

**AGENDA
REGULAR MEETING**

**October 27, 2014
4:30 p.m.**

ST. JOHN'S

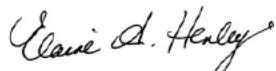
MEMORANDUM

October 24, 2014

In accordance with Section 42 of the City of St. John's Act, the Regular Meeting of the St. John's Municipal Council will be held on **Monday, October 27, 2014 at 4:30 p.m.**

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

By Order



Elaine Henley
City Clerk

ST. JOHN'S

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

AGENDA
REGULAR MEETING
October 27, 2014
4:30 p.m.

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

- 1. Call to Order**
- 2. Approval of the Agenda**
- 3. Adoption of the Minutes (October 20, 2014)**
- 4. Business Arising from the Minutes**
 - a. Included in the Agenda**
 - i. Background Information re: New Year's Eve Fireworks
 - ii. KPMG Interim Report
 - b. Other Matters**
- 5. Notices Published:**
- 6. Public Hearings**
 - a. Public Meeting held October 15, 2014 re: Application from Northern Property REIT to rezone property at 146-148 Ladysmith Drive to the Apartment Medium Density (A2) Zone.
- 7. Committee Reports**
 - a. Development Committee Report – October 21, 2014
- 8. Resolutions**
- 9. Development Permits List (from period October 17 -22, 2014)**
- 10. Building Permits List (from period October 16 - 22, 2014)**
- 11. Requisitions, Payrolls and Accounts (Week ending October 22, 2014)**
- 12. Tenders:**

- a. Tender 2014083 Electrical Auto Parts

13. Notices of Motion, Written Questions and Petitions

14. Other Business

- a. Memorandum dated October 17, 2014 from City Solicitor re: Trinity Pub at Beck's Cove/George St.
- b. Memorandum dated October 22, 2014 from City Solicitor re: Reservoir Road – Protestant Cemetery

15. Adjournment

October 21, 2014

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

Mayor Dennis O'Keefe presided.

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

The City Clerk; Deputy City Manager of Corporate Services; Deputy City Manager of Planning, Development & Engineering; Deputy City Manager of Financial Management; Deputy City Manager of Community Services; Director of Roads and Traffic; City Solicitor; and Senior Legislative Assistant were also in attendance.

Call to Order and Adoption of the Agenda

SJMC2014-10-20/457R

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

The motion being put was unanimously carried.

Adoption of Minutes

SJMC2014-10-20/458R

It was decided on motion of Councillor Hickman; seconded by Councillor Davis: That the minutes of October 14, 2014 be adopted as presented.

The motion being put was unanimously carried.

Business Arising

a. Relocation of Fire Works Celebration to Downtown St. John's

Councillor Galgay tabled a briefing note that he asked to have placed on official record and brought forward at the next public meeting. The purpose of the note was to answer questions regarding the Fire Department's role in the relocation of fireworks from Downtown to Quidi Vidi Lake.

b. New City of St. John's App

Councillor Davis informed Council and the public of an additional way to connect with the City via an app for iPhones called '311 St. John's'. He noted the primary benefit of the app for residents is they are able to report problems or concerns when and where they notice them. The ability to attach a picture and give GPS coordinates will allow staff to better respond to matters being reported. He reminded the public of the other vehicles that can be used to contact the City such as:

- online via web submission at www.stjohns.ca/access-311;
- by phone at 311 or 754-CITY (2489); and
- in person from Mondays to Fridays, 8:30 a.m. to 5 p.m. on the first floor of City Hall.

c. Elimination of door-to-door mail delivery by Canada Post

Mayor O'Keefe registered concern with Canada Post's decision to work toward the elimination of door-to-door mail delivery in the City of St. John's. He stated that the entire city will be affected with the exception of the postal code area "A1C" which is mainly due to the unavailability of space to accommodate the construction of community mailboxes. Upon question, the City Solicitor confirmed that Canada Post has an unfettered right to place these mailboxes on sidewalks and public streets. The matter was discussed with introduction of the following motion:

SJMC2014-10-20/459R

It was decided on motion of Councillor Galgay; seconded by Deputy Mayor Ellsworth: That a letter be written to Federal Minister Lisa Raitt, Federal Minister of Transport responsible for Canada Post Corporation, requesting reconsideration of its .

The motion being put was unanimously carried.

d. CD#R2013-07-08-15 – Parking Fee Exemption Program for Veterans

Council was reminded that in the Fall of 2013, Council agreed to implement a Parking Fee Exemption Program for Veterans eligible under the Nationally established criteria to receive a Veteran's License Plate, with certain stipulations to be established by the Parking Services Division.

As part of the implementation process, it was determined due to the broad definition of a "Veteran", much abuse can take place with offering such programs. A report was

presented to Council on this issue, and staff was directed to establish other ways to honour our Veterans.

SJMC2014-10-20/460R

It was decided on motion of Councillor Galgay; seconded by Deputy Mayor Ellsworth: That the City provide free metered parking on City regulated spaces for Veteran's who have a Veteran's License Plate for the period of Nov. 1 - 11, annually, providing the parking rules are adhered to.

The motion being put was unanimously carried.

Notices Published

Council considered the following notices published:

• **34 Aldershot Street – Residential High Density (R3) Zone**

A Discretionary Use Application has been submitted requesting permission to occupy **34 Aldershot Street** as a home occupation for a catering business.

The proposed business will offer two lines of products; meal boxes and cakes. It will occupy a floor area of approximately 26 m² and will operate Monday - Friday from 9 a.m. - 5 p.m. The business estimates approximately 25 meal boxes and 3 cakes per day. This service will be for delivery only. No on-site parking required as no clients will visit the business. The applicant is the sole employee.

No submissions were received.

• **644 Main Road – Rural Residential (RR) Zone**

A Discretionary Use (Restoration of Non-Conforming Use) Application has been submitted to rebuild the dwelling at **644 Main Road**. The proposed dwelling will be 22m wide and will be set back 34m from the front property line.

No submissions were received.

SJMC2014-10-20/461R

It was moved by Councillor Galgay; seconded by Councillor Collins: That Council approve the above noted applications subject to all applicable City requirements.

Committee Reports

Finance and Administration Standing Committee Report – October 14, 2014

Council considered the above-noted report as follows:

IN ATTENDANCE:

Councillor Danny Breen, Chairperson
Deputy Mayor Ron Ellsworth
Councillor Tom Hann
Councillor Bruce Tilley
Councillor Bernard Davis
Councillor Sandy Hickman
Mr. Robert Bishop, Deputy City Manager, Financial Management
Ms. Jill Brewer, Deputy City Manager, Community Services
Ms. Maureen Harvey, Senior Legislative Assistant

1. Memorandum dated October 8, 2014 from The City Clerk, re: Requests for Financial Support for Meetings and Conventions.

The Committee considered requests for financial support for the following events:

- Mineral Resources Review 2014
- Tri Com Bantam AAA Team
- Catholic Women's league of St. Pius X – 35th Annual Provincial Catholic Women's League Convention

As the above noted requests do not meet the criteria of City policy the following recommendation is brought forward:

Recommendation:

Moved by Councillor Hickman; seconded by Councillor Tilley: That the requests from Mineral Resources Review 2014, Tri Com Bantam AAA Team and the Catholic Women's League of St. Pius X be denied as the events do not meet the criteria for approval under City policy.

2. Memorandum dated October 7, 2014 from Councillor Galgay, re: Monument Vandalism at the Royal Canadian Legion on Blackmarsh Road.

The Committee considered Councillor Galgay's request for funding assistance to repair the monument at the Royal Canadian Legion on Blackmarsh Road.

Recommendation

Moved by Deputy Mayor Ellsworth; seconded by Councillor Hickman: That the City deny a request for financial support to assist with repairs to the monument

at the Royal Canadian Legion on Blackmarsh Road on the basis that the monument is privately owned and outside the City's jurisdiction.

3. Request for Sponsorship from the Rotary Club of St. John's for the Gathering Place 2014 Annual Gala and Auction.

The Committee considered a request for sponsorship of an event being hosted by the Rotary Club of St. John's for the Gathering Place Annual Gala and Auction.

Recommendation

Moved by Deputy Mayor Ellsworth; seconded by Councillor Davis: That the City deny the request for sponsorship as requested on the basis that it has already made a substantial financial contribution to the Gathering Place in 2014.

4. Memorandum dated September 26, 2014 from the Deputy City Manager – Corporate Services, re: Smoke Free Workplace Policy.

Consideration was given to the above noted policy.

Recommendation

Moved by Councillor Hann; seconded by Councillor Hickman that approval be given to the Smoke Free Workplace Policy.

5. Memorandum dated September 4, 2014 from the Deputy City Manager – Corporate Services, re: Use of Mobile Devices in the Workplace.

The Committee reviewed the above noted policy and the following recommendation was presented:

Recommendation

Moved by Councillor Tilley; seconded by Councillor Hickman: That approval be given to the implementation of the revised policy, Use of Mobile Devices in the Workplace.

6. Memorandum dated September 26, 2014 from the Deputy City Manager – Corporate Services, re: Loss of Driver's License Policy.

The Committee reviewed the proposed policy dealing with the Loss of Driver's Licence and the following recommendation was presented:

Recommendation

Moved by Councillor Davis; seconded by Councillor Tilley: That approval be given to the policy "Loss of Driver's License."

7. Request from St. John's Rotary Club re: Advertising for family musical Fiddler on the Roof.

Consideration was given to the above-noted request which is not in keeping with City policy.

Recommendation

The Committee recommends denial of a request to advertise in the program Fiddler on the Roof.

8. Request from MUN Engineering Society "B" for sponsorship of the 9th Annual Winter Charity Ball

The Committee was informed this request is outside the scope of City policy.

Recommendation

The Committee recommends denial of a request for sponsorship of the 9th Annual Winter Charity Ball.

9. Request from Canadian Cancer Society for Financial Support to Upgrade Daffodil Place.

The Committee discussed the above noted request which explained the Cancer Society is undertaking a fundraising campaign to help offset the cost of refurbishment of the City of St. John's Guest Room. It requests an amount of \$5,000 to address things such as paint, mattresses, drapery and/or blinds, televisions and heating units.

The merits of the request were discussed with some Councillors supporting while others were concerned with the use of taxpayer money to direct funds into a project that had already received a substantial contribution from the City. Discussion also took place as to whether this request was considered to be a capital or maintenance item.

Recommendation

Moved by Councillor Davis; seconded by Councillor Hickman: That an amount of \$5,000 be approved as a donation to the Canadian Cancer Society for the upgrading of Daffodil Place.

- **Voting in favor of the recommendation: Tilley, Hickman, Davis**
- **Voting against the recommendation: Ellsworth, Hann, Breen**
- **There being a tie vote the recommendation to approve a donation failed**

Councillor Danny Breen
Chairperson

Report:

1. **8 Kenna's Hill – Application for Replacement of Sunroom Extension**

The Committee met with Mr. Seamus O'Rielly and Mr. Gil Robichaud to discuss their application to replace the existing sun room at 8 Kenna's Hill with a sun room manufactured by CraftBilt. It is intended that there will be minimal change in the exterior aesthetic and the roof will consist of sloped glazing with metal framing. The Committee expressed serious concerns about the expansion and contraction of this material, particularly during the winter months, making it susceptible to leaks, loss of heat and continuous maintenance as a result. Such material is more efficient in warmer climates.

The Committee recognizing that 8 Kenna's Hill is a heritage designated building in which the existing sun room was not an original feature, would prefer that any renovation would conform as much as possible to the original entrance as illustrated in the artist rendering attached. However, as the wall was removed to accommodate the opening for the existing sun room, the Committee prefers that the new extension consist of a shingled roof with a proper membrane structure underneath. This would enable the extension to be more reminiscent of the original porch but larger. Such a design would be far more practical from an energy efficiency (enhanced R value) and long term maintenance perspective, not to mention more economical to build. As well, a more complementary aesthetic would be achieved from the use of a traditional shingled roof that is more in keeping with the overall design of this heritage designated property. The applicant may also wish to consider the extension of the existing roof lines within the proposed addition.

The Committee recommends that the applicant consult further with the Heritage Officer to develop an alternative design for the sun room that incorporates a shingled roof instead of glazing and metal framing and that the design be reviewed by the Committee before approval is given.

2. **35 Monkstown Road – Renovation of Porch**

The Heritage Advisory Committee discussed the above noted matter, noting that the porch renovation has been delayed indefinitely.

The Committee recommends that the Heritage Officer send an immediate notice to the property owner directing the enclosure of the shell which has been exposed to the elements since at least last year. This will offset any future damage that will be caused as a result in the delay of the contractor's being able to complete this job.

**Councillor Dave Lane
Co-Chair**

SJMC2014-10-20/464

It was decided on motion of Councillor Lane seconded by Councillor Hickman: That the recommendations outlined in the Heritage Advisory Committee report of October 14, 2014 be approved as presented.

The motion being put was unanimously carried.

Development Permits List

Council considered as information the following Development Permits List for the period October 9 – 16th, 2014.

**DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING
FOR THE PERIOD OF October 9, 2014 TO October 16, 2014**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
COM	Ron Fougere Associates Ltd.	Office/ Warehouse Building	178 Major's Path	1	Approved	14-10-16

<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 October 9 to October 15th, 2014.

SJMC2014-10-20/465R

It was decided on motion of Councillor Collins: seconded by Councillor Hann: That the recommendations of the Director of Planning and Development with respect to the following Building Permits list for the period October 9th to October 15th, 2014 be approved:

Building Permits List Council's October 20, 2014 Regular Meeting

Permits Issued: 2014/10/09 To 2014/10/15

Permits List

Class: Commercial

500 Topsail Rd	Co	Retail Store
48 Allandale Rd	Sw	Communications Use
59 Blackmarsh Rd	Ms	Office
40 Hebron Way	Sn	Retail Store
35 Hebron Way	Ms	Office
2 Stavanger Dr	Sn	Service Station
28 Stavanger Dr	Ms	Retail Store
673 Topsail Rd	Ms	Commercial School
192-194 Torbay Rd	Ms	Eating Establishment
790 Kenmount Rd	Nc	Accessory Building
6 Wood St	Co	Storage-Auxillary
59 Harvey Rd	Cr	Eating Establishment
115-119 Queen's Rd	Rn	Condominium
650 Thorburn Rd-Cbc Tower Site	Nc	Accessory Building
25 Hebron Way	Rn	Retail Store
428 Empire Ave	Rn	Retail Store

This Week \$ 632,500.00

Class: Industrial

This Week \$.00

Class: Government/Institutional

This Week \$.00

Class: Residential

8 Aldergrove Pl, Lot 251	Nc	Single Detached & Sub.Apt
12 Appledore Pl	Nc	Fence
14 Bartlett Pl	Nc	Accessory Building
15a Bay Bulls Rd	Nc	Accessory Building
5 Biscay Pl, Lot 25a	Nc	Single Detached & Sub.Apt
21 Blue River Pl	Nc	Accessory Building
139 Castle Bridge Dr	Nc	Fence
45 Donovan's Road	Nc	Single Detached Dwelling
100 Elizabeth Ave, Unit 801	Nc	Patio Deck
190 Green Acre Dr	Nc	Fence
29 Green Acre Dr	Nc	Accessory Building
234 Hamilton Ave	Nc	Fence
16 Heffernan's Line	Nc	Patio Deck
34 Jennmar Cres	Nc	Accessory Building
57 Jensen Camp Rd	Nc	Fence
68-70 Lake View Dr	Nc	Accessory Building
24 Meeker Pl	Nc	Accessory Building
48a Quidi Vidi Village Rd	Nc	Single Detached Dwelling
37 Rosalind St	Nc	Accessory Building
49 Savannah Park Dr	Nc	Accessory Building
27 Skanes Ave	Nc	Accessory Building
9 Tigress St, Lot 632	Nc	Single Detached & Sub.Apt
4 Westview Ave, Lot 2 Base Bld	Nc	Condominium

6 Westview Ave, Lot 3 Base Bldg	Nc	Condominium
8 Westview Ave, Lot 4, Base Bl	Nc	Condominium
10 Westview Ave, Lot 5, Base Bl	Nc	Condominium
12 Westview Ae, Lot 6, Base Blg	Nc	Condominium
21 Winthrop Pl	Nc	Accessory Building
24 Portugal Cove Rd	Co	Office
34 Alexander St	Rn	Semi-Detached Dwelling
15 Boncloddy St.	Rn	Single Detached Dwelling
132 Circular Rd	Rn	Single Detached Dwelling
28 Monkstown Rd	Rn	Single Detached Dwelling
45 Mullock St	Rn	Townhousing
241 Pennywell Rd	Rn	Single Detached Dwelling
96-98 Queen's Rd	Rn	Townhousing
163 Queen's Rd	Rn	Townhousing
34 Meadowbrook Park Rd	Sw	Single Detached Dwelling

This Week \$ 1,791,150.00

Class: Demolition

160 Patrick St	Dm	Semi-Detached Dwelling
5 Hallett Cres	Dm	Warehouse

This Week \$ 130,000.00

This Week's Total: \$ 2,553,650.00

Repair Permits Issued: 2014/10/09 To 2014/10/15 \$ 101,600.00

Legend

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

YEAR TO DATE COMPARISONS			
October 20, 2014			
TYPE	2013	2014	% VARIANCE (+/-)
Commercial	\$79,121,000.00	\$154,298,000.00	95
Industrial	\$131,000.00	\$125,300.00	-4
Government/Institutional	\$78,136,000.00	\$77,760,000.00	0
Residential	\$138,836,000.00	\$122,374,000.00	-12
Repairs	\$4,039,000.00	\$4,637,000.00	15
Housing Units (1 & 2 Family Dwellings)	392	277	
TOTAL	\$300,263,000.00	\$359,194,300.00	20

Respectfully Submitted,

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

The motion being put was unanimously carried.

Requisitions, Payrolls and Accounts

Council considered the requisitions, payrolls and accounts for the week ending October 8, 2014.

SJMC2014-10-20/466R

It was decided on motion of Councillor Collins; seconded by Councillor Hann: That the following Payrolls and Accounts for the week ending October 15th, 2014 be approved.

**Weekly Payment Vouchers
For The
Week Ending October 15, 2014**

Payroll

Public Works	\$ 394,638.72
Bi-Weekly Casual	\$ 19,968.66
Accounts Payable	\$ 5,770,560.96

Total: \$ 6,185,168.34

The motion being put was unanimously carried.

Tenders

Council considered the following tenders:

- a. Supply and Installation of Culverts

SJMC2014-10-20/467R

It was decided on motion of Councillor Collins seconded by Councillor Hann: That the tender for the supply and installation of culverts as per Tender 2014088 be awarded as follows:

Section A – to Greenslades Construction at a cost of \$64,500 hst extra

Section B – to Greenwood Services at a cost of \$82,339 hst extra

The motion being put was unanimously carried.

b. Snowclearing Streets and Lanes

SJMC2014-10-20/468R

It was decided on motion of Councillor Collins; seconded by Councillor Hann: That Tender No. 2014090 for Snow Clearing Streets and Lanes be awarded as follows:

Section “A” West – South PawTransport at a cost of \$20,796.30 hst extra

Section “B” East – Mercer’s Paving at a cost of \$39,800 hst extra.

The motion being put was unanimously carried.

c. Tender – Mobile Litter Fencing

SJMC2014-10-20/469R

It was decided on motion of Councillor Collins seconded by Councillor Hann: That tender no. 2014091 for the supply of mobile litter fencing for Robin Hood Bay be awarded to Provincial Fence at a cost of \$10,850 each section for a total of \$217,000 hst extra.

The motion being put was unanimously carried.

Other Business

a. **Engage! St. John’s Task Force Report**

Councillor Dave Lane presented the above-noted report noting that nearly a year ago, the City undertook to develop a new framework for public engagement. The report includes a new policy direction for the City for public engagement which is based on the International Association for Public Participation values and is built around four principles: commitment, accountability, clear and timely communication; and inclusiveness. It also includes a planning and implementation engagement strategy “how to” for staff which will be shared internally in the coming months.

Additionally, there are a number of recommendations that support such things as:

- Engagement for development
- Communication and engagement, e.g., websites portals and social media
- Capacity-building for engagement, i.e., providing the foundations and tools for engagement
- Neighbourhood associations and partners and the role they can play.

The report provides a starting point for trying a new approach to public engagement, on that facilitates dialogue with the right people, using the right tools and at the right time on subject areas of mutual interest.

SJMC2014-10-20/470R

It was decided on motion of Councillor Lane; seconded by Councillor Hickman: That the Engage! St. John's Task Force be adopted as presented and approval given for the implementation of the recommendations outlined in the report.

The motion being put was unanimously carried.

b. Memorandum from the Manager of GIS re: New Street Names for Bawnmoor Subdivision

Consideration was given to the above-noted memorandum which recommended the following street names: Bawnmoor Street and Cape Ballard Place.

SJMC2014-10-20/471R

It was decided on motion of Councillor Breen; seconded by Councillor Galgay: That approval be given to name Street "B" located off Walsh's Lane as Bawnmoor Street and Street "A" located off Bawnmoor Street as Cape Ballard Place.

The motion being put was unanimously carried.

It was noted that these names have been approved by the St. John's Regional Fire Department.

Councillor Collins

- Councillor Collins commended staff on the clean up that had taken place at North Pond Road (adjacent to Cochrane Pond) and suggested that unless the access to the area is restricted the City will be faced with the same problems in 2015. It was agreed that this would be analyzed with the Department of Public Works in collaboration with the Department of Planning, Engineering and Development.

Councillor Davis

- Councillor Davis questioned the status of reopening of Kiwanis Street. He also advised that he is receiving calls from Tiffany Lane with respect to poles and pylons wondering when it will be upgraded to a better standard. Mayor Avenue was also referenced in terms of when it will be ready for opening. The Deputy City Manager of Planning, Engineering and Development advised as follows:

- The Mayor Avenue project should be concluded as soon as the pavement is completed.
- Tiffany Lane requires reassessment
- The opening of Kiwanis Street will be resolved as soon as the traffic control device has been synchronized properly.

Councillor Davis also extended congratulations to Councillor Bruce Tilley who was given honorary membership recognition at the 122nd anniversary celebrations of the CLB.

Councillor Tilley

- Councillor Tilley requested information on roadworks being contemplated as follows:
 - a. A list of streets that will be undergoing construction between now and year end
 - b. A list of streets that will be undergoing construction in the winter/spring of 2015
 - c. The status on the Team Gushue Highway with an estimate on the timeframe for completion.

Councillor Hann

- Councillor Hann requested the Legal Department look on the action that can be taken in the event North Pond Road becomes an illegal dumping ground and asked that City staff collaborate with officials of the Department of Environment to see what can be done collectively to address the recurring problem.

Deputy Mayor Ellsworth

- Deputy Mayor Ellsworth made reference to the City's housing initiative and recent media attention that has been given to slum landlords. He noted that the Shea Heights residential development should be awarded by the City in the coming weeks which, when completed, will provided much needed housing for people in need. He also requested the cooperation of the general public in submitting complaints if they are currently being housed in sub-standard units.

Adjournment

There being no further business the meeting adjourned at 5:47 p.m.

MAYOR

CITY CLERK



Fw: New Year's Eve Fireworks
Neil Martin to: Karen Chafe

2014/10/21 03:33 PM

From: Neil Martin/CSJ
To: Council_group
Cc: Jerry Peach/CSJ@CSJ, Jill Brewer/CSJ@CSJ
Date: 2014/10/17 01:33 PM
Subject: New Year's Eve Fireworks

The issue of moving the New Year's Eve fireworks from their current site to the harbor has been reviewed by staff. There has been no change in the circumstances that resulted in the initial move to Quidi Vidi Lake that would warrant a change in the fireworks venue. The rationale for having the fireworks at their current location has best been articulated by the Fire Chief who has stated that Quidi Vidi remains the best site for the following reasons:

1. Multiple means of access and egress to the display area for spectators and emergency crews alike.
2. Ease of security for the site.
3. Lessened building and population density.
4. An expanse of water for possible miss fires and/or flaming debris.
5. A long down-range which lends itself to the use of the larger shells without safety being challenged.
6. Elimination of risk to the downtown core from possible misfires or overshoots of malfunctioning shells.
7. Elimination of traffic and pedestrian congestion in an already narrowed downtown area, which can potentially be exacerbated by snow build-up and parking, thereby negatively impacting our responses into and out of the area.

Based on staffs' review and the Fire Chief's analysis, I would recommend that the New Year's Eve fireworks remain at its current location.

Neil A. Martin
City Manager
City of St. John's
P.O. Box 908
St. John's, NL
A1C 5M2
Phone: (709) 576-8446
Fax: (709) 576-8474
e-mail: nmartin@stjohns.ca

Briefing Note
City of St. John's Fireworks Displays as related to
St. John's Regional Fire Department

Date: October 15th 2014

Purpose:

To answer the questions posed to the St. John's Regional Fire Department (SJRFD) by Councillor Galgay¹ regarding the department's role in the relocation of fireworks displays from downtown St. John's to Quidi Vidi Lake.

Background:

St. John's Regional Fire Department records indicate that the last time this department had any involvement with a fireworks display in downtown St. John's was New Years Eve 2002. Previous to then and subsequently, anecdotal information indicates that various venues in and around the harbour and harbour apron on both sides may have been assessed and dismissed as fully or marginally unsafe. Currently the SJRFD has no definitive information which suggests when or how the relocation of the fireworks display to Quidi Vidi Lake took place. There is some documentation indicating this department had a role in assessing and approving the current site as appropriately meeting regulations.

SJRFD and regulations regarding the firing of Display Fireworks:

1. Display fireworks are regulated and controlled by the **Explosives Regulatory Division (ERD)** of **Natural Resources Canada**. SJRFD, endorses and advocates the regulations as dictated by this federal entity.
2. **Natural Resources Canada** publishes a **Display Fireworks Manual**, (current version 2010) which indicates the methodology of mounting a fireworks display with reference to all distances and minimum safety precautions.
3. SJRFD maintains authority over the provision of fireworks displays to assure accordance with the current regulations and safety to persons and property. As Authority Having Jurisdiction there exists the opportunity of modifying specific regulations. This department will only invoke that authority to increase the minimum safety standards to provide extra protection as may be required to address circumstances not necessarily denoted in regulations.
4. The SJRFD participates in the multi-divisional review of the proposed fireworks show including consulting with the company providing the display itself to ensure all regulations and safety precautions are being followed.

St. John's Harbour as a potential display venue.

1. ERD regulations dictate minimum distances needed to safely shoot fireworks in various environments. ERD: *Display Fireworks Manual Chapter 3 subsection 3.1, "Basic Requirements."*
2. St. John's Harbour apron past challenges to safety on shore based shooting sites include the following:
 - South Side:
 - Irving Oil off loading and holding area.
 - Tank farm on South Side Hills.
 - Prossers Rock; following the last time it was used, there was an amount of residue found on jetties and vessel decks indicating increased risk of fire from hot debris.
 - Closure of the road leading to Ft Amherst.
 - Buildings in the area.
 - Vessels: tied up and traffic.
 - North Side:
 - Insufficient clearance to spectators and buildings anywhere on that side.
 - Vessels: tied up and traffic.
3. St. John's Harbour has a lessened degree of risk due to minimal distances but more stringent regulations and concerns regarding shooting fireworks from a floating platform.
 - ERD *Display Fireworks Manual Chapter 3, subsection 3.5 "Firing from a floating platform"* indicates requirements and concerns for this type of venue including but not limited to:
 - i. Obtaining a vessel of appropriate size to mount the shooting site.
 - ii. Insurance
 - iii. Vessel certification (Transport Canada Regulation)
 - iv. Vessel placement-station keeping (Tug boat costs/protection)
 - v. Safety of the shooting crew (borne by the company)
 - vi. Sea-state dependent.
 - vii. Wind dependant.
 - SJRFD in consultation with the City of St. John's some years ago defined an area for placement of any floating platform for an "oblong site layout". That file may still exist or can be duplicated. A rough map exists at SJRFD.

Signal Hill as a potential display venue.

- SJRFD personnel and equipment have attended fireworks displays launched from Queens Battery on Signal Hill in the recent past without issues.
- Other sites on Signal Hill may be equally compatible to fireworks displays but SJRFD personnel would have to review the proposed plot plan and application before committing to approval.

Conclusion

The St. John's Regional Fire Department had been consulted on the present day site for compliance to the regulations. The decisions made at the time concerning the relocation are still supported by this department for the following reasons.

1. Multiple means of access and egress to the display area for spectators and emergency crews alike.
2. Ease of security for the site.
3. Lessened building and population density.
4. An expanse of water for possible miss fires and/or flaming debris.
5. A long down-range which lends itself to the use of the larger shells without safety being challenged.
6. Elimination of risk to the downtown core from possible misfires or overshoots of malfunctioning shells.
7. Elimination of traffic and pedestrian congestion in an already narrowed downtown area, which can potentially be exacerbated by snow build-up and parking, there-by negatively impacting our responses into and out of the area.

Should the City of St. John's wish to review the possibility of shooting fireworks from a downtown or floating platform oriented site, our SJRFD personnel will gladly review the proposal with an overview to the previously mentioned ERD policy and standards manual.



Jerry F. Peach
 Fire Chief
 Director of Regional Fire and Emergency Services.

1. What were the issues raised during that time by the SJRFD as to the recommendation to relocate the Fireworks.
2. Why was the decision made in the early 2000's and not prior to that time – as they had been happening at that location for years.
3. A listing of requirements/recommendations from Fire Prevention which would guide the reinstatement of the New Year's Eve Fireworks at the Waterfront.

Excerpt from the January 19, 2009 Regular Meeting of the St. John's Municipal Council:

Tourism Standing Committee Report dated January 13th, 2009

Council considered the following Tourism Standing Committee Report dated January 13th, 2009:

Attendees: Councillor Sandy Hickman, Chairperson
Councillor Tom Hann
Councillor Shannie Duff
Councillor Gerry Colbert
Councillor Debbie Hanlon
Ron Penney, Chief Commissioner/City Solicitor
Elizabeth Lawrence, Director of Economic Development, Tourism & Culture
Michael Dwyer, Director of Regional Fire Services and Fire Chief
Kevin Gushue, Manager of Tourism Development
Bernadette Walsh, Special Projects Coordinator
Margaret Donovan, Tourism Industry Coordinator
Todd Lehr, Tourism Program Analyst
Deborah Cook, Tourism Development Coordinator
Katie Guiney, Tourism Student
Karen Chafe, Recording Secretary

Report:

1. **Celebrating Bartlett 2009**
N/A

2. **New Years Eve Event Review**

Staff provided the Committee with a power point presentation of the New Years Eve Celebrations, outlining the major issues with conducting fireworks at the harbour venue vs. Quidi Vidi Lake. The following major points were outlined:

- The harbour venue is no longer a viable site to conduct fireworks displays due to the liability, safety and logistical issues involved such as the following:
 - Agreements must be reached with Port, Transport Canada (new regulations 2008), Tenant, Boat crew, etc.
 - Limited Space available
 - Barge issues include access, safety, rental, additional expense such as tug rental and crew.
- Tremendous positive feedback for the Quidi Vidi Lake venue has been received from the general public through the City's 311 Access Centre. It should be noted, however, that minimal feedback was given from the hospitality sector:
 - Traffic issues were minimal as compared to when the event was held Downtown.
 - The RNC reported no problems, and expressed positive reaction to the event location.
 - Sponsors for OZ-FM/NTV were very pleased with the event and demographics.

- The expenditures for Quidi Vidi Lake totalled \$29,700 this year. The harbour site would have entailed additional expenditures over and above that amount for security (as a result of new regulations), fencing, barricades and sound system. These additional costs would have increased the total expenditure by an estimated \$10,000 - \$15,000.
- The Director of Regional Fire Services and Fire Chief was also in attendance to provide his input. He noted that the Fire Department is not concerned with issues of location as long as the location meets fire safety regulations. He further noted that such regulations are becoming more of a challenge to meet at the harbour site location, and alternate sites within the vicinity have proven not to be practical, i.e., wind at higher elevations often extinguishes fireworks displays. The location of oil tanks on the Southside Hills would be a major safety hazard.

In light of the above noted considerations, the Committee, on motion of Councillor Colbert; seconded by Councillor Duff recommends the following:

That the Quidi Vidi site be designated as the permanent location to undertake the New Years Eve Fireworks Celebrations. This decision will enable staff to conduct the necessary planning preparations well in advance of the event and will also facilitate the family-based atmosphere originally intended by the City-funded fireworks celebrations.

Councillor Hickman advised that he would contact the Downtown Development Commission, Destination St. John's and Hospitality Newfoundland to advise of the Committee's recommendation. He further agreed to discuss with the Regatta Committee, the idea of opening the Boat House to the general public for next year's event. The Committee also suggested that a shuttle bus service, similar to that used for Regatta Day should be coordinated with the St. John's Transportation Commission for next year's event. Such a service was not coordinated this year, due to the lack of time available as a result of lateness of change of venue to Quidi Vidi Lake.

Councillor Sandy Hickman
Chairperson

SJMC2009-01-19/41R

It was moved by Councillor Hickman; seconded by Councillor Colbert: That the report be adopted as presented.

Councillor Hickman commended staff and the media for their efforts towards the success of the New Year's Eve event at Quidi Vidi Lake.

The motion being put was unanimously carried.



Fw: Fireworks
Neil Martin to: Karen Chafe

2014/10/23 08:49 AM

Follow Up:

Normal Priority.

From: "Linda Bishop" <LBishop@stjohns.ca>
Date: October 22, 2014 at 11:46:17 AM NDT
To: "Elaine Henley" <Ehenley@stjohns.ca>
Cc: "Elizabeth Lawrence" <ELawrence@stjohns.ca>,"Bernadette Walsh" <BWalsh@stjohns.ca>
Subject: Fireworks

Elizabeth Lawrence, Bernadette Walsh and I were involved in the meetings the year the fireworks moved to Quidi Vidi. Up until that time the fireworks had been set off from a barge in the harbour, but due to issues the year before a new location had to be found.

Barge in Harbour - We had flankers land on vessels in harbour. I believe we may even have had a small fire. Barge therefore eliminated.

Oceanex Site - Next site considered. Major insurance and operational considerations made this a "no go". Containers needed to be moved for set up. If vessel did not sail on time no fireworks. Concerns about contents of containers near firing site etc. etc. With your insurance background you can appreciate.

Sandy Hickman then proposed the southside of the harbour, somewhere below the Irving tanks - In the words of Jack Hickey (then of SJRFD) "we don't have enough fire trucks". Irving tanks would be in the fallout zone.

Next up was somewhere near the Battery/Cabot Tower - Issues were adjacency to federal historic site, houses and ships in fallout zone, also potential geological concerns.

Sandy moved on to a parking lot at Confederation Building - We never got to the stage of formally approaching the Province for permission since using this site involved closing the Parkway for a significant period of time (a major arterial and access for fire and hospital route). Not only would Parkway have to be closed for the display, but we would have to keep closed until light to see if any unexploded, yet live, devices on the roadway. Also concerns about high winds and residential properties in the fallout zone.

Finally we get to Quidi Vidi - a natural atrium, good visibility from all around, limited wind concerns, lots of room/time to set up with minimal interference with adjacent properties (just need to close a portion of trail). Also unexploded devices go in the water so no concerns about them still being live. Essentially the lake is the fallout zone. Preferred site of the fireworks expert who ultimately makes the call if the event will proceed.

I have copied Elizabeth and Bernadette to see if their recollections differ and/or they have something to add. Hope this helps.

Linda S. Bishop
Senior Legal Counsel
Legal Department
City of St. John's
576-6107

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MEMORANDUM

Date: October 23, 2014

To: His Worship the Mayor and Members of Council

**Re: PDE File Number REZ14-00005
146-148 Ladysmith Drive, Ward 5
Proposed Rezoning to Apartment Medium Density (A2) Zone
11368 NL. Ltd. / Northern Property REIT**

The company 11368 NL Ltd. has applied to have property at 146-148 Ladysmith Drive in the Kenmount Terrace neighbourhood rezoned from the Institutional (INST) Zone to the Apartment Medium Density (A2) Zone. The application is intended to accommodate the development by Northern Property REIT (real-estate income trust) of three (3) apartment buildings containing a total of 229 apartment dwelling units. The requested rezoning would require an amendment to the St. John's Municipal Plan.

The undeveloped property is mostly zoned INST as it was intended to accommodate the future development of a school in this area, and partially zoned Open Space (O) at the rear, which borders the Yellow Marsh wetland system. The zoning was put in place in the late 1990s under the Southwest Development Area Concept Plan prepared by the City. Perhaps two (2) years ago, the City was advised by the Eastern School District that they did not have the means to purchase the INST zoned land on Ladysmith Drive for a future school. The question arose because the property owner wished to develop the land.

At its March 24, 2014, Regular Meeting, Council accepted the recommendation from the March 18 meeting of its Planning and Development Committee to ask the applicant to prepare a land-use assessment report (LUAR). Council further agreed to refer the rezoning application and LUAR to a public meeting chaired by a member of Council.

Notices were placed in *The Telegram* newspaper; posted on the City website; and mailed to property owners within a minimum radius of 150 metres from the application site. The public meeting was held on October 15, 2014, chaired by Councillor Hann (minutes are attached). The meeting was well attended and many people spoke. Written representations were received prior to and following the meeting.

Public Meeting

Principal concerns were expressed about traffic to be generated by the proposed apartment buildings; the current level of traffic; the potential for competition for tenants for people who own rental properties in Kenmount Terrace or rent their basement apartments; the possibility of the development decreasing property values in the area; the allegation that more rental apartments would result in a higher crime rate in the area; and that some people bought homes in the neighbourhood thinking that the subject property would eventually be developed as a public school.

ST. JOHN'S

Most of the written comments expressed concern over a perceived lack of public infrastructure (community and recreational facilities and traffic controls); frequent speeding causing an unsafe pedestrian environment for children and adults; the off-street parking in the existing neighbourhood creating an unsafe walking environment, as many parked vehicles are so long that they hang out over their driveways onto the sidewalks; the high amount of on-street parking interfering with sightlines for motorists and pedestrians; problems with snowclearing; and the need for improved road connections within Kenmount Terrace and to the principal nearby arterials (Kenmount and Thorburn Roads).

School Planning

A growing community needs enough school space to educate its children properly. In some older neighbourhoods of St. John's, declining population has led to school closures. Growing neighbourhoods like Kenmount Terrace and Southlands may see schools being built in future. Not far from Kenmount Terrace, Elizabeth Park Elementary School opened in recent years in the Town of Paradise.

When the City prepared the Southwest Development Area Concept Plan, the subject property was zoned INST with the idea of it being a good location for a school or other institutional use. However, the land has always been privately owned. At the time, the City advised the Eastern School District (now called the NL English School District) of the zoning for their reference.

In 2012, the property owner began making inquiries on developing the land and was told of the zoning and its intent. He wished to pursue development; thus, the City contacted the School District to ask if they intended to purchase the land. We were advised that the District was not in a position to buy it.

The owner of the land has legal rights, including the development rights conferred by the City's land-use zoning. Thus, if the owner wishes to develop any use that is a permitted use in the INST Zone, the City would not have the right to refuse a development permit. In the present situation, the application requires rezoning for apartment buildings, and Council must decide whether to rezone.

Even if rezoning is not given, that would not reserve the land for a future school. The only way to ensure that privately owned land is reserved for a school is to buy the land.

With respect to the subject property, the School District does not have approval to acquire that land for a future school. However, the School District has advised the City that it may be interested in building a school in the Kenmount Terrace area in future. In that connection, planning work is being done for the City for the Kenmount Concept Plan for lands in this area above 190 metres (the current limit for water and sewage servicing). The School District did advise the City's consultant earlier this year that it wished to see land above 190 metres reserved for two (2) potential future schools. The draft Kenmount Concept Plan will be brought to Council and the public for consideration in the near future when it is ready.

Conclusion and Recommendation

An overall objective of the Municipal Plan is to encourage compact urban form by accommodating higher densities and infill development where appropriate, making better use of municipal infrastructure. This development would be consistent with the Municipal Plan and make good use of this site by providing housing. Rezoning would also respond to local demographics and the need for more rental housing in St. John's.

Council should now determine if it wishes to move ahead with the amendment process for the land situated at 146-148 Ladysmith Drive. The Department of Planning, Development and Engineering recommends that Council proceed with the amendment process if Council feels the applicant's LUAR addresses the concerns raised by the public as they relate to the City's land-use policies.

If Council decides to move ahead with rezoning, City staff will prepare the necessary amendments to the Municipal Plan and Development Regulations and forward these to the Department of Municipal Affairs with a request for provincial release. The next step would be to refer the amendments to a future Regular Meeting of Council for consideration of adoption and the appointment of an independent commissioner to conduct a public hearing.

This is provided for Council's consideration.

Ken O'Brien, MCIP
Chief Municipal Planner

PDB/dlm



LADY ANDERSON ST

PETITE FORTÉ DR

GEORGINA ST

LADY SMITH DR

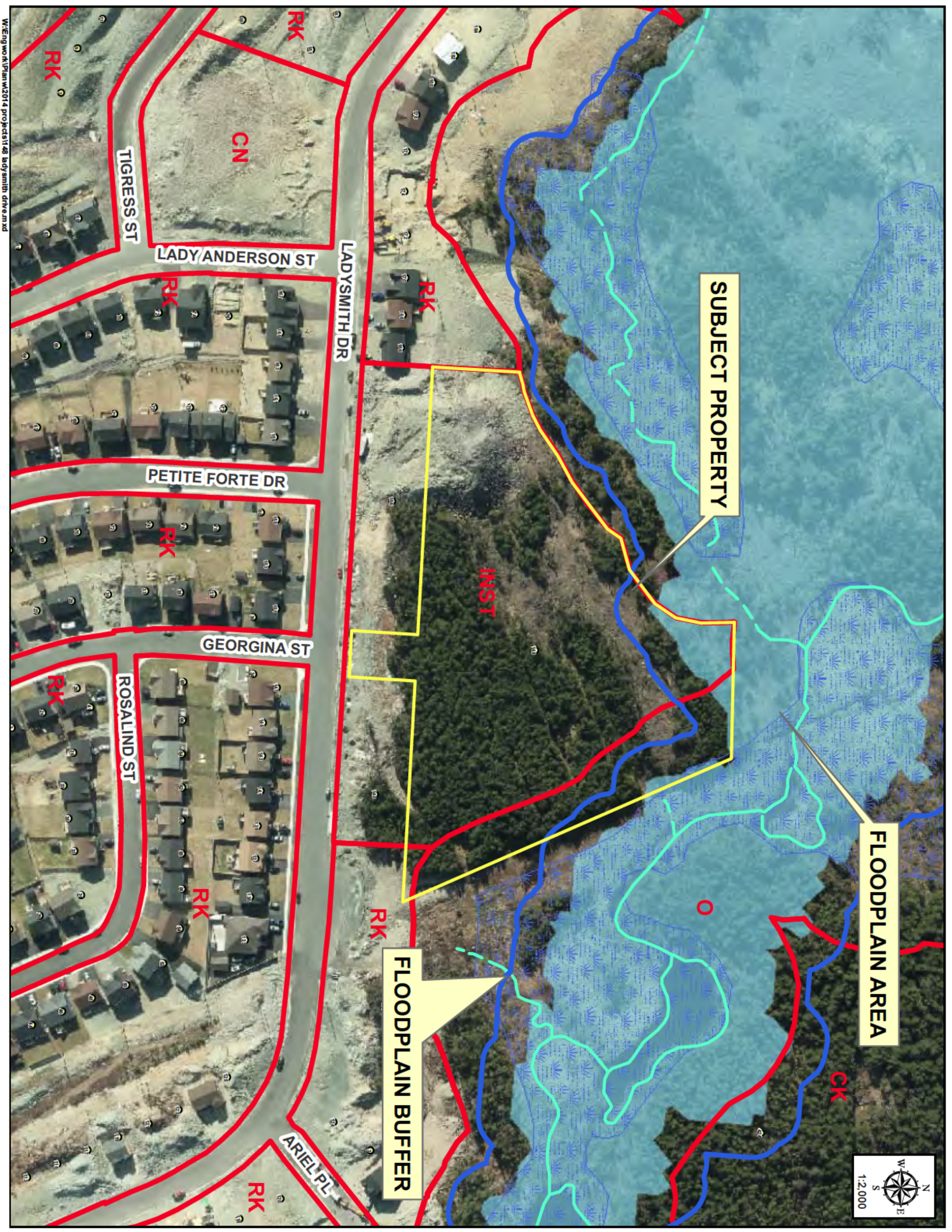
ROSAINE ST

ASPIRE DR

OPHELIA DR

CAPULET ST





SUBJECT PROPERTY

FLOODPLAIN AREA

FLOODPLAIN BUFFER



A public meeting was held on Wednesday, October 15, 2014 at 7:00 p.m. in the Foran/Greene Room, 4th floor City Hall.

In Attendance: Councillor Tom Hann, Chairperson
 Councillor Bernard Davis, Ward 4
 Councillor Sandy Hickman, At Large
 Councillor Dave Lane, At Large
 Ken O'Brien, Chief Municipal Planner
 Paul Boundridge, Planning Coordinator
 Karen Chafe, Senior Legislative Assistant

Also in attendance were approximately 60-70 citizens from the neighborhood.

Representing the proponents were:

- Melvin Nash
- Dennis Lane
- Yvonne O'Brien
- Gerry Kirkland (Kirkland, Balsam Associates)
- Paul Dick
- Dick Cook (RJC Services)
- Robin King (Harbourside Transportation Services)

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

Application from Northern Property REIT to rezone property at 146-148 Ladysmith Drive to the Apartment Medium Density (A2) Zone. This would allow development of three, four-storey apartment buildings (two 79 unit buildings and one 71 unit building). A Land Use Assessment Report (LUAR) has been completed by the applicant.

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

- E-mail from Kimberley Smith
- E-mail from Zachary Autexier
- E-mail from Geoff Stewart
- E-mail from Tina and Patrick Careen
- E-mail from Theresa Jarvis and Jack Browne
- E-mail from Cal and Ruth North
- E-mail from Suzanne Krauklis
- E-mail from Mila Major
- E-mail from Matthew Wheaton
- E-mail from Katherine Misch
- E-mail from Dion Stagg and Dulcie Sharpe-Turpin Realtor
- E-mail from Jean Rideout-Whittle
- E-mail from Darnell Nadeau-Normore
- E-mail from Rob Humphries and Jennifer Sainsbury
- E-mail from Tracey Madore
- E-mail from Kimberly Smith and Jody Pickett

- E-mail from Amy Seward and Katie Woodford

The following written submissions of support are included with this report:

- E-mail from John Bidgood
- E-mail from Joan Gallivan
- E-mail from Terry Reardon
- E-mail from Roch Martin
- E-mail from Lorne Snow
- E-mail from Louis Nugent
- E-mail from Doris Blackwood
- E-mail from Edwina Baldwin
- E-mail from Norm Tobin

Two petitions objecting to the application were also tabled at the meeting and are included with this report.

Councillor Hann called the meeting to order and outlined the process to ensue, consisting of a staff overview; presentation by the proponent, followed by an open floor discussion with residents.

Councillor Hann commended the proponent for having a meeting with the residents prior to this one out of which came a number of issues that need to be addressed by the City:

- Traffic issues: the City is in the process of hiring a traffic engineer to assist with these issues. Eventually, the Team Gushue Highway will be open and will offset traffic congestion. The general public was encouraged to contact their ward councillor about any specific issues regarding traffic.
- Snow issues: as the area is at a high elevation, it will typically get more snow than most areas. The City is in the process of reviewing snow clearing procedures and awaiting the finalization of a draft consultant's report within the next month so that steps can be taken to alleviate snow clearing concerns.
- Trails: the City has purchased land in the area which will become part of the City's open space master plan.
- There is a concept plan being developed for development above 190 meter contour area.
- Messenger Drive is anticipated to be opened in 2015.
- Crime: this has been a significant problem in the City and the Mayor's Advisory Committee on Crime Prevention has been established to investigate these issues and they are working diligently with the RNC and other groups.
- At Councillor Davis' request, the City will hold another meeting with citizens of Kenmount Terrace to deal with issues that fall outside this specific development application and which need to be addressed by Council.

Planning Review Process

Staff advised that the application was submitted to the city in the spring of this year. The application involved a parcel of land which had been designated (under the Southwest Expansion Area Development Plan) Institutional to accommodate development of a school. The land had not been acquired by the Eastern School district (formerly the Avalon East School Board) and the City had come to the understanding that it had no interest in acquiring the subject property for development of a school, thus making it available for other uses. The current Institutional

zoning does not allow the proposed use of three apartment buildings making it necessary to rezone the property in order to accommodate such use. A municipal plan amendment is also required.

The City asked the applicant to undertake a Land Use Assessment Report to identify potential impacts on the neighborhood and the ability of the existing infrastructure to handle the demands placed upon it. Pending the feedback received through the public consultation process and the City's Municipal Plan land use policies, Council may either approve the rezoning to allow the proposed development; defer the application pending the submission of further information to address any issues that may arise from tonight's meeting; or reject the application outright. As there is a requirement for a Municipal Plan amendment, there is a requirement for a second hearing.

Proponent's Presentation of LUAR

Mr. Melvin Nash conducted a power point presentation, a copy of which is on file with the Planning Division, outlining the results of the Land Use Assessment Report, a copy of which is also on the City's website. The proposed development will consist of three phases with the first building being targeted toward 50 plus demographic and will consist of 79 units. Phase 2 will start shortly after completion of phase 1 which depending on the demand from phase 1 may also be targeted to the same demographic or to professional singles and couples. Though a seniors' complex is permitted in the existing zone, the developer wished to make the units available to everyone.

Mr. Richard Cook was then introduced and he provided a detailed overview of the development application itself, outlining the configuration of the buildings to the land as well as the layout of the individual units. The following was noted:

- There will be a total of 229 apartment at 1000 square feet each. The first building will consist of 79 units; 2nd building - 71 units; and 3rd building 79 units
- Northern Properties want these units to be available to all demographics thus the request for rezoning to the Apartment Medium Density.
- A total of 291 parking spaces will be available with 141 as surface parking.
- The buildings will be 4 storeys in height.
- The target market is working couples, young professionals, and people not necessarily ready to purchase their first home.
- The proposal fits in with the City's new Municipal Plan which encourages density and the provision for more apartment buildings.

Mr. Robin King, Senior Transportation Engineer with Harbourside Consultants was present to outline the traffic impacts of the proposed development in this area. He conducted a power point in this regard which is on file with the Planning Division:

- Trip generation rate for 229 units: 69 trips in total during the am peak hours and 89 trips in total during the pm peak hours. These volumes are quite light for traffic standards.
- As the area is currently zoned for institutional use, the traffic demand could actually be quite higher with some of the permitted uses within that existing zone, than what is proposed with this development, i.e. office buildings which could generate 700 trips in am peak hours. A commercial school would generate 113 trips exiting/entering the site during the peak hours.
- One access is proposed opposite Georgina St.

- In terms of parking, Northern Properties is providing 291 parking spaces with 141 spaces above ground and another 150 spaces underground.
- Reference was made to the Southwest development area which is close to Kenmount Terrace. There is a plan for 11 access lanes, many of which are not yet developed but which will become open as development progresses in the area and will relieve congestion. The Team Gushue Highway is also an important component that is scheduled to open next year. While at present, residents are confined to the Kenmount Road access, there will be an opening in future for access onto Thorburn Road and Kelsey Drive.

Mr. Jerry Kirkland, President of Kirkland Balsom and Associates was present to provide his expert opinion with regard to the real estate market, particularly what if any impact will be imposed upon the existing residential properties in the area with the development of this apartment complex. He has examined the sales of properties on Ladysmith Drive and though he could not guarantee there would not be an effect on value, he could not see any change in value so far. He made comparisons to other sites where residential apartment buildings were recently constructed, i.e. Bennett House in Pleasantville. He was involved with the appraisal of several houses in that area and has found that their value has not changed with the addition of the apartment building. In his view there should not be a significant or an adverse effect on the residential properties in this area.

Open Floor for Discussion

Knowlton Jewer – Area Resident

Mr. Jewer noted that he is retired but used to be in the real estate business. He questioned Mr. Kirkland's opinion, particularly what he stands to gain from it as he is sitting with the proponent's delegation. Mr. Jewer also noted that residents' homes are their biggest investment and they were purchased in good faith. To see this property rezoned is a major disappointment to existing residents. He was also of the opinion that property values will go down in time, particularly as the development gets built.

Andrew Whittle- Area Resident

Mr. Whitten agreed with Mr. Jewer's comments, noting that all residents know an apartment building will negatively affect property values in the area. They have all purchased homes in the area and paid a premium for them under the assumption a school would be put in place. It is unfortunate that the land is not required by the Eastern School Board for a school as was originally intended by the zoning, but there are a number of other opportunities for development that would be more compatible. All of the permitted uses listed in the current zoning would not adversely affect property values. The current zoning allows a seniors' complex and he felt that residents would not be adverse to that idea and would even welcome it. A community center would be most welcome and needed in this community of young families. The land could be used for walking trails and/or a playground or park. These types of uses would increase the resale value of properties in the area.

With regard to access, Mr. Whitten questioned why these accesses are not installed first, particularly given the large increase in construction traffic. Presently, traffic is severely congested and there is a dire need for more roadway accesses. More development will further exacerbate congestion on existing roads.

With regard to the rentals of these apartments, Mr. Whittle questioned what kind of guarantee citizens will have if the premium rentals sought cannot be sustained and they are forced to lower the rentals thus attracting a lower end market.

Lindsay Phillips – Area Resident

It was Ms. Phillips understanding that when she purchased her property, there would eventually be a park and walking trails in the area. They were also of the understanding that this would be a community with the usual amenities that a community has. At present, it is not a neighborhood but rather just a collection of houses upon houses with no parks or anything for residents to enjoy. The land in question for development is the place where she takes her dog for a walk and it is unacceptable when there are so many young families strolling around on dirty sidewalks. If the City or the developer cannot invest in such basic amenities as sidewalks, it is unreasonable to expect that additional high density development such as what is proposed should be approved. The needs of the existing residents should be addressed prior to any further increase in density. The City has never given the subdivision anything for the community and they are all young families. If Council delivered on the neighborhood amenities perhaps people would be more amenable to increasing the diversity of the area. They need more fun things to help the subdivision gel into a neighborhood.

Councillor Hann acknowledged the concerns expressed and noted that the revised Municipal Plan takes into consideration the need for increased amenities in neighbourhoods such as convenience stores, trails, community centers, etc., and it is something that Council will continue to strive for as the City grows. Ms. Phillips proposed that Council cease approval of any new developments until such time as the new Municipal Plan is approved.

Lisa Badcock – Area Resident

Ms. Badcock raised a number of points:

- New development in this area should not be considered prior to fixing the existing traffic congestion, i.e. increased access, stop signs, reduced speed limit, speed bumps, etc. To do so is putting the cart before the horse. The speed zone is 50 kph in the area; however, there is a major problem with speeding and this is an area that requires Council's attention. Her mother's car was struck by someone speeding through a stop sign at the intersection of Ladysmith and Great Eastern, sending the vehicle 15 meters down the road. The lack of regard for speed limits is to the point that she fears someone will be run down given the recklessness of some drivers. She is afraid to walk on the streets or sidewalks as a result.
- The traffic counts outlined in the traffic study conducted by Mr. King in which he compared them to traffic counts for a school were a moot point now that a school is no longer planned for the area. Instead, the traffic patterns should have been compared to those typical of a seniors' complex which is permitted in the current zoning.
- More roads and accesses would be ideal but such should be put in place prior to moving forward with more development.
- The development requires parking in the amount of 1.25 cars per unit. She asked members of Council to witness for themselves the number of people who run the stop sign on Ladysmith and Great Eastern. It is a major problem.
- Cars are often parked close to or on the sidewalks making it difficult for pedestrians to get around them, particularly for strollers or wheelchairs.
- To allow the increased density of three apartment buildings in addition to the existing properties, many of which are two apartment units, is far too much for the area's existing road networks to handle.

- Ms. Badcock urged councillors to visit the area during peak traffic hours before they vote on this matter and to witness for themselves the issues with traffic, and think about the needs of the people in Kenmount Terrace.
- She referenced the comments of Mr. Lawrence Stead at last night's public meeting wherein he is a developer who has four or five houses for sale on Ladysmith Drive. His real estate agent tells him people do not want to buy these properties because of the proposed apartment development.
- Council was urged to look at the issues surrounding Kenmount Terrace as it is now and address those issues first before anything further is done. Further, Council should review the potential uses that are permitted within the existing zone prior to consideration of rezoning.

Bonnie Jones – Area Resident

Ms. Jones spoke on behalf of her family of four and her neighborhood. She noted that what would have been a forest will now be towering buildings. When she received the notice after being away this summer on vacation, she was quite distressed about it. She had hoped for a small playground to be placed on the land and agreed with the residents' comments made so far. She stressed the importance of people speaking up so that Council is made fully aware of residents' objections. She outlined the following three points:

- She believes that property values will decrease with the development of this apartment complex, noting that she left an old house in the inner city to live in a subdivision where her children could play safely in a quiet neighborhood setting.
- She expressed amazement at the increase of traffic in the area, noting that she too has walked with a stroller and there are times when she has felt unsafe crossing the road due to high speed traffic. Additional development will exacerbate this problem.
- She moved to this subdivision for the sake of her children's safety but she is afraid to let her ten year old ride his bike on the streets due to traffic speeds and general disregard that some have for obeying traffic rules.

Heddie Carpenter – Area Resident

Ms. Carpenter just moved into the area and had not been advised of this public meeting because she lives outside the 150 meter radius. That was a concern to her because as a resident, she too is impacted by traffic concerns. She referenced the intent to construct a road to alleviate the traffic going to Thorburn Road, noting that Thorburn Road itself is highly congested. She felt this was not a solution. Had she known about the proposed development, she may not have purchased her property. Instead, the neighborhood needs more parks and more traffic lights, safety patrols, etc. to ensure traffic speeds are adhered to. She urged residents to send e-mails and letters, etc. to all members of Council urging them to vote against this proposal.

Chantal English – Area Resident

Ms. English stated that she and her husband made a decision to rebuild in this neighborhood because they love it so much. They liked the potential of the place, noting that they could have built in other areas such as Southlands or in Paradise where the taxes are cheaper. Southlands just received a new recreation center. She was disturbed by the statement that the City's plan is to build growing communities, yet this appears not to be the case with regard to Kenmount Terrace which has little to nothing in the way of amenities compared to other neighborhoods. It would be irresponsible for the City to entertain the idea of this proposed development before giving back to the people of Kenmount Terrace who have already invested significantly in the area.

Ms. English has two small children and she is afraid to walk on the road because of traffic and construction. The land in question was supposedly set aside for the residents of the area and should not be rezoned. The residents themselves are doing enough to offer an adequate supply of apartment rentals for the people of St. John's, noting that there are close to 500 apartment homes in Kenmount Terrace which are relied upon to help families pay their mortgages. An apartment building will likely impact her ability to rent her unit because of the competition that the City has allowed. This could have a serious impact on residents' abilities to pay their mortgages. She too would not have been informed of this meeting had she not been told by her builder. She personally printed out copies of the notice and handed them to people in the community. Notices should have been sent to every resident in Kenmount Terrace. Anything other than what is proposed would add value to the area, i.e. a doctor's office, a dental office, a recreation center, etc. She implored Council to put themselves in the shoes of residents before they make a decision on this matter.

Jackie Hayward Frances – Area Resident

Ms. Hayward Frances acknowledged the need for St. John's to have more apartments but felt that there must be other land for that purpose rather than deep in the heart of a subdivision where it was never meant to be.

Patrick McDonald – Area Resident

Mr. McDonald noted that there's a lack of investment in local community amenities. Recently The City announced a \$32 million development in Wedgewood Park and Southlands just opened a community center; and millions of dollars have been invested in Bannerman Park. He has lived in this area for about 6 years and all he has seen so far is commercial development. He questioned why there is no traffic management plan put in place given the concerns expressed about excessive speed and traffic congestion. Build the infrastructure before you bring the people in and there is a need to make sure that street widening and street speed measurements are in place before there is further development in the area.

The Chief Municipal Planner advised that the City did set aside land for a school in this area; however, the School Board advised the City that it was not required. The land is privately owned, and the City has an obligation to consider the application to rezone, as it would have an obligation to consider for any property owner in the City.

Jack Brown – Area Resident

Mr. Brown noted that the 1

50 meter radius required for notifications to residents is not big enough and that this rule eliminates 90% of Kenmount Terrace. Residents of the entire area are, therefore, not adequately represented. He reiterated the concerns previously expressed about incompatibility, reduced property values, diminishment of quality of life. This will also interfere with rental rates for two-apartment properties in the area.

Mr. Brown asked Mr. Nash for some examples of the community mindedness of his organization. Mr. Nash advised that the development will enhance the community and will provide more choices of housing for the City as a whole. He noted that though many residents feel this should be a seniors' development only, he sees Kenmount Terrace as a family neighborhood encompassing all demographics. He could not understand how families living in houses and seniors or singles living in rental units would have a negative impact on each other. In other neighborhoods, they have helped host community neighborhood get-togethers in the

summertime in partnership with local community groups; did fund raising for the new YMCA Center on Ridge Road and built community rooms in the building to allow residents to form their own tenants association and provide residents with a room in the building they can book for various events. They are very community minded and are most willing to work with the city on traffic concerns.

Mr. Brown felt that to rezone this property would be a breach of faith and contract. A number of people bought these houses because a portion of the mortgage would be from rental of their basement units.

The Chief Municipal Planner referenced the 150 meter radius requirement for mail out of notifications which is the minimum requirement of the City under its Development Regulations. In this case, the City made a mistake and should have expanded its radius to include all residents of Kenmount Terrace. This will be done for any further meetings held in the area.

Sean Simmonds – Area Resident

Mr. Simmonds expressed concern about the ambiguity of what was circulated to residents via public notification and what is being proposed tonight. If phase 1 is constructed and there is little uptake, he questioned how the developer would proceed. Particularly, could plans change to convert the properties into subsidized housing? Mr. Nash advised that should Phase 1 not be marketable, phases 2 and 3 will not proceed. All their research indicates that there is a demand however. He also assured that the development will not be inferior quality.

Mr. Simmonds expressed concern for the safety of his children given the intensified density as proposed and his feelings of uncertainty about the potential for subsidized housing should these units not be as marketable as previously thought.

Mike James

Mr. James has a daughter who lives in the area. He compared this proposal with one recently brought forward for the Stavanger Drive area which Council did reject due to the strong opposition of the residents. Councillor Hann advised that each application is different and is judged on its individual merits.

Mr. James referenced the civic numbering which indicates a total of two lots and questioned how such a massive development could fit on two residential lots. He questioned if this gives the developer access to the acreage behind the property. The Chief Municipal Planner advised that it is not uncommon for civic numbering to change once a development takes place, though he did not know the particulars of civic numbering for this piece of land.

Kayla Breen – Area Resident

Ms. Breen advised that though she respected the comments made by the proponents, it is now Council's duty to respect and consider the comments of citizens first and foremost.

Dale Kirby, MHA for St. John's North

Mr. Dale Kirby, MHA for St. John's North referenced the proposed plan to extend the road out to Messenger and Thorburn and questioned why that is taking so long. He also stated that the completion of Team Gushue Highway is delayed by two years. He questioned if the proposed development is contingent upon the completion of Team Gushue Highway. Councillor Hann advised that the road should be completed by early spring.

Lisa Badcock – Area Resident

Ms. Badcock noted that there was a break-in at Kenmount Terrace last night. Crime is an issue requiring Council's attention and whether or not crime will increase with this proposed development. It is not a place citizens feel safe in right now. The addition of rental units wherein tenants are transient with no vested interest in the area is disconcerting. In addition, if people can afford to pay \$1500 - \$1700 in rental, as is proposed for these units, then they can afford to pay a mortgage and would more likely go that route. She conjectured that this would likely lead to a reduction in rental fees, leading to a change in demographic.

She also felt that parking would be a major problem, particularly during the winter when there will be an overflow parking situation leading to illegal on-street parking. Would the City be willing to hire more parking enforcement officers to offset this problem? She noted that it was her understanding there would be layoffs for parking enforcement personnel. Councillor Hann assured that there have been no layoffs of parking personnel nor is there any intention of doing so.

Neil Hold – Area Resident

Mr. Hold referenced a previous question from Mr. Brown about what the proponent would be willing to do to add value to the community. There are no community centers in the area for example and would that be something the proponent would be willing to consider. Mr. Nash noted that they would be willing to work with the City to find out what more they can do to participate in the enhancement of the community. If this application is approved, the proponent would be more than willing to meet with the City and the community to initiate some new community enhancements.

Councillor Hann advised that residents may wish to consider the establishment of a neighbourhood association that would work in conjunction with its ward councilor to bring forth various issues to Council. It is Council's experience that dealing with a unified neighbourhood association works very well, i.e. Southlands, Airport Heights, Georgestown, and Shea Heights.

Councillor Davis voiced his commitment to lobbying on behalf of the community and offered the use of City Hall as a meeting area should people wish to congregate to discuss various community issues. He also expressed great enthusiasm about helping residents establish a neighbourhood association which would be instrumental in helping to lobby and further residents' various causes.

Stan McNeil – Area Resident

Mr. McNeil expressed concern about the parcel of institutional land which is the only piece that is zoned as such and which is in a central location in Kenmount Terrace. If this development is approved, all opportunities for institutional zoning will be lost should there be a demand for schools in the long term, though none are planned at present. The land will cease to be accessible to the community. He purchased in this area knowing full well what zoning was in place. He also stated that from conversations he has had with the director at St. Michaels, they were interested in a portion of the land for their church but could not purchase it because the price was too high. He found it particularly troubling when developers can buy up land from the original owners who can price the land in such a way that it is not attractive to institutions. Perhaps the City has an interest in higher density but citizens knew what the density was when they purchased property and have abided by that. Mr. McNeil asked residents to indicate by standing up if they were against the proposed development. Everyone who spoke tonight, spoke

against and every one of the residents also stood in objection, indicating 100% of residents that attended tonight are totally opposed.

Mr. Nash advised that they do not currently own the property in question but are in the process of purchasing it. They were also never contacted by St. Michaels about purchasing a portion of the land. If this proposal does not get Council approval, the proponent will have to move forward with other options.

John Fitzgerald – Area Resident

Mr. Fitzgerald questioned that if people do not want this development to proceed, where would a new city park be placed, in the bog area? The Chief Municipal Planner advised that he did not have the exact dimension but there will be a park or open space off Messenger Drive, a certain amount of which will be passive open space. Mr. Fitzgerald then questioned if this land could be part of the park should the City expropriate it. He suggested that Council investigate that possibility as that is what the residents would most prefer.

Councillor Hann referenced a petition that was given to Councillor Davis for forwarding to the next meeting of Council. The matter will be referred to Council in approximately two weeks time for a decision.

Residents asked Councillor Davis where he stood on this matter to which he replied that due to legal implications, he could not discuss this in public prior to the Council meeting. He did agree to present the residents' case to Council when the issue is referred for a decision.

Adjournment

There being no further business, the meeting adjourned at 9:05 p.m.

Councillor Tom Hann
Chairperson

Submissions of Objection/Concern



146-148 Lady Smith Drive - Submissions of Objection /Concern
Karen Chafe to: Karen Chafe

2014/10/09 01:48 PM

Kimberley Smith

Good Afternoon, Responding to the public meet...

2014/08/14 02:27:47 PM

From: Kimberley Smith [REDACTED]
To: cityclerk@stjohns.ca
Date: 2014/08/14 02:27 PM
Subject: 146-148 Ladysmith drive - Public Meeting Notice

Good Afternoon,

Responding to the public meeting notice for August 26th, 2014 regarding 146-148 ladysmith drive.

I am very concerned with this application and any interference building these apartments will have with the subdivision.

I am concerned regarding any effect these buildings will have on my property value and my resell value . I also am concerned with traffic congestion based on these apartments as lady smith is a main road and I am just directly across on petite forte drive.

Also, are these apartments high rent or low income housing? As my street has had many car breakins and there have been known drugs busts in kenmount road, I am concerned over the type of housing going there.

I am hoping to make the meeting on August 26th and I have already contacted my counsellor, Bernard, thank you for your time. My home number is 237-4736.

Kimberley Smith

Kimberley Smith, BBA
Financial Advisor

[REDACTED]

----- Forwarded by Elaine Henley/CSJ on 2014/08/20 03:31 PM -----

From:
To: cityclerk@stjohns.ca
Date: 2014/08/19 05:20 PM
Subject: 146-148 Ladysmith drive

I would of never bough a house next to something like this, this is a area I believe should only contain houses, not 3 different sized apartment buildings. It's very nice and quiet right now it's a nice neighborhood I strongly disagree with something like this, I think at the end of the day I would move. Contact me email or phone 725 4297

Thanks for listening Zachary Autexier.

"Stewart, Geoff"

Good Day, My family and I moved from Halifax t...

2014/08/21 02:00:14 PM

From: "Stewart, Geoff" <[REDACTED]>
To: <cityclerk@stjohns.ca>
Date: 2014/08/21 02:00 PM
Subject: 146-148 Ladysmith Drive Public Meeting

Good Day,

My family and I moved from Halifax to St John's approx . 2 years and decided to settle in the Ladysmith Drive area due to the potential of a school possibly being built on the area set aside for INSTUTION. Also, we were told by our Realtor that this was a great family setting and a sought after part of St John's. We took his recommendation and decided to build a new home for our growing family. While our home was being built we rented a house on Rosalind Street .

After renting this apartment for a year we realized that we had made a mistake deciding to build in this subdivision. I truly think that the city of St John's has made a terrible mistake in allowing for so many new houses to be 2 apartment homes. While renting on Rosalind Street we were witness to rentals on all side of us and saw firsthand the neglect of the properties and the type of tenants living in the majority of the apartments . These were often young students or workers, who often rented rooms in houses and this had created quite a party atmosphere . To make matters worse, the owners of these homes often do not live in the home, therefore the look of these properties on the outside was often neglected . Whether it be garbage on the property, lawns and grass not cut or looked after , or general upkeep of the exterior. Again I do not wish to paint every landlord with the same brush, but it is the majority that are not maintaining their properties that I would expect from a new subdivision .

Also, with the number of rental units currently in this subdivision the turnover of tenants is great, thereby reducing the community/family feel to a subdivision. I feel that with the addition of 229 apartments (and no school) this will only decrease the desirability of this area .

I truly believe that within 10 years we will be left wondering how a new subdivision has so quickly been neglected and no longer a sought after area for families to live in . This area had great potential to be a family oriented neighbourhood with a park , playgrounds and possibly a school but due to the desire of the city to collect additional tax dollars on two apartment homes this potential has been lost.

Regretfully living in Ladysmith Drive area ,

Geoff Stewart

Pat Careen

Good day I am inquiring into the submission reg...

2014/08/21 07:58:20 PM

From: Pat Careen [REDACTED]
To: cityclerk@stjohns.ca
Date: 2014/08/21 07:58 PM
Subject: 146-148 Ladysmith Drive

Good day

I am inquiring into the submission regarding the application from Northern Property to rezone 146-148 Ladysmith Drive.

I understand that the meeting for Aug 26 has been postponed.

I do want to attend this meeting to inquire or voice my opinion against the proposal for this development.

Please let me know what is required from me to be a part of this process as an active property owner at 161 Ladysmith.

I would also like to know when next meeting is scheduled.

Thanks

Tina and Patrick Careen
Property owners at 161 Ladysmith

---- Forwarded by Karen Chafe/CSJ on 2014/10/09 01:33 PM ----

Theresa Jarvis

On August 13,2014 we received a Public Meetin...

2014/08/25 12:15:56 PM

From: Theresa Jarvis [REDACTED]
To: "cityclerk@stjohns.ca" <cityclerk@stjohns.ca>
Date: 2014/08/25 12:15 PM
Subject: Re; Public Meeting on Tuesday ,August 26th,2014

On August 13,2014 we received a Public Meeting Notice from St. John's Municipal Council regarding an application from Northern Property REIT to rezone property at 146-148 Ladysmith Drive to the Apartment Medium Density (A2) zone.

Information from other sources suggest that a row housing project might be planned for this address as well.

As residents located just across the street on 145 Ladysmith we have serious concerns about

this proposal as we understand it at this time .

It seems obvious to us that such a proposal would have a very negative impact on this existing single dwelling residential area. From our perspective this proposal is a significant deviation from the original plans and consequently ,the expectations we had when we purchased the property.

With higher density population there would be increased traffic movement ,noise levels etc...That would tend to downgrade the existing quiet of this neighbourhood and hence the quality of life.

Another major concern for us is the potential devaluation of our property ,resulting in significant financial loss.

This would not be fair or just.

In addition row housing owners would have an unfair competitive advantage for rental in this area. Since row housing units would cost substantially less than single dwelling houses to purchase ,it would be logical to assume that row housing units rented would be cheaper than rentals of single dwelling residences , hence, a potential unfair competitive advantage .

In summary ,if these proposals are approved by Council ,we strongly feel that the conditions and expectations that existed when we purchased the property on Ladysmith would be altered substantially and would impact us and others negatively .

Last year you asked for our support to represent us .We gave that support to you .Now we ask you to see our opposition on this proposal as reasonable and just .Therefore ,we trust that you will vote against this proposal for Ladysmith Drive .

We will attend the public meeting on Tuesday ,August 26th,2014 at 7 pm to gather more information and to elaborate on our concerns .

Sincerely,
Jack G Browne,
Theresa Jarvis
(Residents [REDACTED]-Ladysmith Drive)

----- Forwarded by Karen Chafe/CSJ on 2014/10/09 01:33 PM -----

Cal N	Dear Mayor O'Keefe and City Councillors, In 20...	2014/08/26 01:02:06 AM
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From: Cal N [REDACTED]
To: cityclerk@stjohns.ca
Date: 2014/08/26 01:02 AM
Subject: Opposition to Rezoning 146-148 Ladysmith Drive

Dear Mayor O'Keefe and City Councillors,

In 2011, we decided to build our home in Kenmount Terrace. Of course, like many others, we looked at the overall plan of the area. The plan did, indeed, show a section at 146-148 Ladysmith Drive designated "INST" which is close to our property. Based on the possible uses under zoning deemed "INST," we made our decision to build on Rosalind Street with some comfort, at least.

With the biggest investment in our lives made to build our home in Kenmount Terrace, the City of St. John's is now on the verge of creating a situation which will most likely result in a reduction of our property value.

The City of St. John's tactic of waiting until all residents near this area had made their commitment to Kenmount Terrace and firmly settled in before forwarding this rezoning proposal is unconscionable and in bad faith as far as we are concerned. Also, the effects of this potential rezoning will extend well beyond the 150 meters of the application site, including a substantial increase in traffic congestion and related issues such as pedestrian safety and noise levels.

The residents of Clovelly Trails, Stavanger Drive, did not appreciate or put up with this heavy-handed approach by The City of St. John's. Nor will we.

In no uncertain terms should this rezoning of 146-148 Ladysmith Drive be considered, let alone proceed. The rezoning will only be to the detriment of the current residents of Kenmount Terrace.

Please acknowledge receipt of this E-mail.

Very sincerely ,

Cal & Ruth North

■ Rosalind Street, Kenmount Terrace

calnorth@gmail.com

Suzanne Krauklis

I oppose the rezoning of space in Kenmount Ter...

2014/09/10 11:35:03 AM

From: Suzanne Krauklis [REDACTED]
To: "cityclerk@stjohns.ca" <cityclerk@stjohns.ca>
Date: 2014/09/10 11:35 AM
Subject: 146-148 Ladysmith Drive; rezoning Kenmount Terrace

I oppose the rezoning of space in Kenmount Terrace (146-148 Ladysmith Drive). I am submitting this letter for the public meeting which was supposed to be held on Aug 26th but has been rescheduled. This is my written representation as I am unable to attend this meeting .

My husband and I purchased a home on Gil Eannes Drive in 2007. We purposely bought in this neighbourhood as we were a young couple and we planned on having a family and wanted to live in an up-and-coming LOW-DENSITY NEIGHBOURHOOD. In 2012 we purchased a second home on Rosalind Street which has a basement apartment . We purchased the 2nd home as my father-in-law has a heart condition and we wanted our in-laws to have a home in St. John's as they live around the bay. We needed the basement apartment in the 2nd home to offset the mortgage since our in-laws would be living in the home for free . Since that time we have welcomed the birth of our son, who is now 1 year and one week old. We have roots in this neighbourhood now - safety and property value were a huge draw for us when we decided on living here.

The proposed rezoning and building of apartment complexes would compromise safety and property value. More people (generally lower income as they are too young or do not make enough for the banks to give a mortgage) and more cars would make our neighbourhood too busy and too dangerous for our children . Property value would decline, even if slightly, as there are already an overabundance of apartments and homes in this area now where it has been taking longer to sell houses than in previous years and also more difficult to rent apartments when being selective of tenants .

My husband and I are upstanding citizens who love living in Kenmount Terrace . We both work full-time jobs as public servants, myself with the federal government and my husband with the province. We are devoted to our community and our family. We know our neighbours and we are good neighbours. I have lived in St. John's all my life (except for short periods living in England, France, South Korea, and New Brunswick). My family and I are concerned and feel so strongly against the rezoning that if it occurs , bringing apartment complexes into our neighbourhood, we WILL sell both properties and move outside St . Johns.

Keep our neighbourhood low-density - do not re-zone!!!

Suzanne Krauklis

----- Forwarded by Peg Burton/CSJ on 2014/10/06 10:34 AM -----

From: Mila Major <[REDACTED]>
To: "building@stjohns.ca" <building@stjohns.ca>
Date: 2014/10/04 08:55 PM
Subject: Kenmount Terrace Rezoning

Dear City Planning,

I had a notice in the mail today about a rezoning proposal for Ladysmith Drive in Kenmount Terrace. I want to express that I stand firmly against this proposal. Its a horrible idea for our community growth. It ruins our property value which we were sold for top dollar partially because we wouldn't have to face an issue such as this because the area

was already zoned and mapped out. Besides the obvious loss of equity in our homes, it would have a seriously damaging affect on our area. I wish to be recognized as a solid "No" for the proposed rezoning and apartment building(s) that would follow. I also want to ask you what my options are to further oppose this action.

Thank you for your time,
Mila Major

Office of the City Clerk P.O. Box 908

2014/10/04 03:23:51 PM

From: [REDACTED]
To: <cityclerk@stjohns.ca>
Cc: <bdavis@stjohns.ca>, <dokeefe@stjohns.ca>
Date: 2014/10/04 03:23 PM
Subject: Application from Northern Property REIT to rezone property at 146-148 Ladysmith Drive to the Apartment Medium Density (A2) Zone

Office of the City Clerk
P.O. Box 908
10 New Gower Street
St. John's, NL.
A1C 5M2
709-754-CITY (2489)

October 4, 2014

Matthew Wheaton
■ Petite Forte Drive
St. John's, NL.
A1B 0A8
(709) 726-5447

Re: Application from Northern Property REIT to rezone property at 146-148 Ladysmith Drive to the Apartment Medium Density (A2) Zone.

Dear City Clerk,

In response to the *Public Notice* , to rezone property at 146-148 Ladysmith Drive to a medium density apartment zone, I wish to express my disapproval for such a proposal .

As an owner of two single family dwellings in this area , I feel the approval of such a request will do nothing only damage the neighborhood character and quality of life of the residential subdivision of Kenmount Terrace. Directly impacting on one of the main objectives of the City of St. John's Municipal Plan. I recognize the City of St. John's wishes to promote affordable housing for its residents, however, this should not come at the expense of existing residents .

In 2007, I purchased my first single dwelling in this area with the guarantees of a quiet ,

family orientated neighborhood. Since that time I have started a family and looked forward to the 'new' school that would be at the end of Petite Forte Drive . It now appears the school will not be located on site, which is not ideal, but rezoning the land to an apartment zone does nothing for the prosperity of this subdivision . In reality, it brings lower property values, loss income from single dwelling rental properties, increased traffic, increased potential for crime, and the overall decline of a family neighborhood atmosphere .

In conclusion, I am not in support of such a proposal for the Kenmount Terrace subdivision . As a supporter and resident of this city, I do however support the goals and objectives of affordable housing for residents of the City of St . John's, I just feel sticking three large buildings in the middle of a subdivision is not proper and proposals for other areas should be considered .

Respectfully,

Matthew Wheaton

----- Forwarded by Karen Chafe/CSJ on 2014/10/09 12:16 PM -----

Katherine Misch

To: St. John's City Council

2014/09/24 09:39:25 PM

From: Katherine Misch [REDACTED]
To: cityclerk@stjohns.ca
Date: 2014/09/24 09:39 PM
Subject: 146 - 148 Ladysmith drive rezoning proposal

To:
St. John's City Council
Deny the request to rezone 146-148 Ladysmith Drive from Institutional to Apartment Medium Density

Sincerely,

Katherine Misch, Resident of kenmount terrace. [REDACTED] Ladysmith Drive.

----- Forwarded by Karen Chafe/CSJ on 2014/10/09 01:33 PM -----

----- Forwarded by Paul Bountridge/CSJ on 2014/10/09 12:37 PM -----

From: Dion Stagg [REDACTED]
To: "cityclerk@stjohns.ca" <cityclerk@stjohns.ca>
Cc: "pbountridge@stjohns.ca" <pbountridge@stjohns.ca>
Date: 2014/08/24 07:57 PM
Subject: Application from Northern Property REIT to rezone property at 146-148 Ladysmith Drive

Please review the attached letter in regards of my rejection to this proposal.
Thank you,



Dion Stagg Dion Stagg City of St. John`s (2).docx

Dion Stagg

█ Lady Smith Drive

St. John`s NL A1B 0L4

City of St. Johns,

My name is Dion Stagg, owner of 143 Ladysmith drive. As a resident of this city, I am strongly opposed to the decision of the City of St. Johns to consider an application from Northern Property REIT to rezone property at 146-148 Ladysmith Drive to the Apartment Medium Density (A2) Zone. 229 apartment units will increase the density of traffic flow, as well as create an influx of crime. It will also make parking even more congested in a location where parking is already extremely crowded. Considering an incident which occurred during the summer of 2013 in which an assault rifle was used to shoot at a house located on Dauntless Street, an increase of criminal activity is sure to lead to more gun-related crimes with the potential to seriously injure or even kill a resident of the subdivision (you can refer to this incident on the following link: <http://www.cbc.ca/news/canada/newfoundland-labrador/wrong-house-struck-in-drug-related-drive-by-shooting-1.1327115>). Furthermore, I purchased my home under the premise that the area across from my home was supposed to be a residential area. For the town to make changes to these zoning plans on a moment's notice is unprofessional and inherently unethical, considering this decision imparts irreconcilable damage to my investment as well as many others' in the subdivision. With regards to 146-148 Ladysmith, I feel it would be in the town's best interest – as well as the residents of the subdivision's best interest – to build a park for this zone. This will allow youth in the subdivision to play in a park as opposed to the streets, and it will help keep the crime down to a minimum.

Thank you for considering this proposal, and I sincerely hope the City of St. John's does not allow the construction of these apartments to occur, for the sake of Kenmount Terrace's safety and the community's peace of mind,

Dion Stagg.

From: Dulcie Sharpe-Turpin - [REDACTED]
Date: October 14, 2014 at 11:06:22 AM ADT
To: Helen Stagg [REDACTED]
Subject: 143 Ladysmith Drive
Reply-To: [REDACTED]

Hello Helen and Dion,

I hope all is well.

This is an update of what happened last week regarding the sale of your home on 143 Ladysmith Drive, St. John's.

On Oct 6 and Oct 8, 2014, a RE/MAX agent showed your home to one of his clients. On the morning of Oct 9, the agent called me to say the following:

- His client loved the home.
- After the showing on Oct 8, she had instructed him to draft up an offer and she would sign it the next morning.
- On the morning of Oct 9, the buyer called her agent and instructed the agent to go no further with the offer as she had gone onto the City of St. John's website and discovered that there were apartment buildings going across the street and she felt this would impact her resale value and her level of enjoyment of this home.

If you have any questions, I am always happy to hear from you.

Best regards,
Dulcie Sharpe-Turpin, ABR
Realtor®, Accredited Buyer Representative

RE/MAX United Inc.
862-866 Topsail Road, Mt. Pearl, NL A1B 3J7
Direct: (709) 689-1640 Office: (709) 364-8848 Fax: (709) 364-8129
www.facebook.com/dulcieturpin
www.twitter.com/dulcieturpin

Free home evaluation at www.dulcieturpin.com
Your referrals are always welcome.

Not intended to solicit those already under contract.



To: Karen Chafe/CSJ,
Cc:
Bcc:
Subject: Fw: 146-148 Ladysmith Drive

Jean Whittle

To whom it may concern; I would like to voice m...

2014/10/09 11:11:06 PM

From: Jean Whittle [REDACTED]
To: cityclerk@stjohns.ca
Date: 2014/10/09 11:11 PM
Subject: Fwd: FW: 146-148 Ladysmith Drive

To whom it may concern;

I would like to voice my concern regarding the proposed development here in 146-148 Ladysmith Drive, Kenmount Terrace.

We moved into our new home at 87 Ladysmith Drive, during the winter of this year.

We do not have any objections to the development of this property as a multi-family development.

We DO have an objection to the LARGE number of units to be placed there.

I have read through the LUAR proposal that has been submitted.

And basically here are my thoughts;

I have concerns about an increase in traffic.

229 units with a proposal for 291 parking spaces, 150 underground, 141 above (including Blue zone/ visitor parking).

This certainly means more traffic passing in front of my home.

The traffic impact study suggests a 0.30 increase in traffic at peak time.

What that actually means is 87 (based on parking places) more cars passing in front of my house, during morning and afternoon rush hour.

Please note that is in addition to the current number of cars passing by.

0.30 or 30% doesn't seem like much in a report, but when you do the math based on the number of units.

It is a concern.

Now take into consideration that the Kelsey Drive side of Ladysmith has not been fully developed yet.

There will be additional traffic from that development.

With increased traffic, comes increased environmental/road noise.

Entering and leaving my driveway, it means more cars passing by while I wait to get in and out of my driveway.

We chose to live in this area because of its close proximity to my work.

We were attracted to the Single family development.

We recognize that others want to live here for the same reasons we do.

My request is simple; Please decrease the number of units.

Unfortunately, I will be unavailable between [October 11th and 20th](#), as I will be away on

Vacation.

But I will certainly be open to being contacted by City of St. John's Staff upon my return.

Trusting my concerns will be heard.

Jean Rideout-Whittle

■ Ladysmith Drive

St. John's

■



[To:](#) Karen Chafe/CSJ,
[Cc:](#)
[Bcc:](#)
[Subject:](#) Fw: rezone 146-148 Ladysmith Drive

Darnell Normore

St. John's City Council , Deny the request to rez...

2014/09/25 02:33:57 PM

From: Darnell Normore [REDACTED]
To: cityclerk@stjohns.ca
Date: 2014/09/25 02:33 PM
Subject: rezone 146-148 Ladysmith Drive

St. John's City Council ,
Deny the request to rezone 146-148 Ladysmith Drive from Institutional to Apartment Medium Density

Sincerely,
Darnell Nadeau-Normore

Owner of [REDACTED] Ladysmith Drive



Fw: 146-148 Ladysmith Drive
City Clerk and Council to: Karen Chafe
Sent by: **Elaine Henley**
Cc: Paul Bountridge, Ken O'Brien, Planning

2014/10/15 04:54 PM

----- Forwarded by Elaine Henley/CSJ on 2014/10/15 04:53 PM -----

From: Rob Humphries [REDACTED]
To: "cityclerk@stjohns.ca" <cityclerk@stjohns.ca>
Date: 2014/10/14 11:41 PM
Subject: 146-148 Ladysmith Drive

Hello, this letter is in response to the proposed plan to rezone 146-148 Ladysmith Drive to an medium density apartment zone. As the owner of 147 Ladysmith Drive, this proposed plan has direct implications on my family and I. When our home was purchased in May 2011, the area in question was described by the developer as a Institutional zone, where such public services as a school, day care, park, or recreational facility could and would likely be developed. As a direct result, land in this region could be sold at prime rates. Furthermore, this residential area is an area where many home owners built homes with basement apartments as an investment and more importantly, as a subsidy to mortgage payments that without supplementation from rental incomes, would have been unmanageable. Such a development would be devastating for many young families in this area. It would decrease the value of the surrounding properties, flood the area with available apartments thereby decreasing the rates in which homeowners can receive for renting their homes, hence directly decreasing disposable income. Moreover, possibly increasing crime, and providing lower income housing in an area with minimal services are available in relation to the population. Such consideration by city council shows complete disregard for the tax payers in the Kenmount Terrace region.

Generally, such developments can be beneficial, as such developments can provide lower income housing and house hundreds of families in a relatively small area. However, these developments don't belong in such areas, and ultimately only benefit the corporations building these developments on the backs of the loyal tax payers of this city. If this area was too hold such a development the home buyers in this region should have had knowledge of the development when considering purchasing their homes. This is only exemplified by changing of the area from an institutional zone to an apartment medium density zone, after homes have been purchased. A direct misleading by the city and residential developers.

Although it has been determined that the Eastern School Board has no need for a school in this area at this time, the land in question would be much more beneficial as a green zone, or an area that provides much needed services to the individuals in the Kenmount Terrace region, rather than adding to the urban squall that has developed in this area due to a lack of foresight and planning.

Robert Humphries & Jennifer Sainsbury

Sent from my iPad



[To:](#) Karen Chafe/CSJ,
[Cc:](#)
[Bcc:](#)
[Subject:](#) Fw: Rezoning of 146-148 Ladysmith Drive

"Tracy Madore"

My name is Tracy Madore, I have been living on...

2014/10/15 07:23:50 PM

[From:](#) "Tracy Madore" [REDACTED]
[To:](#) <cityclerk@stjohns.ca>
[Date:](#) 2014/10/15 07:23 PM
[Subject:](#) Rezoning of 146-148 Ladysmith Drive

My name is Tracy Madore, I have been living on Tigress Street in Kenmount Terrace for 5 months. Having moving from Blackmarsh Road, my husband and I purchased our home to get away from the heavy traffic we experienced in our former home. Part of that buying experience was the expectation (which was reflected in the purchase price) that we would be moving into a subdivision that would be quiet and peaceful. I believe that approving the re-zoning of 146-148 Ladysmith Drive is going to lower property values and flood the rental market in this subdivision.

Many homes in this area are two apartment (including our home), when those homes were purchased individuals perceived that their only competition for rentals would be two family dwellings as this was supposed to be a low density area. It is unfair to change this after the fact, and I fear if this re-zoning is approved it will detract from the living experience in the Kenmount Terrace Subdivision. Often these developers change their "plans" after the rezoning is approved, I experienced this myself with the original plans for what is now Westfield Subdivision across from our home on Blackmarsh Road. The original plans (under which the re-zoning was approved) was for townhouses, as a homeowner I was not notified that the builder was opting to construct several condo buildings housing 4 units instead. This oversaturation resulted in us being unable to sell our home and being forced to rent it instead. I fear that this will also occur in this situation as well.

It is undesirable to put such a large apartment complex in this new subdivision, this would be better served being a playground for the young families that live in the area. Surely there must be a more suitable area in town to build these apartment buildings?

Thank you,

Tracy Madore



To: Karen Chafe/CSJ,
Cc:
Bcc:
Subject: Fw: Rezone 146-148 lady smith drive

Kimberley Smith

Hello, I am speaking on behalf of myself and my...

2014/10/17 12:48:14 PM

From: Kimberley Smith [REDACTED]
To: "cityclerk@stjohns.ca" <cityclerk@stjohns.ca>
Date: 2014/10/17 12:48 PM
Subject: Rezone 146-148 lady smith drive

Hello,

I am speaking on behalf of myself and my boyfriend, Jody Pickett. We live on 71 petite forte drive.

We are very concerned about this rezoning. Like most of the residents, we have property value concerns, rental competition concerns and the risk of additional crime in the area.

We are very disappointed to have moved here and nothing yet has come of a park, walking trails, convenience stores...

We have a home with a basement apartment, and we're planning to build again in the next year in Kenmount terrace.

Since this rezoning issue, we started looking at other areas ...paradise, mount pearl... Places where we just aren't in a area full of renters...

We wanted to keep this current home to rent and build a retirement fund now all we have our concerns we won't get the rent we need or won't find the renters to fill it and grow more debt then we don't want trying to hold two homes in order.

I was greatly concerned when I heard of hard times trying to sell a home by the apartments so that worries me when the time comes to let go of 71 petite forte drive.

We want to have a nice place to raise family and enjoy where we live not worry.

I think with the huge amount of property taxes this city charges (and I hope this development doesn't become a way to increase them) I firmly believe we deserve better! I am actually from my pearl and now wished I had never left because I thought living in St. John's would be better in the long run.

I hope you reconsider this project! I know I am reconsidering city of St. John's. The people have spoken to you at this meeting, No one wants this so I really urge you to look at how the people of Kenmount terrace will view city of St. John's if this gets approved!!

Thank you for your time!
Kimberley smith
Kim - Sent from my Iphone



To: Karen Chafe/CSJ,
Cc:
Bcc:
Subject: Fw: Kenmount Terrace proposed apt complex

Amy Seward

All, My young family are residents of Kenmount...

2014/10/18 08:16:23 PM

From: Amy Seward [REDACTED] >
To: "bdavis@stjohns.ca" <bdavis@stjohns.ca>, "cityclerk@stjohns.ca" <cityclerk@stjohns.ca>, "dokeefe@stjohns.ca" <dokeefe@stjohns.ca>, "rellsworth@stjohns.ca" <rellsworth@stjohns.ca>
Date: 2014/10/18 08:16 PM
Subject: Kenmount Terrace proposed apt complex

All,

My young family are residents of Kenmount Terrace and I'm reaching out on our behalf to ask for better...better facilities, better amenities and better ears to hear what the people are saying.

While I certainly echo other residents comments and concerns, I have my own as well. As young professionals in the community, we moved to KT to enjoy the benefits expected of a new subdivision.....green space, kids facilities, trees, walking trails, convenience stores, schools, etc. boy were we surprised when 4 years after moving in we hear our new home is being rezoned to allow an apartment complex. Where are the amenities?

I travel quite a bit for work and don't have to go far, only to Halifax, to see the upfront thinking put into new developments...amenities for it's residents. Yet here's our beautiful city, booming in the oil economy, only to place the greed of developers ahead of the needs and wants of residents. Is this where we want to be as a city, as a province? Even closer, just around the corner to mount pearl, paradise.....forward thinking, amenities, schools.....not apartment buildings.

It's time to make a change, redirect the path were headed down and start with KT, make it the new standard for suburbia in our beautiful city!!!

Kenmount Terrace Residents
Amy Seward & Katie Woodford

Sent from my iPhone

Submissions of Support



146-148 Ladysmith - Expressions of Support
Karen Chafe to: Karen Chafe

2014/10/09 01:55 PM

John Bidgood

This is an email from me supporting the Norther...

2014/10/06 09:55:01 AM

From: John Bidgood [REDACTED]
To: "pboundridge@stjohns.ca" <pboundridge@stjohns.ca>, John Bidgood <johnbidgood@nl.rogers.com>
Date: 2014/10/06 09:55 AM
Subject: Morning Paul

This is an email from me supporting the Northern Application for Rezoning Site to A2 for their Apartment Project. Thanks.

John Bidgood
709 753 0533

Joan Gallivan

Mr. Boundridge I'm writing in support of Northern...

2014/10/05 08:47:43 PM

From: Joan Gallivan [REDACTED]
To: "pboundridge@stjohns.ca" <pboundridge@stjohns.ca>
Date: 2014/10/05 08:47 PM
Subject: Northern Application

Mr. Boundridge

I'm writing in support of Northern's application for rezoning for an apartment project. St. John's needs more rental accommodations which will free up affordable apartments.

Thank you

Sent from my iPad

Terry Reardon

?Mr Boundridge, I would like to indicate my supp...

2014/10/06 07:50:59 AM

From: Terry Reardon [REDACTED]
To: "pboundridge@stjohns.ca" <pboundridge@stjohns.ca>
Date: 2014/10/06 07:50 AM
Subject: Northern Properties rezoning application for Apartment bldg site in Kenmount Terrace

Mr Boundridge,

I would like to indicate my support for approval of Northern Properties ' application for rezoning of land in Kenmount Terrace to "2A" to accommodate an apartment building in that area.

Regards

Terry Reardon

[REDACTED]
[REDACTED]

Roch Martin Mr. Boundridge, I am writing this email in suppor... 2014/10/07 09:56:07 AM

From: Roch Martin [REDACTED] >
To: pboundridge@stjohns.ca
Date: 2014/10/07 09:56 AM
Subject: Support for rezoning of land to A2

Mr. Boundridge,

I am writing this email in support of Northern Properties' application to have their site in Kenmount Terrace rezoned as A2. In a growing city such as St. John's it's imperative that the right urban development be done right from the start. As you know, you can't go back and change everything after an area is developed.

I like to use one of our own Canadian cities as an example. A metro area that is held up worldwide as a leader in urban planning. That city, of course, is Vancouver. They have even coined the term "Vancouverism". Please google the term if you are not familiar with it. It's the concept of building densely populated areas and providing all the necessities for the sustainability of the population. A poor example would be the GTA with their Urban sprawl problem. Given the metro areas' limited land, Vancouverism only makes sense for the future growth of this great city; and so I support the rezoning to A2.

Regards,

Roch Martin.

"Lorne Snow" Mr Boundridge, I would like to indicate my suppo... 2014/10/08 10:34:11 AM

From: "Lorne Snow" <[REDACTED]>
To: <pboundridge@stjohns.ca>
Date: 2014/10/08 10:34 AM
Subject: Northern Properties rezoning application for Apartment bldg site in Kenmount Terrace

Mr Boundridge,

I would like to indicate my support for approval of Northern Properties' application for rezoning of land in Kenmount Terrace to "2A" to accommodate an apartment building in that area.

Lorne Snow

[REDACTED] re: Northern Properties applicatio... 2014/10/08 10:37:26 AM

From: [REDACTED]
To: pboundridge@stjohns.ca
Date: 2014/10/08 10:37 AM
Subject: Support for change of zoning to A2

re: Northern Properties application for change of zoning to A2

With the increase of population around the City core, we support higher density and further apartment construction in Kenmount Terrace.

Louise Nugent
29 Waterford Hgts. North
St. John's

Doris Blackwood

----- Forwarded Message ----- From: "harmon..."

2014/10/09 11:51:22 AM

From: Doris Blackwood [REDACTED]
To: Paul Boundridge <pboundridge@stjohns.ca>
Date: 2014/10/09 11:51 AM
Subject: Subject: Northern Properties Application

----- Forwarded Message -----

From: [REDACTED]
To: Doris Blackwood [REDACTED]
Sent: Sunday, October 5, 2014 1:18 PM
Subject: Fw: Fwd: Email to Paul Boundrige on Northern Properties Application

We support the Northern Properties Application for Rezoning Site to A2 for their Apartment Project. Always good to see some positive development. Best . Doris and Jeff Blackwood



To: Karen Chafe/CSJ,
Cc:
Bcc:
Subject: Fw: PDE File #REZ1400005 - 146-148 Ladysmith Drive, Northern REIT Rezoning Application Expression of Support

E Baldwin

Paul Boundridge I am contacting you today to let...

2014/10/09 12:36:36 PM

From: E Baldwin [REDACTED]
To: "pboundridge@stjohns.ca" <pboundridge@stjohns.ca>
Date: 2014/10/09 12:36 PM
Subject: Northern Application

Paul Boundridge

I am contacting you today to let you know I am in full support of the City of St. John's of the Northern Application for Rezoning Site to a A2 for their apartment Project ..I believe it would be wonderful for the area and we do need more apartment buildings.....Edwina Baldwin Real Estate agent with Remax Specialists,,Past-President of Newfoundland & Labrador Real Estate Association ..

Sent from my iPad



To: Karen Chafe/CSJ,
Cc:
Bcc:
Subject: Fw: PDE File #REZ1400005 - 146-148 Ladysmith Drive, Northern REIT Rezoning Application Expression of Support

Norman Tobin

I support the application for Northern Properties...

2014/10/08 02:23:57 PM

From: Norman Tobin [REDACTED]
To: "pboundridge@stjohns.ca" <pboundridge@stjohns.ca>
Date: 2014/10/08 02:23 PM
Subject: Northern Properties for Rezoning Site to A2 for Apartment Project

I support the application for Northern Properties for Rezoning Site to A2 for Apartment Project in Kenmount Terrace.

Norm Tobin

53

Jahled
2014-10-20
JH

PETITION

To St. John's Municipal Council

The St. John's Municipal Council is considering an application from Northern Property REIT to rezone property at 146-148 Ladysmith Drive to the Apartment Medium Density (AZ) Zone. This would allow development of three, four story apartment buildings (two 79 unit buildings and one 71 unit building).

This would involve a considerable increase in traffic to the area, a significant increase in water consumption/demand, and a decrease in green space.

WE the undersigned petition the St. John's Municipal Council to reject this proposal and not rezone 146-148 Ladysmith Drive.

Name (printed)	Address (printed)	Signature
Deborah Cooper		Deborah Cooper
Jayne Cooper		Jayne Cooper
Lindsay Linchaw		Lindsay Linchaw
Hula Stagg		Hula Stagg
DION Stagg		Dion Stagg
LEE NOSEWORTHY		[Signature]
Jason Chase		[Signature]
Tammy Beresford		Tammy Beresford
ANNA VALCHEVA		[Signature]
Charity Canning		[Signature]
Perry Cooper		Perry Cooper
Jody Pickett		Jody Pickett

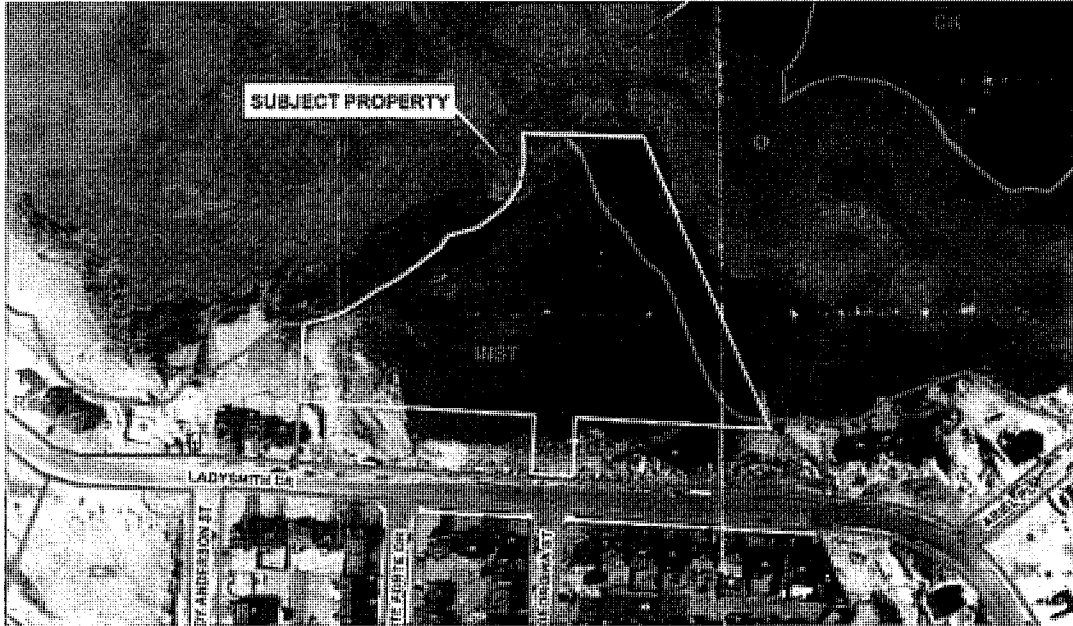
Name (printed)	Address (printed)	Signature
Cindy Mitchell		
Pam Tibbo		P. Tibbo
Tracy Horlich		Tracy Horlich
Chad Ballah		
Elin Thompson		E. Thompson
Robert Philpott		
SABRINA PHILPOTT		
CHRIS QUINLAN		
Janine Quinlan		Janine Quinlan
CRAIG KENCER		
Lee Ellsworth		Lee Ellsworth
C. Ellsworth		C. Ellsworth
Jenna Ellsworth		Jenna Ellsworth
Peter Madden		P. Madden
Ruth Spradlin		Ruth Spradlin
Kathleen Oshes		Kathleen Oshes
Shane Carberry		Shane Carberry
BRAD ANDREWS		Brad Andrews
Brittany McLean		Brittany McLean
Chilo Winter		Chilo Winter
Nancy Hunt		Nancy Hunt
Terry Howell		Terry Howell
Jaimie Hunt		Jaimie Hunt

Name (printed)	Address (printed)	Signature
Leslie Legrow		Leslie Legrow
Marry Kelly		M. Kelly
Brenda Parsons		Brenda Parsons
Lester Parsons		
Kim Parsons		
Krista Parsons		
Craig Moore		Craig Moore
Tenna Moore		Tenna Moore
Levi Daley		Levi Daley
Judy Daley		Judy Daley
Erka Daley		Erka Daley
CAL NORTH		North
Ruth North		Ruth North
Deon Crocker		Deon Crocker
Chris Yu		Chris Yu
Bob Kinsella		Bob Kinsella
Darine Jwalla		Darine Jwalla
Dennis Pynn		Dennis Pynn
CRAIG PRADWELL		Craig Pradwell
Yukiko Pennell		Yukiko Pennell
Sean Simmer	Sean Simmer	
Corey Holwell	Corey Holwell	
Stephen O'heary	Stephen O'heary	

u00 +

Dear Mayor and City of St. John's Councillors,

Please find below the text of a petition regarding our wish for you to deny the request to rezone 146-148 Ladysmith Drive from Institutional to Apartment Medium Density. An online version of the petition can be found at <http://goo.gl/FJ1REe>



Petitioning St. John's City Council

Deny the request to rezone 146-148 Ladysmith Drive from Institutional to Apartment Medium Density

We, the undersigned residents of Kenmount Terrace, wish to have the application to rezone 146-148 Ladysmith Drive from Institutional to Apartment Medium Density denied for several reasons which include but are not limited to*:

- The proposed apartment development will change the character of the surrounding area from low density occupancy to a much higher density. This will have associated negative impacts on our quality of life such as increased noise levels, increased traffic and traffic speeds, and increased instances of crime.

- Since rental prices are based on supply and demand, the addition of 229 new rental units in the area will lower the rental values of properties in the surrounding areas. The owners

of 2 apartment homes in the area purchased their properties believing that their competition would be restricted by the Residential Kenmount zoning in the surrounding area. It is irresponsible for the City of St. John's to allow a developer to build a 229 unit development in such close proximity when the residents of Kenmount Terrace are already providing the city with a large number of rental units.

- The perceived undesirability of living next to an large apartment complex will certainly lower the property values for homeowners in the surrounding area. The City of St. John's allowed the developer to sell land to homeowners at a premium price very recently. This was based on the added value of a public amenity in the area in question (a school). Now that the school is not being built, the city has a responsibility to see that the area is developed in a way that does not detract from the value of the surrounding properties. Otherwise, our properties were purchased under false pretenses.

- Kenmount Terrace currently only has one area zoned Institutional. We only have 2 very small playgrounds (neither of which are appropriate for young children) and no community center, sports fields or public amenities of any kind. It is irresponsible for the city to rezone the only area currently existing that is zoned for the development of public buildings.

*Some of the items noted above are opinion based.

Signatures

Name	Location	Date
Jennifer Holden	St. John's, Canada	2014-09-10
Lorna Murphy-Clarke	St. Johns, Canada	2014-09-10
Dawn Furey-O'Rourke	St. John's, Canada	2014-09-10
mark dooley	St johns, Canada	2014-09-10
Cheryl Barrett	St. John's, Canada	2014-09-10
Jason Langdon	St. John's, Canada	2014-09-10
Cheryl Barrett	St. John's, Canada	2014-09-10
Angela Griffin	Grand Falls/Windsor, Canada	2014-09-10
Josh Tibbo	St. John's, Canada	2014-09-10
Steve Lawlor	St. John's, Canada	2014-09-10
Gordon Brinson	St. John's, Canada	2014-09-10
Colleen Manning	St. John's, Canada	2014-09-10
Patrick English	St. John's, Canada	2014-09-10
Kevin Andrews	St. John's, Canada	2014-09-10
Suzanne Krauklis	St. John's, Canada	2014-09-10
gregory doucette	st johns, Canada	2014-09-10
Brent Dawe	St. John's, Canada	2014-09-10
Matthew Spurvey	st johns, Canada	2014-09-10
Thomas Nemeč	St. John's, Canada	2014-09-10
Matthew Clark	St. John's, Canada	2014-09-10
Patrick MacDonald	St Johns, Canada	2014-09-10
Kathleen O'Shea	St. John's, Canada	2014-09-10
Norman Byrd	St johns, Canada	2014-09-10
Virginia English	St. John's, Canada	2014-09-10
Kari Short	St. John's, Canada	2014-09-10
Kristie Bradbury	St. John's, Canada	2014-09-10
Kelly Reid	St. John's, Canada	2014-09-10
Maureen Malobe	St. John's, Canada	2014-09-10
Rodney Linehan	St. John's, Canada	2014-09-10
Robyn Oliver	St. John's, NL, Canada	2014-09-10

Name	Location	Date
Mitchell Johnson	St. John's, NL, Canada	2014-09-10
Stacey Carew	St. John's, Canada	2014-09-10
Dan McCluskey	St. Johns, Canada	2014-09-10
Alger Boota	halifax, Canada	2014-09-10
Lesley Walsh	St.john's, Canada	2014-09-10
Carmel Finlay	St. John's, Canada	2014-09-10
Erin Dwyer	st. John's, Canada	2014-09-10
Sandra Loveless	St. John's, Canada	2014-09-10
Keshia Ryan	St. John's, Canada	2014-09-10
elizabeth fahey	mount pearl, Canada	2014-09-10
Gabrielle Young	St. John's, Canada	2014-09-10
Deanne barrington	st. johns, Canada	2014-09-10
Jennifer Penney	St. John's, Canada	2014-09-10
Mary Slade	St. John's, Canada	2014-09-10
Holly Aylward	St. John's, Canada	2014-09-10
Ronald Power	St. John's, Canada	2014-09-10
Laura MacDonald	St. John's, Canada	2014-09-10
Amanda Belbin-Rice	St. John's, Canada	2014-09-10
vicky kane	st.johns, Canada	2014-09-10
Shamus Barrington	st. john's, Canada	2014-09-10
Len Evans	St. John's, NL, Canada	2014-09-10
Karl Riches	St. John's, Canada	2014-09-10
Holly Hillier	St. John's, Canada	2014-09-10
Courtney Greenham	St. John's, Canada	2014-09-10
Craig Rogers	St. John's, Canada	2014-09-10
Daniel Murphy	St. John's, Canada	2014-09-10
Terri Whitt	St. John's, Canada	2014-09-10
Andrew Whitt	St. John's, Canada	2014-09-10
Sian Jones	St johns, Canada	2014-09-10
Kayla Bry	St. John's, Canada	2014-09-10
Adam Manning	St. John's, Canada	2014-09-10
Brandon Shute	St. John's, Canada	2014-09-10

Name	Location	Date
Power Alexandra	St. John's, Canada	2014-09-10
Katie Misch	St. John's, Canada	2014-09-10
Vanessa Barnes	Mt pearl, Canada	2014-09-10
Darnell Normore	John's, Canada	2014-09-10
Adam Hart	St. John's, Canada	2014-09-10
Ashley Madden	St. John's, Canada	2014-09-10
Suzanne Maher	St. John's, Canada	2014-09-10
Denise Hart	St. John's, Canada	2014-09-10
Rob Barrett	St. John's, Canada	2014-09-10
David Power	St John's, Canada	2014-09-11
Nerissa Martin	St. John's, Canada	2014-09-11
Amy Norman	St. John's, Canada	2014-09-11
bonnie churchill	st. john's, Canada	2014-09-11
Patricia Walsh	St. John's, Canada	2014-09-11
Christina Neno	St.John's, Canada	2014-09-11
Leslie & Mike O'Brien	St. John's, Canada	2014-09-11
Erin Sooley	At. Johns, Canada	2014-09-11
Janine Stanley	St. John's, Canada	2014-09-11
Lisa Dawe	St. John's, Canada	2014-09-11
David Bry	St. John's, Canada	2014-09-11
Stacy McDonald McCarthy	St. John's, Canada	2014-09-11
David McCarthy	St. John's, Canada	2014-09-11
Theresa Power	St.John's, Canada	2014-09-11
John FitzGerald	St. John's, Canada	2014-09-11
Bradley Grace	St. John's, Canada	2014-09-11
Matthew Cross	St JOhn's, Canada	2014-09-11
Mark Crowley	St. John's, Canada	2014-09-11
Tammy Rice	St. John's, Canada	2014-09-11
Hailey Dawson	St. John's, Canada	2014-09-11
terri dooley	st johns, Canada	2014-09-11
Jeff Vineham	St. John's, Canada	2014-09-11
Tammy Tapper	Paradise, Canada	2014-09-11

Name	Location	Date
Beverly Martin	st. Johns, Canada	2014-09-11
Candy Brazil	St john's, Canada	2014-09-11
Hank Rice	St. John's, Canada	2014-09-11
Jason Butt	St.john's, Canada	2014-09-11
Adam Follett	St. John's, Canada	2014-09-11
Theresa Jarvis	St. John's, Canada	2014-09-11
Tina Walsh	St. John's, Canada	2014-09-11
S. Smith	St. John's, Canada	2014-09-11
Corey Holwell	St. John's, Canada	2014-09-11
Jennifer Sainsbury	St. John's, NL, Canada	2014-09-11
Donovan Byrd	St. John's, Canada	2014-09-11
Mike Mullins	St John's, Canada	2014-09-11
Erin Thompson	St. John's, Canada	2014-09-11
Rick Pinsent	St. John's, Canada	2014-09-11
Eileen Mullins	st.john's, Canada	2014-09-11
Sarah Lynch	Upper Island Cove, Canada	2014-09-11
william langdon	st. johns, Canada	2014-09-11
Lawrence Stead	St. John's, Canada	2014-09-11
Stephanie King	St. John's, Canada	2014-09-11
Chantelle English	St. John's, Canada	2014-09-11
michelle evans	St. John's, Canada	2014-09-11
Janna Sweetapple	St. John's, Canada	2014-09-11
Vicki Ficzero	St. John's, Canada	2014-09-11
Jeff Corcoran	St.johns, Canada	2014-09-11
Jake Rogers	st.john's, Canada	2014-09-11
michael loder	st. john's, Canada	2014-09-11
Mark Norman	St. John's, Canada	2014-09-12
Ashley Stead	St.John's, Canada	2014-09-12
Holly Barry	St. John's, Canada	2014-09-12
Krista Patten	St. John's, Canada	2014-09-12
Grant Cutler	St. John's, Canada	2014-09-12
crystal stead	st. john's, Canada	2014-09-12

Name	Location	Date
Robert Mercer	St. John's, Canada	2014-09-12
Barb Penton	St. John's, Canada	2014-09-12
Sean Simmonds	St. John's, Canada	2014-09-12
Charity Canning	St. John's, Canada	2014-09-12
Shanna Canning	St. John's NL, Canada	2014-09-12
Kristin Raisanen	St. John's, Canada	2014-09-12
Anna Valcheva	St. John's, Canada	2014-09-12
caroline jette	riviere-beaudette, Canada	2014-09-12
Shannon Baker	St John's, Canada	2014-09-12
Crystal Saunders-Milley	St. John's, Canada	2014-09-12
Peter Rogers	Baie Verte, Canada	2014-09-12
Aloysius English	St. John's, NL, Canada	2014-09-13
Justin Weiler	St. John's, Canada	2014-09-13
Bradley Wade	St John's, Canada	2014-09-13
Jaclyn Browne	St. John's, Canada	2014-09-13
Sharon Aylward	St. John's, Canada	2014-09-13
Neil Bolt	St. John's, Canada	2014-09-14
Charlene Bolt	St. John's, Canada	2014-09-14
Andrew Milley	St. John's, Canada	2014-09-15
Geoff Stewart	St John's, Canada	2014-09-15
Crystal Card	St. John's, Canada	2014-09-15
Ryan Card	St. John's, Canada	2014-09-15
Jillian Green	St. Johns, Canada	2014-09-15
Paul Piercey	St. John's, Canada	2014-09-15
Jillian Edwards	St. John's, Canada	2014-09-15
Sheena Roul	St. Johns, Canada	2014-09-15
Tara Bennett	St. John's, Canada	2014-09-15
Stephanie Green	St. John's, Canada	2014-09-15
Jessica Grandy	Mount pearl, Canada	2014-09-15
Kyle Edwards	St. John's, Canada	2014-09-15
Beverly Edwards	Lawn, Canada	2014-09-15
James Roul	St. John's, NL, Canada	2014-09-15

Name	Location	Date
Crystal Buffett	St. John's, Canada	2014-09-16
Jamie Grandy	St. John's, Canada	2014-09-16
Karolyn Sullivan	St. John's, Canada	2014-09-16
Barry Crocker	St John's, Canada	2014-09-16
Donna Harpur	St. John's, Canada	2014-09-16
Michelle Power	St. John's, Canada	2014-09-16
Darren Freake	St. John's, Canada	2014-09-16
Stephanie Okeefe	St. John's, Canada	2014-09-16
Stephanie Jarvis	St. John's, NL, Canada	2014-09-16
Whitney Shea	St. John's, Canada	2014-09-16
Amy Seward	St. John's, Canada	2014-09-16
Melaine Jarvis	St John's, NL, Canada	2014-09-16
Shalane Hayter	St. John's, Canada	2014-09-16
Shawna Hayter	St. John's, Canada	2014-09-16
Shane Mills	St. John's, Canada	2014-09-16
Christopher Kenny	St.john's, Canada	2014-09-16
Kaitlyn Jarvis	St. John's, Canada	2014-09-16
Charlesly Salter	St John's, Canada	2014-09-16
Kim Stagg	St. John's, Canada	2014-09-16
John Bolt	St. John's, Canada	2014-09-16
Megan Jarvis	St. John's, Canada	2014-09-16
Damien Clarke	St.johns, Canada	2014-09-16
Vanessa Grandy	St.John's, Canada	2014-09-16
Glenda Kendell	St. John's, Canada	2014-09-16
Shelby Jarvis	Winterland, Canada	2014-09-16
Gina Baker	St. John's, Canada	2014-09-16
Matthew Kendell	St. John's, Canada	2014-09-16
Brittany Hill	St. John's, Canada	2014-09-16
Joshua Mailhiot	St. John's, Canada	2014-09-16
Stephen Roebathan	St. John's, Canada	2014-09-16
Brian Hunt	St. John's, Canada	2014-09-16
Nancy Crocker	St. John's, Canada	2014-09-16

Name	Location	Date
Rebecca Pumphrey	St. John's, Canada	2014-09-16
Kimberly Mailhiot	St. John's, Canada	2014-09-16
Nancy Rideout	St. John's, Canada	2014-09-16
Lisa Antle	St. John's, Canada	2014-09-16
julie burke	st. John's, Canada	2014-09-16
kayla blain	st. john's, Canada	2014-09-16
Jocelyn Button	st. john's, Canada	2014-09-16
Amanda Cranford	St. John's, Canada	2014-09-16
Joel Fulford	St. John's, Canada	2014-09-16
Ryan Roul	St. John's, Canada	2014-09-16
Amy Bishop	St. john's, Canada	2014-09-16
Matthew Gill	St. John's, Canada	2014-09-16
Peter Murphy	St. John's, Canada	2014-09-17
Kaitlin Hayward	St. John's, Canada	2014-09-17
eldene ennis	st. john's, Canada	2014-09-17
phyllis bolt	St. John's, Canada	2014-09-17
Rhodi Hawco	St. John's, Canada	2014-09-18
Dave Burt	St.johns, Canada	2014-09-18
chris follett	St John's, Canada	2014-09-18
Nanci Barnes	St. John's, Canada	2014-09-19
Scott Jarvis	St.Johns, Canada	2014-09-19
Melanie McCarthy	st . johns, Canada	2014-09-20
Daniel Parsons	St. John's, Canada	2014-09-20
Kimberley Smith	St. John's, Canada	2014-09-20
Andrew Hollett	St. John's, Canada	2014-09-20
Phoebe Carpenter	St. John's, Canada	2014-09-22
Atul Anand	St. John's, Canada	2014-09-22
Geoff Holden	Mount Pearl, Canada	2014-09-22
Jessica Byrne	St. John's, Canada	2014-09-22
Justin Whelan	Mount pearl, Canada	2014-09-22
Chris Curtis	St. John's., Canada	2014-09-23
Susanne Gulliver	St. John's, Canada	2014-09-23

Name	Location	Date
Vanessa Oldford	Paradise, Canada	2014-09-23
Mark McKelvie	st johns, Canada	2014-09-23
Steve Grimes	St. John's, Canada	2014-09-24
Sonny Singh	St. john's, Canada	2014-09-24
Mike Lacey	St. John's, Canada	2014-09-26
Anna Aylward-Murphy	St. John's, NL, Canada	2014-09-27
Beverley Slaney	Lawn, Canada	2014-09-27
Marguerite Greene	Paradise, Canada	2014-09-28
david guy	pin court, Canada	2014-09-28
Bonnie Jones	St. John's, Canada	2014-09-28
Terry Jones	St. John's, Canada	2014-09-28
Danielle Aylward	Clareville, Canada	2014-09-28
Michael James	St. John's, Canada	2014-10-02
Heather James	St. John's, Canada	2014-10-02
james Cooper	st. John's, Canada	2014-10-02
Deborah Cooper	St. John's, Canada	2014-10-02
Steve Cooper	St. John's, Canada	2014-10-03
Denise Smith	St. John's, Canada	2014-10-03
Stephen Noftall	St. John's, Canada	2014-10-03
Kelly Strickland	St. John's, Canada	2014-10-03
Jonathan Dwyer	St. John's, Canada	2014-10-03
Krista lee butler	St. John's, Canada	2014-10-03
Victoria Sparkes	Conception Bay South, Canada	2014-10-03
Chris Gray	St. John's, Canada	2014-10-03
Frank Ryan	St. John's, Canada	2014-10-04
Nicole Vatcher	St. John's, Canada	2014-10-04
Colleen Vatcher	St. John's, Canada	2014-10-04
Tiffany Meehan	St. John's, NL, Canada	2014-10-04
Jody Holloway	St. John's, NL, Canada	2014-10-04
Mila Major	St. John's, Canada	2014-10-04
Brad Hiscock	St. John's, Canada	2014-10-04
Natasha Bishop	St. John's, Canada	2014-10-04

Name	Location	Date
Chris Hiscock	St. John's, Canada	2014-10-04
Justin Hiscock	st. John's, Canada	2014-10-04
Glenda Goulding	St. John's, Canada	2014-10-04
Kirk Collins	St. John's, Canada	2014-10-04
danny budd	grimsby, Canada	2014-10-04
Noel Sparrow	St. John's, Canada	2014-10-05
Ryan Sparrow	St. John's, Canada	2014-10-05
Ryan Cleveland	Paradise, Canada	2014-10-05
Sarah Bass	Clareville, Canada	2014-10-05
Cathy Bouzane	St. John's, Canada	2014-10-05
Dianne Starkes	Scarborough ont, Canada	2014-10-05
Jackie Ryan	St.John's, Canada	2014-10-05
Jordan Hicks	St. John's, Canada	2014-10-05
Sean Knight	St. John's, Canada	2014-10-05
Natasha Bishop	gfw, Canada	2014-10-05
Rita stright	st. Johns, Canada	2014-10-05
Kim Hannon	Bishop's Falls, Canada	2014-10-05
Nichole Noseworthy	Grand Falls-Windsor, Canada	2014-10-05
Katelyn Knight	Middleton, Canada	2014-10-05
Cathy Knight	Fort mcmurray, Canada	2014-10-05
Gloria Foley	St. John's, Canada	2014-10-05
Howard Rideout	St. John's, Canada	2014-10-05
brittany hill	St. John's, Canada	2014-10-05
Dawn-Marie Lee	St. John's, Canada	2014-10-05
Darren Ryan	St. John's, Canada	2014-10-05
Cara Drover	St. John's, Canada	2014-10-05
Megan Bishop	St. John's, Canada	2014-10-05
Amanda Power	St. John's, Canada	2014-10-05
Sarah Bursey	St. John's nl, Canada	2014-10-05
Aaron Noseworthy	Grand Falls-Windsor, Canada	2014-10-05
sheri way	gfw, Canada	2014-10-05
Greg Molloy	St. John's, Canada	2014-10-05

Name	Location	Date
Aiden Wadman	St. John's, Canada	2014-10-05
Donnika Wadman	St. John's, Canada	2014-10-05
Sybil Wadman	St johns, Canada	2014-10-05
gail strickland	st. john's, Canada	2014-10-05
Cody Penney	St.Johns, Canada	2014-10-05
Ashley Green	St.Johns, Canada	2014-10-05
Ryan McGrath	St. John's, Canada	2014-10-05
Amy McGrath	St. John's, Canada	2014-10-05
Daven Grikis	St. John's, Canada	2014-10-05
Morgan Pendergast	St. Johns, Canada	2014-10-05
dorothy knight	gfw, Canada	2014-10-05
Robert Humphries	St. John's, Canada	2014-10-06
Jon Sainsbury	St. John's, Canada	2014-10-06
kelly Kean	Badgers Quay, Canada	2014-10-06
Jaimie Hunt	St. John's, Canada	2014-10-06
Heather Sturge	Mount Pearl, Canada	2014-10-06
Matthew Dalton	St John's, Canada	2014-10-06
Carol Button	St. John's, Canada	2014-10-06
Sheldon Sturge	Mount pearl, Canada	2014-10-06
Maddison Hulan	St. John's, Canada	2014-10-06
Jamiee Thomas	St. John's, Canada	2014-10-06
Terry oakley	St. John's, Canada	2014-10-06
Cordell Best	St.Johns, Canada	2014-10-06
Daniel Berkshire	St.johns, Canada	2014-10-06
Stephanie Fontaine	St. John's, Canada	2014-10-06
Brandon Collins	St. John's, Canada	2014-10-06
Kayla White	St. John's, Canada	2014-10-06
Mark Sturge	Badger's Quay, Canada	2014-10-06
Jason Chase	st johns, Canada	2014-10-06
Brandon Drake	St. John's, Canada	2014-10-06
Jessica Hollett	St.johns, Canada	2014-10-06
Kelly Matthews	St. John's, Canada	2014-10-06

Name	Location	Date
Kelly Snow	Paradise, Canada	2014-10-06
Andrew Follett	St. John's, Canada	2014-10-06
Laura Tilley	St. John's, Canada	2014-10-06
Amanda Keough	St. John's, Canada	2014-10-06
Samantha Rowsell	St. John's, Canada	2014-10-06
Nick English	St. John's, Canada	2014-10-06
Rick Berthiaume	St. John's, Canada	2014-10-06
Stephen Lucas	St. John's, Canada	2014-10-06
brad janes	St. John's, Canada	2014-10-06
David Janes	St. John's, Canada	2014-10-06
Stephanie Maher	St. John's, Canada	2014-10-06
Jaide Laverty	St. John's, Canada	2014-10-06
John-Kevin Flynn	St. John's, Canada	2014-10-06
Chris Hicks	St Johns, Canada	2014-10-06
Alyssa Crosbie	St. John's, Canada	2014-10-06
Roger Kennedy	St johns, Canada	2014-10-06
Lana Parsons	st. John's, Canada	2014-10-06
Ashlea Legge	St. John's, Canada	2014-10-06
Jason Foley	St. John's, Canada	2014-10-07
Carolann Byrd	st. johns, nl., Canada	2014-10-07
Hailey Rumbolt	St. John's, NL, Canada	2014-10-07
Jacquie Hayward-Francis	St. John's, NI, Canada	2014-10-07
Samantha Moulard	St. John's, Canada	2014-10-07
Jane Stokes	St John's, NC, United States	2014-10-07
Samantha Halleran	St. John's, Canada	2014-10-07
sean mullowney	st. john's, Canada	2014-10-07
Tracy Madore	St. John's, Canada	2014-10-08
Gerry Snow	St. John's, Canada	2014-10-08
Shannon Smith	St. John's, Canada	2014-10-08
Curtis Power	St. John's, Canada	2014-10-08
Jeff Waterfield	St.john's, Canada	2014-10-08
Mark Browne	Creston South, Canada	2014-10-08

Name	Location	Date
Marla Moulton-Hickey	St. John's, Canada	2014-10-09
Lori Fitzpatrick	Antelope St., St. John's NL, Canada	2014-10-10
Gary Norman	St John's, Canada	2014-10-10
Jason King	St. John's, Canada	2014-10-10
Jamie Moran	St. John's NL, Canada	2014-10-10
Lisa Badcock	St. John's, Canada	2014-10-10
Mark Badcock	St. John's, Canada	2014-10-10
Cailee Schwartz	St. John's, Canada	2014-10-10
Gail Carroll	St. John's, Canada	2014-10-10
Steve Brown	St. John's, Canada	2014-10-10
Kristen Scott	St. John's, Canada	2014-10-11
Phyllis Browne	Mt Pearl, Canada	2014-10-11
Crystal Duffenais	St. John's, Canada	2014-10-11
Mark Pope	St. John's, Canada	2014-10-11
Kris Adams	St. John's, Canada	2014-10-12
Marsha Ryall	st. John's, Canada	2014-10-12
Mary Bennett	St. John's, Canada	2014-10-13
Trevor Costigan	St. John's, Canada	2014-10-14
Lisa harris	St. John's, Canada	2014-10-14
Eddie Benoit	St. John's, Canada	2014-10-14
Danine Lavallee	St. John's, Canada	2014-10-14
Jennifer Foley	St. John's, Canada	2014-10-14
Percy Perry	Tigress St	2014-10-15
Audrey Perry	Tigress St.	2014-10-15
Ruth North	Rosalind Street	2014-10-15
North	Rosalind St	2014-10-15
John Pickett	Petite Forte	2014-10-15
Kim	Petite forte	2014-10-15
Kathy Brown	Kenmount Terrace	2014-10-16
Leslie Penney	Petite Forte	2014-10-16
Stan McNEIL	Kenmount Terrace	2014-10-15
Ruby McNEIL	"	2014-10-15
	Kenmount Terrace (Aired)	2014-10-15

2014-10-15

BRADY PAETZ

82 JOHNS, NL
REBUILT 1899

Matthew Lewis

St John's, NL
KENMOUNT TERRACE
ICELAND PL.

2014-10-15

Mohammed Aziz

Kenmount Terrace
Capulet Street

2014-10-15

Zainab Taha

Kenmount Terrace
Capulet Street

2014-10-15

Elizabeth Lewis

St. John's, NL
Kenmount Terrace
Iceland Place

2014-10-15

John Fitzgerald

Iceland Place

2014-10-15

Phoebe Carpenter

Miranda Dr
St. John

2014-10-15

Bonnie + Brady Jones

11 Capulet St. St. John's 2014-10-15

Danny Moore
Gail Strickland.

174 Lady Smith 2014-10-15
Lady Anderson. 2014-10-15

Seafood

176 Lady Smith 2014-10-15

Jonathan Dwyer

+
Kelly Strickland

107 Ladysmith Dr. 14-10-15

Doug + Pam Tibbo

72 Petite forte Dr 2014-10-15

Stacey Andrews

7 Antelope St. Oct 15, 2014

Kim Keats

99 Ladysmith Dr. Oct 15/2014

MEMORANDUM

**REPORT / RECOMMENDATIONS TO COUNCIL
Development Committee
Tuesday, October 21, 2014**

The following matters were considered by the Development Committee at its meeting held on October 21, 2014. A staff report is attached for Council's information.

- 1. Department of Planning, Development & Engineering
File No. CRW1400030
Proposed Crown Land Lease
Proposed Agricultural Use
Department of Environment & Conservation File 1037377
Crown Land Grant Referral for 10.22 Hectare3s
1700 Blackhead Road – Ward 5
Rural (R) Zone**

It is the recommendation of the Development Committee that Council approve the above noted Crown Land Lease. The development of the site is subject to a development application being submitted. Final approval is subject to the developer satisfying all requirements of the City of St. John's.

- 2. Planning & Development File No. CRW1400021 & DEV1400275
Proposed Amendment to Crown Land 'Permission to Occupy' to
Add Obstacle Course Under Zip-line
Department of Environment & Conservation File 1034467
Crown Land Referral for 1.3 Hectares
Petty Harbour Road (Ward 5) –
Open Space Reserve (OR) Zone**

The Development Committee recommends approval of the subject Crown Land application subject to the condition that no development is to occur in the Flood Plain or Buffer. Should the applicant be successful in obtaining the Crown Land Permit, a formal development application must be submitted to the City for review and approval prior to the commencement of any development on the site.

ST. JOHN'S

- 3. Planning and Development File No. CRW1400029
Proposed Crown Land Grant to Extend Private Property
Department of Environment and Conservation File 1037390
Crown Land Referral for 43.18m²
22 Wood Street (Ward 2) – Residential Downtown (RD) Zone**

It is the recommendation of the Development Committee to approve the subject Crown Land application. Should the applicant be successful in obtaining the Crown Land Permit, a formal development application must be submitted to the City for review and approval prior to the commencement of any development on the site.

- 4. Department of Planning & Development File No. DEV1400062
Proposed Construction of Accessory building
Discretionary Use Application
Civic Number 312 Paddy's Pond Road
Rural (R) Zone – Ward 5**

The Development Committee recommends approval of the above noted application for the 12ft x 16ft Accessory Building.

(Original Signed)

David Blackmore
Deputy City Manager – Planning Development and Engineering
Chair – Development Committee

DB/kd

Attachment

MEMORANDUM

Date: October 15, 2014

To: His Worship the Mayor and Members of Council

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

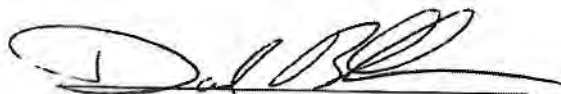
Re: **Department of Planning, Development & Engineering File No. CRW1400030**
Proposed Crown Land Lease
Proposed Agricultural Use
Department of Environment & Conservation File 1037377
Crown Land Grant Referral for 10.22 Hectares
1700 Blackhead Road - Ward 5
Rural (R) Zone

An application for Crown Land has been submitted to the Development Division to provide an agricultural use for vegetables and free range organic chicken growth. This parcel of Crown Land is located in the Rural (R) Zone and is 10.22 Hectares in area.

The Development Committee has reviewed the Crown Land Lease referral and is of the opinion that the proposed Crown Land Lease should be permitted. Should the applicant be successful in obtaining the Crown Land Lease, a formal development application must be submitted to the City for review and approval prior to the commencement of any development on the site.

Recommendation:

Council grant Approval for the above noted Crown Land Lease. The development of the site is subject to a development application being made submitting a development application. Final approval is subject to the developer satisfying all requirements of the City of St. John's.



David Blackmore
Deputy City Manager - Planning, Development & Engineering

DB/kc

ST. JOHN'S

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





MEMORANDUM

Date: October 8, 2014

To: His Worship the Mayor and Members of Council


Re: **Department of Planning & Development File No. DEV1400062**
Proposed Construction of Accessory Building
Discretionary Use Application
Civic Number 312 Paddy's Pond Road
Rural (R) Zone - Ward 5

An application has been submitted to the Department of Planning, Development and Engineering for the construction of a 12ft x 16ft Accessory Building located at Civic No. 312 Paddy's Pond Road. This lot has been approved as a Floatplane Hangar on Paddy's Pond.

The property is situated within the Rural (R) Zone, where an accessory building is not a permitted use. As per Section 8.3.7 of the Development Regulations, Council shall have the discretionary power to allow Accessory Buildings related to Permitted Uses and Discretionary Uses as set out in Section 10 of the Development Regulations. This Accessory Building will be an accessory use related to the Floatplane Hangar, which is a Discretionary Use in the Rural Zone.

Recommendation:

Council approve the application for the 12ft x 16ft Accessory Building.


David Blackmore
Chair - Development Committee

DB/kc

ST. JOHN'S

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

**DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING
FOR THE PERIOD OF October 17, 2014 TO October 22, 2014**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
COM	Government of Newfoundland & Labrador	3 Site Trailers	Waterford Hospital 306 Waterford Bridge Road	3	Approved	14-10-17
COM	Stantect Consulting Ltd.	Site upgrade	Toromont Cat 82 Kenmount Road	4	Approved	14-10-22

*	<p>Code Classification:</p> <p>RES - Residential INST - Institutional</p> <p>COM - Commercial IND - Industrial</p> <p>AG - Agriculture</p> <p>OT - Other</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's, October 28, 2014 Regular Meeting

Permits Issued: 2014/10/16 To 2014/10/22

Permits List

Class: Commercial

2 Mount Cashel Rd	Co	Clinic		
34 Blackmarsh Rd-J.J. Services	Rn	Service Station		
12 Bay Bulls Rd	Ms	Eating Establishment		
245-247 Duckworth St	Sn	Retail Store		
18 Hebron Way	Sn	Retail Store		
135 Mayor Ave	Ms	Club		
18 Mount Cashel Rd	Sn	Mixed Use		
20 Peet St	Ms	Car Sales Lot		
15 Ropewalk Lane	Sn	Industrial Use		
151 Water St , Believe Fit	Rn	Retail Store		
615 Empire Ave	Nc	Fence		
239 Craigmillar Ave	Sw	Apartments Or Mixed Use		
306 Waterford Bridge Rd	Nc	Accessory Building		
89 Aberdeen Ave	Rn	Retail Store		
290 Lemarchant Rd	Rn	Mixed Use		
38-42 Ropewalk Lane, Care	Cr	Retail Store		
430 Topsail Rd	Rn	Shopping Centre		
			This Week \$	404,900.00

Class: Industrial

This Week \$.00

Class: Government/Institutional

175-177 Duckworth St	Rn	Admin Bldg/Gov/Non-Profit		
			This Week \$	100,000.00

Class: Residential

4 Burton St	Nc	Accessory Building		
55 Cottonwood Cres	Nc	Accessory Building		
21 Cypress St	Nc	Accessory Building		
36 Druken Cres	Nc	Accessory Building		
118 Ennis Ave	Nc	Accessory Building		
48 Fort Amherst Rd	Nc	Fence		
32 Galaxy Cres, Lot 11	Nc	Single Detached Dwelling		
120 Ladysmith Dr , Lot 222	Nc	Single Detached & Sub.Apt		
216 Ladysmith Dr	Nc	Accessory Building		
8 Mount Pleasant Ave	Nc	Accessory Building		
19 Oberon St	Nc	Fence		
406-410 Old Pennywell Rd	Nc	Single Detached Dwelling		
58 Orlando Pl, Lot 194	Nc	Single Detached Dwelling		
10 Parsonage Dr	Nc	Fence		
4 Rendell Pl	Nc	Fence		
70 Teakwood Dr	Nc	Accessory Building		
27 Triton Pl, Lot G3	Nc	Condominium		

29 Triton Pl, Lot G2	Nc	Condominium
31 Triton Pl, Lot G1	Nc	Condominium
15 Sitka St, Lot 287	Nc	Single Detached Dwelling
7-11 Westmount Pl, Lot 5	Nc	Single Detached Dwelling
21 Whiteway St	Nc	Accessory Building
109 New Cove Rd	Co	Office
808 Southside Rd	Co	Office
10 Linscott St	Ex	Single Detached Dwelling
4 Whitehorse Pl	Ex	Single Detached Dwelling
39 Bonavista St	Rn	Single Detached Dwelling
31 Cairo St	Rn	Semi-Detached Dwelling
14 Hayward Ave	Rn	Townhousing
34 Henry St	Rn	Semi-Detached Dwelling
16 Kilkenny St	Rn	Accessory Building
36 Malka Dr	Rn	Single Detached Dwelling
67 Mayor Ave	Rn	Single Detached Dwelling
3 Murray St	Rn	Single Detached Dwelling
56 Parsonage Dr	Rn	Single Detached Dwelling
78 Quidi Vidi Village Rd	Rn	Single Detached Dwelling
60 Sorrel Dr	Rn	Single Detached Dwelling
337 Southside Rd	Rn	Single Detached Dwelling
337 Southside Rd	Rn	Single Detached Dwelling
30 Ferryland St E	Sw	Single Detached Dwelling
28 Kenai Cres	Sw	Single Detached Dwelling
33 Kershaw Pl	Sw	Single Detached Dwelling
96 Waterford Bridge Rd	Sw	Single Detached Dwelling

This Week \$ 3,186,200.00

Class: Demolition

6 Mckay St	Dm	Semi-Detached Dwelling
This Week \$ 10,000.00		

This Week's Total: \$ 3,701,100.00

Repair Permits Issued: 2014/10/16 To 2014/10/22 \$ 156,409.00

Legend

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

YEAR TO DATE COMPARISONS			
October 28, 2014			
TYPE	2013	2014	% VARIANCE (+/-)
Commercial	\$88,055,000.00	\$154,703,000.00	76
Industrial	\$131,000.00	\$125,300.00	-4
Government/Institutional	\$79,341,000.00	\$77,860,000.00	-2
Residential	\$144,639,000.00	\$125,571,000.00	-13
Repairs	\$4,205,000.00	\$4,793,000.00	14
Housing Units (1 & 2 Family Dwellings)	397	283	
TOTAL	\$316,371,000.00	\$363,052,300.00	15

Respectfully Submitted,

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

MEMORANDUM

**Weekly Payment Vouchers
For The
Week Ending October 22, 2014**

Payroll

Public Works	\$ 417,917.98
Bi-Weekly Administration	\$ 799,457.60
Bi-Weekly Management	\$ 746,650.31
Bi-Weekly Fire Department	\$ 667,026.10
Accounts Payable	\$5,841,131.25

Total: \$ 8,472,183.24

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	74191	ELECTRICAL SERVICES	\$431,133.70
PARTS FOR TRUCKS INC.	74192	REPAIR PARTS	\$18,384.92
PARDY'S WASTE MANAGEMENT	74193	WASTE DISPOSAL	\$757.30
HARTY'S INDUSTRIES	74194	STEEL FLAT BAR	\$1,997.27
PARDY'S WASTE MANAGEMENT	74195	WASTE DISPOSAL	\$89.64
HARTY'S INDUSTRIES	74196	STEEL FLAT BAR	\$262.73
NEWFOUNDLAND EXCHEQUER ACCOUNT	74197	REGISTRATION OF EASEMENT	\$111.60
GARDA CANADA SECURITY CORP	74198	SECURITY SERVICES	\$23,081.43
CITY OF ST. JOHN'S	74199	REPLENISH PETTY CASH	\$167.59
CANADA POST	74200	POST BOX RENEWAL	\$303.97
BREWER, JILL	74201	TRAVEL ADVANCE	\$160.50
CLARKE'S TRUCKING & EXCAVATING	74202	PROGRESS PAYMENT	\$132,955.97
PETER'S AUTO WORKS INC.	74203	TOWING OF VEHICLES	\$2,000.00
RECEIVER GENERAL	74204	HST REMITTANCE RAILWAY	\$2,000.37
IRVING OIL MARKETING GP	74205	GASOLINE & DIESEL PURCHASES	\$517.03
CITY OF ST. JOHN'S	74206	REPLENISH PETTY CASH	\$172.50
WATERWORKS SUPPLIES DIV OF EMCO LTD	74207	REPAIR PARTS	\$1,628.91
RECEIVER GENERAL FOR CANADA	74208	PAYROLL DEDUCTIONS	\$397,762.92
RECEIVER GENERAL FOR CANADA	74209	PAYROLL DEDUCTIONS	\$3,491.19
PUBLIC SERVICE CREDIT UNION	74210	PAYROLL DEDUCTIONS	\$5,876.25
FLOWERS BY FLORENCE	74211	(700) FORGET ME NOT PINS	\$806.00
GRAND CONCOURSE AUTHORITY	74212	MAINTENANCE CONTRACTS	\$133,411.78
ROGERS CABLE	74213	INTERNET SERVICES	\$287.42
ENTERPRISE RENT-A-CAR	74214	RENTAL OF VEHICLES	\$7,296.56
MOORE CANADA	74215	OFFICE SUPPLIES	\$4,816.07
NEWFOUNDLAND POWER	74216	ELECTRICAL SERVICES	\$2,047.52
TRAVELERS INSURANCE COMPANY OF CANADA	74217	LEGAL CLAIM	\$20,663.16
JO-ANNE DUKE	74218	REFUND SECURITY DEPOSIT	\$241.09
QUIGLEY, CRAIG	74219	REIMBURSEMENT TUITION	\$722.66
PIK-FAST EXPRESS INC.	74220	BOTTLED WATER	\$123.92
PINNACLE OFFICE SOLUTIONS LTD	74221	PHOTOCOPIES	\$82.68
DICKS & COMPANY LIMITED	74222	OFFICE SUPPLIES	\$170.95
THE TELEGRAM	74223	ADVERTISING	\$125.43
RCAP	74224	LEASING OF OFFICE EQUIPMENT	\$192.71
PAJ CANADA COMPANY	74225	PROMOTIONAL ITEMS	\$283.65
GINA NOORDHOF	74226	PROMOTIONAL ITEMS	\$100.00

NAME	CHEQUE #	DESCRIPTION	AMOUNT
ACKLANDS-GRAINGER	74227	INDUSTRIAL SUPPLIES	\$12.90
AE CONSULTANTS LTD.	74228	PROFESSIONAL SERVICES	\$7,747.12
AFONSO GROUP LIMITED	74229	SEWER INSPECTIONS	\$2,825.00
SERVICEMASTER CONTRACT SERVICE	74230	CLEANING SERVICES	\$593.25
ANIXTER CANADA INC.	74231	REPAIR PARTS	\$1,211.36
APEX CONSTRUCTION SPECIALTIES INC.	74232	CONCRETE/CEMENT	\$605.68
ASHFORD SALES LTD.	74233	REPAIR PARTS	\$186.34
AVALON RECYCLING SERVICES LTD.	74234	RECYCLING COLLECTION	\$553.70
AVALON ANIMAL HOSPITAL LTD.	74235	PROFESSIONAL SERVICES	\$367.28
AVALON STEAMATIC LTD.	74236	CLEANING SERVICES	\$100.57
MIGHTY WHITES LAUNDROMAT	74237	LAUNDRY SERVICES	\$163.23
RDM INDUSTRIAL LTD.	74238	INDUSTRIAL SUPPLIES	\$815.02
ROBERT BAIRD EQUIPMENT LTD.	74239	RENTAL OF EQUIPMENT	\$631.82
HERCULES SLR INC.	74240	REPAIR PARTS	\$47.01
BATTLEFIELD EQUIP. RENTAL CORP	74241	REPAIR PARTS	\$3,543.23
DOMINION STORES 924	74242	MISCELLANEOUS SUPPLIES	\$173.55
STAPLES THE BUSINESS DEPOT - OLD PLACEN	74243	STATIONERY & OFFICE SUPPLIES	\$73.21
TOWN OF CONCEPTION BAY SOUTH	74244	GARBAGE COLLECTION	\$200.00
SMS EQUIPMENT	74245	REPAIR PARTS	\$217.71
CABOT PEST CONTROL	74246	PEST CONTROL	\$1,661.67
LANDSCAPE NFLD. & LABRADOR	74247	MEMBERSHIP FEES	\$157.91
BEST DISPENSERS LTD.	74248	SANITARY SUPPLIES	\$1,898.40
ROCKWATER PROFESSIONAL PRODUCT	74249	CHEMICALS	\$9,779.33
STANTEC CONSULTING LTD. (SCL)	74250	PROFESSIONAL SERVICES	\$3,820.09
BLACK & MCDONALD LIMITED	74251	PROFESSIONAL SERVICES	\$12,954.90
BLAZER CONCRETE SAWING & DRILL	74252	PROFESSIONAL SERVICES	\$4,237.50
GRAPHIC ARTS & SIGN SHOP LIMITED	74253	SIGNAGE	\$67.80
EC BOONE LTD.	74254	PROTECTIVE CLOTHING	\$178.00
BRENKIR INDUSTRIAL SUPPLIES	74255	PROTECTIVE CLOTHING	\$1,332.85
CHRIS PICKARD	74256	TOWN CRIER SERVICES	\$200.00
THE BRIGADE COUNCIL OF THE CLB	74257	REAL PROGRAM	\$90.00
ATLANTIC METAL COATINGS LTD	74258	SANDBLASTING SERVICES	\$611.33
JLG TRANSPORTATION LTD.	74259	TAXI SERVICES	\$48.25
OFFICEMAX GRAND & TOY	74260	OFFICE SUPPLIES	\$1,866.75
SPECTRUM INVESTIGATION & SECURITY 1998 L	74261	SECURITY SERVICES	\$5,282.25
WESTERN HYDRAULIC 2000 LTD	74262	REPAIR PARTS	\$4,174.72

NAME	CHEQUE #	DESCRIPTION	AMOUNT
STAPLES THE BUSINESS DEPOT - STAVANGER	74263	STATIONERY & OFFICE SUPPLIES	\$73.39
BUTLER'S SAND & STONE CO. LTD.	74264	SAND/STONE	\$756.70
LEVITT SAFETY	74265	SAFETY SUPPLIES	\$1,230.33
CHESTER DAWE CANADA - O'LEARY AVE	74266	BUILDING SUPPLIES	\$512.47
JOHN F POWER CONSTRUCTION	74267	REPAIRS TO GUIDE RAILS	\$594.61
SKYHIGH AMUSEMENTS ENT. SERVICES	74268	RECREATION CAMP ACTIVITY	\$169.50
ANNEX PUBLISHING & PRINTING	74269	PUBLICATIONS	\$101.51
AIR LIQUIDE CANADA INC.	74270	CHEMICALS AND WELDING PRODUCTS	\$245.30
HISCOCK'S SPRING SERVICE	74271	REPAIR PARTS	\$687.55
CARSWELL DIV. OF THOMSON CANADA LTD	74272	PUBLICATIONS	\$1,196.69
THE PRINTING PLACE	74273	OFFICE FORMS	\$393.24
CANADA CLEAN GLASS	74274	CLEANING OF WINDOWS	\$565.00
CHE'S SNACKS LTD.	74275	MEAL ALLOWANCES	\$215.85
WAL-MART 3196-ABERDEEN AVE.	74276	MISCELLANEOUS SUPPLIES	\$822.31
COASTAL DOOR & FRAME LTD	74277	DOORS/FRAMES	\$8,383.04
SOBEY'S INC	74278	PET SUPPLIES	\$2,436.37
MODERN SHOE HOSPITAL	74279	SHOE REPAIRS	\$169.50
NORTRAX CANADA INC.,	74280	REPAIR PARTS	\$18.00
MAC TOOLS	74281	TOOLS	\$2,927.87
CLARKE'S TRUCKING & EXCAVATING	74282	GRAVEL	\$2,241.32
WAL-MART 3093-MERCHANT DRIVE	74283	MISCELLANEOUS SUPPLIES	\$419.95
BRAEMAR PEST CONTROL SERVICES	74284	PEST CONTROL	\$114.06
CANADIAN RED CROSS	74285	BABYSITTING COURSE PACKAGE	\$470.26
PF COLLINS CUSTOMS BROKER LTD	74286	DUTY AND TAXES	\$716.49
COLONIAL GARAGE & DIST. LTD.	74287	AUTO PARTS	\$8,760.72
PETER'S AUTO WORKS INC.	74288	TOWING OF VEHICLES	\$8,236.25
CONCRETE PRODUCTS 2001 LTD.	74289	CONCRETE/CEMENT	\$608.09
CONSTRUCTION SIGNS LTD.	74290	SIGNAGE	\$1,074.63
SCOTT WINSOR ENTERPRISES INC.,	74291	REMOVAL OF GARBAGE & DEBRIS	\$13,198.40
COUNTRY TRAILER SALES 1999 LTD	74292	REPAIR PARTS	\$112.44
CRANE SUPPLY LTD.	74293	PLUMBING SUPPLIES	\$2,134.46
CROSBIE INDUSTRIAL SERVICE LTD	74294	PROFESSIONAL SERVICES	\$402.35
HARTY'S INDUSTRIES	74295	STEEL FLAT BAR	\$395.50
LONG & MCQUADE	74296	REAL PROGRAM	\$592.73
ENGINEERING & ENVIRONMENTAL PRODUCTS	74297	PROFESSIONAL SERVICES	\$76,275.00
CABOT READY MIX LIMITED	74298	DISPOSAL SERVICES	\$750.46

NAME	CHEQUE #	DESCRIPTION	AMOUNT
DICKS & COMPANY LIMITED	74299	OFFICE SUPPLIES	\$2,294.06
MIC MAC FIRE & SAFETY SOURCE	74300	SAFETY SUPPLIES	\$2,811.68
EAST COAST HYDRAULICS	74301	REPAIR PARTS	\$45.20
DOMINION STORES #922	74302	MISCELLANEOUS SUPPLIES	\$239.37
REEFER REPAIR SERVICES LTD.	74303	REPAIR PARTS	\$70.95
DOMINION RECYCLING LTD.	74304	PIPE	\$271.20
THYSSENKRUPP ELEVATOR	74305	ELEVATOR MAINTENANCE	\$141.25
GOODLIFE FITNESS	74306	FITNESS MEMBERSHIP	\$244.84
RUSSEL METALS INC.	74307	METALS	\$124.30
CANADIAN TIRE CORP.-KELSEY DR.	74308	MISCELLANEOUS SUPPLIES	\$680.36
IMAGINIT TECHNOLOGIES	74309	PROFESSIONAL SERVICES	\$8,607.66
EASTERN AUDIO LTD.	74310	AUDIO EQUIPMENT	\$2,186.55
EAST CHEM INC.	74311	CHEMICALS	\$631.79
ECONOMY DRYWALL SUPPLIES	74312	BUILDING SUPPLIES	\$295.04
NATIONAL ENERGY EQUIPMENT INC.	74313	REPAIR PARTS	\$115.81
EMCO SUPPLY	74314	REPAIR PARTS	\$333.00
THE TELEGRAM	74315	ADVERTISING	\$8,451.52
FACTORY FOOTWEAR OUTLET LTD.	74316	PROTECTIVE FOOTWEAR	\$225.99
HOME DEPOT OF CANADA INC.	74317	BUILDING SUPPLIES	\$1,511.40
IPS INFORMATION PROTECTION SERVICES LTD	74318	PAPER SHREDDER ON SITE	\$112.44
EMERGENCY REPAIR LIMITED	74319	AUTO PARTS AND LABOUR	\$4,635.13
O'KEEFE'S FLOWERS	74320	FLOWERS	\$101.70
OMB PARTS & INDUSTRIAL INC.	74321	REPAIR PARTS	\$27.92
H & B CONSTRUCTION LTD.	74322	PROFESSIONAL SERVICES	\$1,356.00
FRESHWATER AUTO CENTRE LTD.	74323	AUTO PARTS/MAINTENANCE	\$778.83
PRINCESS AUTO	74324	MISCELLANEOUS ITEMS	\$291.40
IMPACT SIGNS AND GRAPHICS	74325	SIGNAGE	\$135.60
C.B.J. ENTERPRISES INC. (STOGGERS PIZZA)	74326	MEAL ALLOWANCES	\$146.33
MILLENNIUM EXPRESS	74327	COURIER SERVICES	\$669.53
CITY WIDE TAXI	74328	TRANSPORTATION SERVICES	\$64.00
LESTER'S FARM MARKET	74329	PLANT MATERIALS	\$152.63
STELLAR INDUSTRIAL SALES LTD.	74330	INDUSTRIAL SUPPLIES	\$2,284.86
ENTERPRISE RENT-A-CAR	74331	RENTAL OF VEHICLES	\$8,044.45
NEWALTA CORPORATION	74332	PROFESSIONAL SERVICES	\$5,916.43
PROVINCIAL FENCE PRODUCTS	74333	FENCING MATERIALS	\$8,407.20
WOLSELEY CANADA WATERWORKS	74334	REPAIR PARTS	\$2,135.97

NAME	CHEQUE #	DESCRIPTION	AMOUNT
H & R MECHANICAL SUPPLIES LTD.	74335	MECHANICAL SUPPLIES	\$33,899.93
SERVICE PLUS INC.	74336	RENTAL OF EQUIPMENT	\$867.84
HARRIS & ROOME SUPPLY LIMITED	74337	ELECTRICAL SUPPLIES	\$2,234.85
HARVEY & COMPANY LIMITED	74338	REPAIR PARTS	\$3,635.86
HARVEY'S OIL LTD.	74339	PETROLEUM PRODUCTS	\$54,605.03
THE DANCE SPECTRUM INC.	74340	REAL PROGRAM	\$21.18
BRENNTAG CANADA INC	74341	CHLORINE	\$4,221.68
VOWR 800	74342	CONTRIBUTION TO FENCING AROUND TOWER	\$11,000.00
HICKMAN MOTORS LIMITED	74343	AUTO PARTS	\$1,332.55
HOLDEN'S TRANSPORT LTD.	74344	RENTAL OF EQUIPMENT	\$1,423.80
SNF CANADA LTD.	74345	REPAIR PARTS	\$6,966.45
HOLLAND NURSERIES LTD.	74346	FLORAL ARRANGEMENT	\$511.33
NL NEWS NOW INC.	74347	ADVERTISING	\$185.75
MURRAY PREMISES HOTEL	74348	ACCOMMODATIONS - TRAVEL MEDIA (FAM TOUR)	\$442.26
PENNECON ENERGY TECHNICAL SERVICE	74349	PROFESSIONAL SERVICES	\$1,080.94
SCOTIA RECYCLING (NL) LIMITED	74350	TIPP FLOOR PROCESSING	\$143,353.94
SOUTH PAW TRANSPORT	74351	RENTAL OF EQUIPMENT	\$1,306.28
ARMOUR VALVE LTD.	74352	REPAIR PARTS	\$343.52
IMPRINT SPECIALTY PROMOTIONS LTD	74353	PROMOTIONAL ITEMS	\$1,111.46
D & S VACUUM TRUCK SERVICES LTD.	74354	PROFESSIONAL SERVICES	\$2,260.00
ISLAND HOSE & FITTINGS LTD	74355	INDUSTRIAL SUPPLIES	\$400.56
PRINTER TECH SOLUTIONS INC.,	74356	REPAIRS TO EQUIPMENT	\$247.47
HOME APPLIANCE REPAIR LTD.	74357	REPAIRS TO APPLIANCES	\$1,041.08
BOSCH REXROTH CANADA CORP.	74358	REPAIR PART	\$349.62
KAVANAGH & ASSOCIATES	74359	PROFESSIONAL SERVICES	\$8,804.71
WORK AUTHORITY	74360	PROTECTIVE CLOTHING	\$977.44
STANTEC ARCHITECTURE LTD.	74361	PROFESSIONAL SERVICES	\$146,083.55
SAFETY-FIRST	74362	PROFESSIONAL SERVICES	\$26,078.90
KENT BUILDING SUPPLIES-STAVANGER DR	74363	BUILDING MATERIALS	\$511.23
FINE FOOD FACTORY	74364	SANDWICH TRAYS	\$466.13
ATLANTICA MECHANICAL SERVICES	74365	PROFESSIONAL SERVICES	\$2,452.53
ART DALTON SERVICES	74366	PROFESSIONAL SERVICES	\$1,015.87
MITCHELL'S FARMS INC.,	74367	SCOOPS MULCH	\$339.00
VOHL INC.,	74368	REPAIR PARTS	\$105.09
KING'S PLUMBING & HEATING LTD.	74369	PLUMBING SUPPLIES	\$7,698.75
KING PROCESS TECHNOLOGY	74370	REPAIR PARTS	\$169.50

NAME	CHEQUE #	DESCRIPTION	AMOUNT
KWIK COPY PRINTING	74371	PRINTING SERVICES	\$437.60
SWISS CHALET - KELSEY DR.	74372	MEAL ALLOWANCES	\$147.36
NEWFOUNDLAND EXCHEQUER ACCOUNT	74373	PESTICIDE OPERATOR LICENCE	\$500.00
FULL DRAW ARCHERY	74374	RECREATION SUPPLIES	\$444.09
LAWLOR'S TROPHIES & ENGRAVING LTD	74375	BRASS PLATES	\$66.34
AGAT LABORATORIES LTD.	74376	CHEMICALS	\$273.46
OPEN COMMUNICATIONS	74377	PROFESSIONAL SERVICES	\$5,793.51
ARCHITECTURE49 INC.	74378	PROFESSIONAL SERVICES	\$34,486.93
BUDGET PLUMBING & HEATING	74379	PROFESSIONAL SERVICES	\$3,850.83
REAL SOLUTIONS INC.,	74380	ELECTRICAL SAFETY AWARENESS COURSE	\$1,353.74
AQUATECH LOGISTICS INC.,	74381	REPAIR PARTS	\$185.89
MARK'S WORK WEARHOUSE	74382	PROTECTIVE CLOTHING	\$271.18
JT MARTIN & SONS LTD.	74383	HARDWARE SUPPLIES	\$305.83
MCLOUGHLAN SUPPLIES LTD.	74384	ELECTRICAL SUPPLIES	\$1,091.73
MEMORIAL UNIVERSITY OF NFLD.	74385	EMPLOYEE TRAINING	\$446.35
MIKAN INC.	74386	LABORATORY SUPPLIES	\$2,589.95
MODERN PAVING LTD.	74387	ASPHALT	\$20,045.07
WAJAX INDUSTRIAL COMPONENTS	74388	REPAIR PARTS	\$1,680.91
NEWFOUND DISPOSAL SYSTEMS LTD.	74389	DISPOSAL SERVICES	\$22,837.75
NEWFOUNDLAND DISTRIBUTORS LTD.	74390	INDUSTRIAL SUPPLIES	\$101.37
NEWFOUNDLAND DESIGN ASSOCIATES	74391	PROFESSIONAL SERVICES	\$9,961.14
TRC HYDRAULICS INC.	74392	REPAIR PARTS	\$1,428.21
TOROMONT CAT	74393	AUTO PARTS	\$7,866.72
ORNAMENTAL CONCRETE LTD.	74394	CONCRETE/CEMENT	\$75.88
PBA INDUSTRIAL SUPPLIES LTD.	74395	INDUSTRIAL SUPPLIES	\$88.46
ORKIN CANADA	74396	PEST CONTROL	\$237.30
GCR TIRE CENTRE	74397	TIRES	\$5,287.27
PERIDOT SALES LTD.	74398	REPAIR PARTS	\$175.61
THE HUB	74399	MEAL ALLOWANCES	\$1,819.30
J & J SEARCHING SERVICES	74400	MECHANIC LIEN SEARCH	\$169.50
PITNEY BOWES OF CANADA LIMITED	74401	LEASING OF OFFICE EQUIPMENT	\$342.22
POLAR FARMS LIMITED	74402	KENTUCKY BLUEGRASS SOD	\$1,229.21
PRAXAIR PRODUCTS INC.	74403	CARBON DIOXIDE	\$1,374.08
K & D PRATT LTD.	74404	REPAIR PARTS AND CHEMICALS	\$932.06
PROFESSIONAL UNIFORMS & MATS INC.	74405	PROTECTIVE CLOTHING	\$1,401.39
RIDEOUT TOOL & MACHINE INC.	74406	TOOLS	\$956.70

NAME	CHEQUE #	DESCRIPTION	AMOUNT
NAPA ST. JOHN'S 371	74407	AUTO PARTS	\$1,312.89
THE ROYAL GARAGE LTD.	74408	AUTO PARTS	\$183.08
ROYAL FREIGHTLINER LTD	74409	REPAIR PARTS	\$6,855.87
S & S SUPPLY LTD. CROSSTOWN RENTALS	74410	REPAIR PARTS	\$249.17
ST. JOHN'S PORT AUTHORITY	74411	RENTAL OF QUARRY SITE	\$7,142.72
ST. JOHN'S VETERINARY HOSPITAL	74412	PROFESSIONAL SERVICES	\$2,379.05
ST. JOHN'S TRANSPORTATION COMMISSION	74413	CHARTER SERVICES	\$5,214.31
BIG ERICS INC	74414	SANITARY SUPPLIES	\$373.31
SAUNDERS EQUIPMENT LIMITED	74415	REPAIR PARTS	\$13,988.94
SANSOM EQUIPMENT LTD.	74416	REPAIR PARTS	\$3,242.54
STRONGCO	74417	REPAIR PARTS	\$340.76
SMITH'S HOME CENTRE LIMITED	74418	HARDWARE SUPPLIES	\$165.00
STANLEY FLOWERS LTD.	74419	FLOWERS	\$18,102.67
STATE CHEMICAL LTD.	74420	CHEMICALS	\$687.99
SUPERIOR PROPANE INC.	74421	PROPANE	\$29.66
THRIFTY CAR RENTALS	74422	VEHICLE RENTAL	\$4,624.50
TOWER TECH COMMUNICATIONS & SPORTS FIE	74423	NETTING REPAIRS & INSTALLATION	\$3,841.77
TRACTION DIV OF UAP	74424	REPAIR PARTS	\$4,310.22
TULKS GLASS & KEY SHOP LTD.	74425	PROFESSIONAL SERVICES	\$1,325.42
URBAN CONTRACTING JJ WALSH LTD	74426	PROPERTY REPAIRS	\$367.25
CANSEL WADE	74427	OFFICE SUPPLIES	\$4,152.75
WATERWORKS SUPPLIES DIV OF EMCO LTD	74428	REPAIR PARTS	\$9,034.32
WEIRS CONSTRUCTION LTD.	74429	ROAD GRAVEL	\$3,961.72
WESCO DISTRIBUTION CANADA INC.	74430	REPAIR PARTS	\$88.38
WAL-MART 3092-KELSEY DRIVE	74431	MISCELLANEOUS SUPPLIES	\$477.56
XEROX CANADA LTEE	74432	LEASING OF OFFICE EQUIPMENT	\$875.64
ELTON, DOUG	74433	REAL PROGRAM	\$271.20
WHITTEN, CECIL	74434	REIMBURSEMENT TAXI	\$22.00
MECHANICAL COMPONENTS LTD.	74435	REPAIR PART	\$593.25
MCDONALD, IMELDA	74436	HONORARIUM	\$100.00
HOMETEL ON SIGNAL HILL	74437	ACCOMMODATIONS - TRAVEL MEDIA (FAM TOUR)	\$347.49
SOUND ARTS INITIATIVES, INC.	74438	PROFESSIONAL SERVICES	\$2,400.00
VIRGINIA PARK COMMUNITY CENTRE	74439	REAL PROGRAM	\$470.00
HAMMOND. WALLACE	74440	PROFESSIONAL SERVICES	\$12,882.00
RED OCHRE GALLERY	74441	ART PROCUREMENT PROGRAM	\$2,490.00
MICHAEL FOLEY'S ACADEMY OF MARTIAL ARTS	74442	REAL PROGRAM	\$449.18

NAME	CHEQUE #	DESCRIPTION	AMOUNT
ALIAINT PIONEERS (CLOWE/PURCELL GOLF CLA	74443	GOLF TOURNAMENT FUNDRAISER	\$5,017.00
BELL MOBILITY INC. RADIO DIVISION	74444	MAINTENANCE CHARGES & REPAIRS	\$3,574.14
BLAIR G. DOWNEY LAW OFFICE	74445	REFUND LAND MANAGEMENT APPLICATION	\$150.00
CHRISTINA PARKER GALLERY	74446	ART PROCUREMENT PROGRAM	\$6,441.00
SMITH, GERALD	74447	HONORARIUM	\$100.00
SOCCERTOTS NL	74448	REAL PROGRAM	\$2,034.00
STAPLES THE BUSINESS DEPOT - KELSEY DR	74449	OFFICE SUPPLIES	\$616.84
LEGENDS SWIMMING	74450	REAL PROGRAM	\$830.50
NEWFOUNDLAND EXCHEQUER ACCOUNT	74451	CADO LICENCE RENEWAL	\$350.00
DR. CYRIL RICHE	74452	MEDICAL EXAMINATION	\$20.00
MCKIM, DR. AARON	74453	MEDICAL EXAMINATION	\$20.00
CLARKE, DEBORAH	74454	PERFORMANCE FEE	\$300.00
MC-PIX: MELANIE COURAGE PHOTOGRAPHER	74455	INSTRUCTOR FEE	\$72.52
NEWFOUNDLAND EXCHEQUER ACCOUNT	74456	LEGAL CLAIM	\$11.30
GLORIA HICKEY	74457	PROFESSIONAL SERVICES	\$481.00
THE PEOPLE CENTRE	74458	PROFESSIONAL SERVICES	\$170.00
PIERCEY, KELLY	74459	REFUND COMPLIANCE LETTER	\$150.00
HEAD, JENNIFER	74460	RECREATION PROGRAM REFUND	\$50.00
SOBEYS ROPEWALK LANE	74461	MISCELLANEOUS SUPPLIES	\$582.17
PARSONS ENGINEERING CONSULTANTS	74462	PROFESSIONAL SERVICES	\$1,638.50
CONNORS, JANICE	74463	RECREATION PROGRAM REFUND	\$96.25
KARATE NL	74464	CTJS PROGRAM	\$900.00
FINISHED RENOVATION & RESTORATION	74465	REFUND SECURITY DEPOSIT	\$2,000.00
DAWE'S PLUMBING & HEATING (88) LTD.	74466	PROFESSIONAL SERVICES	\$169.50
LISA KAVANAGH	74467	REFUND KEY DEPOSIT	\$50.00
DENIS G. BARRY PROFESSIONAL LAW OFFICE	74468	REFUND LAND MANAGEMENT APPLICATION	\$150.00
JUSTIN MARTIN	74469	PERFORMANCE FEE	\$75.00
TED LANGIN	74470	HONORARIUM	\$100.00
KAITLIN STAPLETON	74471	HONORARIUM	\$100.00
LLOYD & JOYCE FROUDE	74472	REFUND OVERPAYMENT OF TAXES	\$144.17
HELENA TURNER	74473	REFUND OVERPAYMENT OF TAXES	\$301.49
JELLY BEAN ENTERTAINMENT	74474	PROFESSIONAL SERVICES	\$800.00
JOSEPH FLEMING	74475	REFUND ADOPTION FEE	\$85.00
IBRAHIM SHAIK	74476	REFUND HOME BUSINESS APPLICATION FEE	\$300.00
LINDA SHEA	74477	RECREATION PROGRAM REFUND	\$87.50
KATIE KNOUS	74478	RECREATION PROGRAM REFUND	\$29.45

NAME	CHEQUE #	DESCRIPTION	AMOUNT
MANDY WHELAN	74479	RECREATION PROGRAM REFUND	\$120.00
INVENIO CONSULTING INC.	74480	CONSULTING SERVICES	\$6,102.00
PAMELA TURPIN	74481	RECREATION PROGRAM REFUND	\$66.00
WALTER WHITE	74482	RECREATION PROGRAM REFUND	\$60.00
GORDON DALTON	74483	HONORARIUM	\$100.00
VALERIE PIKE	74484	HONORARIUM	\$100.00
ISLAND INTERGROUP	74485	RECREATION PROGRAM REFUND	\$100.00
KYLE MARTIN	74486	REFUND WATER ON/OFF PERMIT	\$50.00
PAUL NUNES & HEATHER STAMP NUNES	74487	LEGAL CLAIM	\$700.00
AU, MEELING	74488	REIMBURSEMENT CLOTHING	\$112.98
MARINA LUCAS	74489	REIMBURSEMENT CLOTHING	\$124.27
KIRKPATRICK, ARTHUR	74490	REIMBURSEMENT CLOTHING	\$100.00
OSBORNE, ROBERT	74491	REIMBURSEMENT CLOTHING	\$125.00
WINSOR, MICHELLE	74492	MILEAGE	\$79.09
MACDONALD, WILLIAM	74493	REIMBURSEMENT REPAIR PARTS	\$727.94
MACKENZIE, NEIL	74494	MILEAGE	\$110.63
HUNT, EDMUND	74495	MILEAGE - CROSSING GUARD PROGRAM	\$80.46
ANNETTE OLDFORD	74496	MILEAGE	\$189.12
HARRIS, BRYANT	74497	MILEAGE	\$141.78
ROSE, TRISHA	74498	MILEAGE	\$24.58
DUGGAN, DEREK	74499	MILEAGE	\$242.02
PENNEY, LISA	74500	MILEAGE - CROSSING GUARD PROGRAM	\$139.00
WILLIAMSON, HELEN	74501	MILEAGE	\$24.95
CRAIG WITHYCOMBE	74502	REIMBURSEMENT GLASSES	\$213.00
STRAIT, MARIE	74503	MILEAGE - CROSSING GUARD PROGRAM	\$90.74
NADINE MARTIN	74504	MILEAGE	\$124.24
SULLIVAN, DAPHNE	74505	MILEAGE	\$302.63
HODDINOTT, CORY	74506	MILEAGE	\$82.80
MCCRATH, CINDY	74507	MILEAGE	\$55.66
SHERRY MERCER	74508	MILEAGE	\$38.53
STACEY ROBERTS	74509	MILEAGE	\$23.78
RACHEL TARRANT	74510	MILEAGE	\$61.36
CREWE, RYAN	74511	MILEAGE	\$211.74
BENNETT, GLENN	74512	MILEAGE - CROSSING GUARD PROGRAM	\$139.00
KINSELLA, PAULA	74513	MILEAGE - CROSSING GUARD PROGRAM	\$119.48
KRISTA GLADNEY	74514	MILEAGE	\$11.80

NAME	CHEQUE #	DESCRIPTION	AMOUNT
LORI FOOTE	74515	MILEAGE	\$45.88
JONATHAN GALGAY	74516	REIMBURSEMENT CELL PHONE ACCESSORY	\$67.74
SUSAN BONNELL	74517	REIMBURSEMENT GIFT CARDS	\$100.00
WILLOW ANDERSON	74518	MILEAGE	\$22.00
NICHOLAS WHELAN	74519	MILEAGE	\$15.50
JAMIE HUNT	74520	MILEAGE	\$28.74
BYRON OSMOND	74521	MILEAGE	\$40.83
SKYHIGH AMUSEMENTS ENT. SERVICES	74522	ENTERTAINMENT	\$141.25
MICROSOFT CANADA	74523	SOFTWARE RENEWAL	\$96,185.60
POMERLEAU INC.,	74524	PROGRESS PAYMENTS	\$1,684,184.69
MCCARTHY'S ROOFING LIMITED	74525	PROGRESS PAYMENTS	\$113,226.31
HORSESHOE HILL CONSTRUCTION INC.	74526	PROGRESS PAYMENTS	\$65,004.61
MODERN PAVING LTD.	74527	PROGRESS PAYMENTS	\$1,437,149.23
NEWFOUNDLAND POWER	74528	ELECTRICAL SERVICES	\$2,898.19
F.M.I. ST. JOHN'S CHAPTER	74529	CONFERENCE FEE	\$55.00
BISHOP, ROBERT	74530	TRAVEL REIMBURSEMENT	\$2,373.54
WALSH, BERNADETTE	74531	TRAVEL REIMBURSEMENT	\$516.74
MELVIN, KEVIN	74532	TRAVEL ADVANCE	\$1,382.46
DAVID ROYLE	74533	TRAVEL REIMBURSEMENT	\$3,220.42
VICTORIA ETCHEGARY	74534	TRAVEL ADVANCE	\$735.50
PYRAMID CONSTRUCTION LIMITED	74535	PROGRESS PAYMENTS	\$218,289.63
Total:			\$5,841,131.25

MEMORANDUM

Date: October 21, 2014
To: Mr. Kevin Breen, Mr. Rick Squires, Ms. Elaine Henley
From: Sherri Higgins– Buyer
Re: Council Approval - Tender 2014083 Electrical Auto Parts

The results of Tender 2014083 Electrical Auto Parts are stated below:

Electrical Auto Parts	
TENDER #2014083 – October 9, 2014 - 2:00 PM	
Parts For Trucks, Inc.	\$11,168.99
Colonial Auto Parts Limited	\$6,252.36
O M B Parts & Industrial Ltd.	\$751.51

It is recommended to award this tender to the lowest bidders, as shown above, meeting the specifications for various electrical auto parts, 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

Sherri Higgins
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: October 17, 2014

To: His Worship the Mayor and Members of Council

From: Robert Bursey, City Solicitor

Re: **Trinity Pub – Beck’s Cove/George Street**

The owner of Trinity Pub would like to lease a relatively small area of City land adjacent to its entrance for the purpose of creating an outdoor patio area. Essentially this would be a continuation of past practice in that the land has been leased for the same purpose by the previous property owner. Any new lease would be subject to a 60 day termination clause.

The subject land proposed to be leased is not located in an area with significant passing pedestrian traffic. Primarily the pedestrian traffic would consist of people accessing the business (Trinity Pub).

Based on the foregoing, it is recommended that the land be leased at a rate of \$2.50 per square foot per year.

Robert J. Bursey, LL.B.
City Solicitor

GG/kab

ST. JOHN'S

LEGAL DEPARTMENT

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

MEMORANDUM

Date: October 22, 2014

To: His Worship the Mayor & Members of Council

From: Robert Bursey, City Solicitor

Re: **Protestant Cemetery – Reservoir Road**

The General Protestant Cemetery Committee has built a new building on their land at Reservoir Road behind Southlands.

In order to provide this building with power, Newfoundland Power is seeking an easement from the City over its water tower lands in the area. The proposed easement has been approved by the Department of Public Works.

I recommend that approval be given to move forward with the requested easement.

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

Robert J. Bursey, LL.B.
City Solicitor

RJB/kab

ST. JOHN'S

LEGAL DEPARTMENT

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