

**AGENDA
REGULAR MEETING**

**November 14, 2016
4:30 p.m.**

ST. JOHN'S

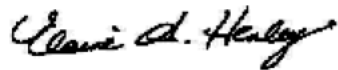
MEMORANDUM

November 10, 2016

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, November 14, 2016 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 **3:00 p.m.**

By Order



Elaine Henley
City Clerk



AGENDA
REGULAR MEETING - CITY COUNCIL
November 14, 2016 – 4:30 p.m. – Council Chambers, 4th Floor, City Hall

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

3. ADOPTION OF THE MINUTES

- Minutes of November 7, 2016

4. BUSINESS ARISING FROM THE MINUTES

Included in the Agenda:

- a. Public Meeting
St. John's Development Regulations Amendment Number 647,
2016
Application to rezone land from the Residential Low Density (R1)
Zone to the Residential Medium Density (R2) Zone
PDE File: REZ1600002
79 Old Petty Harbour Road

(See attached Information Note)

- b. Decision Note dated November 3, 2016 re: O'Leary Avenue
Bridge
- c. Notice of Motion – Fire Station

Other Matters

5. NOTICES PUBLISHED

- A Discretionary Use Application has been submitted to the City of St. John's by Eastlink seeking approval of site design in relation to a rooftop telecommunications site at the Beothuck Building on **20 Crosbie Place**.

In accordance with the City of St. John's Siting Protocol for Wireless Facilities, the City of St. John's hereby notifies residents in the vicinity of 20 Crosbie Place of Eastlinks' intention to install an antenna system consisting of:

- Six (6) Huawei dual band antennas divided into 3 set on the rooftop which will be pipe mounted on the outside of the existing penthouse. The antenna system will be one (1) meter in height above the existing building

6. PUBLIC HEARINGS

7. COMMITTEE REPORTS

- a. Development Committee Report – November 8, 2016

8. RESOLUTIONS

9. DEVELOPMENT PERMITS LIST

- November 3, 2016 – November 9, 2016

10. BUILDING PERMITS LIST

- November 14 , 2016

11. REQUISITIONS, PAYROLLS AND ACCOUNTS LIST

- Week Ending – November 8, 2016

12. TENDERS/RFPS

13. NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS

14. OTHER BUSINESS

- a. November 2016 Economic Update
- b. Travel 3rd Quarter 2016
- c. E-Poll – Travel for Councillor Danny Breen

15. ADJOURNMENT

**MINUTES
REGULAR MEETING - CITY COUNCIL
November 7, 2016 – 4:30 p.m. - Council Chambers**

Present	Mayor D. O’Keefe Deputy Mayor R. Ellsworth Councillor A. Puddister Councillor D. Breen Councillor B. Tilley Councillor W. Collins Councillor T. Hann Councillor S. Hickman Councillor J. Galgay Councillor D. Lane	Absent	Councillor S. O’Leary
Others	Kevin Breen, City Manager Lynnann Winsor, Deputy City Manager of Public Works Jason Sinyard, Deputy City Manager of Planning, Development & Engineering Tanya Haywood, Deputy City Manager of Community Services Derek Coffey, Deputy City Manager of Financial Management Linda Bishop, Acting City Solicitor Ken O’Brien, Chief Municipal Planner Elaine Henley, City Clerk Stacey Fallon, Legislative Assistant		

CALL TO ORDER/ADOPTION OF AGENDA

SJMC2016-11-07/467R

Moved – Councillor Collins; Seconded – Councillor Galgay

That the agenda be adopted as presented

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

SJMC2016-11-07/468R

Moved – Councillor Tilley; Seconded – Councillor Lane

That the minutes of October 31, 2016 be approved as presented.

CARRIED UNANIMOUSLY

PUBLIC HEARINGS

**St. John's Development Regulations Amendment Number 647, 2016
Application to rezone land from the Residential Low Density (R1) Zone to
the Residential Medium Density (R2) Zone -PDE File: REZ1600002
79 Old Petty Harbour Road**

Council considered the above noted. Discussion took place with respect to water issues as well as traffic concerns.

SJMC2016-11-07/469R

Moved – Councillor Breen; Seconded – Councillor Lane

That Council accept the report from the public meeting dealing with a rezoning application for 79 Old Petty Harbour Road.

CARRIED UNANIMOUSLY

While there was a motion introduced by Councillor Collins and seconded by Councillor Galgay that Council reject the St. John's Development Regulations Amendment Number 647, 2016, which has the effect of rezoning 79 Old Petty Harbour Road from Residential Low Density (R1) to Residential Medium Density (R2), discussion took place and the following motion was introduced:

SJMC2016-11-07/470R

Moved – Deputy Mayor Ellsworth; Seconded – Councillor Puddister

That Council defer the above noted for one week to give staff time to gather more information on the water issue for Council.

**MOTION CARRIED WITH MAYOR O'KEEFE,
COUNCILLORS COLLINS, GALGAY,
AND BREEN DISSENTING**

COMMITTEE REPORTS

Development Committee Report – November 1, 2016

Council considered the above noted report.

SJMC2016-11-07/471R

Moved – Councillor Puddister; Seconded – Deputy Mayor Ellsworth

That the report be adopted and the following matter actioned:

- **Proposed Accessory Building in the Paradise Watershed - 10 Kipawa Drive - INT1600161**

CARRIED UNANIMOUSLY

Special Events Advisory Committee Report – November 2, 2016

Council considered the above noted report. It was noted that there will be no interference with the “No Tax” event taking place in the Downtown.

SJMC2016-11-07/472R

Moved – Councillor Breen; Seconded – Councillor Lane

That the report be adopted and the following matter actioned:

- **Road Closures for Frontier Season 2 Filming – O’Brien Farm Road**

CARRIED UNANIMOUSLY

Audit & Accountability Standing Committee Report – October 11, 2016

Council considered the above noted report.

SJMC2016-11-07/473R

Moved – Councillor Tilley; Seconded – Councillor Lane

That the report be adopted and the following matter actioned as recommended:

- **Audited Financial Statements for the period ending December 31, 2015**
- **Draft Report – Review of Retirement Packages**

CARRIED UNANIMOUSLY

Finance & Administration Standing Committee Report – November 3, 2016

Council considered the above noted report.

SJMC2016-11-07/474R

Moved – Councillor Galgay; Seconded – Hann

That the report be adopted and the following matters actioned as recommended:

- **Final 2015 Cash Budget – Actual Results**
- **Excess Annual Leave Accumulation Management - Policy**
- **City Hosted Dinner – 2017 Event Atlantic Summit**

CARRIED UNANIMOUSLY

DEVELOPMENT PERMITS LIST

[Link to List](#)

Council considered, for information, the above noted for the period October 27, 2016 to November 2, 2016

BUILDING PERMITS LIST

[Link to List](#)

Council considered the Building Permits list for November 7, 2016.

SJMC2016-11-07/475R

Moved – Councillor Puddister; Seconded – Councillor Galgay

That the building permits list dated November 7, 2016 be approved as presented.

CARRIED UNANIMOUSLY

REQUISITIONS, PAYROLLS AND ACCOUNTS

[Link to Memo](#)

Council considered the requisitions, payrolls and accounts for the week ending November 2, 2016.

SJMC2016-11-07/476R

Moved – Councillor Puddister; Seconded – Councillor Galgay

That the requisitions, payrolls and accounts for the week ending November 2, 2016 be approved as presented.

CARRIED UNANIMOUSLY

TENDERS/RFPs

Tender 2016148 - Snow Clearing Private Lanes

Council considered the above noted.

SJMC2016-11-07/477R

Moved – Councillor Puddister; Seconded – Councillor Galgay

That the above noted tender be awarded to the overall lowest bidders meeting specifications.

East St. John's is Nu-Way Equipment \$31,050.00, and;

West St. John's is Arianna Construction \$29,325.00

Both as per the Public Tendering Act. This tender has been divided into East and West locations. HST is included in the price quoted.

CARRIED UNANIMOUSLY

NOTICES OF MOTION/ RESOLUTIONS/QUESTIONS AND PETITIONS

Notice of Motion – Councillor Galgay – St. John's Regional Fire Department Honour Guard be designated as the official ceremonial Honour Guard for the City of St. John's

Councillor Galgay advised that at the next regular meeting of Council, he will bring forward the following motion:

TAKE NOTICE that I will at the next regular meeting of the St. John's Municipal Council move that the St. John's Regional Fire Department Honour Guard be designated as the official ceremonial Honour Guard for the City of St. John's. In this role they will attend at municipal functions and events as required and act as ambassadors for the City of St. John's.

SJMC2016-11-07/478R

Moved – Councillor Breen; Seconded Councillor Hickman

That Council waive the notice period to allow for debate and a decision.

CARRIED UNANIMOUSLY

SJMC2016-11-07/479R

Moved – Councillor Galgay; Seconded Councillor Breen

That Council designate The St. John's Regional Fire Department Honour Guard as the official ceremonial Honour Guard for the City of St. John's. In this role they will attend at municipal functions and events as required and act as ambassadors for the City of St. John's.

CARRIED UNANIMOUSLY

Notice of Motion – Councillor Puddister – St. John's Regional Fire Department - Fire Stations

Councillor Puddister advised that at the next Regular meeting of Council, he will bring forward the following motion:

TAKE NOTICE that at the next meeting of Council, I will move a motion to have the 2017 capital works budget include money for the purchase of land and construction of a fire station, in the northeast end of the City, to enable the St. John's Regional Fire Department (SJRFD) to meet their response times. Also, that the 2017 capital works budget include money for the purchase of land and construction of a new fire hall for Goulds; and that Goulds Volunteer Fire

Department members be given the opportunity to join the SJRFD, provided they meet the standards and criteria of the SJRFD., and on a go forward basis Goulds fire hall be manned 24/7 by the SJRFD.

OTHER BUSINESS

Councillor Collins

- Requested staff to check with hydrology staff regarding the rezoning application at 79 Old Petty Harbour Road.

Councillor Puddister

- Requested Public Works revisit the decision to remove the drop off points for leaves and trees.

There being no further business, the meeting adjourned at 5:45 p.m.

MAYOR

CITY CLERK

Building Permits List

Council's November 07, 2016 Regular Meeting

Permits Issued: 2016/10/27 To 2016/11/02

Class: Commercial

150 CLINCH Cres	Nc	Accessory Building
30 Ropewalk Lane, #115	Rn	Office
84 Thorburn Rd	Cr	Clinic
10 Stavanger Dr	Rn	Retail Store
Castle Bridge Drive	Nc	Public Utility
Dunkerry Crescent	Nc	Public Utility
Mount Pearl By-Pass	Nc	Public Utility
Southlands Boulevard	Nc	Public Utility
Southlands Boulevard	Nc	Public Utility
Southside Road	Nc	Public Utility
Topsail Road	Nc	Public Utility
1 Kiwanis Street - Suite B	Cr	Retail Store

This Week \$ 705,516.00

Class: Industrial

This Week \$.00

Class: Government Institutional

This Week \$.00

Class: Residential

13 Adventure Ave	Nc	Accessory Building
42 Allandale Rd	Nc	Fence
24 Burke Pl	Nc	Fence
3 Druken Cres	Nc	Accessory Building
5 Dunlea St	Nc	Fence
56 Hyde Park N	Nc	Accessory Building
56 Hyde Park S	Nc	Fence
49 Kennedy Rd	Nc	Patio Deck
17 Munich Pl Lot 10	Nc	Single Detached Dwelling
37 Nautilus St, Lot 133	Nc	Single Detached Dwelling
34 Orlando Pl, Lot 245	Nc	Single Detached & Sub.Apt
13 Osbourne St	Nc	Accessory Building
349 Ruby Line	Nc	Fence
50 Royal Oak Dr	Nc	Fence
41 Waterford Hts N	Nc	Accessory Building
42 Densmore's Lane	Co	Home Office
262 Freshwater Rd	Ex	Single Detached Dwelling
70 Parsonage Drive	Ex	Single Detached Dwelling
51 Brownsdale St	Rn	Single Detached Dwelling
94 Campbell Ave	Rn	Single Detached Dwelling
174 Castle Bridge Dr	Rn	Single Detached Dwelling
14 Darling St	Rn	Single Detached Dwelling
23 Dumbarton Pl	Rn	Single Detached Dwelling
20 Hoyles Ave	Rn	Single Detached & Sub.Apt
122 Hussey Dr	Rn	Mobile Home
49 Kennedy Rd	Rn	Single Detached & Sub.Apt

Addendum to Regular Minutes for November 7, 2016

15 Mcneily St Rn Single Detached & Sub.Apt
 22 Woodwynd St Rn Single Detached Dwelling
 195 Cbs Bypass Rd Sw Vacant Land
 Rear Of 203-205 Kenmount Rd Sw Vacant Land
 70 Melville Place Sw Single Detached Dwelling
 This Week \$ 626,960.00

Class: Demolition

46 Carpasian Rd Dm Single Detached Dwelling
 This Week \$ 10,000.00

This Week' S Total: \$ 1,342,476.00

Repair Permits Issued: 2016/10/27 To 2016/11/02 \$ 52,000.00

Legend
 Co Change Of Occupancy Sw Site Work
 Cr Chng Of Occ/Renovtr Ms Mobile Sign
 Ex Extension Sn Sign
 Nc New Construction Cc Chimney Construction
 Oc Occupant Change Dm Demolition
 Rn Renovation

YEAR TO DATE COMPARISONS			
November 07, 2016			
TYPE	2015	2016	% VARIANCE (+/-)
Commercial	\$123,000,000.00	\$111,000,000.00	-10
Industrial	\$0.00	\$0.00	0
Government/Institutional	\$15,000,000.00	\$6,043,000.00	-60
Residential	\$74,087,000.00	\$64,000,000.00	-14
Repairs	\$4,000,000.00	\$4,013,000.00	0
Housing Units (1 & 2 Family Dwelling)	194	199	
TOTAL	\$216,087,000.00	\$185,056,000.00	-14

Respectfully Submitted,

Jason Sinyard, P. Eng., MBA
 Deputy City Manger
 Planning & Development & Engineering

MEMORANDUM

**Weekly Payment Vouchers
For The
Week Ending November 2, 2016**

Payroll

Public Works	\$ 413,117.72
Bi-Weekly Administration	\$ 812,095.96
Bi-Weekly Management	\$ 864,975.51
Bi-Weekly Fire Department	\$ 692,615.81
Accounts Payable	\$3,508,875.52

Addendum to Regular Minutes for November 7, 2016

Total: \$ 6,291,680.52

ST. JOHN'S

DEPARTMENT OF FINANCE

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

DECISION/DIRECTION NOTE

Title: St. John's Development Regulations Amendment Number 647, 2016
Application to rezone land from the Residential Low Density (R1) Zone to the Residential Medium Density (R2) Zone
PDE File: REZ1600002
79 Old Petty Harbour Road

Date Prepared: November 1, 2016

Report To: His Worship the Mayor and Members of Council

Councillor & Role: Councillor Art Puddister, Chair, Planning and Development Committee

Ward: 5

Decision/Direction Required:

To seek approval for the rezoning of 79 Old Petty Harbour Road from the Residential Low Density (R1) Zone to Residential Medium Density (R2) Zone.

Discussion – Background and Current Status:

The City received an application to rezone 79 Old Petty Harbour Road for the purpose of developing five (5) townhousing units.

The subject property is located in Planning Area 14, Kilbride, located in the Residential Low Density District and zoned R1. The south side of Old Petty Harbour Road is located in the R1 Zone and directly across the street is zoned R1. There is a cluster of townhouses on the north side of Old Petty Harbour Road, down the road from the subject property, and along Mooney Crescent. Further up the street at 158-182 Old Petty Harbour Road there is another cluster of townhouses which are zoned R2. Old Petty Harbour Road, as a whole, has a mixture of low and medium density housing types. The inclusion of 79 Old Petty Harbour Road in the R2 Zone would not be considered to be inconsistent with the surrounding built environment.

The proposed 5 unit townhousing development meets the standards of the R2 Zone. Policy 2.3.1 enables Medium Density Residential uses in the Residential Low Density District subject to a Land Use Assessment Report (LUAR) in order for Council to determine the compatibility with single detached dwellings. In this application, the present staff report can serve as the LUAR, as contemplated by the Municipal Plan (Page III-II).

At a Regular Meeting of Council held on September 26, 2016, Council accepted the recommendation from the Planning and Development Committee to hold a public meeting, Council Directive CD#R2016-09-26/12. The public meeting, chaired by Councillor Breen, was held on October 26, 2016 at City Hall. The minutes of the public meeting will be included in the agenda for the regular meeting of Council.

ST. JOHN'S

The small number of area residents who attended the public meeting did not support the rezoning to permit townhouses. They wished to see the property remain in the R1 Zone. There is potential to develop two (2) or possibly three (3) houses if the existing house were removed.

While the concern with change is understandable, the small increase in density by rezoning to R2 is not out of scale with the neighbourhood. The rezoning is in line with several policies of the Municipal Plan.

Key Considerations/Implications:

1. Budget/Financial Implications:
Not applicable.
2. Partners or Other Stakeholders:
Area residents and citizens.
3. Alignment with Strategic Directions/Adopted Plans:
Neighbourhoods Build Our City: Increase access to range/type of housing.
4. Legal or Policy Implications:
The rezoning is in line with several policies of the Municipal Plan.
Urban Form Objective: Encourage compact urban form to reinforce the older areas of St. John's, to reduce the cost of municipal services.

1.2.2 Development Density

The City shall encourage increased density in all areas where appropriate.

1.2.3 Residential Development

The City shall:

1. increase densities in residential areas where feasible and desirable from a general planning and servicing point of view;
2. encourage a compatible mix of residential buildings of varying densities in all zones;

1.2.4 Mixed Use

The City shall encourage the mixture of land uses in all areas.

Promote Infill

The City shall promote more intensive use of existing services through infill, rehabilitation, and redevelopment projects.

2.2.5 Maintain and Improve Housing Quality and Variety

The City, through this Plan and appropriate zoning regulations shall work toward:

- 2 enhancing neighbourhoods by encouraging the development/redevelopment of quality housing within these areas, and as well, capitalizing on any opportunities to diversify same.

5. Engagement and Communications Considerations:
Public Meeting held on October 26, 2016. Minutes attached.

6. Human Resource Implications:
Not applicable.

7. Procurement Implications:
Not applicable.

8. Information Technology Implications:
Not applicable.

9. Other Implications:
Not applicable.

Recommendation:

It is recommended that Council adopt St. John's Development Regulations Amendment Number 647, 2016, which has the effect of rezoning 79 Old Petty Harbour Road from Residential Low Density (R1) to Residential Medium Density (R2). If the attached amendment is adopted by Council, it will then be referred to the Department of Municipal Affairs with a request for Provincial Registration in accordance with the provisions of the *Urban and Rural Planning Act*.

Prepared by/Signature:

Arthur MacDonald, MCIP – Planner, Urban Design and Heritage

Signature: _____

Approved by/Date/Signature:

Ken O'Brien, MCIP – Chief Municipal Planner

Signature: _____

AMD/dlm

Attachments:

Maps & Photos
Applicant's Submission



Location Map



Zoning Map



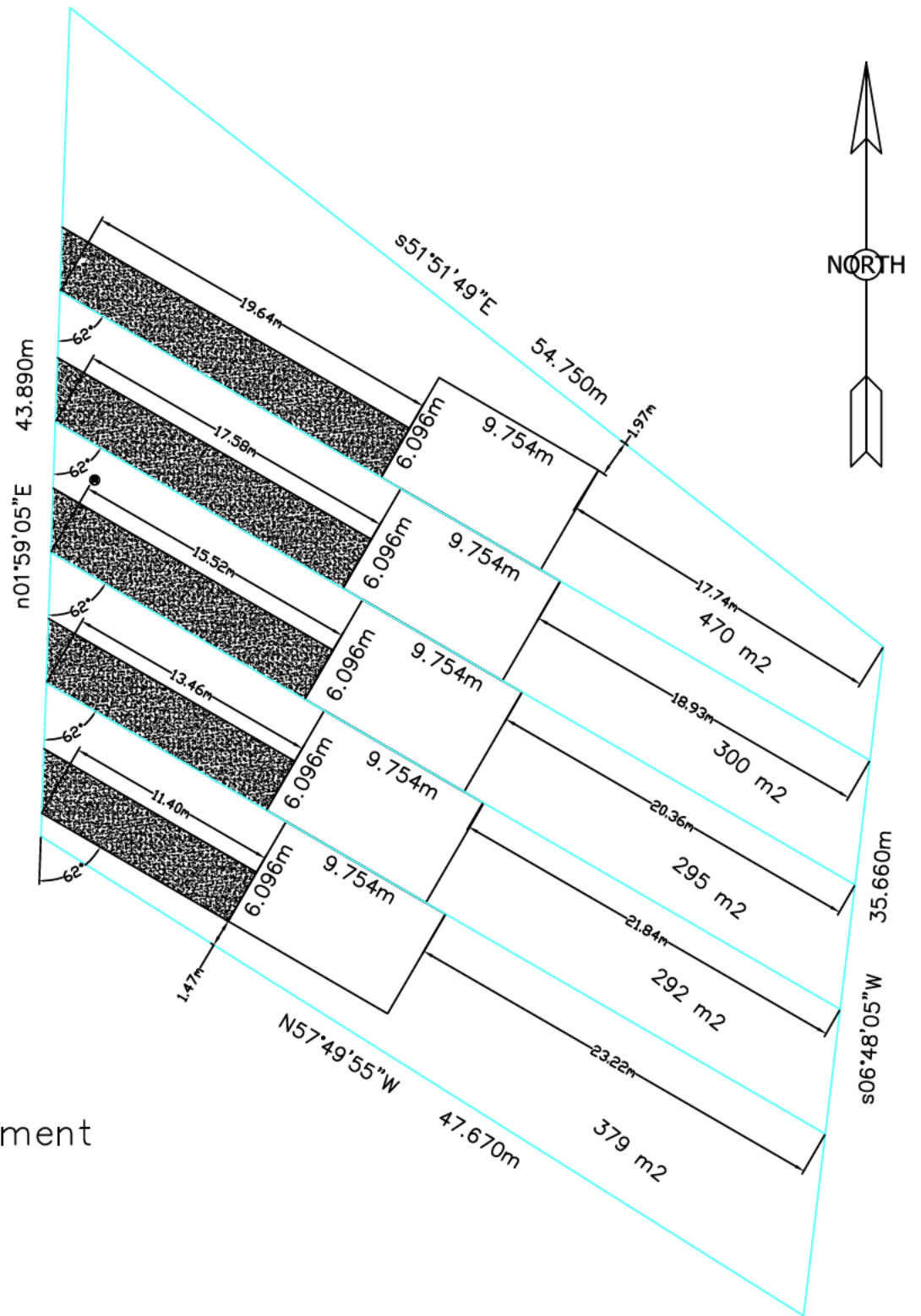
44-72 Old Petty Harbour Road Townhouse Cluster



158-182 Old Petty Harbour Road Townhouse Cluster



Mooney Crescent Townhouse Cluster



Proposed 5 Unit Townhouse Development
 Concept Plan
 79 Old Petty Harbour Road
 September 12, 2016.

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 647, 2016**

WHEREAS the City of St. John's wishes to allow the subdivision of 79 Old Petty Harbour Road (Parcel ID # 10628) for the purpose of building five townhousing units.

BE IT THEREFORE RESOLVED that the City of St. John's hereby adopts the following map amendment to the St. John's Development Regulations in accordance with the provisions of the Urban and Rural Planning Act, 2000:

**Rezone 79 Old Petty Harbour Road from the Residential Low Density (R1)
Zone to the Residential Medium Density (R2) Zone as shown on Map Z-1A
attached.**

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

IN WITNESS THEREOF the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this _____ day of, _____, 2016.

Mayor

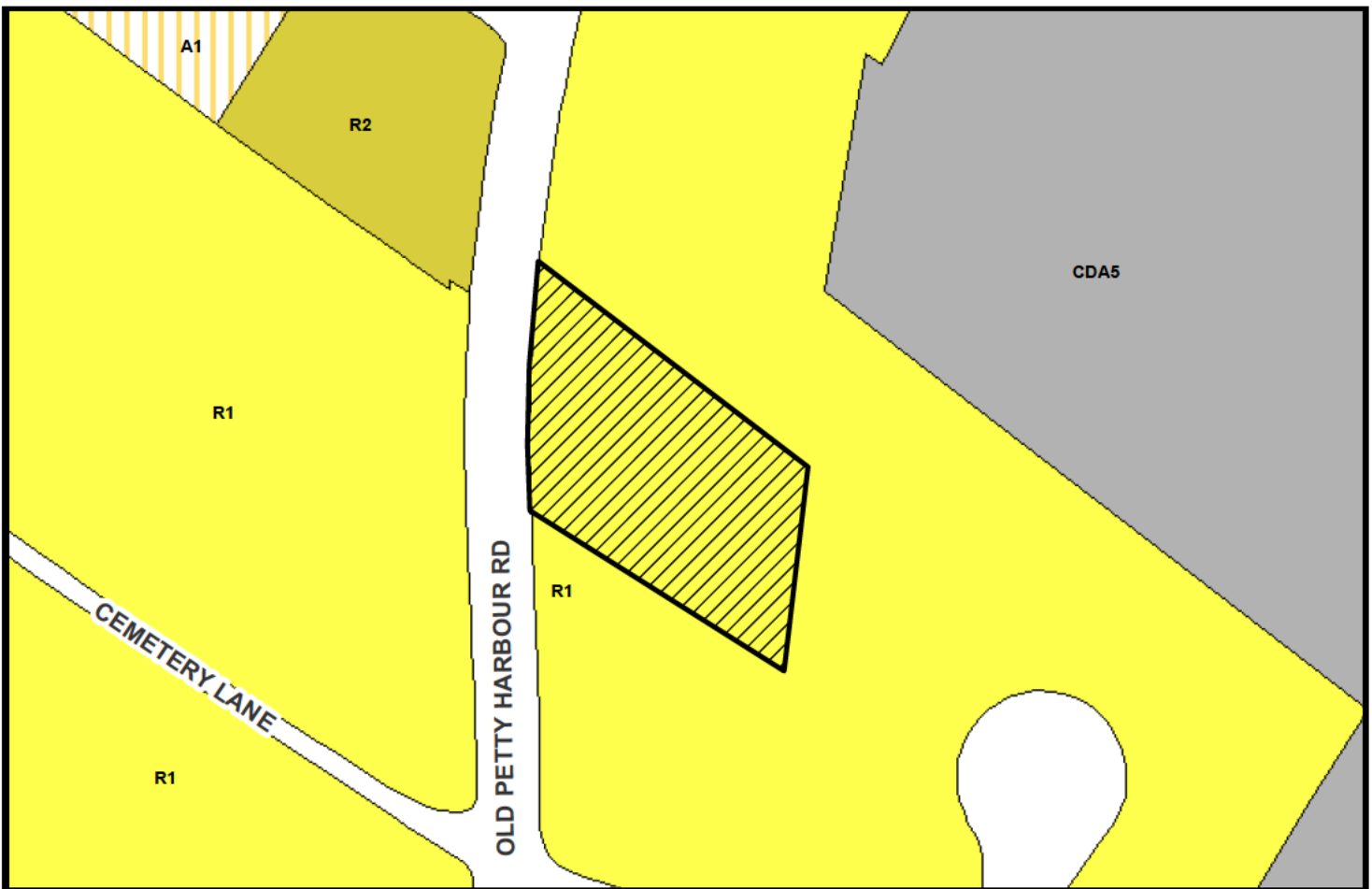
MCIP

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

City Clerk

Council Adoption

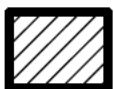
Provincial Registration



**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 647, 2016
[Map Z-1A]**

2016 10 03 SCALE: 1:1250
CITY OF ST. JOHN'S
DEPARTMENT OF PLANNING,
DEVELOPMENT & ENGINEERING

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



AREA PROPOSED TO BE REZONED FROM
RESIDENTIAL LOW DENSITY (R1) LAND USE ZONE TO
RESIDENTIAL MEDIUM DENSITY (R2) LAND USE ZONE

**79 OLD PETTY HARBOUR RD
Parcel ID 10628**

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

TO: City of St. John's Council

FROM: Catherine Howell, Developer and Property Owner of 79 Old Petty Harbour Road

DATE: October 26, 2016

RE: Proposed Rezoning of 79 Old Petty Harbour Road from R1 to R2 to Accommodate a 5 Unit Townhouse Development

I am requesting Council consider my application to rezone the property at 79 Old Petty Harbour Road from R1 to R2 to accommodate the proposed development of a 5 unit townhouse development. Currently there is an existing single detached dwelling with a portion of the building previously occupied as a convenience store.

The proposed development meets all required development standards within the R2 zone and will accommodate onsite parking of 3 vehicles per dwelling which exceeds the City's current requirements. As well the site will be developed with the aid of a registered engineering consultant to ensure that the City's construction standards as per the commentary already received from the City's engineering department. The building will meet all required codes and the site will be adequately landscaped including the preservation of as many of the mature existing trees on site.

Building Design

The natural grading of the lot is a rear to front sloping lot. As a result the three story design has been chosen to utilize the existing grades and to reduce the footprint of the dwellings to allow for more landscaping on the lots.

Landscaping

The majority of the existing mature trees along the rear of the property boundary will remain as they should have minimal impact on the development. A number of the trees along the side property boundaries will remain except the trees which may have to be removed due to close proximity to the foundation and to maintain sight line visibility for the driveway accesses.

Increasing Density

By intensifying the density of this site it aids in the reduction of urban sprawl. It is clearly an underdeveloped parcel. By permitting the creation of 5 dwelling units the City will be supporting the efficient use of existing infrastructure, roads and amenities. As well as per the City of St. John's economic development document "Roadmap 2021" "Encouraging density in St. John's will help build a vibrant city".

Diverse Housing

By introducing townhouses in this area of Old Petty Harbour Road Council will be creating additional housing options for residents.

Character of Neighbourhood

The proposed setbacks of the townhouses will maintain the current building line setback established in the neighbourhood. Old Petty Harbour Road is a diverse neighbourhood with existing mixed forms of housing including single detached dwellings, townhousing, and

TO: City of St. John's Council
FROM: Catherine Howell, Developer and Property Owner of 79 Old Petty Harbour Road
DATE: October 26, 2016
RE: Proposed Rezoning of 79 Old Petty Harbour Road from R1 to R2 to Accommodate a 5 Unit Townhouse Development

apartment buildings. This proposed development will not be out of scale or character with the form of existing dwellings in the area.

Summary of Possible Concerns as Expressed by Neighbours

- Drainage and water issues

There will be a full weeping tile system around the footings of the entire building and the drainage from that system will be connected directly into the City's storm sewer system at the lowest point of the lot. Additionally there will be a typical soffit system installed and the downspouts from each of the lowest points of the eave will disperse storm water away from adjacent neighbour's properties.

- Increased traffic and potential of on street parking due to the development.

The proposed driveway depths of all the 5 proposed townhouses will accommodate the onsite parking of two vehicles, in addition to the single car garage which can accommodate a third vehicle.

- Reduced sun light on adjacent properties due to the height of the structure.

The three storey townhouses will not be over height and will not exceed the maximum building height development standard for the R2 use zone. Additionally the sun rises from behind the proposed dwellings and sets in the front of the dwellings. As well, the lot naturally grades from the rear to the front so there will be no impact of sun loss for the existing dwellings adjacent to the rear of the lot as those dwellings are built at a much higher grade.

- Reduced privacy.

Maintaining as much tree and shrub coverage as possible and also planting new trees and shrubs may dissipate any privacy concerns, as well, the form of the proposed dwellings are not out of scale with what could potentially be constructed in the form of a single detached dwelling in regards to height. Although the grades of the lot are atypical due to the front sloping, a residential design has been generated to employ the existing grades of the lot which in turn will have less impact on the existing streetview and landscape.

- Reduced property values.

This new development will modernize and revitalize the existing area. The townhouses will be sold at a market value of somewhere between \$319,000 to \$349,000. The proposed townhouses will be sold individually and each property owner will have their own survey, as the current lot will be subdivided into 5 lots for individual ownership.

- Increased traffic.

A portion of the existing dwelling operated as a neighbourhood convenience store for many years and as a recent as 2011 with hours of operation from 8:00am until 11:00pm 7 days a week. During the operation of the convenience store, the City nor the neighbouring property owners approached me to indicate they were dissatisfied with the volume of traffic created by the convenience store use.

TO: City of St. John's Council
FROM: Catherine Howell, Developer and Property Owner of 79 Old Petty Harbour Road
DATE: October 26, 2016
RE: Proposed Rezoning of 79 Old Petty Harbour Road from R1 to R2 to Accommodate a 5 Unit Townhouse Development

This 5 dwelling residential development will not exceed any traffic volume that had already existed in the past. Currently without rezoning the R1 use zone lists discretionary uses such as day care centre (maximum 15 children), adult day care facility, bed and breakfast, and planned unit developments. Any of these developments would have the potential of a greater impact on traffic volumes than the proposed 5 unit townhouse development.

The site currently has a very large u-shaped driveway at the front of the property. Due to the history of the site being a commercial use (convenience store) at times people tend to park in the front paved area for extended amounts of time and sometimes litter debris on the front lawn. Due to the site having a longstanding history of being a public place (commercial store) people sometimes have the tendency to loiter the area. By redeveloping the site into a full residential use this nuisance behavior will no longer be able to occur.

Conclusion

This proposed 5 unit townhouse development ties into the established mixed pattern of development within the area. There are other “pockets” of multi-family development in the area including the existing townhouses within the Mooney Crescent area and the existing duplexes on the southern end of Old Petty Harbour Road close to Fahey Street. In addition there are more dense forms of development in the area including a 3 storey apartment building (24 units - Kilbride Housing Cooperative) at 54 Mooney Crescent and a 4 storey apartment building (105 units - Meadowland Manor – Killam Properties) at 107 Bay Bulls Road.

The proposed redevelopment of this underutilized lot is keeping in line with the “compact city” urban form as referenced in the City of St. John’s Municipal Plan. By supporting such developments Council encourages:

- Commitment to increased densities and mixed land uses in the City;
- Redevelopment in areas where existing services can sufficiently accommodate increased densities;
- Compatible mix of residential buildings of varying densities;
- Minimization of urban sprawl;
- Provision of suitable, affordable and attractive housing; and,
- Improvement of neighbourhood character and housing quality.

Thank you for the opportunity to present my proposal to you. I anticipate your decision on my rezoning application.

Respectfully submitted,



Catherine Howell

Public Meeting
Wednesday, October 26, 2016
7:00 p.m.
Foran/Greene Room, 4th Floor, City Hall

Present: Councillor Danny Breen, Chairperson
Ken O'Brien, Chief Municipal Planner
Arthur MacDonald, Planner III, Urban Design & Heritage
Kathy Driscoll, Legislative Assistant

Also present was:

Catherine Howell

There were 4 people in attendance at the meeting.

PURPOSE OF MEETING

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

The City has received an application to rezone the property at 79 Old Petty Harbour Road from the Residential Low Density (R1) Zone to the Residential Medium Density (R2) Zone. The purpose of the rezoning is to allow for a proposed 5 unit townhousing development which meets the standards of the R2 Zone.

An amendment to the Municipal Plan is not required.

No written submissions were received.

CALL TO ORDER AND BACKGROUND PRESENTATIONS

Councillor Breen called the meeting to order, introduced the head table and defined the process for this meeting. Arthur MacDonald, the City's Planner III, Urban Design and Heritage Officer, thanked everyone for coming, outlined the process and spoke to the rezoning from R1 to R2. He advised the lot meets standards pursuant to the City's Development Regulations.

In addition, the following documents were also included in the public meeting agenda:

- Location Map and photos
- Applicant's submission

He then asked the applicant to speak to her application.

Catherine Howell, the proponent, spoke to the design as submitted. She noted she was requesting Council's consideration of her application for 5 townhouses. The original structure had been a single detached dwelling with a convenience store.

As part of the structure had once been a convenience store, people were still sometimes parking there to eat lunch and sometimes discard their trash. She advised the proposed development would alleviate this issue and tidy up the neighbourhood. She further noted that the conceptual design has lot grades from rear to front. The style of townhouse being considered for a more natural development of the site keeping mature trees on both sides of the property boundary to maintain privacy. Ms. Howell further noted the townhouses would have set backs keeping in line with existing properties. As there is a curbed driveway and vegetation in close proximity, there were some safety concerns with vehicular sight lines in this area and the proposed development would rectify this issue.

Ms. Howell spoke to the drainage and water issues as there had been previous concerns with the development of another subdivision in the area. Her existing home does not have weeping tile as water run-off is absorbed back into the ground. She noted if the proposed development proceeded, a full weeping tile would be placed around the footings to capture some of the excess storm water and connect with the City's storm water system.

There would be a 2 car parking allowance for each townhouse with the potential to park 3 cars to contend with parking issues especially during the winter. The building height meets the requirement for a two-storey dwelling and would have very little shading impact. The overall intent is to modernize and revitalize the existing area. The townhouses will be sold and not rented and would be geared towards family incomes of approximately \$80-\$90 thousand as each unit would range from \$319,000 - \$349,000.

The Chair advised questions could be asked.

DISCUSSION FROM THE FLOOR

Old Petty Harbour Road

- Asked proponent if they would be selling all 5 townhouses and leaving the neighbourhood.
- Ms. Howell advised she may or may not reside at one of the townhouses.
- [REDACTED] advised she was not in favour of the development in relation to amplified water seepage as there have been existing water issues from a previous development.

- Advised of an error on the City’s Decision Note which indicated existing townhouses were on the north side of the proposed development and she advised this was actually her single-detached dwelling.
- Asked why an LUAR was not required and requested clarification on the City’s Decision Note.
- Ken O’Brien advised as this proposed project was not considered a major development the Plan envisions that a staff report can serve as the LUAR. A reference was made to the Decision Note’s “Other Stakeholders” and Mr. O’Brien clarified the stakeholders were the present meeting attendants.
- Questioned why an amendment was not required.
- Mr. O’Brien explained that rezoning from R1 to R2 did not require an amendment to the Municipal Plan. He advised prior to 2001 Municipal Affairs addressed these issues; however, since that time, Municipal Affairs just sign off on the plan presented by the City.
- ██████████ stated the development was not required to fill a housing need as several properties as well as townhouses in the area were currently for sale and further disagreed with requesting rezoning for personal profit.

██████████ Cemetery Lane

- Advised she was opposed to the proposed development and asked what the difference was between low and medium density.
- Mr. O’Brien explained the difference between low, medium and high density and what structures were permitted.
- ██████████ stated she still had parking concerns.
- Mr. O’Brien noted that this was a common concern. He advised City standard is 1 parking space per unit and this proposed development met these standards.
- The question was raised regarding the number of townhousing units permitted and it was thought that a maximum of 6 units were permitted. It was noted that Multiple Dwelling use was limited to 6 units but his did not apply to a townhousing development.

██████████ Densmore Lane

- Noted he had attended meetings at the Lion’s Club years ago over R1 and R2 issues and was under the understanding the City of St. John’s was content with keeping the zones as designated. He further expressed the same concerns with flooding.
- The proponent advised the water issues were not exceeding capacity and further she would be hiring an engineering consulting firm to address these water

concerns. She explained that the engineering firm would ensure footings and foundation were placed properly so as to not impact or increase any more storm water. She reiterated her intent to sell and not rent.

██████████ Cemetery Lane

- Reiterated the same concerns that there was no housing shortages and felt this proposed development was for profit purposes.
- Asked if Cemetery Lane would be widened to accommodate the proposed development.
- The Chair advised the proposed townhouse development would not impact traffic to allow for widening of the lane.

██████████ Densmore Lane

- Suggested the City may look at the project as income via property tax collection.
- The Chair advised this application was not being considered for monetary gain through property tax collection but solely consideration of a land use issue. The City has to determine if the land is suitable for an R2 Zone.
- ██████████ asked why building lots were getting smaller and less parks being created.
- The Chair advised a new park was going in Kenmount Terrace and referenced the green space in Bidgood Park.
- ██████████ felt changing the zone from R1 to R2 would simply be making an exception and should not be allowed.
- It was further suggested by other residents this was precedent setting and if the City agreed to this project, how many more projects would present themselves.
- The Chair advised that the R1 Zone was a treasured zone; however, everyone has different needs for different types of housing and the City has to explore those needs.
- ██████████ further explained he did not want any more townhousing in his area and reiterated precedent setting concerns if the development was approved.
- Mr. O'Brien advised with any project there will be a certain amount of traffic and noise and consideration has to be given as to whether it will be beneficial to the existing neighbourhood.
- ██████████ referenced the growth of Paradise and the influx of traffic due to impact of area development.
- The Chair noted a traffic study would have to be conducted when there is substantial development.

CONCLUDING REMARKS

Councillor Breen thanked everyone for coming and advised that the matter will be referred to Council for review over the next few weeks.

ADJOURNMENT

The meeting adjourned at 7:49 p.m.

Councillor Danny Breen
Chairperson

INFORMATION NOTE

Title: 79 Old Petty Harbour Road, Rezoning for 5 Townhouses
Date Prepared: November 9, 2016
Report To: Mayor O’Keefe and Members of Council
Ward: 5

Issue: Flooding Investigation

Discussion/Background and Current Status:

The decision to rezone the property at 79 Old Petty Harbour Road from R1 to R2 was deferred at Council’s Regular Meeting of November 7, 2016, to allow staff to evaluate if a flooding condition currently exists at this property which would impact approval.

Key Considerations/Implications:

1. Budget/Financial Implications – N/A
2. Partners or Other Stakeholders – N/A
3. Alignment with Strategic Directions/Adopted Plans – N/A
4. Legal or Policy Implications – N/A
5. Engagement and Communications Considerations – N/A
6. Human Resource Implications – N/A
7. Procurement Implications – N/A
8. Information Technology Implications –N/A
9. Other Implications – N/A

ST. JOHN’S

Conclusion/Next Steps:

Staff visited the site and found that there was no evidence of flooding or groundwater issues on this property. There is, however, a groundwater issue on the adjacent property at 77 Old Petty Harbour Road due to the fact that the rear yard is much lower than the rearyard of civic no. 79 and it appears they excavated into the hill side in order to have a flat backyard. If the rearyard of 79 Old Petty Harbour Road were excavated to the elevation of the backyard of 77 Old Petty Harbour Road then it would undoubtedly have a groundwater problem as well. Any redevelopment of this site should be conditional on the backyard not being lowered. An acceptable lot grading plan will have to be submitted at the time of development application. Council should consider this information when deciding to rezone this property as per St. John's Development Regulations Amendment No. 647, 2016.

Prepared by/Signature:

Dave Wadden, M.Eng., P.Eng.
Manager – Development Engineering

Approved by Signature:

Jason Sinyard, MBA, P.Eng.
Deputy City Manager - Planning, Development & Engineering

Attachments: N/A

DW/amw

ST. JOHN'S

DECISION/DIRECTION NOTE

Title: O’Leary Avenue Bridge

Date Prepared: November 3, 2016

Report To: His Worship the Mayor and Members of Council

Councillor and Role: Danny Breen, Chair, Public Works Committee

Ward: 4

Decision/Direction Required:

Council Decision to commit \$1.175M (including 10% PST) out of Capital Out of Revenue to re-construct O’Leary Avenue Bridge.

Discussion – Background and Current Status:

The Rennies River Catchment Stormwater Management Plan (CBCL, 2014) lists the O’Leary Avenue Bridge (upstream from Avalon Mall) as needing replacement in order to accommodate future flows.

Crombie REIT wish to pursue development of a parkade project on O’Leary Avenue, on their property across from the Avalon Mall. The bridge has to be replaced in order for the parkade to proceed.

Crombie wants to start their parkade design now, for construction in 2017. Therefore Crombie has offered to fund 50% of the bridge reconstruction, up to a maximum of \$425,000. Crombie has offered to place their portion of funds in Trust now, to be released once the bridge construction proceeds in late spring of 2017, and on condition that the City commits to construct the bridge at that time. In anticipation of this offer from Crombie the City had previously tentatively set aside \$525,000 in 2017 Capital out of Revenue monies for the O’Leary Avenue Bridge construction (CD# R2016-05-09/14). This was based on an estimate of \$1M for the bridge replacement.

Engineering has reviewed the proposed bridge replacement and has identified that it makes sense for additional work to be done while the bridge is being replaced. Storm and sanitary sewers and a water main need to be relocated from under the bridge while the bridge is being replaced. This additional work is recommended in order to avoid expensive emergency work in the event that the pipes fail and require immediate excavation at some point in time after the new bridge is installed. This additional work is estimated at \$600,000, including 10% PST.

ST. JOHN'S

In order to replace the bridge and perform the associated work recommended by Engineering, Council would have to commit \$1.175M now for work in 2017 . These funds would come from currently unallocated 2016 Capital out of Revenue funds or from the 2017 Capital out of Revenue Budget. There is currently \$1.3M unallocated in the 2016 Capital out of Revenue Budget.

The bridge will eventually have to be replaced by the City. The Crombie offer will save the City considerable monies, in return for the City committing to the bridge replacement in 2017.

Key Considerations/Implications:

1. Budget/Financial Implications:

Replacing the bridge and completing the associated water and sewer infrastructure will require \$1.6M of which Crombie has committed \$425,000. The remaining \$1.175M will have to be committed in 2016 for work in 2017.

2. Partners or Other Stakeholders:

- Crombie REIT
- Residents and users of O’Leary Avenue.
- Patrons of Avalon Mall.

3. Alignment with Strategic Directions/Adopted Plans:

Replacement of the O’Leary Avenue Bridge aligns with several Strategic Plan goals including:

- A City for All Seasons – support a weather resilient city
- Fiscally Responsible – explore complementary public/private partnerships

4. Legal or Policy Implications:

A legal arrangement satisfactory to the City will need to be prepared and executed with Crombie for the \$425,000.

5. Engagement and Communications Considerations:

Normal communications with the public will be needed during construction.

6. Human Resource Implications: N/A

7. Procurement Implications: N/A

8. Information Technology Implications: N/A

9. Other Implications: N/A

Recommendation:

It is recommended that subject to completion of a satisfactory legal agreement with Crombie:

- The City commit to construct the bridge in 2017.
- \$1.175M be allocated from unallocated 2016 Capital out of Revenue funds.

Prepared by/Signature:

Approved by/Date/Signature:

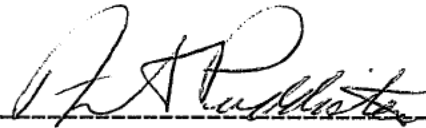
Brendan O'Connell, P. Eng.
Director of Engineering

Jason Sinyard, P. Eng., MBA
Deputy City Manager - PDE

Notice of Motion

Take notice that at the next meeting of Council, I will move a motion to have the 2017 capital works budget include money for the purchase of land and construction of a fire station, in the northeast. end of the city, to enable the SJRFD to meet their response times.

Also, that the 2017 capital works budget include money for the purchase of land and construction of a new fire hall for Goulds; and that Goulds volunteer fire department members be given an opportunity to join the SJRFD, provided that they meet the standards and criteria of the SJRFD., and on a go forward basis Goulds fire hall be manned 24/7 by the SJRFD.



Councillor Art Puddister

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 November 14, 2016**

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	20 Crosbie Place Commercial Office Hotel (COH) Zone	4	<p>A Discretionary Use Application has been submitted to the City of St. John's by Eastlink seeking approval of site design in relation to a rooftop telecommunications site at the Beothuck Building on 20 Crosbie Place.</p> <p>In accordance with the City of St. John's Siting Protocol for Wireless Facilities, the City of St. John's hereby notifies residents in the vicinity of 20 Crosbie Place of Eastlinks' intention to install an antenna system consisting of:</p> <ul style="list-style-type: none"> Six (6) Huawei dual band antennas divided into 3 set on the rooftop which will be pipe mounted on the outside of the existing penthouse. The antenna system will be one (1) meter in height above the existing building 				submissions received (1) attached	The Planning and Development Division recommends approval of the application subject to all applicable City requirements.

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

REPORTS/RECOMMENDATION

Development Committee

November 8, 2016 – 10:00 a.m. – Conference Room A, 4th Floor, City Hall

1. Crown Land Lease for Agriculture Sod Production at 237 Northern Pond Road – CRW1600011

It is recommended that the Crown Land Lease be permitted.

2. Crown Land Lease for Agriculture Sod Production at 187 Northern Pond Road – CRW1600010

It is recommended that the Crown Land Lease be permitted.

3. Proposed Demolition & Rebuild of Dwelling and Accessory Building in the Broad Cove Watershed – 843-845 Thorburn Road – INT1600108

It is recommended by the Development Committee that Council approve the request for the rebuild of the dwelling, and the construction of a 30m² accessory building subject to:

- a. the submission, review and approval of the building plans by Development staff;
- b. the removal of the existing buildings, or a security paid to the City for their removal;
- c. a hazardous assessment report;
- d. the demolition waste be taken to the Landfill.

4. Proposed Accessory Building in the Flood Plain Buffer 488 Back Line – SUB1600017

It is recommended by Development Committee that Council approve development of the accessory building, however the proposed driveway access from the street to the accessory building not be permitted.

Jason Sinyard
Deputy City Manager – Planning, Development & Engineering
Chairperson

DECISION/DIRECTION NOTE

Title: Crown Land Lease for Agriculture Sod Production at 237 Northern Pond Road – CRW1600011

Date Prepared: November 9, 2016 (Date of Next Meeting: November 14, 2016)

Report To: His Worship the Mayor and Members of Council

Councillor & Role: Councillor Art Puddister, Chair, Planning and Development Committee

Ward: 5

Decision/Direction Required:

To seek approval for a Crown Land Lease for 12.239 hectares of land.

Discussion – Background and Current Status:

The Provincial Department of Environment and Conservation has referred an application requesting a lease for a parcel of land comprising of an area of 12.239 hectares which is located in the Agriculture (AG) Zone. The proposed use of the land is sod and vegetable production. A greenhouse will also be constructed on site.

Key Considerations/Implications:

1. **Budget/Financial Implications:** N/A
2. **Partners or Other Stakeholders:** Area Residents of Ward 5
3. **Alignment with Strategic Directions/Adopted Plans:** N/A
4. **Legal or Policy Implications:** Section 10.34 of the St. John's Development Regulations
5. **Engagement and Communications Considerations:** N/A
6. **Human Resource Implications:** N/A
7. **Procurement Implications:** N/A
8. **Information Technology Implications:** N/A
9. **Other Implications:** N/A

ST. JOHN'S

Recommendation:

It is recommended that the Crown Land Lease be permitted.

Final approval would be subject to all Planning, Development & Engineering requirements.

Prepared by - Date/Signature:

Ashley Murray- Assistant Development Officer

Signature: Ashley Murray

Approved by - Date/Signature:

Jason Sinyard, Deputy City Manager- Planning, Development & Engineering

Signature: JS

AAM/jw

DECISION/DIRECTION NOTE

Title: Crown Land Lease for Agriculture Sod Production at 187 Northern Pond Road – CRW1600010

Date Prepared: November 9, 2016 (Date of Next Meeting: November 14, 2016)

Report To: His Worship the Mayor and Members of Council

Councillor & Role: Councillor Art Puddister, Chair, Planning and Development Committee

Ward: 5

Decision/Direction Required:

To seek approval for a Crown Land Lease for 22.04 hectares of land.

Discussion – Background and Current Status:

The Provincial Department of Environment and Conservation has referred an application requesting a lease for a parcel of land comprising of an area of 22.04 hectares which is located in the Agriculture (AG) Zone. The proposed use of the land is sod production.

Key Considerations/Implications:

1. **Budget/Financial Implications:** N/A
2. **Partners or Other Stakeholders:** Area Residents of Ward 5
3. **Alignment with Strategic Directions/Adopted Plans:** N/A
4. **Legal or Policy Implications:** Section 10.34 of the St. John's Development Regulations
5. **Engagement and Communications Considerations:** N/A
6. **Human Resource Implications:** N/A
7. **Procurement Implications:** N/A
8. **Information Technology Implications:** N/A
9. **Other Implications:** N/A

ST. JOHN'S

Recommendation:

It is recommended that the Crown Land Lease be permitted.

Final approval would be subject to all Planning, Development & Engineering requirements.

Prepared by - Date/Signature:

Ashley Murray- Assistant Development Officer

Signature:  _____

Approved by - Date/Signature:

Jason Sinyard, Deputy City Manager- Planning, Development & Engineering

Signature:  _____

AAM/jw

DECISION/DIRECTION NOTE

Title:	Proposed Demolition & Rebuild of Dwelling and Accessory Building in the Broad Cove Watershed – 843-845 Thorburn Road – INT1600108
Date Prepared:	November 9, 2016 (Date of Next Meeting: November 14, 2016)
Report To:	His Worship the Mayor and Members of Council
Councillor & Role:	Councillor Art Puddister, Chair, Planning and Development Committee
Ward:	Town of Portugal Cove – St. Philip’s – Broad Cove River Watershed

Decision/Direction Required:

To seek approval by Council to rebuild a dwelling and an accessory building in the Watershed.

Discussion – Background and Current Status:

An application was submitted requesting to demolish and rebuild a dwelling, and construct an accessory building at 843-845 Thorburn Road, by the Town of Portugal Cove–St. Philip’s. The property is located within the Broad Cove Watershed. Council may permit an extension of up to 50% as per Section 104 of the City of St. John’s Act.

The floor area of the existing dwelling is 100m², and the applicant has a floor area of 140m² for the new dwelling, which is within the 50% allowable expansion. The maximum floor area permitted for an accessory building in the Watershed is 30m². The applicant must remove the existing dwelling and accessory building prior to development approval, or a security must be submitted to the City of St. John’s for their removal.

Key Considerations/Implications:

1. **Budget/Financial Implications:** N/A
2. **Partners or Other Stakeholders:** Town of Portugal Cove-St. Philip’s
3. **Alignment with Strategic Directions/Adopted Plans:** N/A
4. **Legal or Policy Implications:** Section 104 – City of St. John’s Act
5. **Engagement and Communications Considerations:** N/A
6. **Human Resource Implications:** N/A
7. **Procurement Implications:** N/A

ST. JOHN’S

8. **Information Technology Implications:** N/A

9. **Other Implications:** N/A

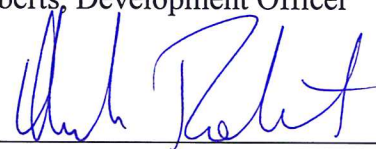
Recommendations:

It is recommended by the Development Committee that Council approve the request for the rebuild of the dwelling, and the construction of a 30m² accessory building subject to:

- a. the submission, review and approval of the building plans by Development staff;
- b. the removal of the existing buildings, or a security paid to the City for their removal;
- c. a hazardous assessment report;
- d. the demolition waste be taken to the Landfill.

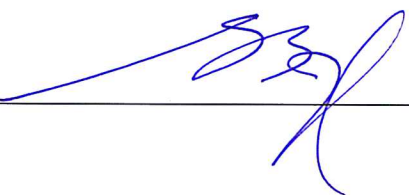
Prepared by/Signature:

Andrea Roberts, Development Officer

Signature:  Nov 9/16

Approved by/Date/Signature:

Jason Sinyard, Deputy City Manager, Planning, Development and Engineering

Signature: 

AAR/jw

DECISION/DIRECTION NOTE

Title: Proposed Accessory Building in the Flood Plain Buffer
488 Back Line – SUB1600017

Date Prepared: November 9, 2016 (Date of next meeting: November 14, 2016)

Report To: His Worship the Mayor and Members of Council

Councillor & Role: Councillor Art Puddister, Chair, Planning and Development Committee

Ward: 5

Decision/Direction Required: To seek approval for development in the flood plain buffer.

Discussion – Background and Current Status:

An application was submitted requesting to develop in the flood plain buffer at 488 Back Line. The proposed accessory building will be on a newly subdivided lot. The application also proposes to build a driveway access to the accessory building in the flood buffer.

As per Section 11.2.4 (2) of the Development Regulations, Council may permit residential accessory buildings within the 15m flood plain buffer. There is no provision for a driveway in a flood buffer.

Key Considerations/Implications:

- 1. Budget/Financial Implications:** N/A
- 2. Partners or Other Stakeholders:** N/A
- 3. Alignment with Strategic Directions/Adopted Plans:** N/A
- 4. Legal or Policy Implications:** Section 11.2.4.(2)
- 5. Engagement and Communications Considerations:** N/A
- 6. Human Resource Implications:** N/A
- 7. Procurement Implications:** N/A
- 8. Information Technology Implications:** N/A
- 9. Other Implications:** N/A

Recommendation:

It is recommended by Development Committee that Council approve development of the accessory building, however the proposed driveway access from the street to the accessory building not be permitted.

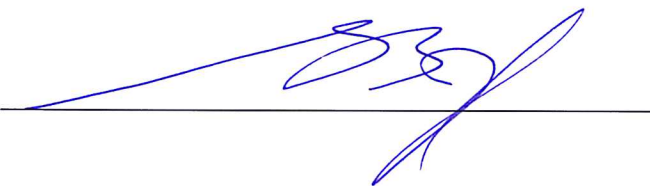
Prepared by - Date/Signature:

Gerard Doran – Development Supervisor

Signature: Gerard Doran

Approved by - Date/Signature:

Jason Sinyard, Deputy City Manager - Planning, Development and Engineering

Signature: 

GJD/jw

DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING
FOR THE PERIOD OF November 3, 2016 TO November 9, 2016

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES	Northern Property REIT	Landscape and Site Improvements	3-5 Wadland Crescent	1	Approved	16-11-03
COM	Siverbirch	Restaurant	199 Kenmount Road	4	Approved	16-11-03
RES		Proposed Residential Building Lot	13 Valleyview Road	5	Rejected as per Section 11.2.4	16-11-03
RES	Brookside Development Inc.	32 Unit Apartment Complex	564 Main Road	5	Approved	16-11-08

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

Gerard Doran
Development Supervisor
Development Division –
PDE Department

Building Permits List

Council's November 14, 2016 Regular Meeting

Permits Issued: 2016/11/03 To 2016/11/08

Class: Commercial

6 Harbour View Ave	Nc	Fence
544 Water St	Ex	Mixed Use
528 Water St	Rn	Retail Store
282 Water St	Rn	Retail Store
39 Campbell Ave	Rn	Retail Store
215 Water St, Suite 700	Rn	Office
3 Wadland Cres	Sw	Apartment Building
10 Factory Lane	Rn	Office
199 Kenmount Rd	Nc	Restaurant
227 Kenmount Rd, Moxie's Rest.	Cr	Restaurant

This Week \$ 3,398,885.00

Class: Industrial

This Week \$.00

Class: Government/Institutional

This Week \$.00

Class: Residential

40 Boyle St	Nc	Fence
46 Carpasian Rd	Nc	Single Detached Dwelling
213 Cheeseman Drive-Lot 193	Nc	Single Detached Dwelling
145 Diamond Marsh Dr, Lot 116	Nc	Single Detached & Sub.Apt
274 Frecker Dr	Nc	Accessory Building
31 Georgina St, Lot 368	Nc	Single Detached & Sub.Apt
37 Hawker Cres	Nc	Patio Deck
122 Hussey Dr	Nc	Patio Deck
304 Lemarchant Rd	Nc	Fence
710a Main Rd	Nc	Accessory Building
89 Old Bay Bulls Rd	Nc	Patio Deck
65 Rennie's Mill Rd	Nc	Swimming Pool
18 Shaw St - Lot 12	Nc	Single Detached Dwelling
20 Shaw St - Lot 13	Nc	Single Detached Dwelling
7 Solway Cres, Lot 324	Nc	Single Detached & Sub.Apt
37 Warren Pl	Co	Home Occupation
7 Dunlea St	Cr	Subsidiary Apartment
15 Mcconnell Place	Cr	Subsidiary Apartment
135 Airport Rd	Ex	Accessory Building
84 Allandale Rd	Ex	Single Detached Dwelling
39 Carpasian Rd	Ex	Single Detached Dwelling
49 Cabot St	Rn	Townhousing
130 Circular Rd	Rn	Single Detached Dwelling
22 Cornwall Hts	Rn	Single Detached Dwelling
30 Corporal Jamie Murphy St	Rn	Single Detached Dwelling
4 Curtis Pl	Rn	Single Detached Dwelling
7-11 Donovan's Road	Rn	Single Detached Dwelling
16 Drugget Pl	Rn	Semi-Detached Dwelling

16a Drugget Place	Rn	Semi-Detached Dwelling
18 Drugget Pl	Rn	Semi-Detached Dwelling
18a Drugget Pl	Rn	Semi-Detached Dwelling
20 Drugget Pl	Rn	Semi-Detached Dwelling
20a Drugget Pl	Rn	Semi-Detached Dwelling
22 Drugget Pl	Rn	Semi-Detached Dwelling
22a Drugget Pl	Rn	Semi-Detached Dwelling
20 Guy St	Rn	Patio Deck
39 Myrick Pl	Rn	Single Detached Dwelling
89 Old Bay Bulls Rd	Rn	Single Detached Dwelling
132 St. Clare Ave	Rn	Single Detached Dwelling

This Week \$ 3,178,646.00

Class: Demolition

46 Hussey Dr	Dm	Mobile Home
17 Larch Pl	Dm	Single Detached Dwelling

This Week \$ 11,000.00

This Week's Total: \$ 6,588,531.00

Repair Permits Issued: 2016/11/03 To 2016/11/08 \$ 35,000.00

Legend

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

YEAR TO DATE COMPARISONS			
November 14, 2016			
TYPE	2015	2016	% VARIANCE (+/-)
Commercial	\$123,750,000.00	\$114,000,000.00	-8
Industrial	\$0.00	\$0.00	0
Government/Institutional	\$15,000,000.00	\$6,043,000.00	-60
Residential	\$76,116,000.00	\$66,798,000.00	-12
Repairs	\$4,000,000.00	\$4,048,000.00	1
Housing Units (1 & 2 Family Dwelling)	203	206	
TOTAL	\$218,866,000.00	\$190,889,000.00	-13

2 Gilbert Street - Application for approval of the third dwelling unit on the main floor is rejected as contrary to Section 7.10(c) of the City of St. John's Development Regulations.

Respectfully Submitted,

Jason Sinyard, P. Eng., MBA
Deputy City Manger
Planning & Development & Engineering

MEMORANDUM

**Weekly Payment Vouchers
For The
Week Ending November 8, 2016**

Payroll

Public Works	\$ 649,789.20
Bi-Weekly Casual	\$ 22,738.93
Accounts Payable	\$4,103,995.76

Total: \$ 4,776,523.89

ST. JOHN'S

DEPARTMENT OF FINANCE

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

NAME	CHEQUE #	DESCRIPTION	AMOUNT
NEWFOUNDLAND POWER	103628	ELECTRICAL SERVICES	49,713.48
RCAP	103629	LEASING OF OFFICE EQUIPMENT	392.24
EVEREST	103630	PROMOTIONAL ITEMS	291.27
THE BUTTON SHOP	103631	EHSJ - PIT BUTTONS	171.35
IRVING OIL MARKETING GP	103632	GASOLINE & DIESEL PURCHASES	4,127.10
PUBLIC SERVICE CREDIT UNION	103633	PAYROLL DEDUCTIONS	6,010.28
NEWFOUNDLAND EXCHEQUER ACCOUNT	103634	ANNUAL OPERATING FEES	2,148.00
MCLOUGHLAN SUPPLIES LTD.	103635	ELECTRICAL SUPPLIES	2,037.68
NEWFOUNDLAND POWER	103636	ELECTRICAL SERVICES	586.32
NEWFOUNDLAND EXCHEQUER ACCOUNT	103637	REGISTRATION OF EASEMENT	100.00
GORDON BARNES	103638	PROFESSIONAL SERVICES	2,400.00
ST. JOHN COUNCIL FOR NEWFOUNDLAND PROPERTIES	103639	CONFERENCE FEES	1,170.70
ATLANTIC PLANNER INSTITUTE - NL BRANCH	103640	WORKSHOP FEE	500.00
WHITE, LESLIE	103641	TRAVEL ADVANCE	2,829.71
FAGAN, STEPHEN	103642	TRAVEL ADVANCE	1,365.28
ACKLANDS-GRAINGER	103643	INDUSTRIAL SUPPLIES	3,302.76
AFONSO GROUP LIMITED	103644	SEWER INSPECTIONS	2,591.61
ANIXTER CANADA INC.	103645	REPAIR PARTS	158.42
APEX CONSTRUCTION SPECIALTIES INC.	103646	REPAIR PARTS	141.45
COMFORT AIR LTD.	103647	PROFESSIONAL SERVICES	1,725.00
ASHFORD SALES LTD.	103648	REPAIR PARTS	1,151.56
ATLANTIC PURIFICATION SYSTEM LTD	103649	WATER PURIFICATION SUPPLIES	297.85
AVALON ANIMAL HOSPITAL LTD.	103650	PROFESSIONAL SERVICES	211.60
BABB SECURITY SYSTEMS	103651	REPAIR PARTS	42.64
AUTO PARTS NETWORK	103652	AUTO PARTS	84.10
MUNICIPAL CONSTRUCTION LIMITED	103653	SAND AND GRAVEL	31,370.45
HERCULES SLR INC.	103654	REPAIR PARTS	58.86
BATTLEFIELD EQUIP. RENTAL CORP	103655	REPAIR PARTS	318.32
BELBIN'S GROCERY	103656	CATERING SERVICES	1,004.96
SMS EQUIPMENT	103657	REPAIR PARTS	401.10
CABOT PEST CONTROL	103658	PEST CONTROL	4,853.00
DULUX PAINTS	103659	PAINT SUPPLIES	756.47
PATHIX ASP INC.	103660	NETWORK SUPPORT/COMPUTER EQUIPMENT	3,969.80
BEST DISPENSERS LTD.	103661	SANITARY SUPPLIES	269.03
PIK-FAST EXPRESS INC.	103662	BOTTLED WATER	14.50
ROCKWATER PROFESSIONAL PRODUCT	103663	CHEMICALS	6,552.71
STANTEC CONSULTING LTD. (SCL)	103664	PROFESSIONAL SERVICES	400.34
TIM HORTONS STORE 387	103665	REFRESHMENTS	103.62
BLACK & MCDONALD LIMITED	103666	PROFESSIONAL SERVICES	19,790.47
S & L ENTERPRISE	103667	RENTAL OF EQUIPMENT	15,093.54
PRINT & SIGN SHOP	103668	SIGNAGE	166.75
CLASS C SOLUTIONS GROUP	103669	REPAIR PARTS	2,488.32
TRACT CONSULTING INC	103670	PROFESSIONAL SERVICES	6,738.20
BRENKIR INDUSTRIAL SUPPLIES	103671	PROTECTIVE CLOTHING	2,917.17
SPECTRUM INVESTIGATION & SECURITY 1998 LTD.	103672	SECURITY SERVICES	5,505.28

NAME	CHEQUE #	DESCRIPTION	AMOUNT
ATLANTIC TRAILER & EQUIPMENT	103673	REPAIR PARTS	32.15
LEVITT SAFETY	103674	SAFETY SUPPLIES	2,572.00
NEW WORLD FITNESS	103675	MEMBERSHIP DUES FOR FIREFIGHTERS	248.26
CAMPBELL RENT ALLS LTD.	103676	HARDWARE SUPPLIES	34.50
CANADA POST CORPORATION	103677	POSTAGE SERVICES	315.04
AIR LIQUIDE CANADA INC.	103678	CHEMICALS AND WELDING PRODUCTS	4,506.93
HISCOCK'S SPRING SERVICE	103679	HARDWARE SUPPLIES	1,500.88
INTEREX	103680	METAL/STEEL	446.20
COASTAL DOOR & FRAME LTD	103681	DOORS/FRAMES	1,492.45
SOBEY'S INC	103682	PET SUPPLIES	2,982.88
BLUE WATER MARINE & EQUIPMENT	103683	REPAIR PARTS	612.03
NORTRAX CANADA INC.,	103684	REPAIR PARTS	9,319.13
NEWFOUND CONSTRUCTION LTD.	103685	REFUND SECURITY DEPOSIT	6,200.00
KENT	103686	BUILDING SUPPLIES	1,460.88
CBCL LIMITED	103687	PROFESSIONAL SERVICES	16,651.14
CLEARWATER POOLS LTD.	103688	POOL SUPPLIES	418.82
ATLANTIC HOME FURNISHINGS LTD.	103689	APPLIANCES	1,361.60
DULUX PAINTS	103690	PAINT SUPPLIES	783.27
PF COLLINS CUSTOMS BROKER LTD	103691	DUTY AND TAXES	15,156.19
COLONIAL GARAGE & DIST. LTD.	103692	AUTO PARTS	2,930.48
CONSTRUCTION SIGNS LTD.	103693	SIGNAGE	867.10
CONTROLS & EQUIPMENT LTD.	103694	REPAIR PARTS	438.16
COUNTRY TRAILER SALES 1999 LTD	103695	REPAIR PARTS	3,180.33
SCARLET EAST COAST SECURITY LTD	103696	TRAFFIC CONTROL	11,104.40
MAXXAM ANALYTICS INC.,	103697	WATER PURIFICATION SUPPLIES	368.79
CRANE SUPPLY LTD.	103698	PLUMBING SUPPLIES	1,052.94
JAMES G CRAWFORD LTD.	103699	PLUMBING SUPPLIES	1,518.92
SHU-PAK EQUIPMENT INC.	103700	REPAIR PARTS	130.55
FASTENAL CANADA	103701	REPAIR PARTS	13.69
CUMMINS EASTERN CANADA LP	103702	REPAIR PARTS	135.33
KENDALL ENGINEERING LIMITED	103703	PROFESSIONAL SERVICES	2,901.02
CRAWFORD & COMPANY CANADA INC	103704	ADJUSTING FEES	1,870.00
PAINT SHOP-DECORATIVE ASSISTANCE	103705	PAINT SUPPLIES	158.03
MIC MAC FIRE & SAFETY SOURCE	103706	SAFETY SUPPLIES	3,536.25
EAST COAST HYDRAULICS	103707	REPAIR PARTS	460.00
DOMINION STORES #922	103708	MISCELLANEOUS SUPPLIES	588.89
REEFER REPAIR SERVICES (2015) LIMITED	103709	REPAIR PARTS	11,966.96
ATLANTIC HOSE & FITTINGS	103710	RUBBER HOSE	42.06
DOMINION RECYCLING LTD.	103711	PIPE	603.52
CANADIAN TIRE CORP.-HEBRON WAY	103712	MISCELLANEOUS SUPPLIES	435.59
CANADIAN TIRE CORP.-MERCHANT DR.	103713	MISCELLANEOUS SUPPLIES	747.25
CANADIAN TIRE CORP.-KELSEY DR.	103714	MISCELLANEOUS SUPPLIES	1,193.43
EAST CHEM INC.	103715	CHEMICALS	1,014.63
ELECTRIC MOTOR & PUMP DIV.	103716	REPAIR PARTS	1,208.42
STOKES INTERNATIONAL	103717	CITATION CORDS	2,390.91

NAME	CHEQUE #	DESCRIPTION	AMOUNT
EXECUTIVE COFFEE SERVICES LTD.	103718	COFFEE SUPPLIES	38.93
HOME DEPOT OF CANADA INC.	103719	BUILDING SUPPLIES	434.79
DOMINION STORE 935	103720	MISCELLANEOUS SUPPLIES	540.01
CONTROL PRO DISTRIBUTOR INC.	103721	REPAIR PARTS	54.80
OMB PARTS & INDUSTRIAL INC.	103722	REPAIR PARTS	148.63
FRESHWATER AUTO CENTRE LTD.	103723	AUTO PARTS/MAINTENANCE	1,783.74
CDW CANADA INC.	103724	SOFTWARE RENEWALS	50,843.80
IMPACT SIGNS AND GRAPHICS	103725	SIGNAGE	271.40
BURSEY CLEANERS LIMITED	103726	PROFESSIONAL SERVICES	20,103.83
GLOBALSTAR CANADA SATELLITE CO	103727	SATELLITE PHONES	551.85
DELL CANADA INC.	103728	COMPUTER SUPPLIES	3,910.00
HARRIS & ROOME SUPPLY LIMITED	103729	ELECTRICAL SUPPLIES	3,322.25
HARVEY & COMPANY LIMITED	103730	REPAIR PARTS	7,179.35
HARVEY'S OIL LTD.	103731	PETROLEUM PRODUCTS	17,450.26
POWER BROTHERS INC. POWER'S SALVAGE	103732	REPAIR PARTS	679.97
GUILLEVIN INTERNATIONAL CO.	103733	ELECTRICAL SUPPLIES	689.69
BRENNITAG CANADA INC	103734	CHLORINE	45,373.61
GRAYMONT (NB) INC.,	103735	HYDRATED LIME	22,677.66
HISCOCK RENTALS & SALES INC.	103736	HARDWARE SUPPLIES	454.64
HOLDEN'S TRANSPORT LTD.	103737	RENTAL OF EQUIPMENT	1,472.00
FLEET READY LTD.	103738	REPAIR PARTS	299.83
SOURCE ATLANTIC INDUSTRIAL DISTRIBUTION	103739	REPAIR PARTS	1,189.69
UNIVAR CANADA	103740	CHEMICALS	7,990.11
PENNECON ENERGY TECHNICAL SERVICE	103741	PROFESSIONAL SERVICES	219.42
CDMV	103742	VETERINARY SUPPLIES	1,529.79
IDEXX LABORATORIES	103743	VETERINARY SUPPLIES	1,023.68
YMCA OF NORTHEAST AVALON	103744	MEMBERSHIP RENEWALS	500.00
KANSTOR INC.	103745	REPAIR PARTS	805.00
BOSCH REXROTH CANADA CORP.	103746	REPAIR PARTS	339.83
KAVANAGH & ASSOCIATES	103747	PROFESSIONAL SERVICES	235.83
SAFETY FIRST-SFC LTD.	103748	PROFESSIONAL SERVICES	1,817.68
BF KENNEDY SOUND SYSTEMS LTD	103749	PROFESSIONAL SERVICES	670.34
KERR CONTROLS LTD.	103750	INDUSTRIAL SUPPLIES	1,980.62
VOHL INC.,	103751	REPAIR PARTS	64.01
DONOVAN SERVICES INC.	103752	REFUND SECURITY DEPOSIT	15,000.00
PETROFORMA INC.,	103753	REPAIR PARTS	156.35
LAWLOR'S TROPHIES & ENGRAVING LTD	103754	BRASS PLATES	118.91
STAPLES ADVANTAGE	103755	OFFICE SUPPLIES	662.02
J.A. LARUE	103756	REPAIR PARTS	191.10
JT MARTIN & SONS LTD.	103757	HARDWARE SUPPLIES	83.95
ALYSSA'S PROPERTY SERVICES PRO INC.,	103758	PROFESSIONAL SERVICES	13,437.18
WSP CANADA INC.	103759	PROFESSIONAL SERVICES	10,442.00
CINTAS CANADA LIMITED	103760	SAFETY SUPPLIES	74.75
DOCU GUARD/SHRED GUARD	103761	PROFESSIONAL SERVICES	87.01
MCLOUGHLAN SUPPLIES LTD.	103762	ELECTRICAL SUPPLIES	6,828.99

NAME	CHEQUE #	DESCRIPTION	AMOUNT
MIKAN INC.	103763	LABORATORY SUPPLIES	235.98
ELECTRO-METERS	103764	REPAIR PARTS	32.49
CUTTING EDGE LAWN CARE INC.,	103765	PROFESSIONAL SERVICES	13,608.34
SHORELINE LUBRICANTS & INDUSTRIAL SUPPLY	103766	CHEMICALS	155.11
MSPD FRESHFOOD NL INC., (FRESHII)	103767	MEAL ALLOWANCES	399.50
SARAH O'ROURKE-WHELAN	103768	PROFESSIONAL SERVICES	5,000.00
MODERN PAVING LTD.	103769	ASPHALT	113.80
NEWFOUND DISPOSAL SYSTEMS LTD.	103770	DISPOSAL SERVICES	542.47
NEWFOUNDLAND DISTRIBUTORS LTD.	103771	INDUSTRIAL SUPPLIES	44.52
NEWFOUNDLAND & LABRADOR HOUSING CORP. (NLCH)	103772	REFUND OVERPAYMENT OF TAXES	23,171.89
ORNAMENTAL CONCRETE LTD.	103773	CONCRETE/CEMENT	161.98
PARTS FOR TRUCKS INC.	103774	REPAIR PARTS	1,649.88
CA PIPPY PARK COMMISSION	103775	GROUNDS MAINTENANCE	8,452.50
POWERLITE ELECTRIC LTD.	103776	ELECTRICAL PARTS	380.13
PROFESSIONAL UNIFORMS & MATS INC.	103777	PROTECTIVE CLOTHING	251.84
PROVINCIAL WOODPRODUCTS LTD.	103778	BUILDING MATERIALS	473.61
PYRAMID CONSTRUCTION LIMITED	103779	REFUND SECURITY DEPOSIT	2,000.00
NEWFOUNDLAND EXCHEQUER ACCOUNT	103780	GAZETTE PUBLICATION	71.83
RIDEOUT TOOL & MACHINE INC.	103781	TOOLS	171.87
ROYAL FREIGHTLINER LTD	103782	REPAIR PARTS	1,477.58
S & S SUPPLY LTD. CROSSTOWN RENTALS	103783	REPAIR PARTS	4,381.98
BIG ERICS INC	103784	SANITARY SUPPLIES	362.93
SAUNDERS EQUIPMENT LIMITED	103785	REPAIR PARTS	1,641.35
SCALE SHOP 1985 LTD.	103786	SCALES	152.96
STANLEY FLOWERS LTD.	103787	FLOWERS	890.17
SUPERIOR OFFICE INTERIORS LTD.	103788	OFFICE SUPPLIES	2,691.00
SUPERIOR PROPANE INC.	103789	PROPANE	1,125.39
BELL DISTRIBUTION INC.	103790	CELL PHONES & ACCESSORIES	723.20
AETTNL	103791	MEMBERSHIP RENEWALS	276.00
TRACTION DIV OF UAP	103792	REPAIR PARTS	2,676.28
FJ WADDEN & SONS LTD.	103793	SANITARY SUPPLIES	549.70
WATERWORKS SUPPLIES DIV OF EMCO LTD	103794	REPAIR PARTS	1,051.06
WEIRS CONSTRUCTION LTD.	103795	STONE/ROAD GRAVEL	1,669.09
ELTON, DOUG	103796	REAL PROGRAM	184.00
CONNIE PARSONS SCHOOL OF DANCE	103797	REAL PROGRAM	1,491.75
FIT FOR WORK	103798	PROFESSIONAL SERVICES	6,612.39
MIKE LUBY	103799	REFUND SECURITY DEPOSIT	100.00
STAPLES THE BUSINESS DEPOT - KELSEY DR	103800	OFFICE SUPPLIES	284.99
FUREY, DR. ANDREW	103801	MEDICAL EXAMINATION	20.00
NEWFOUNDLAND ELECTRICAL LTD.	103802	PROFESSIONAL SERVICES	4,722.27
FLYNN CANADA LIMITED	103803	PROFESSIONAL SERVICES	1,132.75
NEWFOUNDLAND EXCHEQUER	103804	COMMISSIONER OF OATHS	50.00
MURRAY, GEORGE	103805	POET LAUREATE 2016	2,500.00
SOBEYS ROPEWALK LANE	103806	MISCELLANEOUS SUPPLIES	62.77
IRIS KIRBY HOUSE INC.	103807	FRONT STEP PARTIAL HPS FUNDS ALLOCATED	16,154.25

NAME	CHEQUE #	DESCRIPTION	AMOUNT
DOWNEY'S TAEKWON-DO	103808	REAL PROGRAM	1,840.00
TYCO INTEGRATED SECURITY CANADA, INC.	103809	PROFESSIONAL SERVICES	668.70
MACINTYRE HOMES & RENOVATIONS	103810	REFUND SECURITY DEPOSIT	2,000.00
DEPARTMENT OF ADVANCE EDUCATION & SKILLS	103811	CLASS POWER ENGINEERING CERTIFICATE RENEWAL	50.00
JACOB CHERWICK	103812	PERFORMANCE FEE	800.00
JUNE KEAN	103813	REFUND OVERPAYMENT OF TAXES	274.27
NOAH HANS HANSEN	103814	REFUND OVERPAYMENT OF TAXES	292.72
LORRAINE HICKS	103815	REFUND SECURITY DEPOSIT	1,500.00
EI-TA RENTALS INC.	103816	REFUND OVERPAYMENT OF TAXES	1,696.82
CROWN & ANCHOR FILM INC.	103817	REFUND SECURITY DEPOSIT	105.00
DONUTS & DRAGONS BOARD GAME CAFE	103818	REFUND SECURITY DEPOSIT	150.00
CHRIS WINSOR	103819	REFUND SECURITY DEPOSIT	50.00
CAROLYN OATES	103820	REFUND OVERPAYMENT OF TAXES	205.58
PAUL RICHARDS & DAISY SCAMMELL	103821	REFUND OVERPAYMENT OF TAXES	60.00
JENNIFER DOYLE & DIANNE PENNEY	103822	REFUND OVERPAYMENT OF TAXES	124.25
DUNCAN J. FINLAYSON	103823	REFUND OVERPAYMENT OF TAXES	1,263.09
MICHAEL & DONNA SKIPTON	103824	REFUND OVERPAYMENT OF TAXES	597.84
HAYWARD HOLIDAY	103825	REFUND SECURITY DEPOSIT	7,500.00
DERRICK ROBERT LEE	103826	REFUND SECURITY DEPOSIT	2,000.00
DOUGLAS FURNEAUX	103827	REFUND SECURITY DEPOSIT	4,000.00
MARY SEXTON & RINK RAT PRODUCTION INC.	103828	LEGAL CLAIM	1,550.00
C.D.'S TREES	103829	COMMUNITY ROOTS TREE PLANTING PROGRAM	150.00
LISA STRONG	103830	REFUND SECURITY DEPOSIT	2,000.00
GODDEN, NATALIE	103831	VEHICLE BUSINESS INSURANCE	763.90
HUNT, EDMUND	103832	MILEAGE - CROSSING GUARD PROGRAM	73.65
MILLS SNOW, HEATHER	103833	MILEAGE	16.51
CHRISTA NORMAN	103834	MILEAGE	69.12
TOBIN, JUDY	103835	KITCHEN SUPPLIES	20.68
KRISTA GLADNEY	103836	MILEAGE	46.00
JENNIFER TIPPLE	103837	VEHICLE BUSINESS INSURANCE	381.95
NEWFOUNDLAND POWER	103838	ELECTRICAL SERVICES	57,614.05
MALLARD COTTAGE	103839	FAM TOUR DINNER	2,099.50
RBC GLOBAL SERVICES/RBC INVESTOR SERVICES	103840	PENSION OCTOBER 2016	1,062,034.27
HEALTH CARE FOUNDATION	103841	EMPLOYEE DEDUCTIONS	12.00
INFINITY CONSTRUCTION	103842	PROGRESS PAYMENT	274,348.91
PENNECON HEAVY CIVIL LTD.	103843	PROGRESS PAYMENT	561,873.16
MODERN PAVING LTD.	103844	PROGRESS PAYMENT	710,277.81
CITY OF ST. JOHN'S	103845	REPLENISH PETTY CASH	390.10
WEIRS CONSTRUCTION LTD.	103846	PROGRESS PAYMENT	444,467.36
THE WORKS	103847	EMPLOYEE DEDUCTIONS	445.20
NAPE	103848	PAYROLL DEDUCTIONS	720.00
CUPE LOCAL 569	103849	PAYROLL DEDUCTIONS	23,611.19
NEWFOUNDLAND EXCHEQUER ACCOUNT	103850	PAYROLL TAX OCTOBER	186,070.07
ROEBOTHAN MCKAY MARSHALL IN TRUST	103851	LEGAL CLAIM	5,000.00
BRISTOL COURT INC.	103852	REFUND SECURITY DEPOSIT	85,000.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
VIBE STUDIO OF DANCE	103853	REAL PROGRAM	1,142.00
HEATHER NORHTOVER	103854	REFUND SECURITY DEPOSIT & INTEREST	300.00
SOFIA FIRME	103855	PERFORMANCE FEE	48.00
ATLANTIC VOCAL ENSEMBLES	103856	YOUTH NON-SPORT TRAVEL GRANT	400.00
PAUL HURLEY	103857	EMPLOYEE RELATED EXPENSES	252.91
HAMLIN, DALLIS	103858	TRAVEL REIMBURSEMENT	170.85
PAUL FLYNN	103859	RETIREMENT GIFT	250.00
BLAIR MCDONALD	103860	PEGNL MEMBERSHIP RENEWAL	312.11
Total: \$			4,103,995.76

ECONOMIC UPDATE

NOVEMBER 2016

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to receive this newsletter in your inbox.

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ECONOMIC INDICATORS

The New Housing Price Index for St. John's Metro was 151.2 in August 2016 down 0.3%*

The Consumer Price Index for St. John's Metro was 134.1 in September 2016 up 3.8%*

Retail trade for Newfoundland and Labrador was \$738.5 million in August 2016 down 0.7%*

* same month in the previous year.

LABOUR FORCE CHARACTERISTICS

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

	Sept. 16	Chg.*
Labour Force	127,300	3.2%
Unemployment Rate	7.0%	0.4 pt
Employment Rate	65.1%	0.7 pt
Participation Rate	69.9%	0.9 pt

* same month in the previous year.

BUSINESS BRIEFS

New BDC benchmarking tool

The Business Development Bank of Canada (BDC) recently launched a free and easy-to-use online benchmarking tool to support businesses looking to improve their productivity and expand operations. The tool is available at www.bdc.ca and was developed in collaboration with Statistics Canada. For the first time, entrepreneurs can compare themselves to industry peers in Canada and identify new areas to improve their productivity. The tool's launch follows a new BDC study that found just 6% of Canadian entrepreneurs comprehensively measure their productivity and benchmark against competitors—vital first steps to optimizing performance and improving competitiveness at national and international level.

Commercialization Consulting and Mentoring Program

LearnSphere's Commercialization Consulting and Mentoring Program provides access to financial resources for Atlantic Canada-based companies, universities, research institutions and other strategic partners to hire expertise to assist in the final steps toward the commercial launch of new and innovative products or technologies. The program supports activities that are limited in scope, time-sensitive and focused on providing funding support to hire consulting or mentoring services to improve commercialization success. Learn more at: www.learnsphere.ca

Transocean awarded drilling contract

A new 15-month drilling contract in the Newfoundland offshore has been issued by Suncor Energy to drilling contractor Transocean Ltd. The *Transocean Barents*, a harsh-environment ultra-deepwater rig, is expected to begin operations in the offshore in late 2017. According to Transocean, the contract has a day rate of \$260,000 (\$119 million estimated backlog added, excluding mobilization). Suncor's current growth capital expenditures offshore Canada include development drilling activities at Hibernia and White Rose.

ST. JOHN'S

Business Approvals

Soul Azteka Catering Co.
11 Freshwater Road

Kitchen Design Studio
21 Queen's Road

Pizza/sandwich restaurant
80 Kenmount Road

Auto repair garage
409 Kenmount Road

The Beauty Vault
110 Water Street

Health Cannabis
168 Water Street

Burritos Mexican Grill
462 Topsail Road

Dollarama
50 Ropewalk Lane

New Home -
Based Businesses

Office for Safety Apparel
4 Cherrybark Crescent

Alterations and Sewing
554 Newfoundland Drive

Graphic Art Services
125 Green Acre Drive

Total Year to Date 114

Regular 61

Home-based 53

City Building Permits (Year-to-date as of November 7, 2016)

Type	2015	2016	% Variance
Commercial	\$123,000,000	\$111,000,000	-10
Industrial	\$0	\$0	0
Government/Institutional*	\$15,000,000	\$6,043,000	-60
Residential	\$74,087,000	\$64,000,000	-14
Repairs	\$4,000,000	\$4,013,000	0
Total	\$216,087,000	\$185,056,000	-14

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

Upcoming Events

NLOWE Women's Economic Forum <i>Drivers of Growth</i>	Nov. 15	www.nlowe.org
Eco-Summit 2016	Nov. 17	www.goinggreenconsulting.com
Genesis Centre <i>Pitch and Pick Fall 2016</i>	Nov. 18	www.genesiscentre.ca
Grant Writing for Nonprofit Arts Organizations	Nov. 21	https://businessandartsnl.com
Professional Convention Management Association, Canadian Innovation Conference	Nov. 20-22	www.pcma.org
CME Workshop on Change Management	Nov. 23	www.cme-mec.ca/nl
Using Client Experience to Transform your Business/Organizational Performance	Nov. 25	canadianevaluationssocietynl@gmail.com
Meet the Buyers Reverse Trade Show	Nov. 30	www.bot.nf.ca
Board of Trade Business Excellence Awards	Dec. 7	www.bot.nf.ca

CITY INITIATIVES

Applications for 2017 City Grants now open

The City of St. John's grants and subsidies program will make available limited financial and other resources to not-for-profit groups, artists, and organizations seeking financial assistance whose application supports the City's strategic directions.

The deadline to submit applications is **Nov. 30, 2016 by 4 p.m.** Application forms can be found at www.stjohns.ca/forms-permits under the heading Grants. For more information visit <http://www.stjohns.ca/living-st-johns/your-city/city-grants>.

Funding is available in the following categories:

- Artists and Arts Organizations
- Special Events & Festivals
- Community Groups & Organizations
- Sporting Groups & Organizations
- Capital Grant
- Youth Travel: Sport or Non-Sport

ST. JOHN'S

348 Water Street
City of St. John's, P.O. Box 908
St. John's, NL A1C 5M2
(709) 576-8107
business@stjohns.ca

Quarterly Travel Report 2016 3rd Quarter

ST. JOHN'S

DEPARTMENT OF FINANCE

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

SECOND QUARTER

City Councillors

(was not included on second quarter report)

Sandy Hickman 1111-52111

- Winnipeg, Manitoba
- FCM Conference
- June 2-5, 2016

Total: \$ 2,517.02

THIRD QUARTER

Financial Management (Assessment)

Gareth Griffiths 1231-52113

- Tampa, FL
- Conference of the Int'l Assessing Officers Association
- Aug. 27-Sept. 1, 2016

Total: \$ 2,939.09

Public Works (Fleet)

Gary Squires 3011-52111

- Moncton, N.B.
- Inspection of City Salt Trucks
- Aug. 8-9, 2016

Total: \$ 849.04

Jim Moore 3011-52111

- Moncton, N.B.
- Inspection of City Salt Trucks
- Aug. 8-9, 2016

Total: \$ 891.04

Jim Moore 3011-52111

- Grand Falls-Windsor
- CPWA Fall Conference
- Sept. 27-30, 2016

Total: \$ 859.75

St. John's Regional Fire Dept.

Robert Fowler 2503-52111

- Corner Brook, NL
- Attend and Present at NLAFF 2016 Convention
- Aug. 26 – 28, 2016

Total: \$ 443.40

Community Services

Janine Halliday 6211-52111

- Victoria, B.C.
- Joint Council and Board of Directors Meetings
- Sept. 10-14, 2016

Total: \$ 3,356.36

City Councillors

Sandy Hickman 1111-52111

- Quebec City
- Canadian Capital Cities Conference
- Sept. 6-9, 2016

Total: \$ 2,295.92

Corporate Services

Elizabeth Clarke 1931-52111 and 1268-52111

- Toronto, Calgary
- Broker/Municipal Forum/RIMS Canada Council Conference
- Sept. 8-15, 2016

Total: \$ 4,402.23

E-Poll, November 10, 2016
Travel for Councillor Danny Breen to Ottawa's
Remembrance Day Ceremonies

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