

**AGENDA
REGULAR MEETING**

**May 11, 2015
4:30 p.m.**

ST. JOHN'S

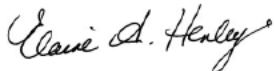
MEMORANDUM

May 8, 2015

In accordance with Section 42 of the City of St. John's Act, the Regular Meeting of the St. John's Municipal Council will be held on **Monday, May 11, 2015 at 4:30 p.m.**

This meeting will be preceded by a Special Meeting to be held on the same day in Conference Room A at **3:00p.m.**

By Order



Elaine Henley
City Clerk

ST. JOHN'S

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

AGENDA
REGULAR MEETING
May 11, 2015
4:30 pm

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

- 1. Call to Order**
- 2. Approval of the Agenda**
- 3. Adoption of the Minutes (May 4, 2015)**
- 4. Business Arising from the Minutes**
 - a. Included in the Agenda**
 - b. Other Matters**
- 5. Notices Published**
 - a. 26 Jenmar Crescent - Residential Medium Density - (R2) Zone**

A Discretionary Use Application has been submitted requesting permission to occupy **26 Jenmar Crescent** as a home occupation for Pet Grooming Services.

The business will occupy a floor area of approximately 20.7 m² and will operate Tuesday to Saturday, 9 a.m.-5 p.m. by appointment only. Each grooming session will be approximately 1.5-2 hours with 3-4 dogs groomed per day. On-site parking is available for the business. The applicant is the sole employee. No submissions received

b. 33-37 Dooling's Line - Rural Residential Infill - (RRI) Zone

A Discretionary Use Application has been submitted by Modern Printing Services requesting municipal approval to occupy an accessory building at **33-37 Dooling's Line** as a home occupation for a printing business. The building will have a total floor area of 225.5m² where the business will occupy a floor area of 78m².

The proposed business will offer digital printing including: business cards, cheque printing and wide format printing. Hours of operation will be Monday to Friday from 9 a.m.-5 p.m. There are 3 employees. On-site parking is available. Two submissions received

6. Public Hearings

- a. 32-36 Temperance Street- PDE file DEV 1400166
Discretionary Use Application – Residential Condominium Development
Applicant: RJC Services on behalf of Project Management and Development (Nolan-Hall)
Commercial Central Mixed-Use (CCM) Zone/Heritage Area 3

7. Committee Reports

- a. Planning & Development Standing Committee Report of April 21, 2015
- b. Community Services and Housing Standing Committee Report of April 30, 2015
- c. Development Committee Report of May 5, 2015
- d. Report of Special Events Advisory Committee – May 5, 2015

8. Resolutions

9. Development Permits List (April 30 – May 6, 2015)

10. Building Permits List (April 30 – May 6, 2015)

11. Requisitions, Payrolls and Accounts (Week ending May 6, 2015)

12. Tenders

- a. Tender #2014116 – Heavy Equipment Repair Service

13. Notices of Motion, Written Questions and Petitions

14. Other Business

- a. Memorandum dated April 30, 2015 from the Deputy City Manager of Public Works re: Hybrid Vehicle Evaluation - CD# R2015-03-30/16
- b. Memorandum dated May 5, 2015 from City Clerk re: Summer Meeting Schedule
- c. Memorandum dated May 7, 2015 from City Clerk re: Helen Fogwill-Porter Footbridge
- d. Ratification of E-poll of May 7, 2015 re: Tender 2015050 Asphalt Crack Sealing Program
- e. Economic Update – May 2015

15. Adjournment

May 4, 2015

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

Acting Mayor Ron Ellsworth presided.

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

Regrets – Mayor O'Keefe, Councillors Galgay, and Puddister

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

Call to Order and Adoption of the Agenda

SJMC2015-05-04/192R

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

Adoption of Minutes

SJMC2015-05-04/193R

**It was decided on motion of Councillor Tilley; seconded by Councillor Breen:
That the minutes of April 27, 2015 be adopted as presented.**

Illegal Use of Trailers

Council tabled a memo dated April 29, 2015 from the City Solicitor regarding the above noted.

SJMC2015-05-04/194R

It was moved by Councillor Hann; seconded by Councillor Tilley: That Council enact the proposed By-Law dealing with the illegal use of trailers. The additional power to tow offending trailers provides an effective and efficient means to address the problem of non-compliant trailer use. It also mitigates against potential attendant negative environmental problems. The benefits of this appear to outweigh the possibility of damage claims resulting from removal/demolition of offending trailers.

Councillor Collins stressed the importance of citizens needing to take responsibility for cleaning up garbage and not discarding of it an illegal manner given the significant expense to clean it up. He noted that problem areas such as Northern Pond in particular will be patrolled. Deputy Mayor Ellsworth also referenced the need to protect the City's watersheds and water sources from littered forests.

The motion being put was unanimously carried.

Provincial Budget 2015

Council considered a memo dated May 1, 2015 from the Acting City Manager regarding the above noted.

SJMC2015-05-04/195R

It was moved by Councillor Breen; seconded by Councillor Lane: That the following be approved as per the Acting City Manager's recommendation:

- **HST Rebate: That the savings realized commencing in 2016 as a result of the HST rebate be allocated to the City's capital out of revenue account. As Council is aware, we have a 10 year capital plan which will be brought before Council in the next month. These monies will be put to good use on projects arising out of that plan.**
- **Gas Tax Rebate: The funds realized in 2015 and beyond supplement the existing gas tax program which qualifies for a wide range of capital projects.**

Councillor Tilley and Deputy Mayor Ellsworth spoke in favour of the motion congratulating Councillor Breen, Chair of the Finance & Administration Standing Committee for the efforts made in this regard.

The motion being put was carried.

Special Events Advisory Committee Report of April 24, 2015

Council considered the above noted report:

Re: Special Events Advisory Committee

The following recommendation of the Committee is forwarded to Council for approval in principle subject to route confirmation by the Traffic Division.

- 1) **Event:** Harbour Front 10K Road Race
Road Closures: Harbour Drive - both directions
Water Street - eastbound - Waldegrave Street to Prescott Street
Waterford Bridge Road - westbound - Water Street to
Waterford Lane
Southside Road - eastbound - Waterford Lane to Blackhead
Road
Date: May 10, 2015
Time: 6:30 a.m. to 9:30 a.m.

Special Events Advisory Recommendation:

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

Tanya Haywood
Director, Recreation Division
Department of Community Services

SJMC2015-05-04/196R

**It was decided on motion of Councillor Davis; seconded by Councillor Hickman:
That the recommendations of the Special Events Advisory Committee dated
April 24, 2015 be approved as presented.**

Development Committee Report – April 28, 2015

Council considered the above noted report:

**REPORT/RECOMMENDATIONS TO COUNCIL
Development Committee Report
April 28, 2015**

1. **Department of Planning & Development & Engineering File No. 11-00044
Proposed Crown Land Lease
Proposed Agricultural Use
Department of Environment & Conservation File 1011010
Crown Land Grant Referral for 36.4 Hectares**

**Back Line – Ward 5
Agriculture (AG) Zone**

It is the recommendation of the Development Committee that this application be granted approval for the above noted Crown Land lease. The development of the site is subject to a development application being made and providing an updated survey of the property. Final approval is subject to the developer satisfying all requirements of the City of St. John's.

2. **Department of Planning & Development & Engineering File No. INT1500014
Proposed Demolition of Existing Dwelling to Re-Build New Dwelling
124 Old Broad Cove Road
Town of Portugal Cove – St. Philips
Broad Cove River Watershed (W) Zone**
-

It is recommended by the Development Committee that Council approve the demolition and rebuild of the dwelling pursuant with Section 104.(4)(c) of the City of St. John's Act, which states: "a building to replace an existing building destroyed by fire or an existing building dilapidated 50% or more may be permitted by Council".

**Jason Sinyard
Acting Deputy City Manager – Planning, Development and Engineering
Acting Chair – Development Committee**

SJMC2015-05-04/197R

It was moved by Councillor Hann; seconded by Councillor Collins: That the recommendations of the Development Committee Report dated April 28, 2015 be approved as presented.

Councillor Collins implored those with ATV's not to destroy farm land.

The motion being put was carried.

Development Permits List

Council considered as information the Development Permits List for the period April 23 - 29, 2015.

**DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING
FOR THE PERIOD OF April 23 TO April 29**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
COM	Pinnacle Engineering Limited	Booster Pump Station for Glencrest Development	Reservoir Road	5	Approved	15-04-23
COM	Chimo Construction	Paint Shop	45 Pepperell Road	1	Approved	15-04-23
COM	Conestoga-Rovers & Associates Limited	Soil Borings	750-760 Kenmount Road	4	Approved	15-04-27
COM	Pinnacle Engineering Limited	Watermain Replacement	95 University Avenue	4	Approved	15-04-27

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

Gerard Doran
Development Supervisor
Department of Planning

Building Permits List

Council considered the Building Permits list for the period of April 23 – April 29, 2015.

Building Permits List
Council's May 4, 2015, 2015 Regular Meeting

Permits Issued: 2015/04/23 to 2015/04/29

2015/04/29

Permits List

Class: Commercial

- | | |
|---------------------|----------------------|
| 57 Blackmarsh Rd | Ms Place Of Assembly |
| 23 Cashin Ave | Ms Clinic |
| 44 Crosbie Rd | Ms Convenience Store |
| 84-86 Elizabeth Ave | Ms Service Shop |
| 84-86 Elizabeth Ave | Ms Retail Store |

432 Empire Ave	Sn	Retail Store
391-395 Empire Ave	Ms	Club
32 Frecker Dr	Ms	Service Station
324 Frecker Dr	Ms	Convenience Store
125 Harbour Dr The Keg	Sn	Restaurant
25 Hebron Way	Ms	Retail Store
189 Higgins Line	Ms	Office
2 Holdsworth St	Sn	Restaurant
61 James Lane	Ms	Warehouse
58 Kenmount Rd	Ms	Office
120 Kenmount Rd	Ms	Car Sales Lot
85-95 Kenmount Rd	Ms	Car Sales Lot
409 Kenmount Rd	Ms	Car Sales Lot
461 Kenmount Rd	Ms	Car Sales Lot
475 Kenmount Rd	Ms	Car Sales Lot
479 Kenmount Rd	Ms	Car Sales Lot
515 Kenmount Rd	Ms	Retail Store
90 Logy Bay Rd	Ms	Club
215 Major's Path	Ms	Retail Store
10 Messenger Dr	Ms	Retail Store
6 Mullaly St	Ms	Warehouse
34 New Cove Rd	Ms	Clinic
119 New Cove Rd	Ms	Clinic
446 Newfoundland Dr	Ms	Restaurant
87 Old Pennywell Rd	Ms	Convenience Store
60 O'leary Ave	Ms	Retail Store
52 Pippy Pl	Ms	Retail Store
59-61 Pippy Pl	Ms	Retail Store
279 Portugal Cove Rd	Ms	Clinic
25 Rhodora St	Ms	Condominium
46-50 Robin Hood Bay Rd	Ms	Industrial Use
20 Ropewalk Lane	Ms	Service Shop
10 Stavanger Dr	Ms	Retail Store
410 Stavanger Dr	Ms	Retail Store
55 Stavanger Dr	Ms	Retail Store
415 Stavanger Dr	Ms	Restaurant
86 Thorburn Rd	Ms	Retail Store
86 Thorburn Road	Ms	Convenience Store
86 Thorburn Rd	Ms	Convenience Store
88 Thorburn Rd	Ms	Retail Store
446 Topsail Rd	Ms	Service Station
632 Topsail Rd	Ms	Service Station
632 Topsail Rd	Ms	Service Station
681 Topsail Rd	Ms	Place Of Amusement
10 Elizabeth Ave	Ms	Office
192-194 Torbay Rd	Ms	Eating Establishment
192-194 Torbay Rd	Ms	Eating Establishment
320 Torbay Rd	Ms	Club
426 Torbay Rd	Ms	Retail Store
430 Torbay Rd	Ms	Tavern
141 Torbay Rd	Ms	Office
585 Torbay Rd	Ms	Retail Store
206 Water St	Rn	Tavern
100 Military Rd	Cr	Recreational Use
270 Mount Scio Rd	Sw	Public Utility
15 George St	Rn	Tavern
50 Kelsey Dr	Rn	Retail Store
446 Topsail Rd	Rn	Service Station
48 Kenmount Rd	Rn	Retail Store
6 East White Hills Rd	Nc	Accessory Building
330 Portugal Cove Rd, Nape	Rn	Office

Class: Industrial

This Week \$.00

Class: Government/Institutional

100 Military Rd Rn Recreational Use

This Week \$ 70,000.00

Class: Residential

4 Aldergrove Pl Nc Accessory Building
8 Ballylee Cres, Lot 390 Nc Single Detached Dwelling
228 Brookfield Rd Nc Accessory Building
14 Castle Bridge Dr Nc Fence
174 Castle Bridge Dr. Lot #325 Nc Single Detached Dwelling
180 Castle Bridge Dr. Lot 328 Nc Single Detached Dwelling
14 Cherrybark Cres, Lot 214 Nc Single Detached Dwelling
70-72 Doyle's Rd Nc Accessory Building
171 Doyle's Rd Nc Accessory Building
4 Gregory St Nc Patio Deck
55 Holbrook Ave Nc Fence
54 Hoyles Ave Nc Fence
87 Mcniven Pl Nc Accessory Building
70 Melville Pl Nc Accessory Building
116 Moss Heather Dr Nc Accessory Building
4 Nerissa Pl Nc Fence
10 Ophelia Pl Nc Fence
21 Orlando Pl Nc Fence
21 Orlando Pl Nc Accessory Building
46 Parsonage Dr Nc Accessory Building
46 Parsonage Dr Nc Fence
2 Stanford Pl, Lot 15 Nc Single Detached Dwelling
34 Stanford Pl. Lot #46 Nc Single Detached Dwelling
27 Stanford Pl, Lot 40 Nc Single Detached Dwelling
41 Stanford Pl, Lot 53 Nc Single Detached Dwelling
218 Stavanger Dr., Lot #10 Nc Single Detached Dwelling
236 Stavanger Dr Nc Fence
238 Stavanger Dr, Lot 64 Nc Single Detached Dwelling
1 Tansley St Nc Single Detached Dwelling
54 Bonaventure Ave Co Home Office
146 Great Eastern Ave Cr Subsidiary Apartment
4 Halliday Pl Cr Subsidiary Apartment
42 Alexander St Ex Semi-Detached Dwelling
1 Roche St Ex Single Detached Dwelling
18 Bay Bulls Rd Rn Single Detached Dwelling
196 Bay Bulls Rd Rn Single Detached Dwelling
49 Canada Dr Rn Single Detached Dwelling
6 Parkhill St Rn Single Detached Dwelling
4 Perlin St Rn Single Detached Dwelling
31 Rose Abbey St Rn Single Detached Dwelling
16 Rostellan Pl Rn Single Detached Dwelling
25 Scouts Pl Rn Single Detached Dwelling
366 Empire Ave Sw Single Detached Dwelling

This Week \$ 3,797,404.00

Class: Demolition

Bldg 517, 16 St. John's Place	Dm	Admin Bldg/Gov/Non-Profit
Bldg 530, 92 Charter Ave	Dm	Admin Bldg/Gov/Non-Profit
Bldg 806, 46 Churchill Ave	Dm	Admin Bldg/Gov/Non-Profit

This Week \$ 2,160,254.00

This Week's Total: \$ 6,870,483.00

Repair Permits Issued: 2015/04/23 To 2015/04/29 \$ 125,150.00

Legend

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

51 Calver Avenue - Application to construct a landing and stairs onto the front deck of the dwelling has been rejected as contrary to Section 10.5.3(6) of the City of St. John's Development Regulations. YEAR TO DATE COMPARISONS			
May 4, 2015			
TYPE	2014	2015	% VARIANCE (+/-)
Commercial	\$35,734,000.00	\$61,978,000.00	73
Industrial	\$0.00	\$0.00	0
Government/Institutional	\$42,454,000.00	\$7,612,000.00	-82
Residential	\$32,602,000.00	\$17,762,000.00	-46
Repairs	\$846,240.00	\$1,161,000.00	37
Housing Units (1 & 2 Family Dwellings)	66	36	
TOTAL	\$111,636,240.00	\$88,513,000.00	-21

Respectfully Submitted,

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

SJMC2015-05-04/198R

It was decided on motion of Councillor Davis; seconded by Councillor Breen: That the building permits list for the period April 16 – April 22, 2015 be approved as presented.

Requisitions, Payrolls and Accounts

Council considered the requisitions, payrolls and accounts for the week ending April 29, 2015.

**Weekly Payment Vouchers
For The
Week Ending April 29, 2015**

Payroll

Public Works	\$ 388,531.82
Bi-Weekly Casual	\$ 23,283.31
Accounts Payable	\$ 5,041,659.91
Total:	\$ 5,453,475.04

SJMC2015-05-04/199R

**It was decided on motion of Councillor Davis; seconded by Councillor Breen:
That the Payrolls and Accounts for the week ending April 22, 2015 be approved.**

Tenders

Council considered the following tenders and Request for Proposal:

- Tender 2015045: Winsor Lake Filter Cell #6
- Tender 2015051: Landscaping Services (RHB)
- RFP for Water Street Infrastructure Improvements (Waldegrave Street to Job’s Cove)

SJMC2015-05-04/200R

**It was decided on motion of Councillor Davis; seconded by Councillor Breen:
That the above noted tenders and RFP be adopted as follows:**

- **Tender 2015045: Winsor Lake Filter Cell #6 awarded to Filtrum Inc. for \$244,871.00.**
- **Tender 2015051: Landscaping Services (RHB) awarded to Alyssa's Property Services \$24,297.00**
- **RFP for Water Street Infrastructure Improvements (Waldegrave Street to Job's Cove) awarded to CBCL Limited in the amount of \$1,683,700.00 (HST included).**

12 Goodridge Street

Council considered a memo dated April 30, 2015 from the Director of Planning & Development regarding the above noted.

SJMC2015-05-04/201R

It was decided on motion of Councillor Tilley; seconded by Councillor Davis: That a demolition permit be issued under Section 375 of the City of St. John's Act given the condition of the property.

Southlands Family Fun Days Funding

Council considered a memo dated April 30, 2015 from the City Clerk regarding the above noted and outlining the need for public ratification of Council's previously approved motion to provide assistance.

SJMC2015-05-04/202R

It was decided on motion of Councillor Collins; seconded by Councillor Hann: That the Recreation Division provide assistance with planning, provision of staff, equipment, games and activities as well as a one-time grant of \$1200. This amount would be phased out for next year's event.

Councillor Collins

- Reminded the general public that there will be a public meeting at the Shea Heights Community Center tomorrow night at 7:00 p.m. with regard to the affordable housing project taking place in the community.

Councillor Bernard Davis:

- Councillor Davis relayed complaints from residents in his ward with regard to the posting of advertisements on phone polls which are unsightly; and he questioned how this could be limited. The Deputy City Manager of Planning, Development &

Engineering advised that residents can contact 311 to register complaints and the City would then investigate.

Acting Mayor Ellsworth

- Referenced a letter received by members of Council from the St. John's Port Authority identifying the economic impact of the Port to the City as researched by Goss Gilroy. The Port generates \$423 million per annum. The Port Authority was congratulated for its efforts.

Adjournment

There being no further business the meeting adjourned at 5:41 p.m.

MAYOR

CITY CLERK

NOTICES PUBLISHED

Applications which have been advertised in accordance with the requirements of Section 5.5 of the St. John's Development Regulations and which are to be considered for approval by Council at the **Regular Meeting of Council on May 11, 2015**

Ref #	Property Location/ Zone Designation	Ward	Application Details	Floor Area (square metres)	# of Employees (includes the applicant)	# of On-Site Parking Spaces	Written Representations Received	Planning and Development Division Notes
1	26 Jennmar Crescent Residential Medium Density (R2) Zone	1	<p>A Discretionary Use Application has been submitted requesting permission to occupy 26 Jennmar Crescent as a home occupation for Pet Grooming Services.</p> <p>The business will occupy a floor area of approximately 20.7 m² and will operate Tuesday to Saturday, 9 a.m.-5 p.m. by appointment only. Each grooming session will be approximately 1.5-2 hours with 3-4 dogs groomed per day. On-site parking is available for the business. The applicant is the sole employee.</p>	20.7 m ²	1		No submissions received	The Planning and Development Division recommends approval of the application subject to all applicable City requirements.
2	33-37 Dooling's Line Rural Residential Infill (RRI) Zone		<p>A Discretionary Use Application has been submitted by Modern Printing Services requesting municipal approval to occupy an accessory building at 33-37 Dooling's Line as a home occupation for a printing business. The building will have a total floor area of 225.5m² where the business will occupy a floor area of 78m².</p> <p>The proposed business will offer digital printing including: business cards, cheque printing and wide format printing. Hours of operation will be Monday to Friday from 9 a.m.-5 p.m. There are 3 employees. On-site parking is available.</p>	78m ²	3		Two submissions received (see attached)	This Application has been deferred to a future meeting of Council

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.

MEMORANDUM

Date: May 8, 2015

To: His Worship the Mayor and Members of Council

Re: **32-36 Temperance Street – PDE file DEV 1400166**
Discretionary Use Application - Residential Condominium Development
Applicant: RJC Services on behalf of Project Management and Development
(Nolan-Hall)
Commercial Central Mixed-Use (CCM) Zone / Heritage Area 3

A Discretionary Use application has been submitted to the City requesting permission to develop ground-floor residential units in a residential condominium development. In the CCM Zone, commercial uses are permitted on the ground floor of a building and residential units are permitted on the second and higher storeys of a building and are discretionary on the ground floor.

The application was publicly advertised and was referred to Council's regular meeting of November 17, 2014. By Council Directive CD #R2014-11-17/9, Council deferred the application and directed staff to hold a public information session. The session was held on April 8, 2015 (minutes attached) chaired by Councillor Jonathan Galgay.

Application

The application was originally for 38 residential units, later amended to 44 units, in condominium ownership. The development is proposed in two phases. The first phase at the top of Temperance Street and along Battery Road will contain 16 units and have a two (2)-level parking garage with 20 parking stalls. The building for this phase would stand 14.15 metres (46.4 feet) above Battery Road; the height limit is 15 metres (49.2 feet). The second phase will have 28 townhouse-style units along Temperance Street, with one (1) parking space per unit. These dwellings will each be two (2) storeys high. Access to the first phase is proposed from Temperance Street for vehicles and Battery Road for pedestrians, while vehicular access to the second phase is from U.S. Army Dock Road; each townhouse-style unit will have an exterior door along Temperance Street or in an interior courtyard. In total there will be 44 units and 48 parking spaces.

The application meets the requirements for a development in the CCM Zone. On-site parking, building height, and density requirements have been met and the design of the buildings conforms to the terracing "in line with the slope of Temperance Street" as required by the CCM Zone. As noted above, where the ground floor (first storey) of the building is proposed to be residential, Council can exercise its discretion to allow or not allow this development.

Council has the discretion to allow residential use of the ground floor (1st storey) in a building in the CCM Zone.

ST. JOHN'S

Approval Process

Under the St. John's Development Regulations, when a lot has frontage on more than one street, the Development Officer shall determine the front lot line, considering the most appropriate orientation of the building on the lot. In setting the front lot line for this development, Battery Road was chosen. Though the property has civic numbering on Temperance Street, it also has frontage on Battery Road where the main door and lobby are proposed. This is in keeping with the City's practice of setting the front lot line on the highest street and was used for a previous approval-in-principle for the subject property.

Council granted an approval-in-principle for a development on the property in 2009, and granted an extension to the approval-in-principle on June 22, 2010, which has since expired. The initial development application was for a condominium hotel development with 140 units; the CCM zone allows a hotel as a permitted use. The proposed building height was 13.9 metres (45.6 feet) at the intersection of Battery Road, Duckworth Street, and Temperance Street. Because the development exceeded 1,000 square metres of floor area and was adjacent to a residential land-use district, a mandatory land-use assessment report (LUAR) was required. A public meeting was held on June 15, 2010, and subsequently Council granted its approval-in-principle.

Given that the property is in Heritage Area 3, the development would be subject to review by the City's Heritage Officer and the Heritage Advisory Committee.

Recommendation

The question before Council is the discretionary use of the ground floor of the proposed development for residential use. It is recommended that Council grant approval-in-principle to the proposed development at 32-36 Temperance Street, subject to:

- Review of the exterior design by the City's Heritage Officer and Heritage Advisory Committee as per Section 5.9.4 (Heritage Area Standards); and
- Compliance with all requirements of the City's Department of Planning, Development and Engineering, the Department of Public Works and any other departments.

This is provided for Council's consideration.

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

KO'B/dlm

Attachment



SUBJECT PROPERTY





View from Temperance Street



View from Battery Road

A public information session was held on Wednesday, April 8, 2015 at 7:00 p.m. in the Foran/Greene Room, 4th floor, City Hall.

In Attendance: Councillor Jonathan Galgay, Chairperson
 Councillor Art Puddister
 Councillor Sandy Hickman
 Ken O’Brien, Chief Municipal Planner
 Gerard Doran, Development Supervisor
 Dave Wadden, Manager of Development Engineering
 Maureen Harvey, Senior Legislative Assistant

Also in attendance were approximately 75 citizens from the neighborhood many of whom registered on the attendance sheet:

Representing the proponent was Dick Cook of RJC Services

The purpose of the meeting is to discuss an application for an approval-in-principle to develop the property located at **32-36 Temperance Street** for the purpose of a two phase residential development. Phase one will be comprised of a 6-storey building at a height of 15m above Battery Road. This building will consist of 16 units plus a two level parking garage containing 20 parking stalls. Phase two will terrace with the slope of Temperance Street and will consist of 2 buildings, 14 units each for a total of 28 units. Parking will be located at ground level and will be accessed from U.S. Army Dock Road. The overall residential development will therefore have a total of 44 units with 48 parking stalls. The applicant has applied for a ground-floor residential units, which are a discretionary use in the CCM Zone.

The following written submissions are included with this report:

- Hubert Alacoque Gower Street
- GJ Shortall Limited
- Holly & Keith Crocker Signal Hill Road
- Joanne Butler Outer Battery Road
- Architects Licensing Board of NL
- Russell Pelley
- Tom Baird
- Wilfred & Mariann Hopkins Battery Road
- St. John’s Port Authority
- Millie Bennett Battery Road
- Kieran Hanley Pilot’s Hill
- Kathleen Michels
- James and Mary Winsor Signal Hill Road
- Bradley Thorne Walsh’s Square

Councillor Galgay called the meeting to order and outlined the process of the hearing which will consist of a staff overview; presentation by the proponent, followed by an open floor discussion with residents.

Review Process

The City’s Chief Municipal Planner, Ken O’Brien, provided the background on why this public information session is being held. He noted this is the site of the former Power’s Salvage. Approval-In-Principle was given by Council in 2009 and extended in 2010, which has since expired resulting in the application before the meeting. While the application meets the zoning requirements, the City’s Development Regulations require Council to exercise its discretion in allowing the ground floor to be residential as opposed to commercial. It was noted the application is for a two phase project consisting of 44 residential units 16 units in Phase I and 28 units in Phase 2. The site is part of the City’s Heritage Area 3 and as such requires referral to the Heritage Advisory Committee which will take place later this week. The site is also governed by the Battery Guidelines.

Proponent’s Presentation

Mr. Dick Cook of RJC Services representing the developer Project Management and Development (Nolan Hall), informed the gathering that reported that Nolan Hall is committed to high quality work and is in the business of protecting heritage properties. He reiterated the development does not require rezoning and the proposed design meets all requirements of the Development Regulations hence the 15m height is in compliance. He also stated there will be protective, decorative fencing to protect an existing embankment. In terms of traffic, Mr. Cook stated a traffic study was carried out which concluded the increase of traffic would be insignificant. He presented some super imposed pictures that showed the proposed development from O’Brien Park, Battery Road and Duckworth Street.

Discussion

Councillor Galgay welcomed comments from area residents which are summarized with the answers provided below:

Alison Dyer – Walsh’s Square

Comment/Question	Response
Is this an engagement session or is this a “done deal”?	Councillor Galgay stated this matter will require a vote of the entire Council and as such it is not a “done deal”.

Peter Jackson – NL Historic Trust

It is shameful that this meeting would proceed with no parking availability due to an event at Mile One.	
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<p>Expressed concern that this project has not been prepared or endorsed by an architect and as such the hearing should not have proceeded. He stated it contravenes the NL Architects Act. To present drawings that are not endorsed by an architect registered under the NL Architects Association is wrong and misleading.</p>	<p>Mr. Cook informed the group that this is not a design for which he has been involved. He noted the owner had the drawings prepared overseas and assured the public that local architects and engineers will be involved if the project advances.</p>
<p>Mr. Jackson downloaded the regulations governing the CCM Zone. He noted the last clause states that any development must be terraced in line with the street. In this case it should have been done in line with Temperance Street as opposed to Battery Road. He alleges the development is in contravention of the City’s Development Regulations. He also stated the proposed development will tower over heritage properties.</p>	<p>The Chief Municipal Planner asserted that where a development borders on two streets the building height can be measured from either street. He stated this is dependent on where the grade is set.</p>

Sue Wright - Topsail Road

<p>Asked Mr. Cook if he has an architect’s license to practice in NL.</p>	<p>Mr. Cook responded he does not, and he is not at the meeting in the capacity of an architect.</p>
<p>Asked if the City abides by the laws of NL and claimed it is illegal for anyone who is not a licensed architect to present drawings of this nature in the Province. She asserts the City is addressing a project that has been created illegally and questions why consideration would be given to a proposal that does not meet legal requirements.</p>	<p>The Chief Municipal Planner stated that the City advises the Provincial Archaeologist of any excavations or developments downtown that may have archaeological remains. However, he assured the group that if an Architect’s stamp is required for final approval, a permit would not be issued until such time as it was obtained.</p>

Liam McKenna – Patrick Street

<p>Claimed the building has the appearance of a computer’s CPU (central processing unit). He asked if the woman who owns the historic Four Sisters stone houses across the street was in the audience and questioned if she was aware of what was being proposed. He also claimed that one of the attractions that brought him to live in St. John’s is that of the “Four Sisters” houses. Mr. McKenna suggested the development should include a shop or other type of mixed development that encourages a neighborhood atmosphere as opposed to a</p>	
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<p>condominium development. He asserted that people come to the City of St. John’s to embrace the heritage. Also put forth was his assertion that the Provincial archeology should be involved. In short Mr. McKenna is vehemently opposed to the development.</p>	
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Judith Bobbit – Owner of three of the “Four Sisters” Homes

<p>Ms. Bobbit reported that there were ongoing sewer problems in those homes for some 20 years. Following an illness and multiple break ins, she vacated the premises and has since requested a contractor to restore the buildings. Ms. Bobbit has been paying the utility bills on these properties until recently. She hopes her properties will be restored to upclass units with the possibility of having the one on the lower end of Temperance Street converted to a restaurant with the other two restored for residential uses. She hopes that the design will be similar to the houses originally built and intends to have a small parking area to the rear.</p> <p>Ms. Bobbit asked that the City ensure an architect designs something on the proposed site that ties in to the character of the area with heritage at the forefront.</p>	
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Dave Doherty - Signal Hill Road.

<p>Stated that he is living in the house that was owned by his parents. He questioned why anyone in this area would want to live in a square block. His existing home has exceptional views of the city and fears that the proposed development will destroy his view. Mr. Doherty also questioned why the previous design has been scrapped as it resulted in limited objection. He also stated the City should be more mindful of the impact this development would have on tourism.</p>	
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Nancy Brace – Brownrigg Place

<p>Sits on board of NL Historic Trust and put forth some concerns with other Nolan Hall developments. She referenced a development undertaken by the company in Green’s Harbour where land was excavated leaving a gaping “scab” on the side of the hill and then walked away from it.</p> <p>Concerned with heritage factor and the quality of the project.</p> <p>Ms. Brace referenced a development in Carbonear which was not stamped with an architect’s seal and now is in such a deplorable state, is not accessible.</p> <p>She also reminded those present of the volume of tourism that is generated in the Province because of heritage retention, particularly in the downtown. While she is not anti-development, it was suggested that any development on this site be creative such that it protects the integrity of heritage in the area.</p>	
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Mr. Hubert Alacoque – Gower Street

<p>Mr. Alacoque is surprised that a 7 storey building would be approved when there is no access from Temperance Street.</p> <p>He referenced the proximity of the development to St. John’s Harbour asserting that the City should think more strategically about the location of condominiums given it is a working harbor with many industrial uses an integral part of it. It will be subject to noise, highly illuminated areas, and to encourage residential use so close to the harbor may compromise the its working future.</p> <p>He also asserted that several attempts at multi residential development in the downtown have proven to be a failure. Referencing the</p>	
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<p>“Narrows” condominiums, nearby on Duckworth Street, he reiterated that it took years for these units to sell and there are still two that remain on the market. The same was said for Devon Row and Fort William condos. He is surprised that anyone would create a business plan that would involve multi-residential units in an area where so many units remain unsold.</p> <p>Mr. Alacoque also made reference to the sign on Temperance Street which advertises the proposed developing noting that the design is vastly different than what is being presented here this evening. He stated this is very misleading.</p>	
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David Doherty – Signal Hill Road

<p>Reiterated the position put forth with respect to noise. He noted that when Crosbies and Harveys are utilizing their pumping systems on the harbor, the noise is excessive and it is difficult to hear.</p>	
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Alison Dyer – Walsh’s Square

<p>Lady asserted that her property will depreciate and reminded the group that any development in this area should have a strong heritage characteristic, which she asserts is absent from the proposed design.</p>	
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Ms. Alderdice – Battery Road

<p>Doesn’t understand why people have to make so much money on a development. She stated the area should be used to plant fruit trees or designed as a beautiful open space. She also said it would be nice to replicate the “Four Sisters” houses.</p>	
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Sheilagh O’Leary – Newtown Road

<p>Speaking as a former City Councillor and a present member of the Heritage Advisory Committee, Ms. O’Leary stated she is opposed to this proposal. She questioned why the former design could not be used given City Council spend approximately 2.5 years reviewing it to the point where it was generally accepted by most of the residents. She acknowledged there will always be objection, but certainly not as much if the previous design was under consideration. Ms. O’Leary asserted that the design being presented is hideous and not in the interest of the neighboring residents or tourism in general.</p> <p>The proposed designed is not terraced as it was the previous design and doesn’t understand why the City would even give consideration to it. She noted that she does not want to demonize any developers and blames the City for not having an architect involved and for the lack of design regulations and other developers in the City are required to make great efforts to retain heritage.</p> <p>Ms. O’Leary stated that she is tired of engagement with respect to this piece of property. She questioned the status of the new Municipal Plan and fears the ongoing review of the Heritage Advisory Committee (and others) will further eradicate any power or control by the public with respect to heritage areas.</p> <p>She commended Ms. Bobbit on her plan to revitalize the “Four Sisters” houses and is sorry for the grief the City caused her in relation to the ongoing sewer problems for 25 years.</p>	
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Mr. Adrian McKeever

Stated his opposition to the development and	The Chief Municipal Planner noted that the
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<p>agrees with a previous speaker about the 15 meter regulation.</p> <p>He stated the view of the development as shown in the picture taken from O'Briens Park is not accurate as there is no way the harbor will be visible from that location if the development proceeds.</p> <p>Encouraged Council to work with the owner of the fourth "Four Sisters" house to ensure it is developed harmoniously with the other three units.</p> <p>Mr. McKeever suggested that as the development meets the requirements of the CCM Zone, it will likely be approved.</p> <p>He questioned the role of the Heritage Advisory Committee in influencing the decision on this project.</p> <p>What provisions are contained in the Battery Development Guidelines to influence a decision on this application.</p>	<p>grade was set at Battery Road as it was with the previous application. He noted it can be set from either Battery Road or Temperance Street depending on the particulars of any application.</p> <p>Councillor Galgay reiterated that Council will make the decision as to whether the development proceeds or is rejected.</p> <p>Councillor Galgay advised the matter is on the agenda for consideration of the Heritage Advisory Committee on April 10th. The Committee can only make a recommendation to Council.</p> <p>The Chief Municipal Planner advised that this area was not part of the study area and was not covered by any restrictions in the original report. He reported that the City would have to examine the impact on nearby properties as stated in section 7.29 of the Development Regulations.</p>
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Councillor Art Puddister

<p>Sought clarification with respect to the height elevation questioning whether it should be measured from Temperance Street or Battery Road asserting his opinion that it should be measured from Temperance Street. He questioned whether the City will need a legal interpretation.</p> <p>He also stated that the City's Legal Department may need to advise Council on the level of</p>	<p>The Development Supervisor reported that the grade has been established at Battery Road which is in keeping with past practice.</p>
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discretion that can be used with respect to this application.	
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Alison Dyer – Walsh’s Square

<p>Requested to see the documentation of the previous application as she seems to think it was much lower in height than what was permitted. She commented that some time ago the Heritage Officer visited her home to inspect a small playhouse when he should have been addressing more comprehensive issues. She stated the City is operating under a double standard and it should not be permitted and expressed that the residents are not going to tolerate it.</p>	<p>Councillor Galgay advised that he has requested documentation on the previous application from staff.</p>
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Gaylynne Lambert

<p>Reported she has a great appreciation for the downtown and heritage and recognized it as a piece of our identity. She commented that what happens in this area defines who we are as a City. She suggested that tourists see the City in a different perspective from residents.</p> <p>Ms. Lambert question why the view from O’Brien’s Park was not considered in the study.</p>	<p>The Chief Municipal Planner reported he is not certain why the view from O’Brien’s Park was not considered by the consultant. Subsequent to the meeting, he reviewed the 2003 report on Heritage Areas, Heritage Buildings and Public Views. O’Brien Park was identified as a secondary view (#S18 in the report). Nearby, Fort Waldegrave (#P8) was identified as a primary view and was given protection in the final report.</p>
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Peter Jackson – NL Historic Trust

Referencing Section 10.23.4 of the City’s Development Regulations reminded that the only official reason for the hearing is to provide feedback on whether Council should use its discretion with respect to the proposed residential use on the ground floor of the building. He questioned why the City is not in compliance with its own regulations.	
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Chris ????

Referencing the Battery Guidelines, he commented that the proposed building is a monstrosity.	
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Dan Hickey – Signal Hill Road

Commented that he worked for a Municipal Council in Britain, noting that a proposal like this would not be approved in Britain. He is related to the originators of O’Brien’s Park and suggested it should be included as a protected area.	
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Doug Inkpen

Stated that his residency in Vancouver has taught him that the Heritage Committee in that City has some teeth with very strong guidelines. He was saddened by the demolition of 25 Winter Avenue and asserted that the loss of heritage in the City of St. John’s is so short sighted. He also commented that any proposed development in or near the downtown must be done in the context of existing developments. Lastly, Mr. Inkpen stated it is important that any proposed development is complementary to the plans for restoration of the “Four Sisters” proposal.	
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Brandon Whiteway – Middle Battery Road

Commented that he was restricted by the City	
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when he applied to construct a second storey on to his dwelling. He was denied because it was interfering with the view of another homeowner. In the end he essential had to raise the ceiling height. The entire process took approximately 18 months.	
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Councillor Galgay

Informed the meeting that he is not in favor of the proposed development and will be voting against it when it comes before Council. He referenced this was one of the biggest issues that arose during his campaign in the 2013 Municipal Election.	
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The meeting adjourned at 8:30 pm.

Jonathan Galgay
Chairperson



To: Karen Chafe/CSJ,
Cc:
Bcc:
Subject: Fw: Re. Application for an approval-in-principle to develop the property located at 32-36 Temperance Street for the purpose of a two phase residential development

---- Forwarded by Donna L Mullett/CSJ on 2015/03/23 01:44 PM ----

From: Hubert Alacoque [REDACTED]
To: planning@stjohns.ca
Date: 2015/03/21 12:08 PM
Subject: Re. Application for an approval-in-principle to develop the property located at 32-36 Temperance Street for the purpose of a two phase residential development

Dear Sir or Madam,

I am a resident of downtown St. John's (Gower Street) and have office on Power's Court, along Signal Hill road.

I am not sure yet what an Application for an Approval in Principle actually entails and what would be its consequences. I would appreciate clarification of that from you.

As to the nature of the proposed development as documented so far, I can't see how such a big cubic building will fit on the proposed property and meet all the zoning and development regulations. I doubt that the Heritage committee would approved the proposed architecture.

I would also like to add that another larger scale residential development will simply hinder further the economic development of the City. The land around St. John's harbour would far more profitably enhance the City's economy if it were used for commercial and even light (marine) industrial occupancy. I believe it is still true that the harbour is still the center of economic activity in St. John's, as it has been since the foundation of the City in the 1600s. I dont think it is wise to suffocate St. John's Harbour with multi-residential developments. In time, the marine business and activities will be carried out elsewhere. Think of Bay Bulls... And as soon as there is a proper roadway from Bay Bull to the Goulds, ... you guessed...

The area between the harbour front, Hill of chips, Duckworth Street and Temperance Street, has recently seen large residential developments that have simply failed. The Fort Williams condominium building on Water Street east, next to East Coast Marine, simply doesnt sell. The Harbour view condominium on Duckworth still hasn't sold all its units. Yet the building has been commissioned now for many years. Devon Row has been almost completely vacant for many many years as well. The 4 sisters on Temperance street have been vacant since the mid 80s!!! And there is no sign that these houses will be renovated anytime soon.

Does anyone really believe that the proposed building and location would be attractive to any middle and upper middle range condominium buyers? All the multi residential developments in the surrounding area have failed in that the occupancy rate is overall very low. Adding another 35 apartment units to that is nothing short of insane. Putting multi residential buildings right next to the industrial activity of the harbour with its 24/7 operations, noise, intense lighting at night,

and heavy truck traffic just doesn't fit.

An intense residential development at that location will only create additional irreversible infrastructure, snow clearing and traffic problems to the City.

In my opinion, I do not think that this development as proposed contributes to the betterment of the City in which I live and pay taxes.

Best regards,

Hubert Alacoque, P. Eng. MBA

■ Gower Street, St. John's NL



Fw: 32-36 Temperance Street

Planning to: City Clerk

Sent by: **Donna L Mullett**

Cc: Gerard Doran

2015/04/02 01:26 PM

----- Forwarded by Donna L Mullett/CSJ on 2015/04/02 01:26 PM -----

From: "GJ Shortall Ltd" [REDACTED]
To: <planning@stjohns.ca>
Cc: [REDACTED]
Date: 2015/04/02 11:04 AM
Subject: 32-36 Temperance Street

while the height of this development is fine... the exterior design is very institutional and unpleasant.

it needs to have more vernacular architectural stylings like robert mellin researched and proposed

<http://www.heritagefoundation.ca/media/1377/Working-with-Heritage-Downtown.pdf>

a fascia or sign board with cornice would break up the facade height above the first street level

those windows are not in keeping with heritage single hung and should be changed for something more in keeping with

<http://www.heritagefoundation.ca/media/1298/mellin-appendix-windows.pdf>

and the roofline should have brackets like

<http://www.heritagefoundation.ca/media/1289/mellin-appendix-brackets.pdf>

G. J. Shortall Ltd.

"proudly serving Newfoundland for over 75 years"

107 Clyde Avenue

Donovan's Industrial Park



Fw: 32-36 Temperance Street
Planning
to:
City Clerk
2015/04/02 09:54 AM
Sent by:
Donna L Mullett
Hide Details
From: Planning/CSJ
To: City Clerk
Sent by: Donna L Mullett/CSJ

----- Forwarded by Donna L Mullett/CSJ on 2015/04/02 09:45 AM -----

From: Holly Crocker [REDACTED]
To: "planning@stjohns.ca" <planning@stjohns.ca>
Date: 2015/04/01 08:22 PM
Subject: 32-36 Temperance Street

As a property owner of a Heritage home on Signal Hill Road, I am appalled that you would even consider the construction of this building. This is a very modern construction within a very historical area. I believe that it would totally destroy the "quaintness" of the area and totally destroy the view and peacefulness of the local homeowners. While doing some renovations a few years ago, we were told window sizes and clapboard. Now you are considering erecting a large six story condo unit!! It absolutely does not belong. With the recent loss of a heritage house On Winter Street, I would think lessons learned!! You would be not only devaluing our properties, but forever changing the face of Old St. John's. Part of the serenity of living on Signal Hill Road are the views of the harbor. Now we will have to listen to years of construction and the mess it brings with it. I can't imagine what the thousands of tourists would think as they make the pilgrimage up the Hill to Cabot Tower! Shame on you!

Holly and Keith Crocker
[REDACTED] Signal Hill Road



Fw: Public Information Session 32-36 Temperance Street

City Clerk and Council to: Jason Sinyard, Ken O'Brien, Paul Boundridge, Lindsay Lyghtle Brushett, Mark Hefferton, Dave Wadden,

2015/04/07 02:39 PM

Sent by: **Elaine Henley**

Good Afternoon:

Please add these comments to the file on 32-36 Temperance Street.

Thanks
Elaine

----- Forwarded by Elaine Henley/CSJ on 2015/04/07 02:39 PM -----

From: Jonathan Galgay/CSJ
To: City Clerk and Council/CSJ@csj
Date: 2015/04/07 12:15 PM
Subject: Fwd: Public Information Session 32-36 Temperance Street

Please add comments to file

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

Begin forwarded message:

From: "Joanne Butler" [REDACTED]
Date: April 7, 2015 at 12:14:30 PM NDT
To: "Jonathan Galgay" <jgalgay@stjohns.ca>
Cc: [REDACTED], "mark hiscock" [REDACTED], "Randy Smith" [REDACTED], "Chris Brookes" [REDACTED]
Subject: Public Information Session 32-36 Temperance Street

Hi Johnathan,

I was hoping to attend the public information session regarding the property noted above but unfortunately will not be available. I would like to provide my concerns to you and the developer.

There are a number of concerns but the number one is always infrastructure. This area does not have the infrastructure to support 44 additional "homes". As you know the roads

are narrow, uneven and poorly intersect. The chaotic intersection of Battery Road, Signal Hill Road, Temperance Street, Duckworth Street and Quidi Vidi Road where there are 4 asymmetrical stop signs and one yield on a very steep hill is not ideal during peak traffic and tourist season. To add the number of units in the proposal with the current infrastructure would be unsafe at best.

There are issues with the waste water/sewer lines in this area not to mention that it still is pumped in the harbour.

During peak traffic periods there is a lot of congestion in the area. Workers leaving Fort William and Baine Johnson Buildings use Quidi Vidi Road, Temperance, Duckworth and Cavendish Square to exit the east end. It sometimes takes 15 minutes to get past Cavendish Square and longer if you take Temperance onto Water and get caught with those who work Downtown. This is compounded in winter as there is very little space to push snow.

During tourist season there is an enormous amount of foot traffic. This is extremely concerning due to the lack of sidewalks. There are none on Battery Road and continuing east and in some places two cars cannot pass each other. This is a huge safety concern.

Parking is always a concern. There is a good amount of on street parking right now. How will this be affected once this development goes up? Parking will be pushed somewhere else.

Finally, the proposed facade is just ugly and unsightly. It would look fine in a downtown office building setting but not in a historic neighbourhood. It's almost insulting. It is too high and should not be approved as is. At least two stories should come off the building that faces Battery Road. I am also perplexed as to how something like this can be proposed when I had abide by all kinds of guidelines (including sight-lines and views of my neighbours). Even though they were only guidelines I had to abide by them or be refused a building permit.

This proposal should not be considered until the resident's and those who visit and work in the area are satisfied with it.

Joanne Butler

■ Outer Battery Road



ARCHITECTS LICENSING BOARD OF NEWFOUNDLAND AND LABRADOR

P.O. BOX 5204
ST. JOHN'S, NL, CANADA A1C 5V5

TEL (709) 726-8550 / FAX (709) 726-1549

April 2, 2015

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

Attention: Ken O'Brien
Chief Municipal Planner

Re: 32-36 Temperance Street

Dear Mr. O'Brien:

The Architects Licensing Board of Newfoundland and Labrador is mandated to regulate the offering and provision of architectural services within the province as prescribed by Provincial Legislation, known as the Architects Act 2008. The Act essentially states a License Holder or Architect is required to design most new and renovated building projects proposed for the Province, with exemptions for certain smaller projects and exceptions for certain types of engineering services.

The Act defines architectural services as:

- (i) *the preparation or provision of a design, and*
- (ii) *the provision of general review services;*

and defines design as:

A plan, sketch, drawing, graphic representation, or specification intended to govern the construction, enlargement, or alteration of a building or part of a building and related site development;

The Act's Regulations state:

An architect shall apply his or her seal or stamp to a document that is required by authorities having jurisdiction to issue building permits or regulatory approvals.

Continued on page 2

It has come to the Board's attention that the City is reviewing an Application for a Development at Temperance Street consisting of a design that is required by the Act to be prepared by a person licensed by the Board, and that none of the design documents have an Architect's stamp applied to them. Mr. Dick Cook at RJC Services has written the Board to clarify that no Architect has been involved in this project to date. On that basis, we can only conclude that the design, as shown in the Application, has not been prepared in accordance with Provincial Legislation. On that basis, the Board respectfully requests the City not to grant any regulatory approval until such time as the documents that form part of the approval process are compliant with Provincial Legislation. It would be a disservice to the public to initiate a public debate over a building design that, if regulatory approval is granted, that no License Holder will not be permitted by the Act and Regulations to take this design as presented, through into the construction documents.

The Board has been requesting a meeting with the City's Development Group for some time and remains available to meet with the Group or other City Officials to review this issue and the requirements of the Architects Act 2008 in general.

Sincerely

A handwritten signature in black ink that reads "P. Blackwood" with a stylized flourish at the end.

Paul Blackwood, NLAA
ALBNL Chair



Fw: Development of East End of Water

Wendy Mugford to: Ken O'Brien

Cc: City Clerk, Archives, Jonathan Galgay, Victoria Etchegary

2015/04/07 09:56 AM

Hello,

Please see email below that was sent to business@stjohns.ca.

Wendy Mugford
Strategy and Engagement
City of St. John's
348 Water Street
P.O. Box 908
St. John's, NL, Canada A1C 5M2
Tel: 709.576.8107 Fax: 709.576.8246
Web: <http://www.stjohns.ca>

~~~~~  
Airport Location YYT  
~~~~~

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www.stjohns.ca

----- Forwarded by Wendy Mugford/CSJ on 2015/04/07 09:52 AM -----

From: Russell Pelley [REDACTED]
To: "business@stjohns.ca" [REDACTED]
Date: 2015/04/04 01:48 PM
Subject: Development of East End of Water

I have been noticing the perennial resistance to the development of the east end of Water Street, among other areas, and it seems to be from people who cannot remember, or have no idea what conditions were like in that area in the 1950s and 1960s - warehouses, wharves and related terminals, paint factories, forges in dilapidated buildings, wholesale warehousing, etc. They seem to have the idea that all of the lower downtown were "jelly bean row" type of structures with brightly painted exteriors. And the views, it was not always as it is today.

I believe that if some old pictures of that area were published we would truly see that what it was like - our heritage. Vacant lots as it is today is also not a viable option to preserve the view of recently acquired home on the hillside.

I am not presently living in St. John's proper but have been a resident of St. John's and the greater St. John's metropolitan area since 1966 when I first moved from around the bay. Much of my working life has been involved in the downtown area including

the shipping companies and wholesale warehousing establishments.
I remember them clearly.

Russ Pelley

Sent from my iPad



Temperance Street condo plan
Baird, Tom to: cityclerk

2015/04/03 06:45 PM

History: This message has been replied to.

The condo proposal for Temperance Street looks great. It is exactly the kind of high density development that belongs in that location. I support it wholeheartedly.

sincerely,

Tom Baird



Fw: Proposed development for Temperance Street

Planning to: Maureen Harvey

Sent by: **Donna L Mullett**

2015/04/08 03:11 PM

----- Forwarded by Donna L Mullett/CSJ on 2015/04/08 03:10 PM -----

From: Marian Hopkins [REDACTED]
To: "planning@stjohns.ca" <planning@stjohns.ca>
Cc: "jgalgay@stjohns.ca" <jgalgay@stjohns.ca>
Date: 2014/11/12 11:17 AM
Subject: Proposed development for Temperance Street

We are owners of # [REDACTED] Battery Road.

I've received notice of a proposed development on 32-36 Temperance Street by RJC Services.

I am assuming that Nolan and Hall are no longer developing this property since they have not been mentioned in the letter sent out to residents, and there is a new engineering company involved.

The present proposal by RJC Services is different from the one proposed by Nolan Hall in 2009 and the revamped version in 2010 in that there is now an extra story added to the proposed development

As an owner whose property will be directly impacted by the proposed new development, I am not in agreement with the development of this property because it is one story higher than that proposed in 2009/10.

In 2010, two members of our family attended the public meeting where it was illustrated that the rooftop of the proposed development would be finished so it would be pleasing to look at for Battery residents directly across from and above it, and that it would not infringe on residents view south, west or east. Now an extra story is proposed so that the residents directly across from the development will be looking at the back of the building! This is not acceptable!

Aside from impeding the view of Battery residents, the present proposed development impedes the direct view of the Battery itself from Water Street and beyond.

Thank you in advance for your consideration of the residents of The Battery, and the esthetics and beauty of the Battery itself.

Sincerely,
Wilfred and Marian Hopkins

Sent from my iPhone



Fw: Discretionary Use Application 32-36 Temperance Street

Planning to: Maureen Harvey
Sent by: **Donna L Mullett**

2015/04/08 03:12 PM

----- Forwarded by Donna L Mullett/CSJ on 2015/04/08 03:11 PM -----

From: City Clerk and Council/CSJ
To: Paul Sheppard [REDACTED]
Cc: Bob McCarthy <bmcCarthy@sjpa.com>, Brandon Russell <BRussell@sjpa.com>, Planning/CSJ@CSJ, Jason Sinyard/CSJ@CSJ, Ken O'Brien/CSJ@CSJ, Paul Boundridge/CSJ@CSJ, Lindsay Lyghtle Brushett/CSJ@CSJ, Mark Hefferton/CSJ@CSJ, Dave Wadden/CSJ@CSJ, Andrea Roberts/CSJ@CSJ, Ashley Murray/CSJ@CSJ, Melissa Bragg/CSJ@CSJ, Karen Chafe/CSJ@CSJ, Maureen Harvey/CSJ@CSJ, Gerard Doran/CSJ@CSJ
Date: 2014/11/12 11:56 AM
Subject: Re: FW: Discretionary Use Application 32-36 Temperance Street
Sent by: Elaine Henley

Good Morning Mr. Sheppard:

We acknowledge your e-mail and advise that the concerns of the Port Authority have been forwarded to the City's Department of Planning, Development and Engineering for consideration.

Thanks
Elaine Henley
City Clerk

Paul Sheppard

My first attempt to send had a bad address. Reg...

2014/11/10 12:05:58 PM

From: Paul Sheppard [REDACTED]
To: "cityclerk@stjohns.ca" <cityclerk@stjohns.ca>
Cc: Bob McCarthy [REDACTED], Brandon Russell [REDACTED]
Date: 2014/11/10 12:05 PM
Subject: FW: Discretionary Use Application 32-36 Temperance Street

My first attempt to send had a bad address.

Regards

Paul Sheppard

Paul Sheppard P.Tech., B.Tech.
Manager Technical Services
[REDACTED]

St. John's Port Authority
[REDACTED]

From: Paul Sheppard
Sent: November-10-14 12:02 PM
To: 'cityclerk@st.johns.ca'
Cc: Bob McCarthy; Brandon Russell
Subject: Discretionary Use Application 32-36 Temperance Street

In accordance with the recently issued notice of the above referenced Discretionary Use Application by RJC Services for a proposed development at 32 36 Temperance Street, the St. John's Port Authority Provides the following comments:

1. As with any development that is in close proximity to what is a very busy working Port, we would remind the developer, and council, that activities undertaken at the various Piers adjacent to the proposed development (on occasion 24 hours per day) will create noise that may be of concern to anyone anticipating a quiet residential setting.
2. Pier 17, and the associated storage yard adjacent, have a system of high mast light standards which are energized when work is undertaken after dusk. Although the light fixtures are aimed to reduce any light pollution outside the facility, again we would remind the developer, and council, that the presence of such light may be of concern to anyone anticipating a quiet residential setting.
3. Army Dock Road is subject to a significant amount of traffic from heavier vehicles; such as, tank wagons, vac trucks, tractor trailers, etc., all which take up much of the available road space. Given the alignment of the road, exiting from the parking area beneath the proposed development on to Army Dock Road, may be hazardous.

I trust the foregoing comments will be of value to City Council as they consider the noted application.

Regards

Paul Sheppard

Paul Sheppard P.Tech., B.Tech.

Manager Technical Services

[REDACTED]

St. John's Port Authority

[REDACTED]

34 Tupper St

St. John's, NL

A1A 2T8

Nov 11, 2014

Office of the City Clerk:

I Millie Bennett of St. John's, NL and the owner of [REDACTED] Battery Rd., St. John's wish to make a submission on the Application to develop 32-36 Temperance St. By RJC services. First of all I didn't receive any information on this development.

I do not agree with and am against the proposed development outlined in the application, with reasons I will state at the City Council meeting.

Thank You

Yours truly,

Millie Bennett

[REDACTED]

[REDACTED]



Fw: Public Information Session - 32-36 Temperance Street

Planning to: Maureen Harvey
Sent by: **Donna L Mullett**

2015/04/08 03:14 PM

----- Forwarded by Donna L Mullett/CSJ on 2015/04/08 03:14 PM -----

From: Kieran Hanley [REDACTED]
To: "planning@stjohns.ca" <planning@stjohns.ca>
Date: 2015/04/06 10:48 AM
Subject: Re: Public Information Session - 32-36 Temperance Street

Re: Public Information Session - 32-36 Temperance Street

I am unable to make the public information session this Wednesday, however I would like to express my concern about this project.

I am a strong supporter of densification within the city, so I do not oppose the project based on any traffic or parking issues.

However, I do not feel that the project as presented is appropriate for the area. This corner is a gateway to both a national historic site and Water Street. The design of the building should reflect this importance. This property is an opportunity to enhance the neighbourhood, not just fill in an empty lot. The design submitted in this proposal sticks out like a sore thumb when compared to its surroundings. Frankly, it is devoid of any character.

Previous submissions for this same piece of property over the past 5 years or so have been far superior.

I would encourage a similar style proposal, but that the planning department work with the developer on creating something much more appropriate aesthetically for the location.

Kieran Hanley

[REDACTED] Pilot's Hill

Battery Road
St. John's, NL
A1A 1A4

April 1, 2015

*Check
St. John's
2014.04.14.*

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

Attention: Planning Dept.

Dear Sir/Madam:

32-36 Temperance St. Application

I am writing with regard to the proposal by RJC Services to develop the Temperance St. property.

This proposed building appears to be 4 storeys above Battery Road for a total of 6 storeys up from Temperance St. Since the foundation of this building is on Temperance St., should it not be a total of 4 storeys, not 6, commencing on Temperance St.?

The height of this proposed building is excessive for that location and does nothing to enhance the entrance to the Battery area. A 4 storey building would look much better.

I ask the City Council not to approve the 6 storey building and to ask RJC Services to return a proposal of not more than 4 storeys from Temperance St.

Thank you for your consideration in this matter.

Yours truly

K. Michels
Kathleen Michels



Re: Temperance Street Condo Development 

City Clerk and Council to: Mary Jimmy Winsor

2015/04/15 11:02 AM

Sent by: **Elaine Henley**

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

Good Morning Mr. & Mrs. Winsor

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

We thank you for your feedback.

Elaine Henley
City Clerk

Mary Jimmy Winsor

I am not for this new condo development that is...

2015/04/12 08:50:45 PM

From: Mary Jimmy Winsor [REDACTED]
To: <cityclerk@stjohns.ca>
Date: 2015/04/12 08:50 PM
Subject: Temperance Street Condo Development

I am not for this new condo development that is proposed for Temperance Street. This is going to be an ugly eye sore in the beautiful scenic and colourful Signal Hill/Battery area. This building will block the view that is admired and observed by many a tourist that visit out city. The building will halter the view from O'Brien Park at the corner of Signal Hill Road and Battery Road. This park is there for all to use, admire, remember and most of all appreciate our view and why our city is such a wonderful, scenic and pleasurable city to visit and stay. Please adhere to the residents of the area who live here to take in the breathtaking scenic view of people, park, view and the activity in the jar or. Please don't take that away from us.

James and Mary Winsor

Residents at [REDACTED] Signal Hill Road for 23 years and would not have it any other way.

Please don't approve this proposal



Fw: 32-36 Temperance Street
Planning to: Maureen Harvey
Sent by: **Donna L Mullett**

2015/04/08 03:13 PM

----- Forwarded by Donna L Mullett/CSJ on 2015/04/08 03:13 PM -----

From: City Clerk and Council/CSJ
To: Planning/CSJ@CSJ, Council_group, Karen Chafe/CSJ@CSJ
Date: 2014/11/17 09:02 AM
Subject: Fw: 32-36 Temperance Street
Sent by: Karen Chafe

----- Forwarded by Karen Chafe/CSJ on 2014/11/17 09:01 AM -----

From: Brad [REDACTED]
To: "cityclerk@stjohns.ca" <cityclerk@stjohns.ca>
Date: 2014/11/14 11:35 AM
Subject: 32-36 Temperance Street

Good Morning,

I am the owner of [REDACTED] Walsh's Square, a property that is behind the proposed development at 32-36 Temperance Street. I believe that this development would be good for the area - however, the issue of traffic at the intersection of Temperance/Battery Road/Duckworth Street/Signal Hill/Quidi Vidi Road is of concern. I believe that the added traffic in an area with 4 stop signs and 1 yield sign is already confusing and dangerous. If this proposal was to move forward, I would like to see the city study and revise this dangerous intersection to make it simpler and safer for the new and current residents alike.

Thank You,

Bradley Thorne
[REDACTED] Walsh's Square
[REDACTED]

PLANNING & DEVELOPMENT STANDING COMMITTEE

April 21, 2015

In Attendance: Councillor Tom Hann, Chairperson
Councillor Wally Collins
Councillor Bruce Tilley
Councillor Danny Breen
Councillor Jonathan Galgay
Councillor Bernard Davis
Dave Blackmore, Deputy City Manager – Planning, Engineering and
Development
Jason Sinyard, Director of Planning & Development
Brian Head, Manager of Parks & Open Spaces
Ken O'Brien, Chief Municipal Planner
Judy Powell, General Manager – Metrobus
Maureen Harvey, Senior Legislative Assistant

1. PDE File: REZ1500003
421 Groves Road, Ward 4
Application to Rezone Property

The City has received an application to rezone 2967 m² (0.73 acre) of land located 371 metres (1217 feet) beyond the end of the existing paved Groves Road from Rural (R) to Rural Residential Infill (RRI). The rezoning is for the purpose of accommodating development of one (1) residential building lot. The proposed development could be considered a leapfrog development and would require construction by the applicant of a new road built to contemporary rural road standards approximately 440 metres long.

Mr. Kirkland stated he is the owner of a ¾ acre property on a section of Grove's Road that has not been developed. He is proposing the development of an infill residential lot and noted that there are two homes already developed beyond his proposed site. He stated that his application should not be considered new development as it is on a section of Grove's Road which is already being serviced by the City and contends that the City could avail of revenue derived by an additional 26 residential lots if approved. Mr. Kirkland welcomes new development along Grove's Road as it would prevent people from using the road to engage in unsavoury activity.

Staff noted that approval of rezoning to permit this development would be contrary to the Municipal Plan policies which encourage growth from within and the provision of appropriate supporting infrastructure. Staff also noted that in addition to the applicant's requirement to upgrade the road to City standards there is an issue with ground water quality. The Committee was cautioned as to the precedent that would be set in approving this application. It was also noted the proposed development is above the 190 meter contour (above which, unserviced residential development is not permitted) which means that the City would not be in a position to provide water and sewer services to the land if the need arose.

Discussion took place with most of the Committee in favour of development on the basis of on-site

ST. JOHN'S

water/sewer service capability on a ¾ acre lot.

Recommendation

Moved by Councillor Davis; seconded by Councillor Galgay: That the application to rezone property at 421 Groves Road from Rural (R) to Rural Residential Infill (RRI), be approved.

Voting in favor of the recommendation were Councillors Breen, Davis, Galgay, Tilley and Collins

Voting against the recommendation was Councillor Hann

- 2. PDE File#: EAR1500055
7 Garrison Hill (Howard House)
Proposed Development of 10 Affordable Housing Units
The John Howard Society
Proposed Text Amendment to Allow Council the Discretion to Grant Relief from
Full Compliance with the Downtown Parking Standard (Institutional Use)**

An application has been received from Keith O’Neill, on behalf of the John Howard Society, for approval to develop on property situated at 7 Garrison Hill (corner of Garrison and Queen) a two-storey extension to the existing Howard House building. The extension would contain a total of 10 apartment dwelling units and have a Gross Floor Area of 464m² (5000ft²). The applicant does not intend to provide any off-street parking spaces and has requested that Council convey to it the right to use an on-street curbside publicly accessible parking space for a designated handicapped parking space for the new development. The applicant further advises that it needs to remove several (5) mature public trees along the Garrison Hill frontage to accommodate the new construction.

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

The subject property is located Downtown and falls within the area of the Downtown Parking Requirements as set out in Section 9.1.2 (2) of the Development Regulations. As the property has a lot area of 1017m² and a Net Floor Area of 371m², a minimum of 4 off-street parking spaces is required. The Downtown Parking Requirements, as adopted, do not allow Council the discretion to waive the minimum off-street parking requirements.

The proposed development of affordable housing units and the adaptive reuse of institutional properties is consistent with the City’s Municipal Plan land use policies. We anticipate that there will be applications submitted for development of affordable housing units in other institutional properties in the Downtown which may involve requests for relief from the Downtown Parking Requirements.

The absence in the Development Regulations of discretionary authority for Council to vary off-street parking requirements in the Downtown Parking Area for Institution development as proposed was not considered when the Downtown Parking Requirements were introduced in 2013. It is the opinion of staff that it would be in the public interest to address this situation by amending the text of the St. John’s Development Regulations. The proposed text amendment would allow Council the discretion to grant

conditional relief from full compliance with the Downtown Parking requirements. In this case, it is felt that a public meeting chaired by a member of Council may not be warranted. Advertisement in *The Telegram* and on the City's website prior to referral to Council for consideration should suffice.

Recommendation

Moved by Councillor Tilley; seconded by Councillor Galgay: That the following text amendment to the St. John's Development Regulations pursuant to the provisions of the Urban and Rural Planning Act, 2000 be adopted:

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

“9.1.2 (2) (IV)(i)
(c) Parking Relief

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

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

3. PDE File # DEV1400298

163 Doyle's Road (Ward 5)

Proposed Dog Kennel in the AG Zone – Text Amendment

The City has received an application to develop a dog kennel at 163 Doyle's Road in the Agriculture (AG) Zone. Such a land use is not included in the AG Zone but could be considered as a text amendment.

The subject property is located on the south side of Doyle's Road just east of Robert E. Howlett Memorial Drive. It is in the Agriculture District of the St. John's Municipal Plan and the AG Zone of the St. John's Development Regulations. The property has a number of farm buildings and horse boarding stables. The owner wishes to board dogs, but a kennel is neither a permitted nor a discretionary use in the AG Zone. There are a series of houses nearby, some in the AG Zone, others in the Residential Low Density (R1) Zone.

The NL Department of Agriculture advises that they approve of this use in the Agricultural Development Area (ADA), which shares the same boundary as the City's AG Zone.

The AG Zone permits land uses such as agriculture (livestock), horticultural operations, indoor and outdoor markets, single detached dwellings (under certain conditions), forestry, and similar uses. The discretionary uses include farm restaurants, agricultural tourism, indoor riding arenas, and other uses. A kennel would be consistent with these uses. A kennel is defined as:

KENNEL means an establishment used for the boarding of small animals normally considered as household pets and other animals. This shall include the boarding of animals during the day and for extended periods of time.

There may be concerns with noise or smell from a kennel operation, therefore the approach is to consider adding kennel as a discretionary use in the AG Zone. The present application and any others in that zone would have to be publicly advertised before a decision of Council.

Recommendation

Agreed that the attached proposed text amendment to the St. John's Development Regulations be referred to the public notification process, including circulation to residents in the area who could be potentially impacted. A public meeting chaired by a member of Council is not warranted but an advertisement will be placed in *The Telegram* and on the City's website prior to referral to Council for final approval.

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

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

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

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

“(k) Kennel”

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

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

Councillor Tom Hann
Chairperson

REPORT COMMUNITY SERVICES AND HOUSING STANDING COMMITTEE

April 30, 2015

In Attendance: Councillor Bernard Davis, Chairperson
Councillor Bruce Tilley
Councillor Tom Hann
Kevin Breen, Acting City Manager
Jill Brewer, Deputy City Manager, Community Services
Tanya Haywood, Director – Recreation Division
Janine Halliday, Manager of Citizen Services
Karen Chafe, Supervisor of Legislative Services

1. Deceased/Injured Birds

The Committee considered a memo dated April 24, 2015 from the Deputy City Manager of Community Services regarding the above noted matter. Humane Services retrieved 210 deceased wildlife from the City of St. John's in an eleven month period. Also retrieved were 220 injured wildlife in the same period which is the equivalent to an additional (11) week full-time position, requiring two (2) staff members for retrieval. It is not the mandate of Humane Services to service wild animals which is significantly reducing the efficiency of Animal Control in the City of St. John's. The Department of Public Works was contacted to see if they could provide assistance, however, they are not able to assist with deceased or injured wildlife.

The Committee endorsed staff's recommendation as follows:

That Humane Services no longer be responsible for the retrieval of deceased wildlife and will respond to injured wildlife only if they are unable to fly.

**Councillor Bernard Davis
Chairperson**

ST. JOHN'S

REPORT/RECOMMENDATIONS TO COUNCIL
Development Committee Report
May 5, 2015

- 1. Department of Planning & Development & Engineering File No. SUB1500012**
Proposed Subdivision for One (1) Additional Building Lot/Re-establish Building
Line Setback
Subdivision of Civic No. 55 Rennie's Mill Road – Ward 2
Applicant: Mr. Jonathan Hickman
-

It is the recommendation of the Development Committee that Council reject the above listed application to re-establish the building line at 24.5 metres, as it creates back lot development as noted in the significant objections from the neighbouring property as noted above.



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

MEMORANDUM

Date: May 7, 2015

To: His Worship the Mayor and Members of Council

From: David Blackmore – Deputy City Manager, Planning, Development & Engineering;
Chair - Development Committee

**Re: Department of Planning, Development & Engineering File No. SUB1500012
Proposed Subdivision for One (1) Additional Building Lot/ Re-establish Building
Line Setback
Subdivision of Civic No. 55 Rennie's Mill Road - Ward 2
Applicant: Mr. Jonathan Hickman**

Mr. Hickman has submitted an application requesting permission to subdivide the above referenced property to construct one single-detached dwelling which will front onto Monkstown Road. There currently exists one (1) single detached dwelling on the property, accessed from Rennie's Mill Road. The property is situated in the Residential Low Density (R1) Zone where the minimum lot area for development is 450 m² and the minimum lot frontage is 15 metres.

The proposed lot would not have the minimum lot frontage of 15 metres at the 6 metre building line as required under the St. John's Development Regulations. In order to accommodate Mr. Hickman's proposal, Council would need to establish a minimum building line setback of 24.5 metres, which would be the distance from the front lot line to the proposed new building line.

The abutting property owners have all been notified of this proposal. We have received comments from five (5) of these residents. These documents are attached and some of the objections include;

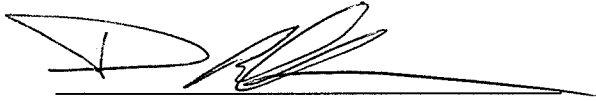
1. Devaluing of surrounding property caused by the loss of 55 Rennie's Mill Road backyard which provided quiet green space.
2. Back lot development will contribute to loss of privacy.
3. Loss of on-street parking due to proposed access point from Monkstown Road.

Council has the authority, under Section 8.3.1 of the St. John's Development Regulations, to establish or re-establish the building line for any existing street or service street, or for any lots or individual lot situated thereon, at any point or place that Council deems appropriate and that is not behind the actual line on which any existing dwelling is built. Further, Council has the authority to require that any new dwellings constructed on lots on existing streets or service streets be built on, or at any specific point behind, the building line established or re-established, pursuant to this Section.

ST. JOHN'S

Recommendation

It is the recommendation of the Development Committee that Council reject the above listed application to re-establish the building line at 24.5 metres, as it creates back lot development as noted in the significant objections from the neighboring property as noted above.



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

AAM/kc

Attachments



Objections to 55 Rennies Mill Road Application (SUB1500012)

Anna Myers

to:

citycouncil, cityclerk, citymgr, corporateservices, finance, building, publicworks, dwadden, jsinyard, amurray

2015/04/30 01:04 PM

Cc:

Erik Schwanz, John Snook

Hide Details

From: Anna Myers <[REDACTED]> Sort List...

To: citycouncil@stjohns.ca, cityclerk@stjohns.ca, citymgr@stjohns.ca, corporateservices@stjohns.ca, finance@stjohns.ca, building@stjohns.ca, publicworks@stjohns.ca, dwadden@stjohns.ca, jsinyard@stjohns.ca, amurray@stjohns.ca

Cc: Erik Schwanz <[REDACTED]>, John Snook <[REDACTED]>

Objections to 55 Rennies Mill Road Application

My name is Anna Myers (formerly Buffinga) and I have owned the heritage home at 50 Monkstown Road since 1990. I have made significant improvements to this house according to the heritage regulations of the city and have worked with neighbours to spearhead solutions to neighbourhood parking issues.

I strenuously object to the proposed backlot development in our Heritage Area for the following reasons:

1. The anonymous drawing submitted with the application is **misleading and misrepresents the impact** of the proposed subdivision for the following reasons:
 - a. the stated measurements are unreadable and not to scale;
 - b. the addition of imaginary trees distorts the impact of the proposed development; in fact, planting these trees would make the proposed lane unpassable at the narrowest point (not to mention that their roots would destroy the foundation of #48);
 - c. most importantly, the sketch omits the property of Mr. Hickman at #65 Rennies Mill Road which would then be accessible for the creation of a half-cul-de-sac development with more houses based on the variances to the Development Regulations *if this application is successful*.
2. No Frontage on Monkstown Road: According to Section 8.1.2 "Frontage on a Public Street: No Development shall be permitted unless the Lot has frontage on a Public Street as defined under these Regulations." The proposed new building line is set at 24 metres from Monkstown Road; it fronts onto the backyards of #38, #48 and #50 Monkstown Road; it is in the middle of a back lot that does not face ANY street;
3. Contravenes the definition of the building line: The definition of a building line is "BUILDING LINE means a line established by the City that runs parallel to a street line and is set at the closest point to a street that a building may be placed." Based on the placement of the proposed development, the proposed building line does not run parallel to any street;

4. Inconsistent with Heritage Area: The proposed house plan is contrary to the heritage area; this is a non-conforming design in Heritage Area #2;
5. Traffic Hazard: The proposed location of the lane to access the backlot development is located in close proximity to William Street and will be a traffic hazard;
6. Lost on-street parking: The proposed lane will take up to three valuable parking spaces in front of homes that do not have any off-street parking and will exacerbate the parking problems for existing livyers;
7. Lost privacy: The property will destroy the privacy of our homes as the proposed front yard faces our backyards and is visible from every window at the back of our homes. The lights of the vehicles at night will shine directly into our homes. If the Hickman property is also developed according to these standards, then our homes essentially have two front yards with all the associated activity, noise, and intrusions.
8. Health hazard: The proposed narrow lane is located right against the wall of #48 Monkstown Road as the narrowest point is only 14 feet. Vehicles will be spewing exhaust immediately onto the deck of #48 and into the backyards of both #48 and #50.
9. Fire hazard: The proposed development will be a fire hazard to existing wooden heritage homes as it will be constructed with new materials which are much more flammable therefore fires in new home fires are much more volatile (as discussed in the news by local Fire Departments);
10. No Emergency vehicle access: The narrow lane is a concern to public health and safety for the limited ability for fire trucks and other emergency vehicles to access the back lot development;
11. Devaluation of property: For all of the above reasons, the proposed development will significantly devalue our homes.
12. Compromise restoration of important heritage home: Furthermore, the proposed subdivision compromises potential options for sustainable development of the Lord Morris Home which is a significant heritage home by removing land that could otherwise be used to facilitate compatible multipurpose development.

I have enjoyed living in this area and sharing walls with neighbours and dealing with not having a front yard; but to lose the privacy and enjoyment of my small but valued backyard and have eyes into every window at the back of my home is one level of intrusion that is not acceptable. Therefore, I strenuously object to this proposed backlot development.

Anna Myers
50 Monkstown Road





55 Rennies Mill subdivision Mark II

Owen Myers

to:

citycouncil, cityclerk, citymgr, corporateservices, finance, building, publicworks, dwadden, jsinyard, amurray, cc: Erik Schwanz, John Snook

2015/05/05 07:41 AM

Hide Details

From: Owen Myers [REDACTED] Sort List...

To: citycouncil@stjohns.ca, cityclerk@stjohns.ca, citymgr@stjohns.ca, corporateservices@stjohns.ca, finance@stjohns.ca, building@stjohns.ca, publicworks@stjohns.ca, dwadden@stjohns.ca, jsinyard@stjohns.ca, amurray@stjohns.ca, "cc: Erik Schwanz" <[REDACTED]>

Dear Sirs,

I write to support the letter of Anna Myers re the 55 Rennies Mill subdivision application Mark 2. This application has to date been a veil of lies and deceit and I continue to think that the original decision of the City denying this subdivision of an important historical property was correct in law.

Yours Truly

Owen Myers

--

Owen Myers
Barrister & Solicitor

[REDACTED]
50 Monkstown Road, St. John's. NL. Canada. A1C 3T3

email [REDACTED]

CONFIDENTIALITY NOTICE

This message (including any attachments) is intended only for the use of the individual person or entity to which it is addressed and contains information that is solicitor client privileged and confidential. If you are not the intended recipient, or have otherwise received this message in error, please notify Owen Myers. Barrister & Solicitor immediately by return email and be advised that any disclosure, copying, distributing or taking of any action in reliance on the contents of this message is prohibited by law.

Please delete the original message without making a copy.

Thank you.

Re: Objections to 55 Rennie Mill Road Application (SUB1500012)

Erik Schwanz

to:

Anna Myers

2015/05/05 07:33 AM

Cc:

citycouncil, cityclerk, citymgr, corporateservices, finance, building, publicworks, dwadden, jsinyard, amurray, John Snook, April Schwanz

Hide Details

From: Erik Schwanz <[REDACTED]> Sort List...

To: Anna Myers <[REDACTED]>

Cc: citycouncil@stjohns.ca, cityclerk@stjohns.ca, citymgr@stjohns.ca, corporateservices@stjohns.ca, finance@stjohns.ca, building@stjohns.ca, publicworks@stjohns.ca, dwadden@stjohns.ca, jsinyard@stjohns.ca, amurray@stjohns.ca, John Snook <[REDACTED]>

Hello All,

I am the owner of 48 Monkstown Rd and would like to echo the concerns expressed by Anna below. Along with my wife we have lived in our house for 4 years, and in February we had a beautiful and healthy baby girl.

Unfortunately, i feel that the development in question would have a negative impact on our property and lives. The below points outline the main areas of my concern;

- **Decreased property value.** When we purchased our home, one of the key factors in deciding on 48 Monkstown was the great space in the back yard, which was and is a quiet, private, and green space. As many of you know, it is difficult to find these types of spaces with homes in the area. By approving the development in question, all of this would be lost and it would negatively impact the value of our property, which by definition goes against the nature of development. Development at the loss of the properties around it is not development.
- **Loss of privacy.** The proposed development will eliminate all the privacy that we currently have in our back yard by adding a front yard and walls of windows directly facing our back windows and yard. Please imagine the glare of lights that will be projected onto our house at night from the proposed development. Please imagine having a quiet meal on the back deck with cars coming and going in the adjacent front yard / driveway.

I will ask you to please consider this development as if it was taking these things away from your own back yard and devaluing your own property. Development at a loss to the properties around it should not be the direction St. John's is heading.

Thank you for your time,

Erik Schwanz
[REDACTED]

On Apr 30, 2015, at 1:04 PM, Anna Myers <[REDACTED]> wrote:



Re: 55 Rennies Mill subdivision Mark II

John Snook

to:

Owen Myers

2015/05/05 10:50 AM

Cc:

citycouncil, cityclerk, citymgr, corporateservices, finance, building, publicworks, dwadden, jsinyard, amurray, "cc: Erik Schwanz"

Hide Details

From: John Snook <[REDACTED]> Sort List...

To: Owen Myers <[REDACTED]>

Cc: citycouncil@stjohns.ca, cityclerk@stjohns.ca, citymgr@stjohns.ca, corporateservices@stjohns.ca, finance@stjohns.ca, building@stjohns.ca, publicworks@stjohns.ca, dwadden@stjohns.ca, jsinyard@stjohns.ca, amurray@stjohns.ca, "cc: Erik Schwanz" <[REDACTED]>

History: This message has been replied to.

2 Attachments



Monkstown Building Lot 8 Nov 2014.docx Monkstown building lot Appeal Board notes.docx

Good Morning,

Objections to 55 Rennies Mill Rd Application

I put forward our objections to the 55 Rennies Mill Rd Application for the Creation of a building lot on Monkstown Rd where one has never existed before.

The issues surrounding this application have already been considered and denied by the City Building Department, the St. John's city Council and the Appeals Board. This application, excluding more detailed drawings and a different applicant, has the same issues, with the same lot, in the same community, under the same rules and regulations. Mr. Hickman was aware of the earlier decisions because, through a third party, I made him aware of them. There is nothing new here to warrant any further consideration.

Mr. Eric Schwanz (48 Monkstown Rd) does allege that there would be a very real risk of a reduction in value of his property. I see this to be little more surreptitious than he does. Property values in the downtown area are greatly enhanced through the availability of parking. Some have attributed downtown parking's value to add somewhere between \$30,000 and \$75,000 to a home. In the case of Mr. Schwanz's property, the proposed subject application would not only eliminate the parking spot he has been using for the past four years but it would also transfer its value to the proposed creation of another lot by removing the on street parking available to 48 Monkstown Rd and changing it to off street parking on the proposed lot. I see this as more of an attempt to take his property value from him for the gain of the applicant. This is unethical and must not be supported.

I have included the letter I sent to Mr. Galgay in Nov 2014 explaining our concerns and my submission to the Appeals Board in Jan 2015. My concerns remain just as valid then as they are now.

For the greater good of this community, this application for the creation of a building lot must be denied.

John Snook

38 Monkstown Rd

On May 05, 2015, at 03:11 AM, Owen Myers [REDACTED] wrote:

Dear Sirs,

I write to support the letter of Anna Myers re the 55 Rennies Mill subdivision application Mark 2.

This application has to date been a veil of lies and deceit and I continue to think that the original decision of the City denying this subdivision of an important historical property was correct in law.

Yours Truly
Owen Myers

--

Owen Myers
Barrister & Solicitor.

[REDACTED]
50 Monkstown Road, St. John's. NL. Canada. A1C 3T3
email: [REDACTED]

CONFIDENTIALITY NOTICE

This message (including any attachments) is intended only for the use of the individual person or entity to which it is addressed and contains information that is solicitor client privileged

and confidential. If you are not the intended recipient, or have otherwise received this message in error, please notify Owen Myers. Barrister & Solicitor immediately by return email and be advised that any disclosure, copying, distributing or taking of any action in reliance on the contents of this message is prohibited by law.

Please delete the original message without making a copy.

Thank you.

8 November 2014

Mr. Galgay,

It has been brought to my attention that a building lot has been created on Monkstown Rd from an existing Rennies Mill Rd property that is adjacent to my address. I contest its creation and any structure to be built on the subdivided property that requires access from Monkstown Rd for reasons of safety, reduction of roadside parking and policy.

Safety: I discussed the reasons for the establishment of the 50-foot minimum street frontage regulation for building lots in our municipal zoning area with a city planner. It was claimed that they were unaware of any reasons for the regulation's 50-foot minimum limitation. I believe the 50-foot minimum has more to do with access for fire, police and emergency services than anything else. The subject plan shows an untraditional shaped building lot with a choke point of approximate 18-feet. It is this 18-foot choke point that causes me concern because it undermines the purpose of the current regulation of the 50-foot minimum street frontage that may cause a risk to my property should emergency vehicles require access of greater than the current 18-feet displayed on the attached survey. I contest the city granting a building permit for any structure on the subject property citing my concern that it will elevate the safety/fire risk to be higher for me than what already exists.

Parking: Street parking on Monkstown Rd requires that the north side must accommodate parking for residents from both sides of Monkstown Road. There currently exists insufficient parking for the present residents on Monkstown Rd and creating another residence here with a driveway will have a net affect of reducing the current availability of on-street parking by two to three parking spaces. This problem becomes more complicated during the winter months. I contest the city granting a building permit for the subject property citing the reason that it will reduce available on-street parking by two to three parking spaces.

Policy: The current policy allows for a building lot in the Monkstown Rd area to have a 50-foot minimum street frontage with an allowance of further variance reduction of up to 10% in special cases. The current street frontage of the subject building lot is 45-feet and a variance from the city will be necessary for an approval of a building permit for the building lot as suggested in the attached plan. However, when the choke point in the plan of approximately 18-feet is taken into consideration with the principles that established the 50-foot street frontage regulation, the creation of a building lot in accordance with the attached plan becomes unreasonable. I contest the city granting a building permit for the subject property citing the reason that it would undermine the intention of the current policy minimum limitation with a nontraditional building lot boundary with an access choke point.

If you require any more information please feel free to email or phone me at any time.

John Snook & Jeanette Martin
38 Monkstown Rd



ST. JOHN'S LOCAL BOARD OF APPEAL: 55 Rennie's Mill Rd

John Snook & Jeanette Martin
38 Monkstown Rd
St. John's, NL
A1C 3T3

28 January 2015

We contest the creation of a building lot to be located between 38 & 48 Monkstown Rd.
The points of concern are:

1. Street frontage & Choke Point,
2. Emergency Services Access, and
3. On-street Parking.

Street Frontage & Choke Point: The current regulation allows for a minimum of 50-ft street frontage for a new building lot to be created with consideration of a 10% reduction in special cases. The current proposal has 45-ft of street frontage and it is within policy for consideration. However, this lot as proposed also has an approximate 18-ft choke point behind which exists the only available location for a structure to be built. I believe the purpose for a minimum street frontage exists in the regulations is to ensure access for emergency services such as fire, police and medical. In this context, consideration of the 18-ft choke point cannot be ignored. In reality, the street frontage for this building lot is only 18-ft and this is not consistent with the current regulation.

Emergency Services Access: The emergency service we are most concerned about is fire fighter access through the existing 18-ft choke point to attack a fire in a newly built modern structure. I would like to draw your attention to the "Youtube" training video "*Flashover... Old Vs. New.*" This video was used on a firefighting training lecture I attended at the dockyard fire station while a member of the military 2-years ago in CFB Halifax. This training video demonstrated the difference in flashover times comparing a living room constructed of new materials and arranged with modern furniture vs. an older room with older material and furniture. "Flash-over time" is the time that is accepted where everything is considered to be lost to the fire. This video demonstrates a flashover time of 3 min 40 sec for a modern constructed and furnished room and 29 min 40 sec for the older room. What we are considering here is placing a modern structure behind the 18-ft choke point where the structure would be surrounded by other combustibles such as trees and other houses. If you also consider that somewhere near that choke point would be an allowance for parking, this choke point would be even smaller. For these reasons we consider this to be an elevated risk for our home and the greater neighborhood and we cannot support the creation of a building lot being created between 38 & 48 Monkstown Rd.

On-Street Parking: The existing on street parking has been an area of concern and conflict in the neighbourhood. This worse in the winter when one spends a hour shovelling out a car to drive to the store only to return to see someone else has taken the

spot and another one has to be shovelled out. This building lot will be removing three on-street parking places that are currently used by the community. The removal of these three parking spots will cause chaos in this neighbourhood. Approving this will undermine the cities responsibility to provide peace, order and good government for its citizens. For this reason we cannot support the creation of a building lot being created between 38 & 48 Monkstown Rd.

Conclusion: We support the council's decision to deny the creation of this building lot on the 55 Rennies Mill Rd property and we ask that this Appeal Board to do so as well.

John Snook & Jeanette Martin



55 Rennies Mill Road Application for development (SUB1500012)

Richard B Rivkin

to:

amurray

2015/05/05 11:41 AM

Cc:

citycouncil, cityclerk, citymgr, corporateservices, finance, building, publicworks, dwadden, jsinyard, amurray, John Snook, m.robin.Anderson

Hide Details

From: Richard B Rivkin [REDACTED] Sort List...

To: amurray@stjohns.ca

Cc: citycouncil@stjohns.ca, cityclerk@stjohns.ca, citymgr@stjohns.ca, corporateservices@stjohns.ca, finance@stjohns.ca, building@stjohns.ca, publicworks@stjohns.ca, dwadden@stjohns.ca, jsinyard@stjohns.ca, amurray@stjohns.ca, John Snook [REDACTED]

Dear Ms. Murray,

I am writing to very strongly object to the application by 55 Rennies Mill Road (SUB1500012) to subdivide the property and create a new lot with access to Monkstown Rd between civic numbers 46 and 48.

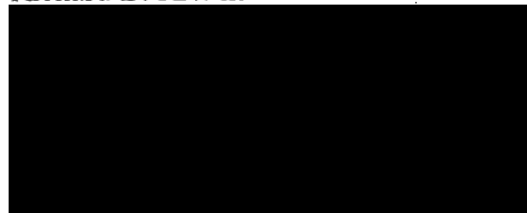
I reside at 24 Monkstown Rd and have so for almost 25 years. This residential area has been gradually eroded by developments of B&Bs and multi unit condos and this development has degraded the neighborhood. This area is high traffic and has become one of the main arteries to the downtown core. The road is narrow, especially in winter and parking has become an increasingly difficult issue. There is currently parking on only the even side of Monkstown Rd and permit parking starts between civic numbers 36 and 38. The proposed development will create higher density traffic on Monkstown the driveway access will result in the loss of two parking spaces. This is totally unacceptable in a neighborhood that already has very limited on street parking.

City Council must take a stand for residential neighborhood quality of life and reject this application.

Sincerely,

Richard B. Rivkin

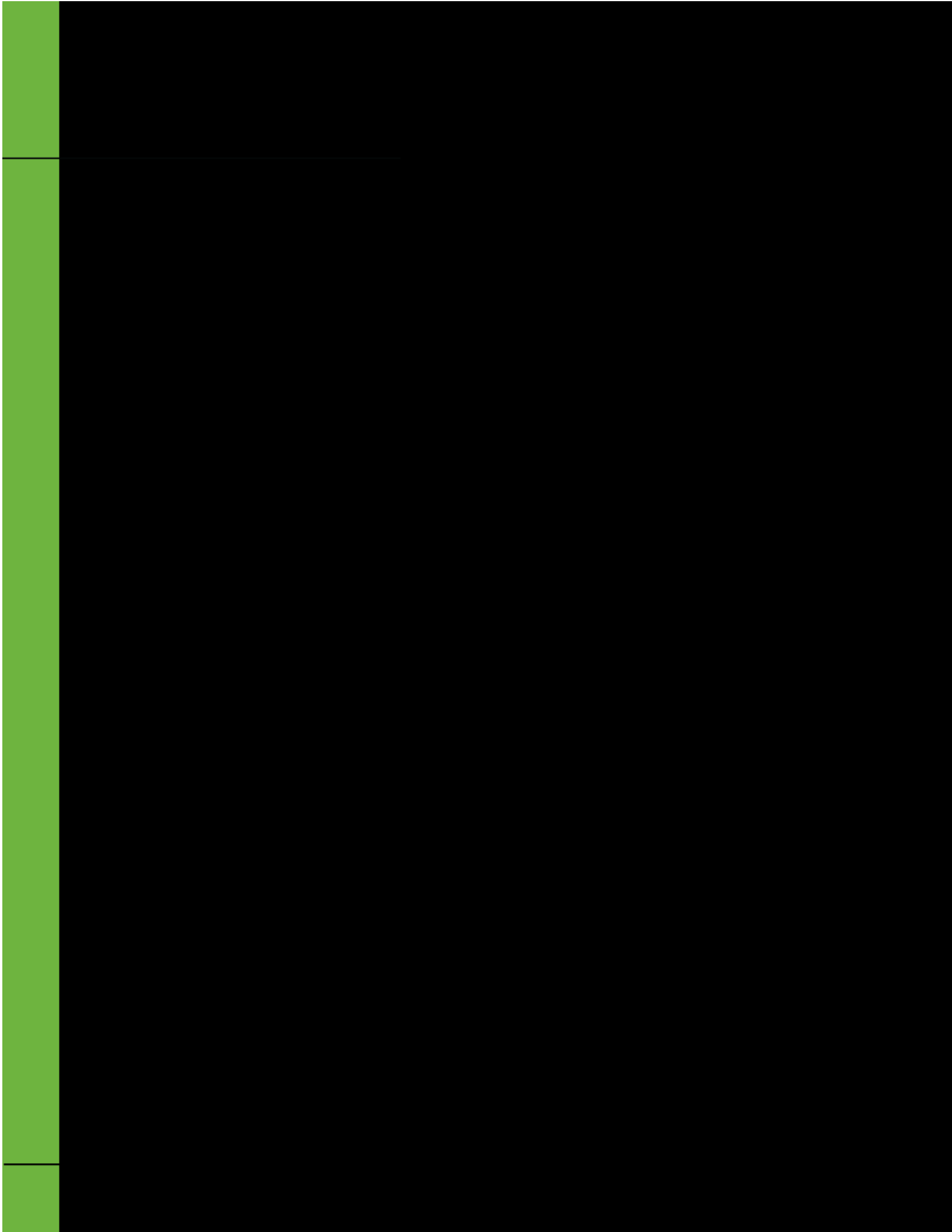
Richard B. Rivkin



PLEASE NOTE THE NEW TELEPHONE NUMBER



Ocean Sciences Centre Homepage <http://www.mun.ca/osc/Home/>



**DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING
FOR THE PERIOD OF April 30 TO May 6**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES	Magna Inc.	Star of Sea Condo	40 Henry Street	2	Approved	15-05-01
OT		Mineral Exploration of old Trenches on Brownsfield Site	3300 & 4300 Trans Canada Highway	5	Approved	15-05-06
RES	Jensea Holdings Ltd	Demolition & Rebuild of Dwelling	53 Firdale Drive	4	Approved	15-05-06

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

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

**Gerard Doran
Development Supervisor
Department of Planning**

Building Permits List

Council's May 11, 2015 Regular Meeting

Permits Issued: 2015/04/30 To 2015/05/06

Permits List

Class: Commercial

260 Portugal Cove Rd	Co	Retail Store
286 Torbay Rd, N1 Active Wear	Cr	Retail Store
10 Eastland Drive - Lot 2 & 3	Nc	Warehouse
24 Peet St	Sn	Car Sales Lot
10 Eastland Dr	Sw	Accessory Building
15 Rowan St Granny Grunts	Cr	Restaurant
191 Water St	Cr	Retail Store
85 Lemarchant Rd	Rn	Office
100 New Gower St	Rn	Office
175 Higgins Line	Rn	Hotel
10 Fort William Pl, 5th & 6th	Rn	Office
10 Eastland Drive - Lot 2 & 3	Nc	Warehouse

This Week \$ 7,640,900.00

Class: Industrial

This Week \$.00

Class: Government/Institutional

120 Mundy Pond Rd	Rn	Church
10 Ruby Pl	Ex	Home For Aged

This Week \$ 385,216.00

Class: Residential

31 Browne Cres	Nc	Accessory Building
9 Cedarhurst Pl	Nc	Single Detached Dwelling
25 Downing St	Nc	Fence
40 Dundas St	Nc	Accessory Building
8 Dunkerry Cres, Lot 286	Nc	Single Detached Dwelling
35 Francis St	Nc	Fence
51 Glenlonan St	Nc	Accessory Building
12 Golf Ave	Nc	Patio Deck
82 Halley Dr	Nc	Accessory Building
1 Kenai Cres	Nc	Accessory Building
71 Ladysmith Dr	Nc	Patio Deck
24 Murphy's Ave	Nc	Fence
6 Myrick Pl	Nc	Fence
58 Parsonage Dr	Nc	Accessory Building
9 Pepperwood Dr, Lot 353	Nc	Single Detached & Sub.Apt
39 Pitcher's Path	Nc	Fence
39 Pitcher's Path	Nc	Accessory Building
12 Powell Pl	Nc	Fence
52 Reid St	Nc	Accessory Building
82 Rotary Dr	Nc	Fence
56 Soper Cres	Nc	Accessory Building
244 Stavanger Dr	Nc	Fence

9 Stephano St	Nc	Accessory Building
13 Sugar Pine Cres, Lot 260	Nc	Single Detached Dwelling
44 Tupper St	Nc	Patio Deck
13 Vaughan Pl	Nc	Fence
18 Warren Pl	Nc	Accessory Building
25 Carmanville St	Co	Day Care Centre
14 Howlett Ave	Co	Home Office
87 Mcniven Pl	Ex	Single Detached Dwelling
3 Eastmeadows Pl	Rn	Single Detached Dwelling
8 Elderberry Pl	Rn	Single Detached Dwelling
212 Empire Ave	Rn	Townhousing
214 Empire Ave	Rn	Townhousing
216 Empire Ave	Rn	Townhousing
218 Empire Ave	Rn	Townhousing
80 Forest Rd	Rn	Semi-Detached Dwelling
27 Hoyles Ave	Rn	Townhousing
29 Hoyles Ave	Rn	Townhousing
31 Hoyles Ave	Rn	Townhousing
33 Hoyles Ave	Rn	Townhousing
75 Hoyles Ave	Rn	Townhousing
77 Hoyles Ave	Rn	Townhousing
79 Hoyles Ave	Rn	Townhousing
81 Hoyles Ave	Rn	Townhousing
6 Kenai Cres	Rn	Single Detached Dwelling
16 Old Petty Harbour Rd	Rn	Accessory Building
7 Parade St	Rn	Single Detached Dwelling
103 Portugal Cove Rd	Rn	Single Detached & Sub.Apt
4 Park Pl	Rn	Single Detached & Sub.Apt
53 Rennie's Mill Rd	Rn	Semi-Detached Dwelling
76 Rotary Dr	Rn	Single Detached Dwelling
200 Stavanger Dr	Rn	Single Detached Dwelling
62 Viscount St	Rn	Single Detached Dwelling

This Week \$ 1,888,960.00

Class: Demolition

40 Bennett Ave	Dm	Single Detached Dwelling
Bldg 517, 16 St. John's Place	Dm	Admin Bldg/Gov/Non-Profit
Bldg 530, 92 Charter Ave	Dm	Admin Bldg/Gov/Non-Profit
Bldg 806, 46 Churchill Ave	Dm	Admin Bldg/Gov/Non-Profit
20 Lannon St	Dm	Single Detached Dwelling

This Week \$ 39,000.00

This Week's Total: \$ 9,954,076.00

Repair Permits Issued: 2015/04/30 To 2015/05/06 \$ 66,700.00
Legend

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

YEAR TO DATE COMPARISONS			
May 11, 2014			
TYPE	2014	2015	% VARIANCE (+/-)
Commercial	\$38,197,000.00	\$67,459,000.00	77
Industrial	\$0.00	\$0.00	0
Government/Institutional	\$42,504,000.00	\$7,997,000.00	-81
Residential	\$35,536,000.00	\$19,690,000.00	-45
Repairs	\$933,000.00	\$1,228,000.00	32
Housing Units (1 & 2 Family Dwellings)	77	40	
TOTAL	\$117,170,000.00	\$96,374,000.00	-18

Respectfully Submitted,

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

MEMORANDUM

Weekly Payment Vouchers For The Week Ending May 6, 2015

Payroll

Public Works	\$ 411,632.10
Bi-Weekly Administration	\$ 797,902.33
Bi-Weekly Management	\$ 794,889.54
Bi-Weekly Fire Department	\$ 661,626.40
Accounts Payable	\$5,187,969.14

Total: \$ 7,854,019.51

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
TIM HORTON'S STORE - HARVEY RD	81895	NAOSH REFRESHMENTS	\$643.52
SSQ INSURANCE COMPANY INC.	81896	PAYROLL DEDUCTIONS	\$4,462.51
CPA NEWFOUNDLAND AND LABRADOR	81897	MEMBERSHIP RENEWAL	\$1,169.55
FIRST CANADIAN GROUP LTD.	81898	PROGRESS PAYMENT	\$203,287.00
DESJARDINS FINANCIAL SECURITY	81899	PAYROLL DEDUCTIONS	\$575,938.50
NEWFOUNDLAND POWER	81900	ELECTRICAL SERVICES	\$32,306.86
STRONGCO	81901	REPAIR PARTS	\$289.05
CITY PERFORMANCE ACADEMY	81902	REAL PROGRAM	\$5,859.00
FAGAN, STEPHEN	81903	TRAVEL REIMBURSEMENT	\$52.19
GARRETT DONAHER	81904	REIMBURSEMENT FOR BOOK	\$148.84
GOODLIFE FITNESS	81905	FITNESS MEMBERSHIP	\$1,496.04
RBC GLOBAL SERVICES/RBC INVESTOR SE	81906	EMPLOYEE DEDUCTIONS	\$1,012,857.39
HEALTH CARE FOUNDATION	81907	EMPLOYEE DEDUCTIONS	\$12.00
PRICE WATERHOUSE COOPERS INC	81908	PAYROLL DEDUCTIONS	\$120.00
RICK MAGILL	81909	CLEANING SERVICES	\$176.00
DARLENE SHARPE	81910	CLEANING SERVICES	\$750.00
THE WORKS	81911	MEMBERSHIP FEES	\$619.42
NAPE	81912	PAYROLL DEDUCTIONS	\$768.00
CUPE LOCAL 569	81913	PAYROLL DEDUCTIONS	\$27,970.57
RECEIVER GENERAL FOR CANADA	81914	PAYROLL DEDUCTIONS	\$646.14
NEWFOUNDLAND ASSOCIATION OF APPRA	81915	2015 EDUCATION SUMMIT/AGM	\$140.00
ROYAL BANK	81916	PAYROLL DEDUCTIONS	\$497.72
DONALD STROWBRIDGE	81917	LEGAL CLAIM	\$315.00
O'KEEFE, DENNIS	81918	TRAVEL REIMBURSEMENT	\$3,529.29
BREEN, DANNY	81919	REIMBURSEMENT CELLULAR BILL	\$282.57
CHARLES MAJOFSKY	81920	EMPLOYEE APPRECIATION MEALS - FLEET	\$1,099.17
NEWFOUNDLAND POWER	81921	ELECTRICAL SERVICES	\$222,518.26
BELL MOBILITY	81922	CELLULAR PHONE USAGE	\$935.88
BELL ALIANT	81923	TELEPHONE SERVICES	\$1,281.63
PF COLLINS CUSTOMS BROKER LTD	81924	DUTY AND TAXES	\$339.84
MANULIFE FINANCIAL	81925	LTD PREMIUMS	\$413.22
RECEIVER GENERAL FOR CANADA	81926	PAYROLL DEDUCTIONS	\$129,627.12
RECEIVER GENERAL FOR CANADA	81927	PAYROLL DEDUCTIONS	\$4,376.36
COLE, SHERRY	81928	NAOSH REFRESHMENTS	\$204.28
YOUNG, CORALIE	81929	MEAL ALLOWANCES	\$23.54
AMERICAN WATER WORKS ASSOC.	941	MEMBERSHIP RENEWAL	\$221.79
SWANA	942	WEBINAR FEE	\$123.35
M-B COMPANIES INC.	943	REPAIR PARTS	\$582.68
ROGERS BUSINESS SOLUTIONS	81930	DATA & USAGE CHARGES	\$4,487.46
BELL MOBILITY	81931	CELLULAR PHONE USAGE	\$23,837.52
BELL ALIANT	81932	TELEPHONE SERVICES	\$39,641.53

NAME	CHEQUE #	DESCRIPTION	AMOUNT
NEWFOUNDLAND POWER	81933	ELECTRICAL SERVICES	\$502,183.53
BOLLYWOOD JIG	81934	REAL PROGRAM	\$1,960.00
SHEAR DISPLAY	81935	CHRISTMAS FLOAT FOR PARADE	\$3,575.37
PUBLIC SERVICE CREDIT UNION	81936	PAYROLL DEDUCTIONS	\$5,781.25
NEWFOUNDLAND EXCHEQUER ACCOUNT	81937	PAYROLL TAX	\$142,891.40
WELSH, SHERRY	81938	REPLENISH PETTY CASH	\$951.25
MCGRATH, JENNIFER	81939	NAOSH REFRESHMENTS	\$250.00
PIK-FAST EXPRESS INC.	81940	BOTTLED WATER	\$50.75
VOKEY'S JANITORIAL SERVICE	81941	JANITORIAL SERVICES	\$1,061.07
THYSSENKRUPP ELEVATOR	81942	ELEVATOR MAINTENANCE	\$299.17
ENCON GROUP INC.	81943	HEALTH PREMIUMS	\$257.54
NEWFOUNDLAND POWER	81944	ELECTRICAL SERVICES	\$3,173.67
BELL MOBILITY	81945	CELLULAR PHONE USAGE	\$115.17
BELL ALIANT	81946	TELEPHONE SERVICES	\$828.77
NEWFOUND SOUND	81947	ADVERTISING	\$50.00
CITY OF ST. JOHN'S	81948	REPLENISH PETTY CASH	\$214.80
STAPLES THE BUSINESS DEPOT - STAVAN	81949	STATIONERY & OFFICE SUPPLIES	\$444.02
NEWFOUNDLAND POWER	81950	ELECTRICAL SERVICES	\$14,345.72
GOODLIFE FITNESS	81951	FITNESS MEMBERSHIP	\$2,372.98
ACKLANDS-GRAINGER	81952	INDUSTRIAL SUPPLIES	\$800.95
ADVANTAGE SIGNS & GRAPHIC DESIGN LTI	81953	SIGNAGE	\$35.16
THE UPS STORE #169	81954	COURIER SERVICES	\$90.77
COMFORT AIR LTD.	81955	PROFESSIONAL SERVICES	\$226.00
ASHFORD SALES LTD.	81956	REPAIR PARTS	\$248.54
PROFESSIONAL ENGINEERS AND GEOSCI	81957	PEGNL LUNCHEON	\$20.00
AVALON RECYCLING SERVICES LTD.	81958	RECYCLING COLLECTION	\$305.10
ATLANTIC PURIFICATION SYSTEM LTD	81959	WATER PURIFICATION SUPPLIES	\$1,252.81
AVALON FORD SALES LTD.	81960	AUTO PARTS	\$7.56
E TUCKER AND SONS LTD.	81961	PROFESSIONAL SERVICES	\$543.53
COSTCO WHOLESALE	81962	MISCELLANEOUS SUPPLIES	\$70.14
BRINK'S CANADA LIMITED	81963	DELIVERY SERVICES	\$1,077.62
VISION PACKAGING SUPPLIES	81964	GLOVES, SHELVES, SIDE PANELS	\$391.87
EASTERN HEALTH	81965	OVERPAYMENT ON RHB	\$83.15
KELLOWAY CONSTRUCTION LIMITED	81966	CLEANING SERVICES	\$42,821.35
RDM INDUSTRIAL LTD.	81967	INDUSTRIAL SUPPLIES	\$870.19
NEWFOUNDLAND EXCHEQUER ACCOUNT	81968	REGISTRATION OF EASEMENT	\$158.00
HERCULES SLR INC.	81969	REPAIR PARTS	\$113.00
BATTLEFIELD EQUIP. RENTAL CORP	81970	REPAIR PARTS	\$994.40
STAPLES THE BUSINESS DEPOT - MP	81971	OFFICE SUPPLIES	\$290.93
SMS EQUIPMENT	81972	REPAIR PARTS	\$278.15
TONY'S TAILOR SHOP	81973	PROFESSIONAL SERVICES	\$16.95

NAME	CHEQUE #	DESCRIPTION	AMOUNT
CABOT PEST CONTROL	81974	PEST CONTROL	\$1,291.27
BEST DISPENSERS LTD.	81975	SANITARY SUPPLIES	\$1,515.33
ROCKWATER PROFESSIONAL PRODUCT	81976	CHEMICALS	\$1,552.85
THE BIG 'R' RESTAURANT-BLACKMARSH	81977	MEAL ALLOWANCES	\$139.78
THE PRINT & SIGN SHOP	81978	SIGNAGE	\$58.76
RBC INVESTOR SERVICES TRUST	81979	CUSTODY FEES	\$706.25
TRACT CONSULTING INC	81980	PROFESSIONAL SERVICES	\$26,819.86
BRENKIR INDUSTRIAL SUPPLIES	81981	PROTECTIVE CLOTHING	\$363.86
UNITED PARCEL SERVICE CAN LTD.	81982	PARCEL DELIVERY AND FREIGHT	\$41.84
COMPUTERSHARE INVESTOR SERVICE AC	81983	AGENCY SERVICE FEES	\$1,687.27
ATLANTIC TRAILER & EQUIPMENT	81984	REPAIR PARTS	\$4,208.06
SIGNS 1ST	81985	SIGNAGE	\$446.35
STAPLES THE BUSINESS DEPOT - STAVAN	81986	STATIONERY & OFFICE SUPPLIES	\$305.90
INDUSTRY CANADA ALS FINANCIAL CENTR	81987	RADIO RENEWAL LICENCE FEE	\$5,737.60
LEVITT SAFETY	81988	SAFETY SUPPLIES	\$153.45
TRIWARE TECHNOLOGIES INC.	81989	COMPUTER EQUIPMENT	\$186.45
CHESTER DAWE CANADA - O'LEARY AVE	81990	BUILDING SUPPLIES	\$2,807.19
AEARO CANADA LIMITED	81991	PRESCRIPTION SAFETY GLASSES	\$775.10
AIR LIQUIDE CANADA INC.	81992	CHEMICALS AND WELDING PRODUCTS	\$161.57
DAVE CARROLL	81993	BAILIFF SERVICES	\$55.00
WAL-MART 3196-ABERDEEN AVE.	81994	MISCELLANEOUS SUPPLIES	\$1,041.98
COASTAL DOOR & FRAME LTD	81995	DOORS/FRAMES	\$254.25
SOBEY'S INC	81996	PET SUPPLIES	\$20.13
LAT49 ARCHITECTURE INC.	81997	PROFESSIONAL SERVICES	\$1,314.13
SUBWAY	81998	MEAL ALLOWANCES	\$94.92
CLARKE'S TRUCKING & EXCAVATING	81999	OVERPAYMENT ON RHB	\$1,798.16
CLEARWATER POOLS LTD.	82000	POOL SUPPLIES	\$175.60
MARCUS CONTRACTING LTD.	82001	OVERPAYMENT ON RHB	\$413.74
WAL-MART 3093-MERCHANT DRIVE	82002	MISCELLANEOUS SUPPLIES	\$107.67
HOBO'S PIZZA	82003	MEAL ALLOWANCE	\$36.56
BRAEMAR PEST CONTROL SERVICES	82004	PEST CONTROL	\$228.12
DULUX PAINTS	82005	PAINT SUPPLIES	\$845.21
RON FOUGERE ASSOCIATES LTD	82006	ARCHITECTURAL SERVICES	\$7,175.50
PF COLLINS CUSTOMS BROKER LTD	82007	DUTY AND TAXES	\$513.47
COLONIAL GARAGE & DIST. LTD.	82008	AUTO PARTS	\$3,354.52
EASTERN VALVE & CONTROL SPEC.	82009	REPAIR PARTS	\$15.32
COASTAL BLDG. PRODUCTS & SERV.	82010	PROFESSIONAL SERVICES	\$21,583.00
CONSTRUCTION SIGNS LTD.	82011	SIGNAGE	\$4,164.34
CONTROLS & EQUIPMENT LTD.	82012	REPAIR PARTS	\$12,514.22
SCOTT WINSOR ENTERPRISES INC.,	82013	REMOVAL OF GARBAGE & DEBRIS	\$84.75
COUNTRY TRAILER SALES 1999 LTD	82014	REPAIR PARTS	\$1,670.71

NAME	CHEQUE #	DESCRIPTION	AMOUNT
MAXXAM ANALYTICS INC.,	82015	WATER PURIFICATION SUPPLIES	\$242.67
CRANE SUPPLY LTD.	82016	PLUMBING SUPPLIES	\$212.41
DB PERKS & ASSOCIATES LTD	82017	REPAIR PARTS	\$343.02
JAMES G CRAWFORD LTD.	82018	PLUMBING SUPPLIES	\$2,725.76
HACH	82019	REPAIR PARTS	\$1,006.83
NEWFOUND CABS	82020	TRANSPORTATION SERVICES	\$5,334.81
FASTENAL CANADA	82021	REPAIR PARTS	\$953.91
CUMMINS EASTERN CANADA LP	82022	REPAIR PARTS	\$184.22
CHESTER DAWE CANADA - GOULDS	82023	BUILDING SUPPLIES	\$349.71
ROGERS ENTERPRISES LTD	82024	TRAINING COURSE	\$372.90
DICKS & COMPANY LIMITED	82025	OFFICE SUPPLIES	\$1,202.00
H. KHALILI PH.D. & ASSOCIATES	82026	PROFESSIONAL SERVICES	\$150.00
HITECH COMMUNICATIONS LIMITED	82027	REPAIRS TO EQUIPMENT	\$90.40
REEFER REPAIR SERVICES LTD.	82028	REPAIR PARTS	\$6,650.68
ATLANTIC HOSE & FITTINGS	82029	RUBBER HOSE	\$65.61
THYSSENKRUPP ELEVATOR	82030	ELEVATOR MAINTENANCE	\$84.75
RUSSEL METALS INC.	82031	METALS	\$67.80
CANADIAN TIRE CORP.-HEBRON WAY	82032	MISCELLANEOUS SUPPLIES	\$442.24
CANADIAN TIRE CORP.-MERCHANT DR.	82033	MISCELLANEOUS SUPPLIES	\$124.29
CANADIAN TIRE CORP.-KELSEY DR.	82034	MISCELLANEOUS SUPPLIES	\$147.36
EAST COAST CONVERTERS LTD.	82035	SANITARY SUPPLIES	\$103.51
ELECTRONIC CENTER LIMITED	82036	ELECTRONIC SUPPLIES	\$117.86
EMM HARDCHROME & HYDRAULIC LTD	82037	REPAIR PARTS	\$236.86
EMCO SUPPLY	82038	REPAIR PARTS	\$173.17
ENVIROMED ANALYTICAL INC.	82039	REPAIR PARTS AND LABOUR	\$872.36
EXECUTIVE COFFEE SERVICES LTD.	82040	COFFEE SUPPLIES	\$306.65
FACTORY FOOTWEAR OUTLET LTD.	82041	PROTECTIVE FOOTWEAR	\$937.87
HOME DEPOT OF CANADA INC.	82042	BUILDING SUPPLIES	\$1,219.05
DOMINION STORE 935	82043	MISCELLANEOUS SUPPLIES	\$228.05
IPS INFORMATION PROTECTION SERVICES	82044	PAPER SHREDDED ON SITE	\$32.21
FRESHWATER AUTO CENTRE LTD.	82045	AUTO PARTS/MAINTENANCE	\$19,841.58
VITALSINE	82046	PROFESSIONAL SERVICES	\$904.00
SKYWAY STEEL LIMITED	82047	OVERPAYMENT ON RHB	\$21.63
PRINCESS AUTO	82048	MISCELLANEOUS ITEMS	\$49.66
ENTERPRISE RENT-A-CAR	82049	RENTAL OF VEHICLES	\$1,440.75
WOLSELEY CANADA WATERWORKS	82050	REPAIR PARTS	\$339.26
HARVEY & COMPANY LIMITED	82051	REPAIR PARTS	\$35,972.22
HARVEY'S OIL LTD.	82052	PETROLEUM PRODUCTS	\$200,397.55
HARVEY'S TRAVEL AGENCY LTD.	82053	AIRFARE COSTS	\$1,108.51
BETTER CONTRACTING LTD.	82054	OVERPAYMENT ON RHB	\$12.84
GUILLEVIN INTERNATIONAL CO.	82055	ELECTRICAL SUPPLIES	\$212.10

NAME	CHEQUE #	DESCRIPTION	AMOUNT
BRENNTAG CANADA INC	82056	CHLORINE	\$10,788.93
GRAYMONT (NB) INC.,	82057	HYDRATED LIME	\$20,262.03
HILTI CANADA LIMITED	82058	REPAIR PARTS	\$107.50
BELL DISTRIBUTION INC.,	82059	CELL PHONES & ACCESSORIES	\$50.84
HISCOCK RENTALS & SALES INC.	82060	HARDWARE SUPPLIES	\$663.76
HOLDEN'S TRANSPORT LTD.	82061	RENTAL OF EQUIPMENT	\$576.30
SWISS CHALET	82062	MEAL ALLOWANCES	\$1,153.42
FLEET READY LTD.	82063	REPAIR PARTS	\$893.19
SOURCE ATLANTIC INDUSTRIAL DISTRIBUT	82064	REPAIR PARTS	\$2,718.64
INFINITY CONSTRUCTION	82065	PROFESSIONAL SERVICES	\$279.16
BRANDT POSITIONING TECHNOLOGY	82066	REPAIR PARTS	\$519.69
PENNECON ENERGY TECHNICAL SERVICE	82067	OVERPAYMENT ON RHB	\$46.30
CERTIFIED LABS	82068	CHEMICALS	\$4,822.22
IMPRINT SPECIALTY PROMOTIONS LTD	82069	PROMOTIONAL ITEMS	\$3,517.22
HICKMAN DODGE JEEP CHRYSLER	82070	PROFESSIONAL SERVICES	\$12,326.80
ISLAND HOSE & FITTINGS LTD	82071	INDUSTRIAL SUPPLIES	\$61.59
DBI-GARBAGE COLLECTION REMOVAL LTD	82072	GARBAGE COLLECTION	\$966.15
KAVANAGH & ASSOCIATES	82073	PROFESSIONAL SERVICES	\$10,481.88
WORK AUTHORITY	82074	CLOTHING ALLOWANCE	\$141.25
STANTEC ARCHITECTURE LTD.	82075	PROFESSIONAL SERVICES	\$8,969.18
SPICERS CANADA LIMITED	82076	COMPUTER EQUIPMENT	\$1,527.76
LITECO	82077	REPAIR PARTS	\$1,305.15
CENTINEL SERVICES	82078	REPAIR PARTS	\$282.50
ADR ATLANTIC INSTITUTE	82079	TRAINING COURSE	\$750.00
VOHL INC.,	82080	REPAIR PARTS	\$5,735.49
RENEE PHAIR HEALEY, REGISTERED PSYC	82081	PROFESSIONAL SERVICES	\$270.00
DATARITE.COM	82082	STATIONERY & OFFICE SUPPLIES	\$647.88
ARCHITECTURE49 INC.	82083	PROFESSIONAL SERVICES	\$48,252.25
CARMICHAEL ENGINEERING LTD.	82084	PROFESSIONAL SERVICES	\$5,464.75
SECURITAS CANADA LTD.	82085	SECURITY SERVICES	\$19,414.92
ELECTRO SONIC GROUP, INC.,	82086	REPAIR PARTS	\$454.26
STAPLES ADVANTAGE	82087	OFFICE SUPPLIES	\$847.13
MARK'S WORK WEARHOUSE	82088	PROTECTIVE CLOTHING	\$407.87
JT MARTIN & SONS LTD.	82089	HARDWARE SUPPLIES	\$277.32
JUD HAYNES	82090	PROFESSIONAL SERVICES	\$281.00
POTTERY SUPPLY HOUSE	82091	REPAIR PARTS	\$163.85
JJ MACKAY CANADA LTD.	82092	PARKING METER KEYS	\$22,029.25
MCLOUGHLAN SUPPLIES LTD.	82093	ELECTRICAL SUPPLIES	\$383.09
MIKAN INC.	82094	LABORATORY SUPPLIES	\$547.16
WAJAX INDUSTRIAL COMPONENTS	82095	REPAIR PARTS	\$446.74
NEWFOUNDLAND DISTRIBUTORS LTD.	82096	INDUSTRIAL SUPPLIES	\$126.58

NAME	CHEQUE #	DESCRIPTION	AMOUNT
TRC HYDRAULICS INC.	82097	REPAIR PARTS	\$294.86
TOROMONT CAT	82098	AUTO PARTS	\$75.73
ARIVA	82099	PAPER PRODUCTS	\$1,680.00
GCR TIRE CENTRE	82100	TIRES	\$3,822.79
CW PARSONS LIMITED	82101	SNOW CLEARING SERVICES	\$100,625.66
K & D PRATT LTD.	82102	REPAIR PARTS AND CHEMICALS	\$1,344.70
PROVINCIAL WOODPRODUCTS LTD.	82103	BUILDING MATERIALS	\$60.79
RIDEOUT TOOL & MACHINE INC.	82104	TOOLS	\$285.78
ROYAL FREIGHTLINER LTD	82105	REPAIR PARTS	\$11,009.28
S & S SUPPLY LTD. CROSSTOWN RENTALS	82106	REPAIR PARTS	\$17,757.63
ST. JOHN'S BOARD OF TRADE	82107	ADVERTISING	\$203.40
ST. JOHN'S VETERINARY HOSPITAL	82108	PROFESSIONAL SERVICES	\$53.82
ST. JOHN'S TRANSPORTATION COMMISSIO	82109	GOBUS SERVICES MARCH 2015	\$1,283.76
SAMEDAY WORLDWIDE	82110	COURIER SERVICES	\$45.70
BIG ERICS INC	82111	SANITARY SUPPLIES	\$1,195.00
SAUNDERS EQUIPMENT LIMITED	82112	REPAIR PARTS	\$7,338.91
SANSOM EQUIPMENT LTD.	82113	REPAIR PARTS	\$1,929.13
SMITH STOCKLEY LTD.	82114	PLUMBING SUPPLIES	\$331.45
SUPERIOR OFFICE INTERIORS LTD.	82115	OFFICE SUPPLIES	\$546.92
SUPERIOR PROPANE INC.	82116	PROPANE	\$407.67
TEMPLETON TRADING INC.	82117	PAINT SUPPLIES	\$107.55
TUCKER ELECTRONICS LTD.	82118	ELECTRONICS	\$2,326.29
TULKS GLASS & KEY SHOP LTD.	82119	PROFESSIONAL SERVICES	\$1,343.02
URBAN CONTRACTING JJ WALSH LTD	82120	PROPERTY REPAIRS	\$1,378.60
FJ WADDEN & SONS LTD.	82121	SANITARY SUPPLIES	\$95.37
CANSEL WADE	82122	OFFICE SUPPLIES	\$78.54
WATERWORKS SUPPLIES DIV OF EMCO LT	82123	REPAIR PARTS	\$1,384.27
WEIRS CONSTRUCTION LTD.	82124	ROAD GRAVEL	\$245,168.32
WINDCO ENTERPRISES LTD.	82125	REPAIR PARTS	\$218.79
WAL-MART 3092-KELSEY DRIVE	82126	MISCELLANEOUS SUPPLIES	\$1,436.37
IMSA ONTARIO	82127	TRAINING COURSE	\$2,361.70
POOLE ALTHOUSE	82128	REFUND COMPLIANCE LETTER	\$150.00
CAPITAL MOTORS LIMITED	82129	OVERPAYMENT ON RHB	\$24.34
STAPLES THE BUSINESS DEPOT - KELSEY I	82130	OFFICE SUPPLIES	\$136.53
HALLEY, DR. KATHLEEN	82131	MEDICAL EXAMINATION	\$20.00
ALL-TECH ENVIROMENTALSERVICES LIMITI	82132	PROFESSIONAL SERVICES	\$220.35
SHARPE, CHRISTOPHER	82133	COMMISSIONER SERVICES	\$375.00
SOBEYS ROPEWALK LANE	82134	MISCELLANEOUS SUPPLIES	\$424.40
B. DAVIS AGENCIES	82135	PROFESSIONAL SERVICES	\$322.05
EVERYTHING FITNESS	82136	PROFESSIONAL SERVICES	\$339.00
BUSSEY HORWOOD LAW GROUP	82137	LEGAL CLAIM	\$7,500.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
SOS 4 KIDS INC.	82138	SAFETY FOR KIDS PROGRAM	\$780.20
MARK AND MARTHA NORMAN	82139	REFUND OVERPAYMENT OF TAXES	\$153.92
THYSSENKRUPP ELEVATOR	82140	OVERPAYMENT ON RHB	\$27.52
MARVIN WHALEN	82141	OVERPAYMENT ON RHB	\$84.52
JACOBSSONS ENTERPRISES LTD.	82142	OVERPAYMENT ON RHB	\$5.08
POUCH COVE PHARMACY	82143	OVERPAYMENT ON RHB	\$35.10
BSB ELECTRICAL	82144	OVERPAYMENT ON RHB	\$43.94
DAVE SULLIVAN'S DRILLING LTD.	82145	OVERPAYMENT ON RHB	\$7.88
ANTHONY JEFFORD	82146	OVERPAYMENT ON RHB	\$12.65
CHRIS PUDDICOMBE	82147	OVERPAYMENT ON RHB	\$41.23
CIVIC CENTRE CORPORATION	82148	OVERPAYMENT ON RHB	\$64.90
S & P PROPERTIES INC.	82149	OVERPAYMENT ON RHB	\$44.62
MIKE DAVIS SIGNS LTD.	82150	OVERPAYMENT ON RHB	\$21.63
NATHAN ADAMS	82151	OVERPAYMENT ON RHB	\$94.64
ROBERT TOBIN	82152	OVERPAYMENT ON RHB	\$29.20
HARRY T. HUTCHINGS	82153	OVERPAYMENT ON RHB	\$30.42
CRANE SERVICES	82154	OVERPAYMENT ON RHB	\$18.26
CABLE LYNC	82155	OVERPAYMENT ON RHB	\$25.17
CLARKE'S FURNITURE	82156	OVERPAYMENT ON RHB	\$38.53
NUTRI LAWN	82157	OVERPAYMENT ON RHB	\$754.66
CHIEF ELECTORAL OFFICE	82158	OVERPAYMENT ON RHB	\$16.08
OUTDOOR CONTRACTOR INC.	82159	OVERPAYMENT ON RHB	\$60.34
DR. ANITA PUSHPAATHAN	82160	MEDICAL EXAMINATION	\$20.00
JANE COSTELLO	82161	REFUND DIG PERMIT	\$500.00
NOEL WALSH PLUMBING	82162	REFUND WATER ON/OFF	\$450.00
RON WALSH	82163	REFUND SECURITY DEPOSIT	\$500.00
2515 ST. JOHN'S ARMY ROYAL CANADIAN C	82164	NON-SPORT TRAVEL GRANT	\$400.00
WINSOR, MICHELLE	82165	MILEAGE	\$88.93
WINSOR, LYNNANN	82166	MILEAGE	\$1,103.76
BRADBURY, BLAIR	82167	VEHICLE BUSINESS INSURANCE	\$117.00
ALIA DUNPHY	82168	VEHICLE BUSINESS INSURANCE	\$170.00
JAMIE LETTO	82169	REFUND DRIVER'S LICENSE MEDICAL	\$60.00
SCOTT HOUNSELL	82170	VEHICLE BUSINESS INSURANCE	\$381.95
JOHN CUMBY	82171	MILEAGE	\$17.41
KIM BARRY	82172	CLOTHING ALLOWANCE	\$169.83
DAY, DAVID	82173	REFUND SUPPLIES FOR TRAINING	\$133.31
MATTHEW AYERS	82174	CLOTHING ALLOWANCE	\$63.28
CARLIE WHITE	82175	MILEAGE	\$262.26
JAMES WALSH	82176	MILEAGE	\$9.75
CLYDE HARVEY	82177	MILEAGE	\$8.35
MVT CANADIAN BUS, INC.	82178	GOBUS SERVICES 1ST QUARTER	\$728,393.99

NAME	CHEQUE #	DESCRIPTION	AMOUNT
NEWFOUNDLAND EXCHEQUER ACCOUNT	82179	REGISTRATION OF EASEMENT	\$262.40
NEWFOUNDLAND EXCHEQUER ACCOUNT	82180	VEHICLE INSPECTION STICKERS	\$90.40
CAMPBELL RENT ALLS LTD.	82181	NAOSH - TABLE RENTALS	\$58.17
GORDON BARNES	82182	PROFESSIONAL SERVICES	\$2,400.00
REDWOOD CONSTRUCTION LIMITED	82183	PROGRESS PAYMENT	\$318,370.79
HARRIS & ROOME SUPPLY LIMITED	82184	ELECTRICAL SUPPLIES	\$8,466.91
NEWFOUNDLAND POWER	82185	ELECTRICAL SERVICES	\$37,528.60
CITY OF ST. JOHN'S	82186	REPLENISH PETTY CASH	\$141.85
GONZAGA HIGH SCHOOL	82187	NON-SPORT TRAVEL GRANT	\$400.00
STEVE AND PATRICIA YOUNG	82188	LEGAL CLAIM	\$545.00
ANTHONY BARRY	82189	REFUND SECURITY DEPOSIT	\$250.00
COOK, DEBORAH	82190	TRAVEL REIMBURSEMENT	\$2,305.49
MULLETT, PAUL	82191	REFUND COMPUTER SUPPLIES	\$44.04
ROCKWATER PROFESSIONAL PRODUCT	82192	CHEMICALS	\$45,776.23
MODERN PAVING LTD.	82193	ASPHALT	\$4,171.96
Total:			\$ 5,187,969.14

MEMORANDUM

Date: May 7, 2015
To: Mr. Kevin Breen, Mr. Rick Squires, Ms. Elaine Henley
From: Stephen Frew – Buyer
Re: Council Approval - Tender Heavy Equipment Repair Service

The results of Tender 2014116 Heavy Equipment Repair Service are stated below:

Heavy Equipment Repair Service	
TENDER #2014116 – December 10, 2014 - 1:30 PM	
Reefer Repair Service Limited	\$58.00 per hour
Iron Pillar Industries Ltd.	Disqualified

It is recommended to award this Tender to the lowest bidder meeting all specifications, Reefer Repair Services Limited as per the Public Tendering Act.

This contract is for a one year period with the option to extend for two additional one year periods.

Taxes (HST) extra to price quoted

Stephen Frew
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: April 30, 2015

To: Mayor Dennis O'Keefe & Council

From: Paul Mackey, P. Eng.,
Deputy City Manager, Public Works

**Re: Hybrid Vehicle Evaluation
CD# R2015-03-30/16**

As directed, staff has reviewed the operating and maintenance costs of the five Ford Escape Hybrid SUVs that were purchased by the City in 2007/2008. These vehicles were assigned for use by the Parking Enforcement Division. Three of the vehicles have been retired from service and two are still active.

A breakdown of the operating and maintenance expenses for each vehicle is provided in the attached spreadsheet. For comparison purposes, the same information is also provided for several other light duty fleet vehicles.

There are no non-hybrid versions of these vehicle models in the fleet so a direct comparison of hybrid to non-hybrid versions cannot be made.

Paul Mackey

Paul Mackey, P. Eng.,
Deputy City Manager,
Public Works

Attach.

ST. JOHN'S

DEPARTMENT OF PUBLIC WORKS

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

DESCRIPTION	STATUS	SERIAL #	PLATE #	UNIT #	YR SOLD	\$ SOLD	KM	FUEL \$/KM	FUEL \$	\$ Purchase	MAINTENANCE	TOTAL \$	TOTAL\$/KM
2007 ESCAPE HYBRID	SOLD	1FMYU59H07K815365	GMH-885	1612-0735	2013	\$ 1,000.00	187,000	\$ 0.10	\$ 18,588.70	\$ 48,000.00	\$ 20,282.12	\$ 86,870.82	\$ 0.46
2007 ESCAPE HYBRID	ACTIVE	1FMYU59H47K894510	GMH-886	1612-0736	N/A	N/A	197,000	\$ 0.09	\$ 18,710.81	\$ 48,000.00	\$ 28,522.46	\$ 95,233.27	\$ 0.48
2008 ESCAPE HYBRID	SOLD	1FMCU59H98KD21313	GMH-943	1612-0819	2013	\$ 1,500.00	254,819	\$ 0.09	\$ 23,543.14	\$ 48,000.00	\$ 27,639.41	\$ 99,182.55	\$ 0.39
2008 ESCAPE HYBRID	ACTIVE	1FMCU59H08KD13651	GMH-944	1612-0820	N/A	N/A	256,810	\$ 0.09	\$ 22,691.94	\$ 48,000.00	\$ 32,710.80	\$ 103,402.74	\$ 0.40
2008 ESCAPE HYBRID	SOLD	1FMCU59H48KE36904	GGM-584	1612-0835	2013	\$ 1,000.00	204,170	\$ 0.09	\$ 18,867.64	\$ 48,000.00	\$ 25,452.48	\$ 92,320.12	\$ 0.45
2005 CHEV VAN	ACTIVE	1GBC4V1265F534613	GMH-483	3423-0530	N/A	N/A	90,000	\$ 0.26	\$ 23,778.00	\$ 57,000.00	\$ 71,821.00	\$ 152,599.00	\$ 1.70
2005 CHEV VAN	SOLD	1GCGG25VX51254908	GMH-481	2421-0528	2012		217,000	\$ 0.18	\$ 39,263.00	\$ 33,000.00	\$ 34,390.00	\$ 106,653.00	\$ 0.49
2006 CHEV VAN	ACTIVE	1GBC4V1246F401690	GMH-488	3423-0531	N/A	N/A	205,000	\$ 0.23	\$ 46,969.00	\$ 66,000.00	\$ 94,626.00	\$ 207,595.00	\$ 1.01
2007 SUZUKI SX4 AWD	ACTIVE	JS2YB413775101312	GMH-704	1322-0695	N/A	N/A	80,300	\$ 0.19	\$ 15,038.00	\$ 23,000.00	\$ 29,760.00	\$ 67,798.00	\$ 0.84
2007 SUZUKI SX4 AWD	ACTIVE	JS2YB13875104266	GMH-713	1322-0698	N/A	N/A	56,000	\$ 0.09	\$ 5,200.00	\$ 23,000.00	\$ 8,284.00	\$ 36,484.00	\$ 0.65
2008 CHEV VAN	ACTIVE	1GCGG29C781161227	GMH-939	1421-0808	N/A	N/A	160,000	\$ 0.24	\$ 38,994.00	\$ 36,000.00	\$ 27,611.00	\$ 102,605.00	\$ 0.64
2008 CHEV VAN	ACTIVE	1GCGG29CX81159021	GMH-942	1421-0809	N/A	N/A	112,000	\$ 0.28	\$ 31,804.00	\$ 36,000.00	\$ 27,796.00	\$ 95,600.00	\$ 0.85
2008 RANGER	ACTIVE	1FTZR44U18PA47106	GMH-893	1512-0744	N/A	N/A	135,000	\$ 0.15	\$ 19,922.00	\$ 23,000.00	\$ 20,205.00	\$ 63,127.00	\$ 0.47
2008 MINI CARAVAN	ACTIVE	1D4HN11H88B135390	GMH-950	1428-0834	N/A	N/A	140,000	\$ 0.13	\$ 18,188.00	\$ 28,000.00	\$ 22,456.00	\$ 68,644.00	\$ 0.49
2010 SUZUKI SX4	ACTIVE	JS2YB13975104194	GMH-714	1322-0699	N/A	N/A	33,000	\$ 0.05	\$ 1,800.00	\$ 22,000.00	\$ 4,900.00	\$ 28,700.00	\$ 0.87
2010 FORD TRANSIT	ACTIVE	NM0LS7DN0AT00907	GMJ-340	1428-0980	N/A	N/A	43,000	\$ 0.10	\$ 4,400.00	\$ 34,000.00	\$ 10,400.00	\$ 48,800.00	\$ 1.13
2012 CHEV VAN	ACTIVE	1GCWGFBA9C1107965	GMJ-940	2421-1205	N/A	N/A	88,000	\$ 0.20	\$ 17,800.00	\$ 34,000.00	\$ 10,950.00	\$ 62,750.00	\$ 0.71
2013 PATRIOT 4X4	ACTIVE	1C4NJRAB4DD214463	GMM-219	1612-1314	N/A	N/A	83,000	\$ 0.10	\$ 8,700.00	\$ 31,000.00	\$ 6,550.00	\$ 46,250.00	\$ 0.56
2013 PATRIOT 4X4	ACTIVE	1C4NJRAB2DD214865	GMM-220	1612-1315	N/A	N/A	79,000	\$ 0.11	\$ 8,600.00	\$ 31,000.00	\$ 6,900.00	\$ 46,500.00	\$ 0.59

MEMORANDUM

Date: May 5, 2015

To: His Worship the Mayor
And Members of Council

From: Elaine Henley
City Clerk

Re: Summer Meeting Schedule 2015

The following is recommended as the Summer Schedule for Regular and/or Special Meetings following the Meeting of Monday, June 29th, 2015:

Tuesday, July 14, 2015
Monday, July 27, 2015
Monday, August 10, 2015
Monday, August 24, 2015

Regular meetings will resume on Tuesday, September 8, 2015.

(Original Signed)

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

MEMORANDUM

Date: April 16, 2015

To: His Worship, The Mayor and Members of Council

From: Elaine Henley, City Clerk

Re: **CD – R2015-04-21/18 - Nomenclature Committee Request – Helen Porter Footbridge**

At its Regular Meeting of Council held April 21, 2015, Council approved the above recommendation to name the footbridge close to the original location of Long Bridge and part of the Grand Concourse Trail system the “Helen Porter Footbridge”.

The City has since been advised that the preferred name for the footbridge is the “Helen **Fogwill** Porter Footbridge”.

Recommendation

It is recommended that Council accept the requested amendment from the “Helen Porter Footbridge” to the “Helen **Fogwill** Porter Footbridge”.

Elaine Henley

Elaine Henley



Tender 2015050 Asphalt Crack Sealing Program

May 5, 2014

Council approval was obtained via a E-poll for the above noted tender which was awarded to Crown Contracting.

	Agree	Disagree
Mayor Dennis O'Keefe		
Deputy Mayor Ron Ellsworth	X	
Councillor Danny Breen	X	
Councillor Jonathan Galgay	X	
Councillor Bruce Tilley	X	
Councillor Bernard Davis	X	
Councillor Wally Collins		
Councillor Tom Hann	X	
Councillor Sandy Hickman	X	
Councillor Dave Lane	X	
Councillor Art Puddister	X	

MEMORANDUM

Date: May 01, 2015
To: Mr. Kevin Breen, Mr. Rick Squires, Ms. Elaine Henley
From: John Hamilton – Senior Buyer
Re: Council Approval Tender 2015050 Asphalt Crack Sealing Program

The result of Tender 2015050 Asphalt Crack Sealing Program is as follows:

Crown Contracting Inc. \$163,489.09

It is recommended to award this tender to the overall lowest bidder meeting specifications **Crown Contracting Inc. \$163,489.09**, as per the Public Tendering Act.

Taxes are included in the quoted price

John Hamilton
Senior Buyer

ST. JOHN'S

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

ECONOMIC UPDATE

MAY 2015

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ECONOMIC INDICATORS

- The New Housing Price Index for St. John's Metro was 151.3 in February 2015 up 0.3%*
- The Consumer Price Index for St. John's Metro was 128.7 in March 2015 up 0.4%*
- Retail sales for Newfoundland and Labrador was \$730.8 million in February 2015 up 0.9%*

* same month in the previous year.

LABOUR FORCE CHARACTERISTICS

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

	March 15	Chg.*
Labour Force	126,000	2.4%
Unemployment Rate	6.2%	0.8pt
Employment Rate	66.4%	0.4pt
Participation Rate	70.8%	1.0pt

* same month in the previous year.

BUSINESS BRIEFS

St. John's ranked third happiest Canadian city

According to Statistics Canada's latest findings on life satisfaction, St. John's is the third happiest city in Canada, coming in behind — but close to — Saguenay and Trois-Rivières, Que. The findings are based on responses to the Canadian Community Health Survey from 2009 to 2012 and the General Social Survey from 2009 to 2013. Using a scale of 0 to 10, where 0 means "Very dissatisfied" and 10 means "Very satisfied", how do you feel about your life as a whole right now? The findings take into account the answers of about 340,000 residents aged 15 or older in 33 census metropolitan areas. The average life satisfaction score from St. John's residents is 8.174. While 43.7% of St. John's residents reported their life satisfaction as nine or 10, 12% reported it as six or less.

Immigration to NL increases

Citizenship and Immigration Canada (CIC) recently released its annual publication, *Facts and Figures: Immigration Overview—Permanent Residents*. The report depicts selected characteristics for permanent residents to Canada from 2004 to 2013. In 2013 the province of Newfoundland and Labrador received 825 new permanent residents, the highest total ever.

Permanent residents Newfoundland and Labrador			
	2004	2013	% Chg. 2004-2013
St. John's	424	545	28.5%
Other Newfoundland and Labrador	155	280	81%
Total	579	825	42.5%

Canada's underground economy tops \$42-billion

In 2012, "underground" transactions to evade taxes and legal obligations increased from \$40.9 billion in 2011 to \$42.4 billion in Canada or about 2.3% of gross domestic product (GDP). In Newfoundland and Labrador the underground economy accounted for 1.8% of provincial GDP in 2012. Residential construction, finance, insurance, real estate and food services industries accounted for the vast majority of the underground transactions. Between 2007 and 2012, underground activity increased in every province. Saskatchewan (+39.6%) and Newfoundland and Labrador (+31.1%) recorded the largest gains, while the Northwest Territories (+5.4%) and Nunavut (+7.1%) posted the smallest. Statistics Canada has devised a method to measure the size of Canada's underground economy.
www.statcan.gc.ca

ST. JOHN'S

Business Approvals

Cameron Canada Corp.
10 Eastland Dr.

Scuttlebutt
206 Duckworth St.

Dental Clinic
484-490 Main Rd.

Marijuana for Trauma
31 Peet St.

Total Insulation and
Coatings Ltd.
1 Vanguard Court

On Side Restoration
1 Austin St.

X Pro Pins Inc.
252 Duckworth St.

New Home Based Business

Kim MacKay Law
54 Bonaventure Ave.

Total Year to Date	65
Regular	47
Home-based	18

City Building Permits (Year to date as of April 27, 2015)

Type	2014	2015	% Variance
Commercial	\$21,555,600	\$58,975,000	174
Industrial	\$0	\$0	0
Government/Institutional*	\$42,454,000	\$7,542,000	-8
Residential	\$30,837,000	\$13,965,000	-55
Repairs	\$518,700	\$1,036,000	100
Total	\$95,365,300	\$81,518,000	-15

* Government/institutional data does not include the full range of permit activity undertaken by the provincial government and its agencies

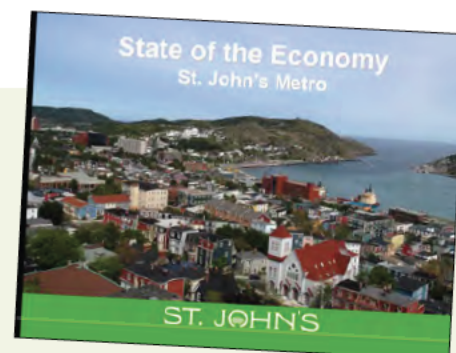
Upcoming Events

Tax Planning for Small Business	May 19	www.bot.nf.ca
2015 NATI Knowledge Summit	May 20	www.knowledgesummit.ca
Atlantic Provinces Transportation Forums	May 20	www.mun.ca/harriscentre
Canadian Manufacturers and Exporters NL Innovation Engineering Session	May 21	e-mail: jackie.field@cme-mec.ca
Build in Canada Innovation Program Info Session	May 21	www.neia.org
Tales from Entrepreneur! On Tap at Bitters	May 21	www.genesiscentre.ca
NLOWE: Supplier Diversity Information Session	May 27	www.nlowe.org
Atlantic Chamber of Commerce AGM	May 28	www.apcc.ca
Evaluation in a Networked Society: Connectivity, Innovation and Use	Jun 8	canadianevaluationsocietynl@gmail.com
Atlantic Provinces Library Association 2015 Annual Conference	Jun 10-13	https://apla2015.wordpress.com

CITY INITIATIVES

State of the St. John's Economy

The City of St. John's has recently updated its *State of the Economy* publication. The *State of the Economy* provides multi-year data on a number of economic and other indicators for the St. John's metro region. Topics covered include: labour and employment, income, construction and development, housing, commercial real estate, and tourism. New to this edition of the report is a section providing population projections for the St. John's metro area. The report enables the City to gain a better understanding of the dynamics of the local economy. The State of the Economy is available in the Publications section of Living in St. John's (Economic Update – Annual) at www.stjohns.ca. Groups interested in having a presentation on the report should contact the City's Office of Strategy and Engagement at business@stjohns.ca



ST. JOHN'S

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