wanted to live in a neighbourhood without the high transient population. This is why we moved to Clovelly. Since moving here we have experienced a steady increase in residential properties which we expected. What we didn't expect were the hotels and now a possible 71 unit apartment complex. In the last year we have had a hotel built on one side of us and now three approved seniors complex and a proposed 71 unit apartment complex on the other side. All green space has been effectively erased. I believe the development in this area has exceeded the capacity for which the transportation system was originally created. While residents stated many times during the public meeting that you have to avoid Stavanger from Friday to Sunday, I have travelled the road mid-week and traffic was bumper to bumper, similar to what you would experience during Christmas.

In addition, representatives for Northern Properties stated they would commit to a 50+ age requirement. This is not enforceable. In addition, there is no guarantee the 50+ restriction will not change if they experience high vacancy rates or if they choose to sell the property.

I would hope that as representatives of the citizens of this city you will consider the concerns raised in this meeting. We deserve the right to continue to live in the neighbourhood which was presented to us when we made such significant investments.

Kindest regards,

Sonya Payne
■ Veitch Crescent.

Sent from my iPod

Fwd: Opposition to proposed rezoning on Stavanger Drive

Danny Breen

to:

Maureen Harvey

2014/06/05 02:22 PM

Hide Details

From: Danny Breen/CSJ

To: Maureen Harvey/CSJ@csj

Danny Breen

Councillor, Ward 1

City of St. John's

(p)576-2332

(c)687-9513

Begin forwarded message:

From: "Susan Grant" <[REDACTED]>
Date: May 27, 2014 at 11:38:02 PM NDT
To: dokeefe@stjohns.ca, rellsworth@stjohns.ca, dbreen@stjohns.ca, jgalgay@stjohns.ca, btilley@stjohns.ca, bdavis@stjohns.ca, wcollins@stjohns.ca, thann@stjohns.ca, shickman@stjohns.ca, shickman@stjohns.ca, dlane@stjohns.ca, apuddister@stjohns.ca
Cc: [REDACTED]
Subject: Opposition to proposed rezoning on Stavanger Drive

Hello,

Upon the advice of Mr. Breen, I am emailing all of you to voice my opposition to the potential rezoning of commercial land on Stavanger Drive, to high density residential, as discussed at a meeting held Tuesday May 27th at Hampton Inn on Stavanger Drive.

I have been a resident of Clovelly for more than 17 years, have lived in two homes in this neighbourhood and am currently in the process of building a third.

I truly believe the proposed rezoning and current development proposal will add to the traffic issues in this neighbourhood. The traffic on Stavanger Drive is much lower in the evening, as the business day comes to a close. The proposed development will potentially put upwards of 100 cars travelling to from that one sight at all hours of the day and night, long beyond the business traffic of the day. Should any of the residents of the 71 units have visitors, the traffic and parking issues will be increased. Currently, the traffic on Stavanger Drive is much less after business hours and I believe the quite enjoyment of the properties of the current neighbours will be decreased by the increased traffic that will be associated with the proposed development.

It was very clear to us when we first invested in this neighbourhood almost two decades ago, that it was low density, with covenants restricting dwellings from having apartments. To now place a 71 unit apartment in the neighbourhood effectively changes the rules after our neighbours have made their decision to live in this low density neighbourhood.

I am not opposed to commercial development and have literally watched it grow around our

property during our time here. However, those developments were consistent with zoning and we understood that commercial development was a potential when we made a decision to live in this neighbourhood.

I respectfully request you vote against the rezoning of this land on Stavanger Drive and the currently proposed development.

Thank you,
Susan Grant

Fwd: No rezone in Clovelly
Danny Breen
to:
Maureen Harvey
2014/06/05 02:22 PM
Hide Details
From: Danny Breen/CSJ
To: Maureen Harvey/CSJ@csj

Danny Breen
Councillor, Ward 1
City of St. John's
(p)576-2332
(c)687-9513

Begin forwarded message:

From: "Alison Snow" <alison.snow@stjohns.ca>
Date: May 27, 2014 at 10:35:57 PM NDT
To: citycouncil@stjohns.ca
Subject: No rezone in Clovelly

Please do not approve application to rezone 150 Stavanger Drive from Commercial Regional (CR) Zone to the Apartment Medium Density (A2) Zone to allow development of a 4-storey, 71 unit apartment building and amend the St. John's Municipal Plan.

Thank you,

Alison Snow
■ Banikhin Place

Fwd: Proposed property rezoning 150 Stavanger Drive
 Danny Breen
 to:
 Maureen Harvey
 2014/06/10 09:00 PM
 Hide Details
 From: Danny Breen/CSJ
 To: Maureen Harvey/CSJ@csj
 History: This message has been replied to.

Danny Breen
 Councillor, Ward 1
 City of St. John's
 (p)576-2332
 (c)687-9513

Begin forwarded message:

From: [REDACTED]
Date: June 9, 2014 at 6:27:31 PM NDT
To: "dbreen@stjohns.ca" <dbreen@stjohns.ca>, "dokeefe@stjohns.ca" <dokeefe@stjohns.ca>, "rellsworth@stjohns.ca" <rellsworth@stjohns.ca>, "jgalgay@stjohns.ca" <jgalgay@stjohns.ca>, "btilley@stjohns.ca" <btilley@stjohns.ca>, "bdavis@stjohns.ca" <bdavis@stjohns.ca>, "wcollins@stjohns.ca" <wcollins@stjohns.ca>, "thann@stjohns.ca" <thann@stjohns.ca>, "shickman@stjohns.ca" <shickman@stjohns.ca>, "dlane@stjohns.ca" <dlane@stjohns.ca>, "apuddister@stjohns.ca" <apuddister@stjohns.ca>
Subject: Proposed property rezoning 150 Stavanger Drive

Dear Mr. Breen,

I would like to extend a thank you to you and the other councillors that attended the public meeting regarding the above property rezoning. I am confident that you are all aware that the residents of Clovelly are not in favour of the proposed rezoning and construction of an apartment building by Northern Property Reit at 150 Stavanger Drive.

My husband and I have many concerns about this proposed development, and the manner in which such developments are approved by the city. We fully acknowledge and recognize that there is a need for affordable housing in St. John's, but there must be other locations where apartment buildings such as this could be located.

Some of our concerns are:

- NPR claims that the proposed building structure will be "high end" but has not created a minimum of two parking spaces per apartment which would coincide with most families as well as a "high end" family
- They claim that \$1400 per month is high end rent, but real estate numbers do not support this
- They claim that their target group is for people 50 plus, but it is illegal to limit renting to one particular group over another

- The area designated for snow piling is very small and surely will not be enough space to stock pile snow if we should have a winter such as the one just passed which begs the question is this there only because it has to be?
- They say they will plant trees (“a dense forest”) to minimize the noise effect on existing residents but will these trees be mature trees or seedlings two feet off the ground?
- The proposed building meets minimum code - but is this enough?
- The location of the entrance is directly opposite an exit point from Walmart which will undoubtedly lead to an increase in the number of vehicle accidents in this area
- The traffic study was bought and paid for by NPR which in my opinion is a conflict of interest and needs to be done by an independent vendor/contractor
- The details of the traffic study were not available to residents for review and we would have liked to have an opportunity to ask - where the study was done; - what constitutes a peak period ie what are the specific hours; what was the time frame of the traffic study - a day? a week? in the summer? winter? When was it completed?- if only 50%of the residents are expected to leave in the morning what are the other 50% doing? ; There is only one way in and out of Clovelly and they said that there will not be an increase in traffic? How was this determined? Are their alternate routes planned? Was the study completed for Stavanger drive from the north entrance to the south? Did it include the traffic from Carrick Drive, Paddy Dobbin, Torbay Road, the Outer ring, Snow’s Lane?
- Clovelly itself is still under development- did the traffic study include all the proposed residences in the same area?
- There is supposed to be a planning department at the city - shouldn’t they be responsible for requesting the traffic studies and land use assessment reports from independent contractors with no interest in the development rather than the proposed developer?
- I believe Paul (?) stated at the meeting that this development would allow for “the efficiency of municipal services” - could he please explain how adding additional residents and residences to an already taxed system would improve efficiency - other than bringing in additional tax revenue.
- If there is already a senior’s complex going to be built on the opposite side of the road, which I believe is at least medium, if not high density, is there really a need for this apartment building? Wouldn’t the senior’s complex meet the city’s goals of providing medium to high density housing for this area?

This apartment building is not in the best interests of the city, nor the residents of Clovelly.

We believe that NPR has made several conflicting statements regarding their proposal, and that their intent is not sincere. We feel that the addition of this apartment building will cause undue hardship to the residents of Clovelly by lowering the property value of their homes at a time when many families are in the first years of their mortgages.

We respectfully request that the mayor and the councillors of the City of St. John’s deny the proposed rezoning of 150 Stavanger Drive.

Respectfully yours,
Cathy & Scott Welsh and family

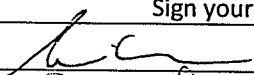
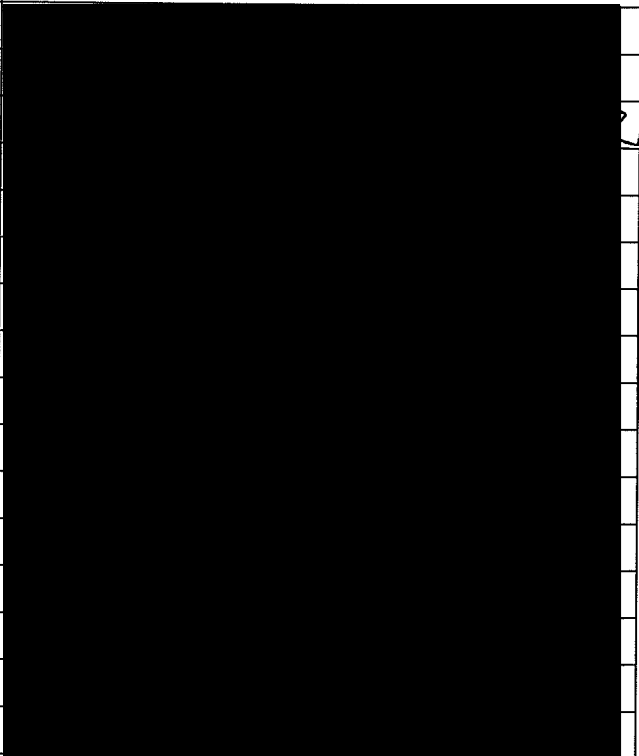
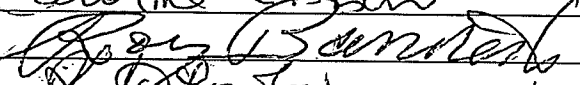

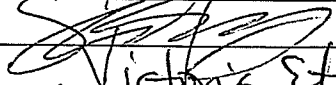
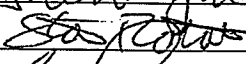
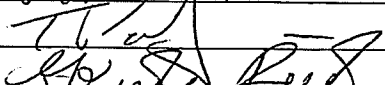
Sent from Windows Mail

PETITION TO THE CITY OF ST. JOHN'S MUNICIPAL COUNCIL

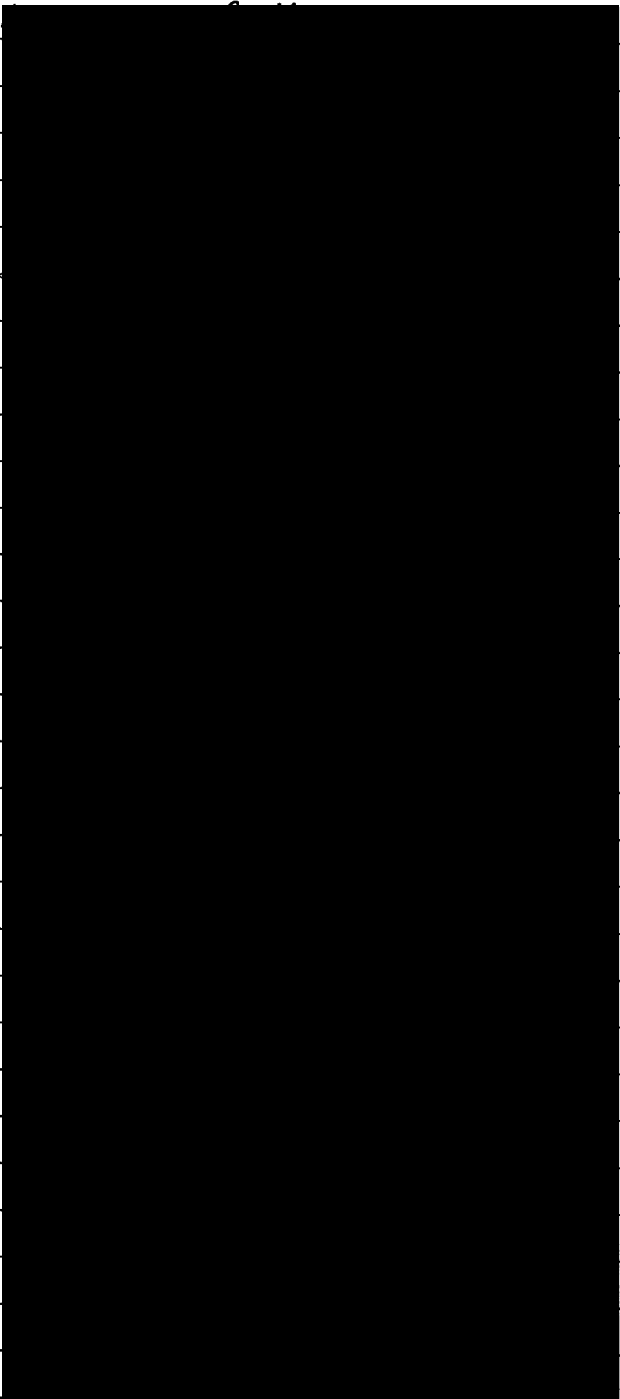
We, the undersigned, residents of the City of St. John's and specifically, Clovelly Trails Subdivision, draw the attention of the City Council to the following:

THAT, Northern Property REIT has submitted an application to rezone **150 Stavanger Drive** from the Commercial Regional (CR) Zone to the Apartment Medium Density (A2) Zone. This is to allow development of a 4-storey, 71 unit apartment building and this request will require an amendment to the St. John's Municipal Plan. The undersigned residents are opposed to this application and the proposed development. They are also opposed to the proposed amendment to the Municipal Plan.

THEREFORE, your petitioners request that City Council deny the application to rezone **150 Stavanger Drive** from the Commercial Regional (CR) Zone to the Apartment Medium Density (A2) Zone, thus making an amendment to the Municipal Plan unnecessary in this instance.

SIGNATURE Sign your name. Do not print.	ADDRESS Home address
	
Caroline Orshan	
	
Debra Howland	
Matt Sulli	
	
	
Victoria Etibegyan	
Sherilyn Dancy	
	
Craig Carson	
Roseanne Vitale	
Alex McFinnis	
	
Tara Bishop	

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SIGNATURE Sign your name. Do not print.	ADDRESS Home address
Stella Turke	
Olive English	
D. Dwyer	
P. Tylor	
Peter [unclear]	
Barbara [unclear]	
Walter [unclear]	
Granda Gray	
Bill Halstead	
Wanda [unclear]	
Nancy Jones	
[unclear]	
[unclear]	
Donna Green	
Wayne Green	
Sheila Macdonald	
Irene [unclear]	
Regina Mercer	
Chris [unclear]	
Sara Curran	
Nancy [unclear]	
Rita [unclear]	
[unclear]	
[unclear]	
NICK PARSONS	
Robert Conway	
Gene [unclear]	
George [unclear]	
Jing Xu	
Chunyan Zhu	

①

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SIGNATURE Sign your name. Do not print.	ADDRESS Home address
Denise Bradley	
John Gill	
Moors	
Spangell	
K. Jamell	
Peter Parsons	
Karen Parsons	
M. Hayden	
Craig Hayden	
Paul Murphy	
Loddy Murphy	
Chad Murphy	
Noelene Press	
Chris Snow	
Michelle Cannon	

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SIGNATURE Sign your name. Do not print.	ADDRESS Home address
[Handwritten Signature]	[Redacted]
Paul Hea	[Redacted]
Deanne Burton Snow	[Redacted]
[Handwritten Signature]	[Redacted]
[Handwritten Signature]	[Redacted]
[Handwritten Signature]	[Redacted]
Kerem Levanle	[Redacted]
Nicole Hill	[Redacted]
Lisa Woodruff	[Redacted]
PAUL WOODRUFF	[Redacted]
Shawn Groves	[Redacted]
Nan Wu	[Redacted]
Madonna Floney	[Redacted]
[Handwritten Signature]	[Redacted]
Gustav Groves	[Redacted]
Doug, Bentie Parks	[Redacted]
[Handwritten Signature]	[Redacted]
Heather Rose	[Redacted]
Donna Kavanagh	[Redacted]
Lesley Smith	[Redacted]
Amanda Dent	[Redacted]
John Grant	[Redacted]
Jan & Renee Kelly	[Redacted]
TODD & Debra Walsh	[Redacted]

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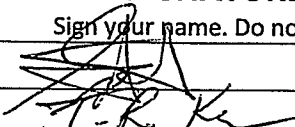
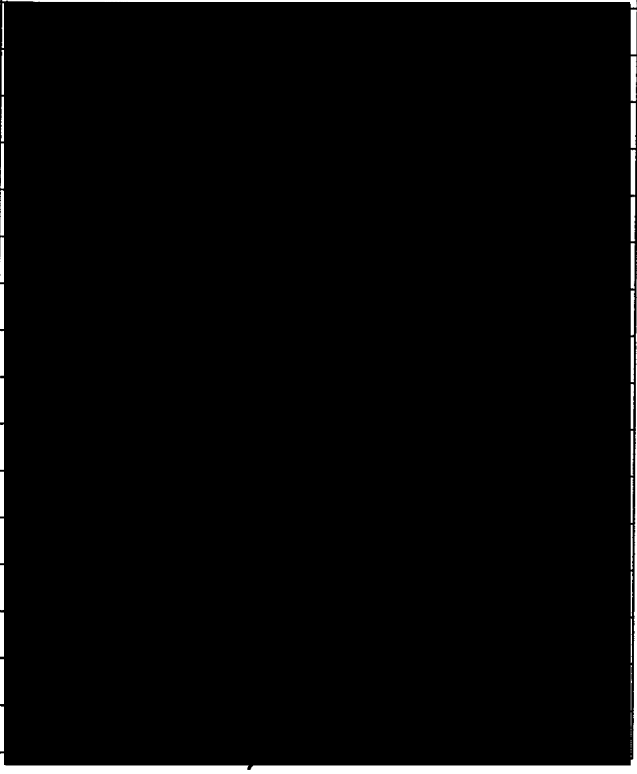
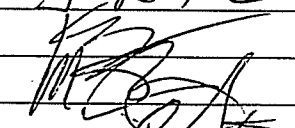
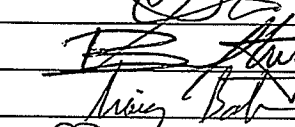
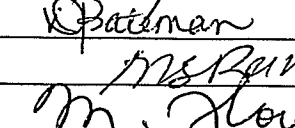
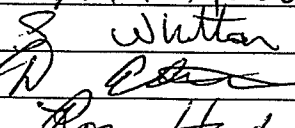
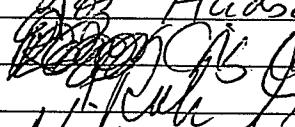
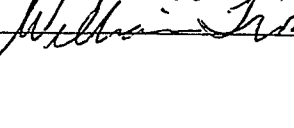

SIGNATURE <small>Sign your name. Do not print.</small>	ADDRESS <small>Home address</small>
Tracy Rowel	
Debra Maudslan	
Ray Mitz	
Michael Di	
Deanne Dages	
Dan Gullen	
Jill Pelletier	
Tom Lee	
Kent Slaney	
Stavanger	
Mike Adams	
Abnow	
Byron Snow	
Chris High Men	
Jan	

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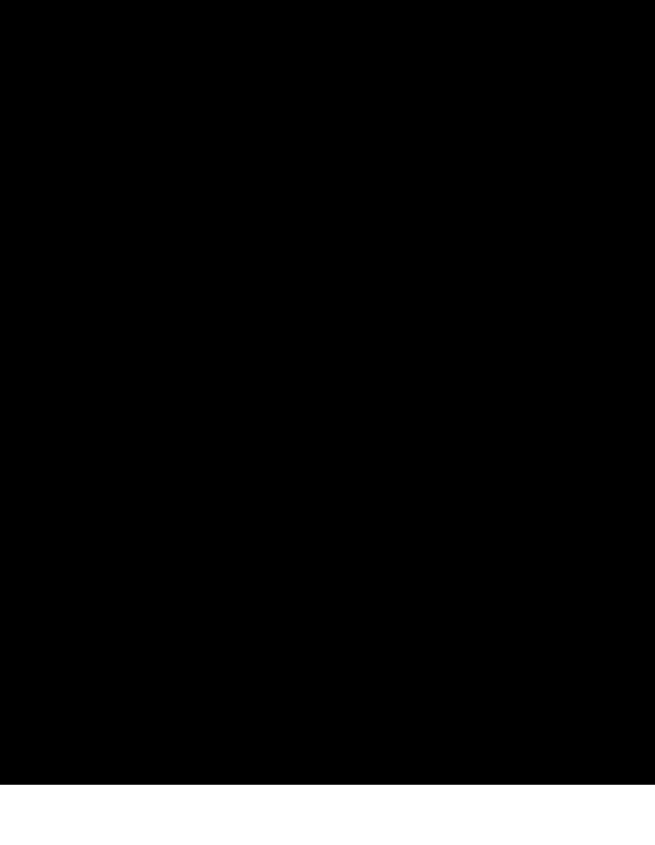
SIGNATURE Sign your name. Do not print.	ADDRESS Home address
	
	
	
	
	
	
	
	

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SIGNATURE Sign your name. Do not print.	ADDRESS Home address
Paul Horta	
Shaunna Bunn	
Bri Cole	
Kelli Lemko	
Wane Gurren	
Dan Jeff	
Donna Kelly	
Maura God	
Gerard Gibbons	
M. Fumant	
Cathy Welsh	
Gretchen Walsh	
Brenda Schlegel	
Xi Chen	
Gillian Baker Jim Miley	

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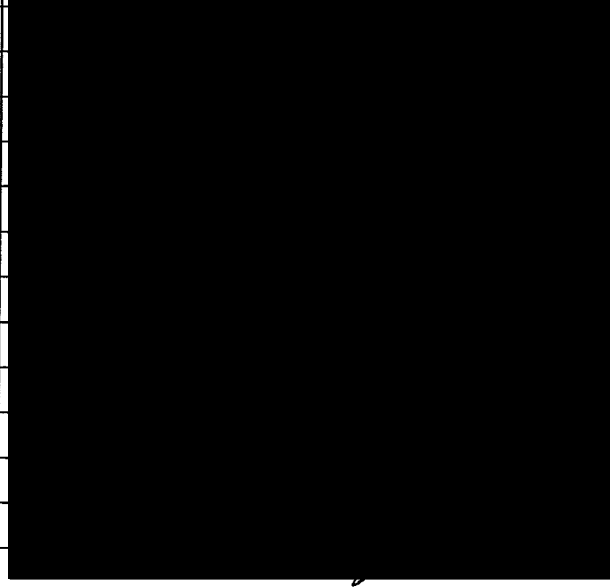
SIGNATURE Sign your name. Do not print.	ADDRESS Home address
Joe Murrell	
Sean Murrell	
Dave Barrie	
Marie Barrie	
Orvalsk	
P Walsh	
Paul B	
Michael Lewis	
Deanne Hibbs	
Jody Anstey	
Carmie Mack	
Diane Parsons	
Elaine Quary	
BRAD COADY	
Erin Saunders	
Douglas Saunders	
Wendy Busby	
John Bishop	
James Bishop	
Phyllis Thomas	
Michael	
Eric Ruggie	
Jane Hodder	
Joan Chaff	
Shawn Howe	
Tim Brown	
Quynh	
Dahlia	
Maureen Koster	
Susan Clafe	
Ke Combs	

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SIGNATURE Sign your name. Do not print.	ADDRESS Home address
<i>B. D. Kelly</i>	
<i>K. Kelly</i>	
<i>M. M.</i>	
<i>John McBratney</i>	
<i>Antie Forsvard</i>	
<i>Steven Forsvard</i>	
<i>Karen Smith</i>	
<i>Bonnie Stevens</i>	
<i>Kod M. B.</i>	
<i>Doug Edwards</i>	
<i>Stella Edwards</i>	
<i>B. M. Stone</i>	

PETITION TO THE CITY OF ST. JOHN'S MUNICIPAL COUNCIL

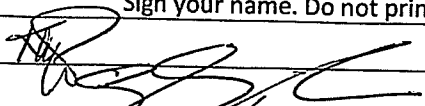
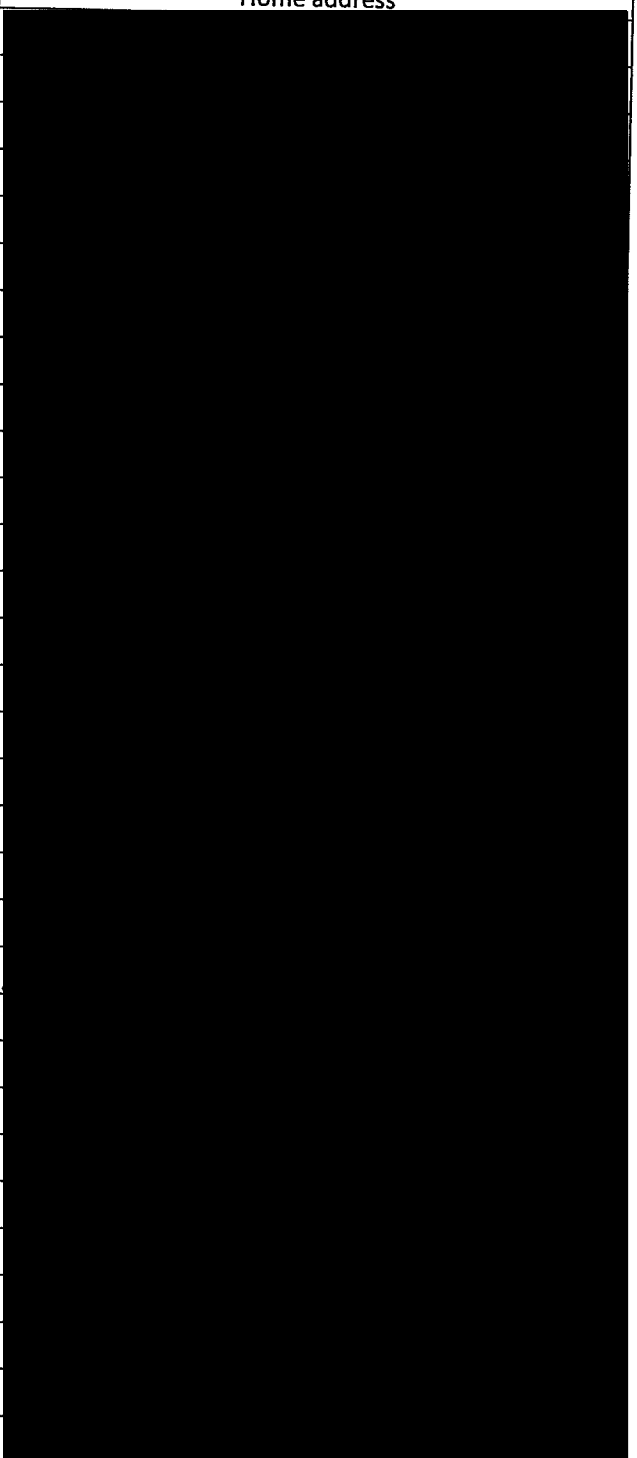
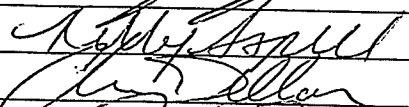
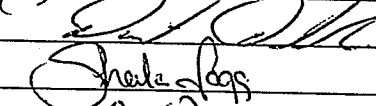
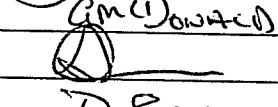
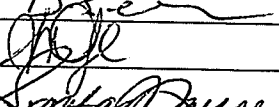
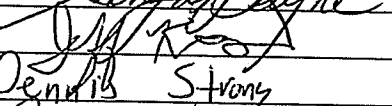
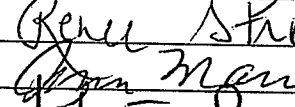
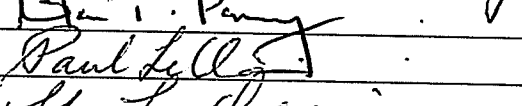
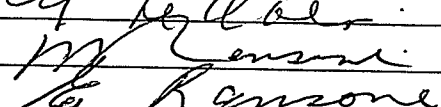
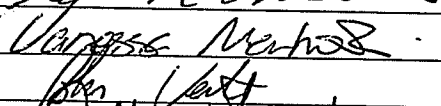
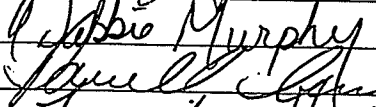
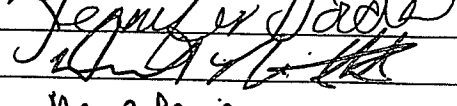
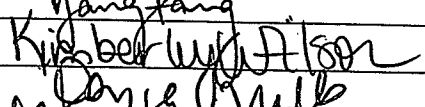
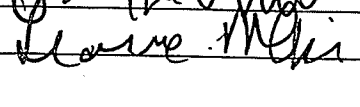


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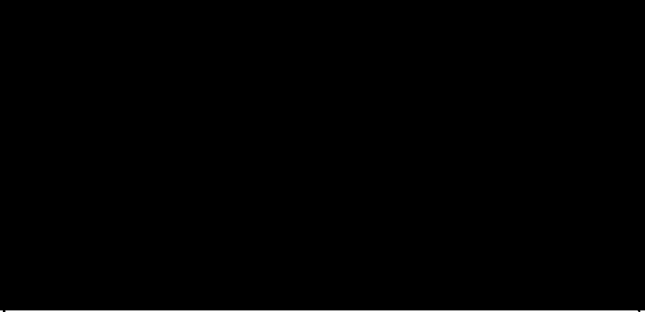
<p align="center">SIGNATURE</p> <p align="center"><small>Sign your name. Do not print.</small></p>	<p align="center">ADDRESS</p> <p align="center"><small>Home address</small></p>
<i>Valisil H</i>	
<i>Wanda Jille</i>	
<i>Don John</i>	
<i>S. Donnelly</i>	
<i>Michael</i>	
<i>Robert Murray</i>	
<i>Steve Karanig</i>	
<i>Susan Karanig</i>	
<i>Paul</i>	
<i>Diane Bishop</i>	
<i>Phil Murray</i>	
<i>Barry</i>	
<i>Greg</i>	
<i>Michael</i>	
<i>Jeanne</i>	

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SIGNATURE Sign your name. Do not print.	ADDRESS Home address
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	

37

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SIGNATURE Sign your name. Do not print.	ADDRESS Home address
Sandra Bishop	
Anica Hann	
Heather Berisford	
Mack Pearson	
Jamie Roehl	
Amenda Roehl	

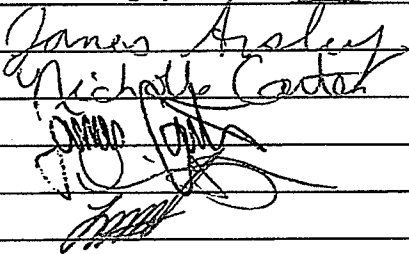
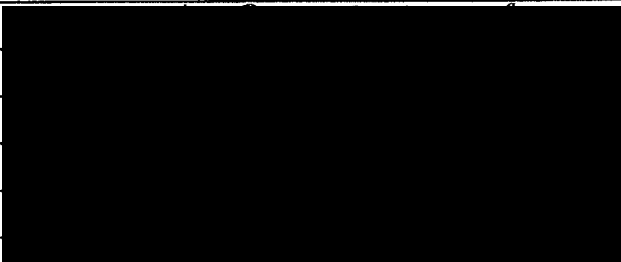
49
52

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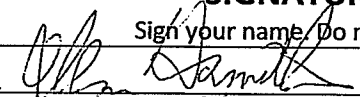
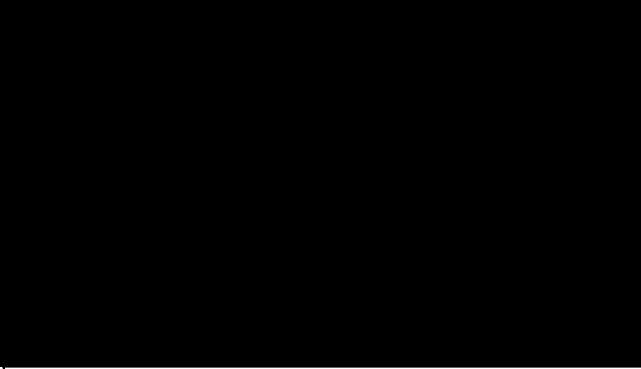
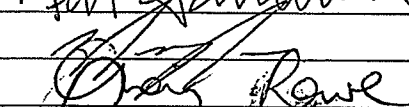
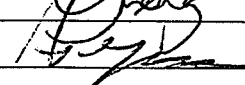
SIGNATURE Sign your name. Do not print.	ADDRESS Home address
<i>Paul Bayard</i>	
<i>Elizabeth Beavers</i>	
<i>Dominic Brady</i>	
<i>John Deery</i>	
<i>de H. Hill</i>	
<i>L. Stath</i>	
<i>Matthew Lumber</i>	
<i>J. Hill</i>	
<i>Budget Hill</i>	
<i>John Hill</i>	
<i>Maureen Hickey</i>	
<i>Lisa Simms</i>	
<i>Kon Simms</i>	
<i>Morgan Simms</i>	
<i>Kim Kavanagh</i>	
<i>Pat Murphy</i>	

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Janet Hamilton	
Colleen Hamilton	
Neil Hamilton	
	
Greg Rowe	
	

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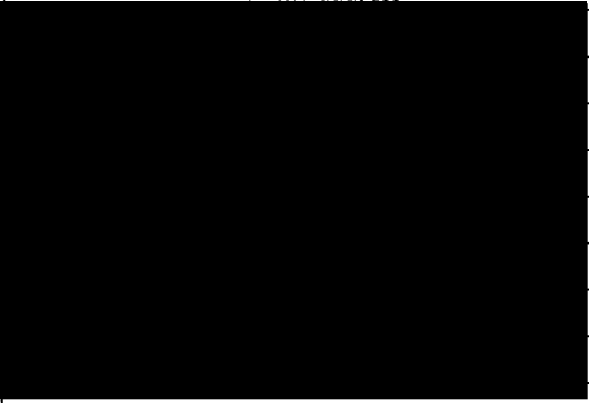
SIGNATURE Sign your name. Do not print.	ADDRESS Home address	
		
Philip & Jennifer Varra		
Brian Robinson		

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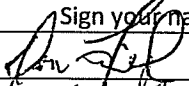
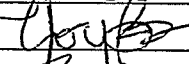
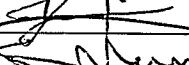
SIGNATURE Sign your name. Do not print.	ADDRESS Home address
Shahjad	
Roy Hodder	
Jeannette Hodder	
LARRY ADAMS	
Joanne Snow	
Nivian Tulk	
Vincent Tellek	

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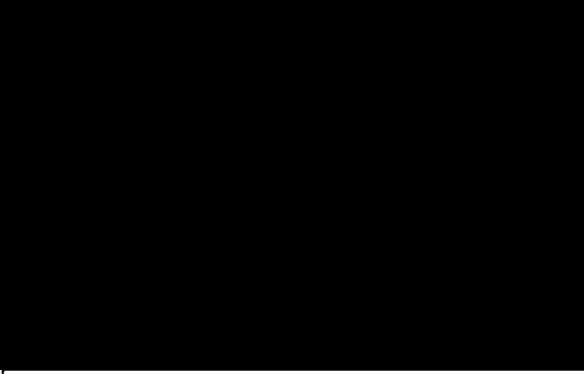
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Wanda Hellingham	
Jagun Wilson	
	
	
Ruth Melamed	
S. Farrell	
Clay Phe	
Arthurana	
P. Martin-McDonald	
Marilyn Pike	
Ryan M'Jr	
Heather MacLean	
Rebecca Rudolfsky	
Per Jo Greim	

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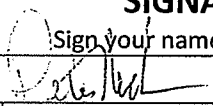
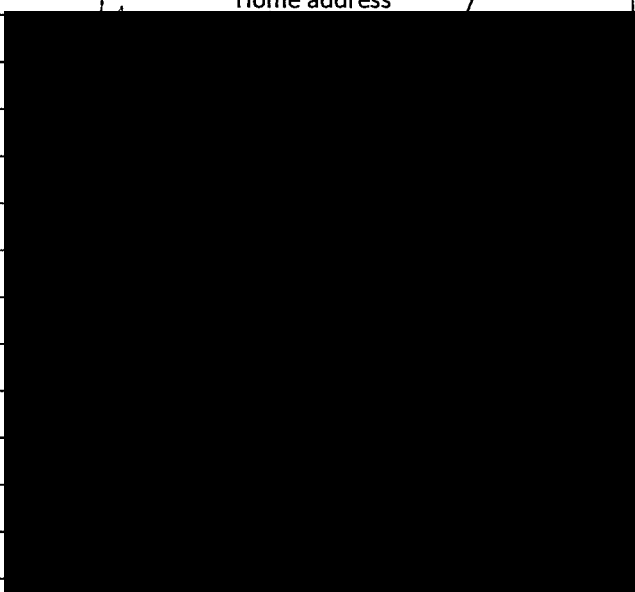
SIGNATURE Sign your name. Do not print.	ADDRESS Home address
Julie Brocklehurst	
Bin Anderson	
SUMIL MITTAL ST	
Gang Wang ME	
N. Wiseman	
Sudan P... ...	

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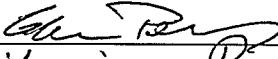
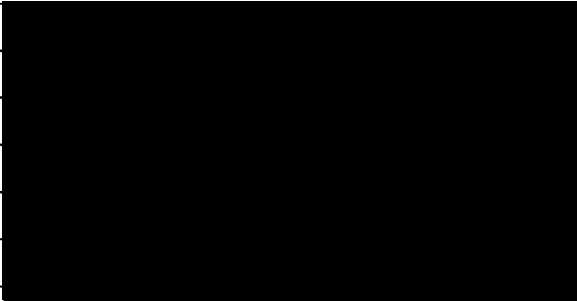
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Heather Shields	
Andrew Bruce	
Karen Healey	
Frank [unclear]	
John [unclear]	
Carol Anne Fleming	
[unclear]	
Ray [unclear]	
[unclear]	
[unclear]	[unclear]
[unclear]	[unclear]
[unclear]	[unclear]
[unclear]	[unclear]

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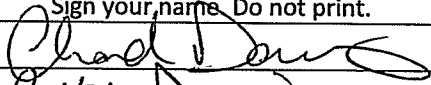



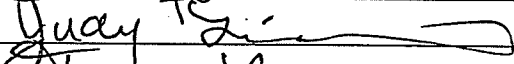




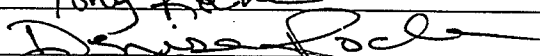

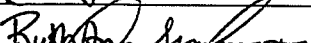
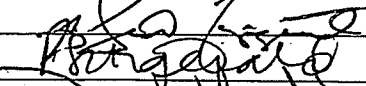

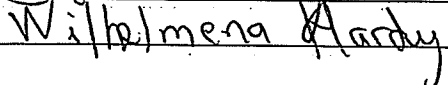
SIGNATURE Sign your name. Do not print.	ADDRESS Home address
	
Francine Penney	
Pat Rosewood	
Ed Rosewood	
Tom Dordy	
Grey Dilke	

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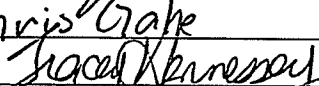
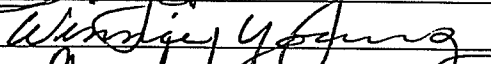

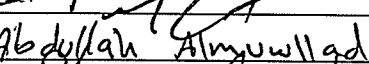
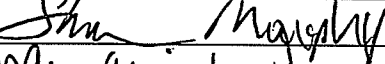
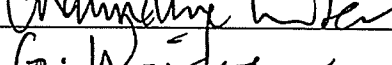
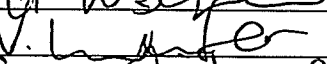
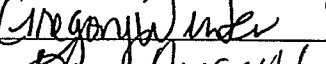
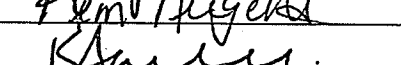
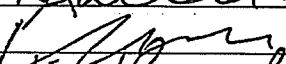
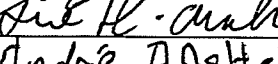
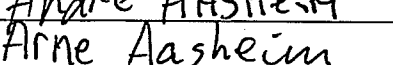
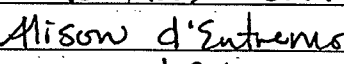
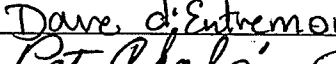
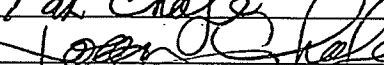
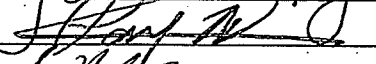
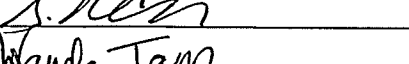
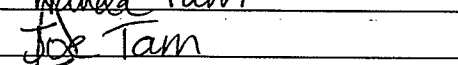

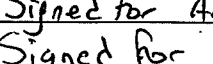
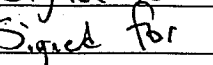


We, the undersigned, residents of the City of St. John's and specifically, Clovelly Trails Subdivision, draw the attention of the City Council to the following:

THAT, Northern Property REIT has submitted an application to rezone **150 Stavanger Drive** from the Commercial Regional (CR) Zone to the Apartment Medium Density (A2) Zone. This is to allow development of a 4-storey, 71 unit apartment building and this request will require an amendment to the St. John's Municipal Plan. The undersigned residents are opposed to this application and the proposed development. They are also opposed to the proposed amendment to the Municipal Plan.

THEREFORE, your petitioners request that City Council deny the application to rezone **150 Stavanger Drive** from the Commercial Regional (CR) Zone to the Apartment Medium Density (A2) Zone, thus making an amendment to the Municipal Plan unnecessary in this instance.

SIGNATURE <small>Sign your name. Do not print.</small>	ADDRESS <small>Home address</small>
	[REDACTED]
	
	
	
	
	
	
	
	
	
	
	
	
	
	

THEREFORE, your petitioners request that City Council deny the application to rezone **150 Stavanger Drive** from the Commercial Regional (CR) Zone to the Apartment Medium Density (A2) Zone, thus making an amendment to the Municipal Plan unnecessary in this instance.

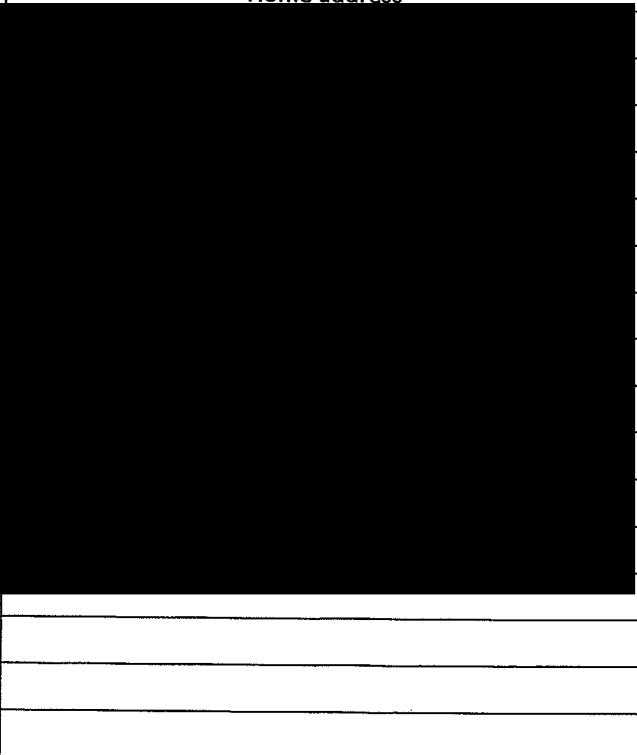
SIGNATURE Sign your name. Do not print.	ADDRESS Home address
	
Chris Gabe	
	
Noel Kennedy	
	
Alexander Young	
	
Mark Young	
	
Abdullah Almuwallad	
	
Sam Maguire	
	
Channing White	
	
G. Wisper	
	
V. L. White	
	
Gregory White Jr.	
	
Paul Nugent	
	
Klaus	
	
G. H. Aasheim	
	
André Aasheim	
	
Arne Aasheim	
	
Alison d'Entremont	
	
Dave d'Entremont	
	
Pat Chafe	
	
Joan Chafe	
	
Paul	
	
S. Tam	
	
Wanda Tam	
	
Joe Tam	
	
T. A. O.	
Signed for Andrea Stone	
Signed for Bob McCarthy	
Signed for Nicole McCarthy	

PETITION TO THE CITY OF ST. JOHN'S MUNICIPAL COUNCIL


We, the undersigned, residents of the City of St. John's and specifically, Clovelly Trails Subdivision, draw the attention of the City Council to the following:

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THEREFORE, your petitioners request that City Council deny the application to rezone **150 Stavanger Drive** from the Commercial Regional (CR) Zone to the Apartment Medium Density (A2) Zone, thus making an amendment to the Municipal Plan unnecessary in this instance.

SIGNATURE Sign your name. Do not print.	ADDRESS Home address
<i>Colleen Galgay Johnston</i>	
<i>Ellen Mahed</i>	
<i>Bill Mape</i>	
<i>Heather Moores</i>	
<i>Dee Moore</i>	
<i>Ms. Ann</i>	
<i>Mr. Ann</i>	
<i>Pam Crocker</i>	
<i>Sheldon Crocker</i>	
<i>Robert Johnston</i>	

THEREFORE, your petitioners request that City Council deny the application to rezone **150 Stavanger Drive** from the Commercial Regional (CR) Zone to the Apartment Medium Density (A2) Zone, thus making an amendment to the Municipal Plan unnecessary in this instance.

SIGNATURE Sign your name. Do not print.	ADDRESS Home address
Erin Winsor	
John Adams	
Leanne Piccolo	
Paul Wang	
Megan Almy	
Michelle Egger	
Debbie O'Byrne	
Blanca Casey	
Joan & Roy Miller	
Kelly Dalton	
Jason Byrne	
Valerie Benson	
DAVE RAMBLE	
KEN DYER	
Mike Thomsem	
Ashley Koxiler	

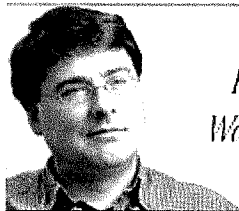
Living in the now

This may be unfair, but so be it. Sometimes, writing about politics on all three levels in this country — municipal, provincial and federal — I think the biggest flaw in our system of democratic government is that our elected politicians have their eyes firmly set on the next election.

Their decisions flow from what they think their electorate wants — take Tom Marshall's pretty clear statement about recent changes to his party's directions, things like the whistleblower law and other attempts to become more accessible. It's knee-jerk, rather than a commitment to where the province should be in a year or two or five.

At the municipal level, you have St. John's city council, all caught up in the unlikely — unlikely in years past, anyway — world of increased tax revenues and permit fees, approving just about anything that someone brings forward, regardless of the fact that many recent approvals are nothing more than vacant lots and council approvals.

Federally, we have a government



Russell Wangersky

that professes to know only two words — the economy — but that hangs its success not on the economic numbers that might help our children have jobs and houses and careers, but on the economic numbers of the right now.

There are those who now identify themselves in their careers as being politicians, and you can see why: the money's good, the pensions are better than those enjoyed by almost any of their loyal subjects, and there's that public approval of the election win, a wonderful salve for the battle scars of the campaign.

Remember this province's regional development boards? One of the old jokes about them was that their first job was to find enough money to keep their own staff

employed — sounds nasty that way, but it's true.

Likewise for politicians: the first job is really the next election.

And that means, except for the ideologues, all focus is on the short-term, the next two, three or four years, and precious little is spent on anything longer-term.

Remember all that oil money?

Exactly. Provincially, the taps opened until the water pressure failed.

Municipally? In St. John's we get projects that area residents don't want, that review commissioners want changes to but that the current council simply rubber-stamps, eager for the short-term benefits while imagining the long-term costs to be someone else's problem far, far down the line.

Other cities have come up with ways to mitigate traffic and infrastructure problems, have found ways to make development fit within the existing cityscape.

Here, we just keep mowing down trees for endless, thoughtless cookie-cutter subdivisions without even

a passing thought on how the runoff and the sewer and water services are going to have to change.

Heck, the province's largest city can't even seem to find a way to come up with a cohesive municipal plan, let alone stick to the thing.

Short term, we lurch from thing to thing, with our supposed leaders looking for the magic bullet to gain them votes — the cart's well out in front of the horse there.

So what do we do?

Where does true long-term planning and vision come from?

There are plenty of visionary people who just simply won't get into the fracas that is modern-day politics. On the other hand, there are plenty in politics whose vision is restricted to the continuation of a paycheque.

The loss of the first, and the continued presence of the second, do nothing to address long-term solutions to serious problems that are hanging out there now.

Replacing diminished oil money in our provincial economy will not

be a problem until the crisis is clearly two or three years in the future — when it's actually within the vision of one-term-at-a-time politicians: trying to elbow their way into the comfy chair.

We're on the edge of a demographic cliff in this province, a cliff that will see a huge increase in the elderly needing services, with a weakened, smaller tax base. But until our toes are hanging over the cliff and we're looking down, don't expect anything to change.

Living constantly in the short-term?

It is a recipe for bad decisions and bad politics.

And it seems we're stuck with an ever-increasingly powerful version of it with each and every election that passes.

A government that has ideas instead of merely reactions to present-day events — what a concept.


But only a concept.

Russell Wangersky is The Telegram's news editor. He can be reached by email at

rwanger@thetelegram.com

Line in the water



Re: Public Meeting - 150 Stavanger Drive 
City Clerk and Council to: Tom Baird
Sent by: Elaine Henley

2014/05/27 02:37 PM

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

Good Afternoon Mr. Baird:


Thank you for your e-mail. It has been forwarded to the City's Planning Department.

Elaine A. Henley
Manager - Legislative Services

Tom Baird

Hello, I'm afraid I won't be able to make it to the...

2014/05/27 01:52:45 PM

From: Tom Baird 
To: cityclerk@stjohns.ca
Date: 2014/05/27 01:52 PM
Subject: Public Meeting - 150 Stavanger Drive

Hello,

I'm afraid I won't be able to make it to the public meeting, but I want to express my support for the application. The city would greatly benefit from the proposed rental apartment units.

thank you,

Tom Baird - Ward 2 resident

REPORT

Police and Traffic Committee Thursday, June 12, 2014 at noon Conference Room A, 4th Floor, City Hall

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

1. School Speed Limit Report

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

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

Recommendation

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

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

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

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

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

Recommendation

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

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

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

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

Recommendation

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

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

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

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

Recommendation

The Committee recommends:

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

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

At the last meeting the Committee was advised that a parking restriction is not required on Musgrave Street for operational reasons since the street is wide enough to accommodate parking on both sides of the road. However, due to residents' concerns about the parking, the Committee directed staff to conduct a survey to determine what type of parking restriction the majority of residents would support to address the problem.

Recommendation

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

6. Viscount Street – Request for crosswalk at Park

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

Recommendation

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

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

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

Recommendation:

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

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

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

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

Recommendation:

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

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

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

Recommendation

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

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

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

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

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

Recommendation

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

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

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

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

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

Recommendation

The Committee recommends status quo.

Councillor Art Puddister
Chairperson
Police & Traffic Committee

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

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

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

Chairperson Roberts proposed that efforts be made to submit a bid to Tree Canada for the 2016 Canadian Urban Forest Conference. Background information is attached to this report. This Conference is co-sponsored by Tree Canada and it would be the first time the Conference was ever located in the Province. Tree Canada, the host organization of the conference, will provide:

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

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

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

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

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

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

Bruce Roberts
Chairperson

Does your municipality want to host the next Canadian Urban Forest Conference?

Tree Canada, Canada's national tree organization is seeking proposals by Eastern municipalities (Manitoba to Newfoundland) to host the prestigious 12th Canadian Urban Forest Conference (CUFC) in October 2016.

The Canadian Urban Forest Conference (CUFC) is a national bilingual conference that brings together approximately 350 foresters, urban planners, policy makers and municipal experts to develop new strategies and to promote techniques to preserve and manage urban forests in Canada. With over 80% of Canadians living in cities, trees play a huge role in providing environmental and psychological benefits to all. The conference is also a wonderful opportunity for municipalities to profile the urban forests in their communities.

Interested municipalities should submit a proposal demonstrating:

- Urban forest program history and commitment
- Possible themes for the conference and an outline identifying milestones
- Accessibility to airports and other transportation
- Venue choice (if possible) and willingness to sign a hotel agreement
- Willingness to Co-Chair the Organizing Committee with Tree Canada
- Proof of backing of Council and staff (i.e. letter of support)**
- Strong community involvement and possible field tour suggestions

- Willingness to allow 50% of the profits to go towards a local legacy project, and 50% of the profits to be returned to Tree Canada

Tree Canada, the host organization of the conference, will provide:

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

Proposals will be accepted until August 15th, 2014. Proposals should be a maximum of five pages. An organizational manual is available upon request. The winner will be announced at the CUFC11 in Victoria, BC, on October 2, 2014.

Please send all proposals to info@treecanada.ca.

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

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

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

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

Three Options tabled for consideration were:

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

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

Recommendation

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

2. Cuckhold's Cove Road - Quidi Vidi Village, Ward 2
Application to Rezone Property from Open Space (O) to Residential Quidi Vidi (RQ)

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

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

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

Recommendation

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

Councillor Tom Hann
Chairperson

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

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

* Code Classification:
RES - Residential INST - Institutional
COM - Commercial IND - Industrial
AG - Agriculture
OT - Other

Gerard Doran
Development Officer
Department of Planning

** 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.

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

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

Class: Commercial

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

This Week \$ 3,250,217.00

Class: Industrial

This Week \$.00

Class: Government/Institutional

47 Gleneyre St	Nc	Recreational Use
----------------	----	------------------

This Week \$ 31,000,000.00

Class: Residential

8 Alder Pl	Nc	Patio Deck
79 Alexander St	Nc	Fence
298 Back Line	Nc	Accessory Building
16 Bambrick St	Nc	Fence
163 Bay Bulls Rd	Nc	Accessory Building
15 Bellevue Cres	Nc	Accessory Building
14 Branscombe St	Nc	Accessory Building
12 Brookfield Rd	Nc	Accessory Building
9 Calgary St	Nc	Accessory Building
8 Cherrybark Cres, Lot 211	Nc	Single Detached Dwelling
10 Cherrybark Cres	Nc	Fence
Doyle's Lane	Nc	Single Detached Dwelling
7 Duke St, Lot 239	Nc	Single Detached Dwelling
10 Dunkerry Cres	Nc	Accessory Building
18 Dunkerry Cres Lot 281	Nc	Single Detached Dwelling
32 Dunkerry Cres	Nc	Fence
54 Eastbourne Cres	Nc	Accessory Building
16 Ennis Ave	Nc	Fence
212 Frecker Dr	Nc	Accessory Building
70 Gander Cres	Nc	Fence
11 Gerard Pl	Nc	Accessory Building
17 Glen Abbey St	Nc	Fence
165 Green Acre Dr	Nc	Accessory Building
75 Harrington Dr	Nc	Accessory Building
51 Heffernan's Line	Nc	Fence

15 Hickman Pl	Nc	Patio Deck
85 Hillview Dr E	Nc	Fence
31 Kitchener Ave	Nc	Accessory Building
72 Lady Anderson St	Nc	Accessory Building
8 Mccrae St	Nc	Accessory Building
491 Main Rd	Nc	Accessory Building
25 Marsland Pl	Nc	Fence
69 Mayor Ave	Nc	Fence
45 Merrymeeting Rd	Nc	Fence
117 Merrymeeting Rd	Nc	Accessory Building
7 Myrick Pl	Nc	Accessory Building
8 O'brien's Hill	Nc	Fence
37 Oberon St	Nc	Fence
3 Organ Pl	Nc	Accessory Building
166 Airport Heights Dr	Nc	Patio Deck
69 Prince Of Wales St	Nc	Fence
6 Rose Blanche St	Nc	Accessory Building
26 Rostellan Pl	Nc	Patio Deck
14 Sequoia Dr	Nc	Fence
52 Shaw St	Nc	Fence
22 Spratt Pl	Nc	Accessory Building
3 Stephano St, Lot 231	Nc	Single Detached Dwelling
9 Sumac St	Nc	Fence
584 Topsail Rd	Nc	Fence
48 Tree Top Dr	Nc	Fence
10 - 12 Westmount Pl, Lots 7/8	Nc	Single Detached Dwelling
50 Willenhall Pl, Lot 19	Nc	Single Detached Dwelling
17 Bell's Turn	Co	Single Detached & Sub.Apt
7 Holbrook Pl	Co	Day Care Centre
33 Macdonald Dr	Cr	Single Detached Dwelling
52 O'regan Rd	Cr	Subsidiary Apartment
164 Forest Rd	Ex	Accessory Building
62 Alexander St	Rn	Infill Housing
45 Baie Verte St	Rn	Subsidiary Apartment
123 Bond St	Rn	Infill Housing
34 Buchanan St	Rn	Single Detached Dwelling
10 Conroy Pl	Rn	Single Detached & Sub.Apt
23 Convent Sq	Rn	Infill Housing
25 Convent Sq	Rn	Semi-Detached Dwelling
32 Cookstown Rd	Rn	Single Detached Dwelling
1-10 Fahey Row	Rn	Infill Housing
60 Feild St	Rn	Infill Housing
25 Feild St	Rn	Semi-Detached Dwelling
39 Fleming St	Rn	Townhousing
40 Forest Rd	Rn	Townhousing
15 Gear St	Rn	Townhousing
54 Hayward Ave	Rn	Infill Housing
32-34 Mcfarlane St	Rn	Infill Housing
69 Prince Of Wales St	Rn	Semi-Detached Dwelling
132 Queen's Rd	Rn	Infill Housing
27 Queen's Rd	Rn	Infill Housing
27a Queen's Rd	Rn	Infill Housing
119 Rennie's Mill Rd	Rn	Single Detached Dwelling
3 18th St	Rn	Single Detached Dwelling
169 Waterford Bridge Rd	Rn	Single Detached Dwelling
19 Whiteway St	Rn	Single Detached Dwelling
15 Drugget Pl	Sw	Single Detached Dwelling
40 Forest Rd	Sw	Townhousing
23 Parade St	Sw	Single Detached Dwelling

This Week \$ 3,218,838.00

Class: Demolition

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

This Week \$ 8,400.00

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

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

Legend

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

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

Respectfully Submitted,

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

MEMORANDUM

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

Payroll

Public Works	\$ 434,470.48
Bi-Weekly Administration	\$ 795,649.57
Bi-Weekly Management	\$ 712,049.24
Bi-Weekly Fire Department	\$ 631,160.86
Accounts Payable	\$2,260,118.55

Total: \$ 4,833,448.70

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
CARR MCLEAN	69242	OFFICE SUPPLIES	\$431.39
NEWFOUND DISPOSAL SYSTEMS LTD.	69243	DISPOSAL SERVICES	\$172.03
ORKIN CANADA	69244	PEST CONTROL	\$410.78
O'LEARY, PAUL	69245	BRONZE TRAIN SPIKES	\$330.00
CHRIS PICKARD	69246	PERFORMANCE FEE	\$200.00
MAYDAY SCANDINAVIAN INTERNATIONAL AB	69247	REPAIR PARTS	\$4,940.00
BELL MOBILITY	69248	CELLULAR PHONE USAGE	\$184.27
ALEX MACNEIL	69249	PERFORMANCE FEE	\$500.00
WALSH, BERNADETTE	69250	LUNCHEON & ACCOMMODATION 2 CRUISE EXECUTIVES	\$723.59
BANNERMAN PARK FOUNDATION	69251	GRANT	\$47,800.00
AMERICAN PUBLIC WORKS ASSOC.	797	REGISTRATION FEE	\$1,107.63
WAVE SYSTEMS CORP	798	SOFTWARE RENEWAL	\$4,030.34
PROFESSIONAL GRADING & CONTRACTING LTD	69252	PROGRESS PAYMENT	\$5,650.00
NEWFOUNDLAND POWER	69253	ELECTRICAL SERVICES	\$64,500.49
BELL MOBILITY	69254	CELLULAR PHONE USAGE	\$1,909.30
BELL ALIANT	69255	TELEPHONE SERVICES	\$52.71
MARK WELLS	69256	DAMAGE CLAIM	\$696.31
NANCY CORCORAN	69257	RECREATION PROGRAM REFUND	\$226.15
COLIN STAPLETON	69258	CLOTHING ALLOWANCE	\$211.22
PUBLIC SERVICE CREDIT UNION	69259	PAYROLL DEDUCTIONS	\$5,698.86
DESTINATION ST. JOHN'S	69260	GRANT	\$625,000.00
CITY OF ST. JOHN'S	69261	REPLENISH PETTY CASH	\$115.12
DONOVAN, MARGARET	69262	FOOD AND REFRESHMENTS	\$81.22
TERRI ANDREWS AND WAYNE PARDY	69263	LAWN REPAIR	\$103.96
RECEIVER GENERAL FOR CANADA	69264	PAYROLL DEDUCTIONS	\$145,633.62
RECEIVER GENERAL FOR CANADA	69265	PAYROLL DEDUCTIONS	\$4,602.26
COLONIAL GARAGE & DIST. LTD.	69266	AUTO PARTS	\$1,961.68
COLONIAL GARAGE & DIST. LTD.	69267	AUTO PARTS	\$7,999.95
HYGIENIC CLEAN	69268	PROFESSIONAL SERVICES	\$3,180.95
AON REED STENHOUSE INC	69269	ANNUAL SERVICE FEES	\$62,000.00
O'GRADY, LYNN	69270	REIMBURSEMENT FOR REFRESHMENTS	\$15.13
ACKLANDS-GRAINGER	69271	INDUSTRIAL SUPPLIES	\$1,464.71
AE CONSULTANTS LTD.	69272	PROFESSIONAL SERVICES	\$16,974.70
AIR COOLED ENGINE SERVICE LTD.	69273	REPAIR PARTS	\$248.49
APEX CONSTRUCTION SPECIALTIES INC.	69274	REPAIR PARTS	\$917.00
ASHFORD SALES LTD.	69275	REPAIR PARTS	\$48.48

NAME	CHEQUE #	DESCRIPTION	AMOUNT
AUDIO SYSTEMS LTD.	69276	AUDIO EQUIPMENT	\$106.50
AVALON ANIMAL HOSPITAL LTD.	69277	PROFESSIONAL SERVICES	\$16.86
AVALON FORD SALES LTD.	69278	AUTO PARTS	\$94.92
DYNA ENGINEERING LTD	69279	PROFESSIONAL SERVICES	\$525.45
COSTCO WHOLESALE	69280	MISCELLANEOUS SUPPLIES	\$518.62
BRINK'S CANADA LIMITED	69281	DELIVERY SERVICES	\$84.64
KELLOWAY CONSTRUCTION LIMITED	69282	CLEANING SERVICES	\$678.00
RDM INDUSTRIAL LTD.	69283	INDUSTRIAL SUPPLIES	\$328.92
ROBERT BAIRD EQUIPMENT LTD.	69284	RENTAL OF EQUIPMENT	\$4,512.94
NEWFOUNDLAND EXCHEQUER ACCOUNT	69285	ANNUAL OPERATING FEES	\$169.50
STAPLES THE BUSINESS DEPOT - OLD PLACEN	69286	STATIONERY & OFFICE SUPPLIES	\$1,158.77
BELL ALIANT	69287	TELEPHONE SERVICES	\$343.52
HOSPITALITY NEWFOUNDLAND AND LABRADOF	69288	TRAINING SESSION	\$237.30
ROCKWATER PROFESSIONAL PRODUCT	69289	CHEMICALS	\$5,774.96
TIM HORTONS STORE 387	69290	REFRESHMENTS	\$71.04
BLAZER CONCRETE SAWING & DRILL	69291	PROFESSIONAL SERVICES	\$12,045.80
FORBES STREET HOLDINGS LTD	69292	REFUND BUILDING PERMIT	\$135.00
GRAPHIC ARTS & SIGN SHOP LIMITED	69293	SIGNAGE	\$173.23
MARITIME GREEN PRODUCTS	69294	REPAIR PARTS	\$315.72
BRENKIR INDUSTRIAL SUPPLIES	69295	PROTECTIVE CLOTHING	\$1,444.65
ST. JOHN'S AMATEUR BASEBALL	69296	SPORTS GRANT	\$9,000.00
ST. JOHN'S SENIOR SOCCER	69297	SPORTS GRANT	\$18,000.00
AON REED STENHOUSE INC	69298	INSURANCE POLICY	\$2,000.00
JLG TRANSPORATION LTD.	69299	TAXI SERVICES	\$15.25
OFFICEMAX GRAND & TOY	69300	OFFICE SUPPLIES	\$614.28
WESTERN HYDRAULIC 2000 LTD	69301	REPAIR PARTS	\$2,281.96
CO-OP FEEDS/COUNTRY RIBBON INC FEEDS DI	69302	DUCK FEED	\$217.20
ATLANTIC TRAILER & EQUIPMENT	69303	REPAIR PARTS	\$36.10
TRIWARE TECHNOLOGIES INC.	69304	COMPUTER EQUIPMENT	\$394.37
CHESTER DAWE CANADA - O'LEARY AVE	69305	BUILDING SUPPLIES	\$69.09
PRACTICA LIMITED	69306	SCOOP BAGS	\$2,777.78
LIFE SAFETY SYSTEMS DIV. OF SAYERS & ASSC	69307	PROFESSIONAL SERVICES	\$459.96
CANADIAN CORPS COMMISSIONAIRES	69308	SECURITY SERVICES	\$2,232.43
AIR LIQUIDE CANADA INC.	69309	CHEMICALS AND WELDING PRODUCTS	\$9,436.65
HISCOCK'S SPRING SERVICE	69310	PROFESSIONAL SERVICES	\$570.65
DAVE CARROLL	69311	BAILIFF SERVICES	\$396.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
CARSWELL DIV. OF THOMSON CANADA LTD	69312	PUBLICATIONS	\$426.75
CANADA CLEAN GLASS	69313	CLEANING OF WINDOWS	\$1,017.00
D PETERS BRONZE & BRASS	69314	NAME PLATES	\$768.40
NORTRAX CANADA INC.,	69315	REPAIR PARTS	\$6,058.37
NEWFOUNDLAND GLASS & SERVICE	69316	GLASS INSTALLATION	\$175.15
COASTAL MOUNT PEARL	69317	REPAIR PARTS	\$88.05
CITY TIRE & AUTO CENTER LTD.	69318	TIRES	\$113.23
ATLANTIC POWERTRAIN EQUIPT INC	69319	AUTO PARTS	\$292.63
CLARKE'S TRUCKING & EXCAVATING	69320	GRAVEL	\$10,590.93
DELTA HOTEL AND CONFERENCE CTR	69321	ACCOMMODATIONS TRAVEL WRITER	\$255.06
ATLANTIC HOME FURNISHINGS LTD	69322	APPLIANCES	\$1,721.84
EXECUTIVE BUS LTD	69323	TRANSPORTATION SERVICES	\$8,593.65
AWI	69324	REPAIR PARTS	\$176.28
DULUX PAINTS	69325	PAINT SUPPLIES	\$2,012.89
STEELE COMMUNICATIONS	69326	ADVERTISING	\$2,203.50
COMPUTROL FUEL SYSTEMS INC	69327	REPAIR PARTS	\$878.01
CONSTRUCTION SIGNS LTD.	69328	SIGNAGE	\$4,665.77
THE IDEA FACTORY	69329	PRINTER SERVICES	\$584.49
MASK SECURITY INC.	69330	TRAFFIC CONTROL	\$3,978.92
CRANE SUPPLY LTD.	69331	PLUMBING SUPPLIES	\$6,885.09
JAMES G CRAWFORD LTD.	69332	PLUMBING SUPPLIES	\$988.36
CREATIVE CLOSET & DOORS LTD.	69333	CLOSETS/DOORS	\$452.00
FASTENAL CANADA	69334	REPAIR PARTS	\$391.40
HARTY'S INDUSTRIES	69335	STEEL FLAT BAR	\$678.00
CUMMINS EASTERN CANADA LP	69336	REPAIR PARTS	\$174.43
KENDALL ENGINEERING LIMITED	69337	PROFESSIONAL SERVICES	\$6,232.10
CRAWFORD & COMPANY CANADA INC	69338	ADJUSTING FEES	\$77.00
DICKS & COMPANY LIMITED	69339	OFFICE SUPPLIES	\$2,867.17
WAJAX POWER SYSTEMS	69340	REPAIR PARTS	\$1,647.20
MIC MAC FIRE & SAFETY SOURCE	69341	PROTECTIVE CLOTHING	\$2,164.80
HITECH COMMUNICATIONS LIMITED	69342	REPAIRS TO EQUIPMENT	\$998.92
MALLARD FORESTRY EQUIPMENT	69343	REPAIR PARTS	\$5,363.66
REEFER REPAIR SERVICES LTD.	69344	REPAIR PARTS	\$1,750.33
DOMINION RECYCLING LTD.	69345	PIPE	\$128.82
THYSSENKRUPP ELEVATOR	69346	ELEVATOR MAINTENANCE	\$2,028.44
RUSSEL METALS INC.	69347	METALS	\$658.56

NAME	CHEQUE #	DESCRIPTION	AMOUNT
CANADIAN TIRE CORP.-ELIZABETH AVE.	69348	MISCELLANEOUS SUPPLIES	\$543.32
CANADIAN TIRE CORP.-MERCHANT DR.	69349	MISCELLANEOUS SUPPLIES	\$1,636.98
CANADIAN TIRE CORP.-KELSEY DR.	69350	MISCELLANEOUS SUPPLIES	\$1,329.12
JAMES R EALES EQUIP RENTAL LTD	69351	SNOW CLEARING RIVERHEAD FACILITY	\$4,407.00
EAST CHEM INC.	69352	CHEMICALS	\$69.50
ELECTRIC MOTOR & PUMP DIV.	69353	REPAIR PARTS	\$16,040.35
MSE RESTAURANT LIMITED	69354	MEAL ALLOWANCES	\$777.15
ELECTRONIC CENTER LIMITED	69355	ELECTRONIC SUPPLIES	\$94.64
EMCO SUPPLY	69356	REPAIR PARTS	\$209.05
ENVIROMED ANALYTICAL INC.	69357	REPAIR PARTS AND LABOUR	\$3,375.31
THE TELEGRAM	69358	ADVERTISING	\$254.25
FACTORY FOOTWEAR OUTLET LTD.	69359	PROTECTIVE FOOTWEAR	\$225.99
HOME DEPOT OF CANADA INC.	69360	BUILDING SUPPLIES	\$1,387.78
DOMINION STORE 935	69361	MISCELLANEOUS SUPPLIES	\$195.59
IPS INFORMATION PROTECTION SERVICES LTD	69362	PAPER SHREDDED ON SITE	\$171.53
EMERGENCY REPAIR LIMITED	69363	AUTO PARTS AND LABOUR	\$9,381.17
CONTROL PRO DISTRIBUTOR INC.	69364	REPAIR PARTS	\$156.19
FRESHWATER AUTO CENTRE LTD.	69365	AUTO PARTS/MAINTENANCE	\$11,153.35
GAZE SEED COMPANY 1987 LTD.	69366	GARDENING SUPPLIES	\$86.93
URBAN FLOORING CONTRACTORS LTD	69367	PROFESSIONAL SERVICES	\$6,960.80
PRINCESS AUTO	69368	MISCELLANEOUS ITEMS	\$944.48
MILLENNIUM EXPRESS	69369	COURIER SERVICES	\$285.89
COASTLINE SPECIALTIES	69370	PROFESSIONAL SERVICES	\$140.12
GREENWOOD SERVICES INC.	69371	OPEN SPACE MAINTENANCE	\$15,113.34
STELLAR INDUSTRIAL SALES LTD.	69372	INDUSTRIAL SUPPLIES	\$1,404.82
PRODUITS HEVEA INC.	69373	REPAIR PARTS	\$4,535.59
SIMPLEX GRINNELL	69374	PROFESSIONAL SERVICES	\$350.30
PROVINCIAL FENCE PRODUCTS	69375	FENCING MATERIALS	\$389.85
WOLSELEY CANADA WATERWORKS	69376	REPAIR PARTS	\$1,454.32
EASTERN PROPANE	69377	PROPANE	\$473.31
HARRIS & ROOME SUPPLY LIMITED	69378	ELECTRICAL SUPPLIES	\$1,042.62
HARVEY & COMPANY LIMITED	69379	REPAIR PARTS	\$5,368.57
HARVEY'S OIL LTD.	69380	PETROLEUM PRODUCTS	\$70,371.66
POWER BROTHERS INC. POWER'S SALVAGE	69381	BUILDING MATERIALS	\$364.30
HATCH MOTT MACDONALD	69382	PROFESSIONAL SERVICES	\$32,925.38
BRENNTAG CANADA INC	69383	CHLORINE	\$3,620.52

NAME	CHEQUE #	DESCRIPTION	AMOUNT
BELL DISTRIBUTION INC.,	69384	CELL PHONES & ACCESSORIES	\$95.88
HISCOCK RENTALS & SALES INC.	69385	HARDWARE SUPPLIES	\$1,102.08
HOLDEN'S TRANSPORT LTD.	69386	RENTAL OF EQUIPMENT	\$1,954.90
NL NEWS NOW INC.	69387	ADVERTISING	\$309.27
NET IQ CORPORATION	69388	REPAIR PARTS	\$2,889.04
ONX ENTERPRISE SOLUTIONS LIMITED	69389	PROFESSIONAL SERVICES	\$14,099.58
PRINTER TECH SOLUTIONS INC.,	69390	REPAIRS TO EQUIPMENT	\$292.67
MERCER'S PAVING INCORPORATED	69391	REFUND WATER DEFERRAL PERMIT	\$7,500.00
THE STEVENS COMPANY	69392	VETERINARY SUPPLIES	\$146.79
CDMV	69393	VETERINARY SUPPLIES	\$2,829.83
YMCA OF NORTHEAST AVALON	69394	MEMBERSHIP RENEWAL	\$500.00
DBI-GARBAGE COLLECTION REMOVAL LTD.	69395	GARBAGE COLLECTION	\$50,554.10
BOSCH REXROTH CANADA CORP.	69396	REPAIR PARTS	\$126.56
KAVANAGH & ASSOCIATES	69397	PROFESSIONAL SERVICES	\$880.09
WORK AUTHORITY	69398	PROTECTIVE CLOTHING	\$258.76
KENT BUILDING SUPPLIES-STAVANGER DR	69399	BUILDING MATERIALS	\$1,209.97
XYLEM WATER SOLUTIONS CANADA	69400	REPAIR PARTS	\$630.54
ATLANTICA MECHANICAL SERVICES	69401	PROFESSIONAL SERVICES	\$2,535.11
FRESH GROUND PUBLISHING INC.,	69402	ADVERTISING	\$237.30
HERITAGE SHOP	69403	PROMOTIONAL ITEMS	\$279.61
PROVALL PARTS LTD.	69404	AUTO PARTS	\$377.11
BULLETPROOF SOLUTIONS INC.,	69405	PROFESSIONAL SERVICES	\$25,340.25
SWISS CHALET - KELSEY DR.	69406	MEAL ALLOWANCES	\$531.73
MARTIN'S FIRE SAFETY LTD.	69407	SAFETY SUPPLIES	\$268.38
MCLOUGHLAN SUPPLIES LTD.	69408	ELECTRICAL SUPPLIES	\$6,039.11
MICROAGE COMPUTER CENTRES	69409	COMPUTER EQUIPMENT	\$318.63
MIKAN INC.	69410	LABORATORY SUPPLIES	\$1,251.03
MOBILE TRAILER REPAIR SERVICE	69411	REPAIR PARTS	\$56.44
WAJAX INDUSTRIAL COMPONENTS	69412	REPAIR PARTS	\$229.68
NU-WAY EQUIPMENT RENTALS	69413	RENTAL OF EQUIPMENT	\$3,058.91
NEWFOUND DISPOSAL SYSTEMS LTD.	69414	DISPOSAL SERVICES	\$38,869.43
NEWFOUNDLAND DISTRIBUTORS LTD.	69415	INDUSTRIAL SUPPLIES	\$815.76
NORTH ATLANTIC PETROLEUM	69416	PETROLEUM PRODUCTS	\$13,152.93
PBA INDUSTRIAL SUPPLIES LTD.	69417	INDUSTRIAL SUPPLIES	\$1,683.48
ORKIN CANADA	69418	PEST CONTROL	\$236.18
PERIDOT SALES LTD.	69419	REPAIR PARTS	\$5,094.88

NAME	CHEQUE #	DESCRIPTION	AMOUNT
PETER PAN SALES LTD.	69420	SANITARY SUPPLIES	\$3,420.74
J & J SEARCHING SERVICES	69421	MECHANIC LIEN SEARCH	\$508.50
K & D PRATT LTD.	69422	REPAIR PARTS AND CHEMICALS	\$2,237.75
PROFESSIONAL UNIFORMS & MATS INC.	69423	PROTECTIVE CLOTHING	\$593.15
RIDEOUT TOOL & MACHINE INC.	69424	TOOLS	\$125.31
NAPA ST. JOHN'S 371	69425	AUTO PARTS	\$1,049.00
TRANSCONTINENTAL NEWFOUNDLAND & LABR.	69426	DIECUT DOOR HANGER	\$1,015.99
ROYAL FREIGHTLINER LTD	69427	REPAIR PARTS	\$3,960.99
S & S SUPPLY LTD. CROSSTOWN RENTALS	69428	REPAIR PARTS	\$3,562.33
ST. JOHN'S VETERINARY HOSPITAL	69429	PROFESSIONAL SERVICES	\$801.46
BIG ERICS INC	69430	SANITARY SUPPLIES	\$871.13
SAUNDERS EQUIPMENT LIMITED	69431	REPAIR PARTS	\$3,723.10
SUPERIOR PROPANE INC.	69432	PROPANE	\$29.66
TEMPLETON TRADING INC.	69433	PAINT SUPPLIES	\$144.44
TOWER TECH COMMUNICATIONS & SPORTS FIE	69434	NETTING REPAIRS & INSTALLATION	\$2,034.00
TRACTION DIV OF UAP	69435	REPAIR PARTS	\$6,473.50
TULKS GLASS & KEY SHOP LTD.	69436	PROFESSIONAL SERVICES	\$341.48
WEIRS CONSTRUCTION LTD.	69437	ROAD GRAVEL	\$7,078.76
WESCO DISTRIBUTION CANADA INC.	69438	REPAIR PARTS	\$236.26
WINDCO ENTERPRISES LTD.	69439	BALL FIELD NETTING	\$4,282.65
WAL-MART 3092-KELSEY DRIVE	69440	MISCELLANEOUS SUPPLIES	\$452.70
THOMAS HICKEY	69441	APPEAL BOARD REMUNERATION	\$300.00
WAYNE PURCHASE	69442	APPEAL BOARD REMUNERATION	\$100.00
ATLANTIC PROVINCES ECONOMIC COUNCIL	69443	REGISTRATION FEE	\$330.00
ALIAANT PIONEERS (CLOWE/PURCELL GOLF CLA	69444	REGISTRATION FEE	\$2,000.00
BELL MOBILITY INC. RADIO DIVISION	69445	MAINTENANCE CHARGES & REPAIRS	\$4,376.71
TRAVERSE, BRENDAN	69446	INSTRUCTOR FEE	\$218.16
HEATEC SYSTEMS INC.	69447	REFUND ELECTRICAL PERMIT	\$272.25
SMITH, JEAN	69448	RECREATION PROGRAM REFUND	\$75.00
MCINNES COOPER	69449	PROFESSIONAL SERVICES	\$81.36
ROBERT AND JACQUELINE HAYES	69450	REFUND APPEAL WITHDRAWN	\$113.00
MICHAEL SEVIOUR	69451	REFUND OVERPAYMENT OF TAXES	\$557.48
GREG & KIM BAKER	69452	RECREATION PROGRAM REFUND	\$85.00
O'BRIEN ANTHONY WHITE	69453	REFUND COMPLIANCE LETTER	\$150.00
GUS YETMAN	69454	REFUND DEPOSIT FOR ASP	\$100.00
MICHELLE O'BRIEN	69455	OVERCHARGED ON METER	\$12.25

NAME	CHEQUE #	DESCRIPTION	AMOUNT
KRISTYN COLLINS	69456	REFUND DAMAGE DEPOSIT	\$300.00
ADVANCED EDUCATION & SKILLS	69457	REFUND RENT	\$1,099.55
SHEA HEIGHTS COMMUNITY CENTER BOARD	69458	REPAIRS TO WAR MEMORIAL	\$509.00
CLIFF JOHNSTON	69459	APPEAL BOARD REMUNERATION	\$75.00
WILLIAM EARLE	69460	APPEAL BOARD REMUNERATION	\$375.00
RAELENE THOMAS	69461	APPEAL BOARD REMUNERATION	\$425.00
LEROY NORBERG	69462	REFUND LEAK ON SERVICE LATERAL	\$500.00
RONALD MICHAEL NEWTON	69463	REFUND WATER ON / OFF PERMIT	\$50.00
DARLENE STEELE	69464	RECREATION PROGRAM REFUND	\$50.00
BETH HUBLEY	69465	RECREATION PROGRAM REFUND	\$85.00
BRUCE QUILTY	69466	REFUND DEVELOPMENT FEE	\$2,000.00
MARIE RIDGELY	69467	REFUND CREDIT CARD CHARGED TWICE	\$6.00
MARK HEALY	69468	RECREATION PROGRAM REFUND	\$130.00
LISA KAVANAGH	69469	RECREATION PROGRAM REFUND	\$130.00
PRESENTATION ASSOCIATES	69470	RECREATION PROGRAM REFUND	\$520.00
JEFFREY WAREHAM	69471	REFUND SECURITY DEPOSIT	\$6,000.00
ESTATE OF SARAH POPE	69472	REFUND OVERPAYMENT OF TAXES	\$460.72
ANDREW DYCK	69473	REFUND OVERPAYMENT OF TAXES	\$53.67
WILLIAM MARCH	69474	REFUND OVERPAYMENT OF TAXES	\$533.25
ROBERT LANGDON	69475	REFUND OVERPAYMENT OF TAXES	\$743.43
LLOYD & DAPHNE REESE	69476	REFUND OVERPAYMENT OF TAXES	\$607.56
CLEMENT SCOTT	69477	REFUND OVERPAYMENT OF TAXES	\$697.47
AVERILL BAKER	69478	REFUND OVERPAYMENT OF TAXES	\$48.50
BREWER, JILL	69479	REIMBURSEMENT FOR LUNCHEON	\$95.05
HAYWARD, ELIZABETH	69480	MILEAGE	\$42.41
WINSOR, MICHELLE	69481	MILEAGE	\$14.33
PITCHER, CHRIS	69482	REIMBURSEMENT SUPPLIES FOR TRAINING SESSION	\$55.53
MACKENZIE, NEIL	69483	MILEAGE	\$60.10
HUNT, EDMUND	69484	MILEAGE - CROSSING GUARD PROGRAM	\$87.73
COLE, JENNIFER	69485	MILEAGE - CROSSING GUARD PROGRAM	\$349.70
KELLY, KAREN	69486	MILEAGE	\$75.56
DUGGAN, DEREK	69487	MILEAGE	\$45.84
PENNEY, LISA	69488	MILEAGE - CROSSING GUARD PROGRAM	\$139.00
LETTO, LORI	69489	MILEAGE	\$22.77
STRAIT, MARIE	69490	MILEAGE - CROSSING GUARD PROGRAM	\$94.07
MAHER, TRAVIS	69491	VEHICLE BUSINESS INSURANCE	\$436.67

NAME	CHEQUE #	DESCRIPTION	AMOUNT
WILLIAMS, NICOLE	69492	MILEAGE	\$27.40
MCGRATH, JENNIFER	69493	MILEAGE	\$132.57
MELISSA BRAGG	69494	VEHICLE BUSINESS INSURANCE	\$350.00
COURAGE, SCOTT	69495	MILEAGE	\$41.24
CHRISTA NORMAN	69496	MILEAGE	\$87.72
TOBIN, JUDY	69497	MILEAGE	\$58.60
BENNETT, GLENN	69498	MILEAGE - CROSSING GUARD PROGRAM	\$139.00
KINSELLA, PAULA	69499	MILEAGE - CROSSING GUARD PROGRAM	\$126.88
KRISTA GLADNEY	69500	MILEAGE	\$35.80
LORI FOOTE	69501	REIMBURSEMENT FOR SERVICE AWARDS CEREMONY	\$389.34
MATTHEW AYERS	69502	CLOTHING ALLOWANCE	\$53.11
SMITH STOCKLEY LTD.	69503	PLUMBING SUPPLIES	\$919.99
WATERWORKS SUPPLIES DIV OF EMCO LTD	69504	REPAIR PARTS	\$2,874.32
AMERICAN PUBLIC WORKS ASSOC.	799	CONFERENCE FEES	\$3,833.20
BLACK & MCDONALD LIMITED	69505	PROFESSIONAL SERVICES	\$29,021.05
GORDON BARNES	69506	PROFESSIONAL SERVICES	\$2,400.00
INFINITY CONSTRUCTION	69507	PROGRESS PAYMENT	\$328,752.06
NEWFOUNDLAND POWER	69508	ELECTRICAL SERVICES	\$4,331.24
CITY OF ST. JOHN'S	69509	REPLENISH PETTY CASH	\$200.00
CRAFT COUNCIL CLAY STUDIO	69510	ST. JOHN'S DAY CELEBRATION	\$1,088.00
NEWFOUNDLAND & LABRADOR FOLK ARTS SOC	69511	ST. JOHN'S DAY CELEBRATION	\$1,000.00
TUCKAMORE FESTIVAL	69512	ST. JOHN'S DAY CELEBRATION	\$750.00
HEATHER MORGAN	69513	HONORARIUM	\$100.00
BENNETT, RICK	69514	REIMBURSEMENT INTERNET CHARGES	\$374.93
WINDOWS ON THE WEST	69515	ST. JOHN'S DAY CELEBRATION	\$1,150.00
NEWFOUND CONSTRUCTION LTD.	69516	PROGRESS PAYMENT	\$264,805.40
Total:			<u><u>\$2,260,118.55</u></u>

Paul Mackey

Paul Mackey

Paul Mackey

MEMORANDUM

Date: June 13, 2014
To: Mr. Kevin Breen, Mr. Rick Squires, Ms. Elaine Henley
From: John Hamilton – Senior Buyer
Re: Council Approval Tender 2014041 Supply and Install Watermain Insertion Valves

The results of Tender 2014041 Supply and Install Watermain Insertion Valves is as follows:

Afonso Group Limited \$ 98,395.00

It is recommended to award this tender to the only qualified bidder Afonso Group Limited \$ 98,395.00 who fully meets specification, as per the Public Tendering Act.

Taxes (HST) extra to bid 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 17, 2014
To: His Worship the Mayor and Members of Council
From: Robert J. Burse, City Solicitor
Re: **New Gower Street – Manga Hotels Inc.**

Manga Hotels have purchased land from NL Power at New Gower Street adjacent to their present site.

The City owns land between this land and the street which is indicated on the attached plan. Manga Hotels would like to purchase this land from the City.

As this land is not required by the City I recommend that it be sold at a rate of \$50.00 per square foot, being its fair market value, in the opinion of the Manager of Real Estate Services.

I request that this matter be brought before Council at the next Regular Meeting.

Robert J. Burse
City Solicitor

RB/mp

ST. JOHN'S

LEGAL DEPARTMENT

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