

**AGENDA
REGULAR MEETING**

**December 5, 2016
4:30 p.m.**

ST. JOHN'S

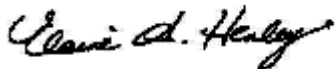
MEMORANDUM

December 3, 2016

In accordance with Section 42 of the City of St. John's Act, the Regular Meeting of the St. John's Municipal Council will be held on **Monday, December 7, 2016 at 4:30 p.m.**

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

By Order



Elaine Henley
City Clerk

ST. JOHN'S

CITY MANAGER

AGENDA
REGULAR MEETING - CITY COUNCIL
December 5, 2016 – 4:30 p.m. – Council Chambers, 4th Floor, City Hall

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

3. ADOPTION OF THE MINUTES

- Minutes of November 28, 2016

4. BUSINESS ARISING FROM THE MINUTES

Included in the Agenda:

- a. Notice of Motion – Councillor Hickman – By-Law Amendments

5. NOTICES PUBLISHED

6. PUBLIC HEARINGS

- a. St. John's Development Regulations Amendment No. 613, 2016
Amendment to Parking-Lot Size Limit of 0.5 Hectare
Application for a Stand-Alone Parking Lot at
PDE file DEV1400217, Council Directive CD#S2015-05-11/1
53 Radio Range Road

7. COMMITTEE REPORTS

- a. Development Committee Report – November 29, 2016
Decision Note dated November 30, 2016 re: Proposed Deck in Floodplain
Buffer – 40 Ryan's River Road – INT 1600179
- b. Community Services & Housing Standing Committee Report – November 29,
2016
- c. Regional Water Committee Report – November 23, 2016
- d. Regional Wastewater Committee Report – November 23, 2016

8. RESOLUTIONS

9. DEVELOPMENT PERMITS LIST

10. BUILDING PERMITS LIST

- December 5, 2017

11. REQUISITIONS, PAYROLLS AND ACCOUNTS LIST

- Week Ending – November 30, 2016

12. TENDERS/RFPS

- a. Council Approval – Tender 2016156 Supply of Anhydrous Ammonia
- b. Council Approval – Tender 2016160 Water Treatment Chemicals

13. NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS

14. OTHER BUSINESS

- a. Memorandum from City Clerk re: Council Meetings – Christmas Season
- b. Memorandum from City Clerk re: Public Meeting Chairmanship – 2017
- c. Decision Note dated December 1, 2016 from Legal Department re: Sale of City Property at the corner of Blackmarsh Road and Columbus Drive

15. ADJOURNMENT

**MINUTES
REGULAR MEETING - CITY COUNCIL
November 28, 2016 – 4:30 p.m. - Council Chambers**

- Present** Mayor D. O’Keefe
Deputy Mayor R. Ellsworth
Councillor D. Breen
Councillor B. Tilley
Councillor W. Collins
Councillor S. Hickman
Councillor J. Galgay
Councillor D. Lane
Councillor S. O’Leary
- Others** Kevin Breen, City Manager
Lynnann Winsor, Deputy City Manager of Public Works
Jason Sinyard, Deputy City Manager of Planning, Development & Engineering
Ken O’Brien, Chief Municipal Planner
Tanya Haywood, Deputy City Manager of Community Services
Derek Coffey, Deputy City Manager of Financial Management
Linda Bishop, Acting City Solicitor
Elaine Henley, City Clerk
Kathy Driscoll, Legislative Assistant

CALL TO ORDER/ADOPTION OF AGENDA

SJMC2016-11-28/462R

Moved – Councillor Collins; Seconded – Councillor Hickman

That the agenda be adopted as presented.

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

SJMC2016-11-28/463R

Moved – Councillor Lane; Seconded – Councillor O’Leary

That the minutes of November 21, 2016 be approved as presented.

CARRIED UNANIMOUSLY

BUSINESS ARISING FROM THE MINUTES

Notice of Motion – Built Heritage Experts Panel

The above noted Motion given by Councillor O’Leary.

SJM2016-11-28/464R

**Moved – Councillor O’Leary; Seconded – Councillor Lane
To adopt the Notice of Motion as presented.**

MOTION LOST

Following this motion, Deputy Mayor Ellsworth made the following motion:

SJM2016-11-28/465R

To move deferral of this Notice of Motion to add a representative of Council to the membership of the Built Heritage Experts Panel until feedback and other recommendations from an upcoming forum on December 6, 2016 about the Committee review process can be prepared which will help inform recommendations to Council.

**CARRIED WITH COUNCILLORS
O’LEARY, TILLEY, LANE AND GALGAY DISSENTING**

NOTICES PUBLISHED

**1. 100 New Gower Street
Commercial Central Office (CCO) Zone**

Discretionary Use Application has been submitted to the City of St. John's by Rogers Communications Inc. seeking approval of site design in relation to a rooftop telecommunications site at the Cabot Place on **100 New Gower Street**.

In accordance with the City of St. John’s Siting Protocol for Wireless Facilities, the City of St. John’s hereby notifies residents in the vicinity of 100 New Gower Street of Rogers’ intention to install an antenna system consisting of:

- Six (6) initial Huawei dual band antennas, and two (2) future antennas, divided into three (3) sectors on the rooftop. Two of the sectors will be installed on the penthouse roof top at 2.435m above the penthouse roofline and one (1) on the main roof top at 2.435m above the main roofline. The existing building is currently 44.70 metres for the main roof and 49.30 metres for the penthouse.

- A 2.3m x 2.9m prefabricated equipment shelter, which will be installed on the main roof supported by a metal structure anchored to the roof structure.

SJMC2016-11-28/466R

Moved –Councillor Galgay; Seconded – Councillor Lane

That Council approve the Application, subject to all applicable City requirements.

CARRIED UNANIMOUSLY

**2. 156 Duckworth Street
Commercial Central Mixed (CCM) Zone**

A Discretionary Use application has been submitted by Fetch Quest Ltd. requesting municipal approval for a Place of Amusement located at **156 Duckworth Street**. The proposed business is a live action gaming facility where groups participate in escape room scenarios. The floor area of the proposed business is 304m². The proposed operating hours are: Sunday 2 p.m.-10 p.m., Monday Closed, Tuesday -Thursday 4 p.m.-11 p.m., Friday 4 p.m. - 12 a.m., and Saturday 12 p.m.-12 a.m. Six (6) room scenarios are run each hour, with maximum capacity of six (6) people for five (5) rooms and two (2) people for one (1) room, for a total of 32 participants on site at any time.

SJMC2016-11-28/467R

Moved – Councillor Galgay; Seconded – Councillor Lane

That Council approve the Application, subject to all applicable City requirements.

CARRIED UNANIMOUSLY

**3. 10 Beaumon Hamel Way
Comprehensive Development Area – Southlands
(CDA – Southlands) Zone**

A Discretionary Use application has been submitted to the City of St. John's by Eastlink seeking approval of site design in relation to an existing telecommunications tower site located at **10 Beaumont Hamel Way**. In accordance with the City of St. John's Siting Protocol for Wireless Facilities, the

City of St. John's hereby notifies residents in the vicinity of 10 Beaumont Hamel Way of Eastlinks' intention to install an antenna system consisting of:

- Six (6) Karthrein antenna mounted on a steel pinwheel at a height of 35 meter on the existing Bell tower.
- 2 meter by 2.4 meter equipment cabinet that will be placed at the base of the tower

SJMC2016-11-28/468R

Moved – Councillor Galgay; Seconded – Councillor Lane

That Council approve the Application, subject to all applicable City requirements.

CARRIED UNANIMOUSLY

COMMITTEE REPORTS

Development Committee Report – November 22, 2016

Council considered the above noted report.

SJMC2016-11-28/469R

Moved – Councillor Tilley; Seconded – Deputy Mayor Ellsworth

That the Development Committee report be adopted as presented.

CARRIED UNANIMOUSLY

DEVELOPMENT PERMITS LIST

[Link to List](#)

Council considered, for information, the above noted for the period November 17, 2016 to November 23, 2016.

BUILDING PERMITS LIST

[Link to List](#)

Council considered the Building Permits list dated November 28, 2016.

SJMC2016-11-28/470R

Moved – Deputy Mayor Ellsworth; Seconded – Councillor Tilley

That the building permits list dated November 28, 2016 be approved as presented.

CARRIED UNANIMOUSLY

REQUISITIONS, PAYROLLS AND ACCOUNTS

[Link to Memo](#)

Council considered the requisitions, payrolls and accounts for the week ending November 23, 2016.

SJMC2016-11-28/471R

Moved – Deputy Mayor Ellsworth; Seconded – Councillor Tilley

That the requisitions, payrolls and accounts for the week ending November 23, 2016 be approved as presented totaling \$2,814,207.82.

CARRIED UNANIMOUSLY

TENDERS/RFPS

Council Approval – Tender Traffic Signs 2016012

Council considered the above noted.

SJMC2016-11-28/472R

Moved – Councillor Tilley; Seconded – Councillor Collins

That the tender be awarded to the lowest bidder meeting all specifications, Imprint Specialty Promotions Limited in the amount of \$27,892.08 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.

CARRIED UNANIMOUSLY

NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS

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

TAKE NOTICE that I will at the next regular meeting of the St. John's Municipal Council move to enact an amendment to the following by-laws:

- St. John's Residential Parking Area By-Law
- St. John's Parking Meter Regulations
- St. John's Snow Clearing By-Law
- St. John's Ticketing Amendment By-Law

So as to provide for increases in some permit fees, increases in fines and to reflect changes in our meter design and acceptable methods of feeding a meter.

DATED at St. John's, NL this 28th day of November, 2016

Sandy Hickman
Councillor at Large

Further to the Notice of Motion, the Acting City Solicitor advised that the "St. John's Street Cleaning By-Law" is to be included with the amendments as well.

OTHER BUSINESS

Councillor Breen

- Given the current prominent business closures in the downtown area, Councillor Breen asked that a meeting be arranged with the owners of Templeton's, Ballistic, Healy's Deli and Biped to discuss their experiences and the challenges they faced.

There being no further business, the meeting adjourned at 5:36 p.m.

MAYOR

CITY CLERK

DEVELOPMENT PERMITS LIST
 DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING
 FOR THE PERIOD OF November 17, 2016 TO November 23, 2016

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES	Pleasantville Development Limited	Four (4) Residential Building Lots	103-109 Charter Avenue	1	Approved	16-11-17
COM		Home Office – Consulting	164 Canada Drive	3	Approved	16-11-17
RES		Home Office-Management Consultant	61 Mark Nichols place	5	Approved	16-11-24

Addendum of Council Minutes of November 28, 2016

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

Gerard Doran
 Development Supervisor
 Development Division –
 PDE Department

Building Permits List

Council's November 28, 2016 Regular Meeting

Permits Issued: 2016/11/17 To 2016/11/23

Class: Commercial

430 Topsail Rd	Co	Take-Out Food Service
208 Water St	Co	Tavern
25 Stavanger Dr	Ms	Retail Store
40 Aberdeen Ave	Ms	Service Shop
40 Aberdeen Ave	Ms	Office
40 Aberdeen Ave	Ms	Service Shop
40 Aberdeen Ave	Ms	Clinic
40 Aberdeen Ave	Ms	Retail Store
46 Aberdeen Ave	Ms	Restaurant
56b Aberdeen Ave	Ms	Retail Store
37 Anderson Ave	Ms	Eating Establishment
12 Bay Bulls Rd	Ms	Eating Establishment
414 Blackmarsh Rd	Ms	Industrial Use
57 Blackmarsh Rd	Ms	Place Of Assembly
77 Blackmarsh Rd	Ms	Retail Store
203 Blackmarsh Rd	Ms	Office
245 Blackmarsh Rd	Ms	Convenience Store
271 Blackmarsh Rd	Ms	Take-Out Food Service
Carpasian Rd	Ms	Place of Assembly
44 Crosbie Rd	Ms	Retail Store
10 Elizabeth Ave	Ms	Retail Store
84-86 Elizabeth Ave	Ms	Retail Store
92 Elizabeth Ave	Ms	Club
92 Elizabeth Ave	Ms	Club
92 Elizabeth Ave	Ms	Office
391-395 Empire Ave	Ms	Service Shop
324 Frecker Dr	Ms	Convenience Store
336 Freshwater Rd	Ms	Service Shop
336 Freshwater Rd	Ms	Retail Store
336 Freshwater Rd	Ms	Office
336 Freshwater Rd	Ms	Office
342 Freshwater Rd	Ms	Clinic
12 Gleneyre St	Ms	Clinic
15 Goldstone St	Ms	Club
2-8 Great Southern Dr	Ms	Office
16-72 Hamlyn Rd, Sewing World	Sn	Retail Store
169 Hamlyn Rd	Ms	Service Shop
179 Hamlyn Rd	Ms	Club
10 Hebron Way	Ms	Restaurant
12 Hebron Way	Ms	Restaurant
14 Hebron Way	Ms	Restaurant
14 Hebron Way	Ms	Restaurant
5 Hebron Way, Ultramar	Ms	Retail Store
25 Hebron Way	Ms	Restaurant
12-20 Highland Dr	Ms	Clinic
12-20 Highland Dr	Ms	Convenience Store
189 Higgins Line	Ms	Office
61 James Lane	Ms	Warehouse
35 Kelsey Dr	Ms	Restaurant
45 Kelsey Dr	Ms	Retail Store
55b Kelsey Dr	Ms	Retail Store

Appendix of Council Minutes of November 28, 2016

55 Kelsey Dr	Ms	Office
55 Kelsey Dr	Ms	Take-Out Food Service
65 Kelsey Dr	Sn	Retail Store
75 Kelsey Dr	Ms	Restaurant
54 Kenmount Rd	Ms	Eating Establishment
102 Kenmount Dr	Ms	Hotel
102 Kenmount Dr	Ms	Office
274 Kenmount Rd	Ms	Retail Store
300 Kenmount Rd	Ms	Retail Store
33 Kenmount Rd	Ms	Office
35 Kenmount Rd	Ms	Eating Establishment
85-95 Kenmount Rd	Ms	Car Sales Lot
161 Kenmount Rd	Ms	Retail Store
193 Kenmount Rd	Ms	Restaurant
193 Kenmount Rd	Ms	Retail Store
195 Kenmount Rd	Ms	Service Shop
275 Kenmount Rd	Ms	Eating Establishment
409 Kenmount Rd	Ms	Car Sales Lot
497 Kenmount Rd	Ms	Car Sales Lot
515 Kenmount Rd	Ms	Car Sales Lot
541 Kenmount Rd	Ms	Retail Store
65 Kiwanis St	Ms	Retail Store
65 Kiwanis St	Ms	Retail Store
210 Lemarchant Rd	Ms	Tavern
147 Lemarchant Rd	Ms	Service Shop
101 Macdonald Dr	Ms	Place Of Assembly
204-206 Main Rd	Ms	Clinic
484 Main Rd	Ms	Club
53-59 Main Rd	Ms	Retail Store
345-349 Main Rd	Ms	Eating Establishment
355b Main Rd	Ms	Service Shop
355 Main Rd. Shamrock City	Ms	Tavern
355 Main Rd. Shamrock City	Ms	Service Shop
355-367 Main Rd	Ms	Retail Store
431-435 Main Rd	Ms	Take-Out Food Service
10 Messenger Dr	Ms	Retail Store
6 Mullaly St	Ms	Warehouse
120 Mundy Pond Rd	Ms	Place Of Assembly
119 New Cove Rd	Ms	Clinic
446 Newfoundland Dr	Ms	Restaurant
446 Newfoundland Dr	Ms	Restaurant
87 Old Pennywell Rd	Ms	Retail Store
22 O'leary Ave	Ms	Take-Out Food Service
78 O'leary Ave	Ms	Retail Store
31 Peet St	Ms	School
36 Pearson St	Ms	Retail Store
20 Peet St	Ms	Car Sales Lot
154 Pennywell Rd	Ms	Service Station
34 Pippy Pl	Ms	Office
62 Pippy Pl	Ms	Office
43 Pippy Pl	Ms	Retail Store
180 Portugal Cove Rd	Ms	Eating Establishment
260 Portugal Cove Rd	Ms	Retail Store
40 Airport Heights Dr	Ms	Retail Store
279 Portugal Cove Rd	Ms	Clinic
279 Portugal Cove Rd	Ms	Take-Out Food Service
283 Portugal Cove Rd	Ms	Retail Store
150 Clinch Cres	Ms	Lodging House
35 Ridge Rd	Ms	Club
46-50 Robin Hood Bay Rd	Ms	Industrial Use
38-40 Ropewalk Lane	Ms	Retail Store

Addendum of Council Minutes of November 28, 2016

38 Ropewalk Lane	Ms	Eating Establishment
38 Ropewalk Lane	Ms	Eating Establishment
6 Stavanger Dr	Ms	Retail Store
14 Stavanger Dr	Ms	Restaurant
16 Stavanger Dr	Ms	Retail Store
16 Stavanger Dr	Ms	Restaurant
386 Stavanger Dr	Ms	Commercial School
386 Stavanger Dr	Ms	Retail Store
410 Stavanger Dr	Ms	Retail Store
3 Stavanger Dr	Ms	Retail Store
3 Stavanger Dr	Ms	Retail Store
13 Stavanger Dr	Ms	Restaurant
15 Stavanger Dr	Ms	Retail Store
95a Stavanger Dr	Ms	Retail Store
415 Stavanger Dr	Ms	Restaurant
86 Thorburn Rd	Ms	Retail Store
86 Thorburn Rd	Ms	Service Station
86 Thorburn Road	Ms	Convenience Store
285 Thorburn Rd	Ms	Office
462 Topsail Rd	Ms	Convenience Store
506 Topsail Rd	Ms	Eating Establishment
644 Topsail Rd	Ms	Service Shop
644 Topsail Rd	Ms	Club
644 Topsail Rd	Ms	Day Care Centre
668 Topsail Rd	Ms	Service Shop
660 Topsail Rd	Ms	Tavern
656 Topsail Rd	Ms	Tavern
686 Topsail Rd	Ms	Restaurant
393 Topsail Rd	Ms	Day Care Centre
655 Topsail Rd	Ms	Retail Store
681 Topsail Rd	Ms	Retail Store
681 Topsail Rd	Ms	Place Of Amusement
26 Torbay Rd	Ms	Tavern
26 Torbay Rd	Ms	Tavern
26 Torbay Rd	Ms	Tavern
46 Torbay Rd	Ms	Retail Store
10 Elizabeth Ave	Ms	Office
10 Elizabeth Ave	Ms	Office
192-194 Torbay Rd	Ms	Eating Establishment
248 Torbay Rd	Ms	Eating Establishment
286 Torbay Rd	Ms	Service Shop
286 Torbay Rd	Ms	Retail Store
286 Torbay Rd	Ms	Restaurant
286 Torbay Rd	Ms	Retail Store
320 Torbay Rd	Ms	Club
320 Torbay Rd	Ms	Retail Store
320 Torbay Rd	Sn	Retail Store
320 Torbay Rd	Ms	Retail Store
320 Torbay Rd	Ms	Eating Establishment
320 Torbay Rd	Ms	Eating Establishment
350 Torbay Rd	Ms	Service Shop
370 Torbay Rd	Ms	Office
426 Torbay Rd	Ms	Retail Store
426 Torbay Rd	Ms	Retail Store
430 Torbay Rd	Ms	Tavern
436 Torbay Rd	Ms	Retail Store
464 Torbay Rd	Ms	Retail Store
710 Torbay Rd	Ms	Retail Store
710 Torbay Rd	Ms	Retail Store
141 Torbay Rd	Ms	Retail Store
141 Torbay Rd	Ms	Office

Addendum of Council Minutes of November 28, 2016

141 Torbay Rd	Ms	Office
141 Torbay Rd	Ms	Retail Store
145 Torbay Road-Torbay Rd.Mall	Ms	Other
Torbay Road-Torbay Rd Mall	Ms	Eating Establishment
Torbay Road-Torbay Rd Mall	Ms	Eating Establishment
411 Torbay Rd Sign #2	Ms	Restaurant
411 Torbay Rd Sign #1	Ms	Restaurant
134 Water St, 2nd Floor	Sn	Service Shop
235 Water St	Sn	Mixed Use
50 White Rose Dr	Ms	Retail Store
50 White Rose Dr	Ms	Restaurant
187 Water St	Rn	Eating Establishment
187 Water St	Rn	Eating Establishment
35 Major's Path/Metro Pharmacy	Rn	Pharmacy
95 University Ave	Rn	Communications Use
644 Topsail Rd., Royal Bank	Rn	Bank
10 Stavanger Dr	Rn	Warehouse
36 Pearson St	Cr	Eating Establishment
5 Springdale St	Rn	Office
650 Topsail Rd	Rn	Retail Store

This Week \$ 736,436.00

Class: Industrial

This Week \$.00

Class: Government/Institutional

This Week \$.00

Class: Residential

213 Cheeseman Drive-Lot 193	Nc	Single Detached Dwelling
29 Cleary Drive	Nc	Fence
9 Creston Pl	Nc	Fence
157 Doyle's Rd	Nc	Accessory Building
31 Great Southern Dr, Lot 11	Nc	Single Detached Dwelling
51 Great Southern Dr, Lot 21	Nc	Single Detached Dwelling
44 Henry Larsen St, Lot 58	Nc	Duplex Dwelling
46 Henry Larsen St, Lot 57	Nc	Duplex Dwelling
48 Henry Larsen St, Lot 56	Nc	Duplex Dwelling
50 Henry Larsen St, Lot 55	Nc	Duplex Dwelling
52 Henry Larsen St., Lot 54	Nc	Duplex Dwelling
54 Henry Larsen St., Lot 53	Nc	Duplex Dwelling
70 Macdonald Dr	Nc	Accessory Building
72 Maurice Putt Cres	Nc	Single Detached Dwelling
30 Mount Pleasant Ave	Nc	Accessory Building
77 Nautilus St	Nc	Single Detached Dwelling
14 Redberry St, Lot 294	Nc	Single Detached Dwelling
115 Rennie's Mill Rd	Nc	Patio Deck
40 Ryan's River Rd	Nc	Single Detached Dwelling
34 Cabot Avenue	Nc	Fence
21 Sugar Pine Cres, Lot 264	Nc	Single Detached Dwelling
3 Halifax St	Cr	Single Detached & Sub.Apt
50 Hoyles Ave	Cr	Subsidiary Apartment
7 Parsons Pl	Ex	Single Detached Dwelling

Addendum of Council Minutes of November 28, 2016

96 Blackler Ave	Rn	Single Detached Dwelling
111 Blue Puttee Dr	Rn	Single Detached Dwelling
15 Bond St	Rn	Mixed Use
25 Faulkner St	Rn	Single Detached Dwelling
A104/22 Flavin St	Rn	Condominium
50 Forest Rd	Rn	Single Detached Dwelling
47 Gold Medal Dr	Rn	Single Detached Dwelling
15 Great Southern Dr	Rn	Semi-Detached Dwelling
26 Leslie St	Rn	Single Detached Dwelling
72 Maurice Putt Cres, Lot 258	Rn	Single Detached Dwelling
112 Military Rd	Rn	Mixed Use
77 Nautilus St	Rn	Single Detached Dwelling
11 Simms Street	Rn	Single Detached Dwelling
3 Tonbridge Pl	Rn	Single Detached Dwelling
3 Torbay Rd	Rn	Single Detached & Sub.Apt
225 Mundy Pond Rd	Sw	Single Detached Dwelling

This Week \$ 3,072,070.00

Class: Demolition

11 Barrows Road	Dm	Restaurant
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This Week \$ 20,000.00

This Week 's Total: \$ 3,828,506.00

Repair Permits Issued: 2016/11/17 To 2016/11/23 \$ 182,260.00

Legend

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

1214 Blackhead Road - Your Application For Accessory Building Is Rejected As Contrary To Section 8.3.6(2) (I) Of The St. John's Development Regulations.

Addendum of Council Minutes of November 28, 2016

Year To Date Comparisons			
November 28, 2016			
TYPE	2015	2016	% VARIANCE (+/-)
Commercial	\$127,280,243.00	\$118,753,458.00	-7
Industrial	\$0.00	\$0.00	0
Government/Institutional	\$15,947,287.00	\$6,052,584.00	-62
Residential	\$78,076,569.00	\$70,899,155.00	-9
Repairs	\$4,037,731.00	\$4,275,850.00	6
Housing Units (1 & 2 Family Dwelling)	210	220	
TOTAL	\$225,341,830.00	\$199,981,047.00	-11

Respectfully Submitted,

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

Addendum of Council Minutes of November 28, 2016

MEMORANDUM

**Weekly Payment Vouchers
For The
Week Ending November 23, 2016**

Payroll

Public Works	\$ 406,161.60
Bi-Weekly Casual	\$ 23,886.61
Accounts Payable	\$2,384,159.61

Total: \$ 2,814,207.82

Addendum of Council Minutes of November 28, 2016

ST. JOHN'S

DEPARTMENT OF FINANCE

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

NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS

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

TAKE NOTICE that I will at the next regular meeting of the St. John's Municipal Council move to enact an amendment to the following by-laws:

- St. John's Residential Parking Area By-Law
- St. John's Parking Meter Regulations
- St. John's Snow Clearing By-Law
- St. John's Ticketing Amendment By-Law
- St. John's Street Cleaning By-Law

So as to provide for increases in some permit fees, increases in fines and to reflect changes in our meter design and acceptable methods of feeding a meter.

DATED at St. John's, NL this 28th day of November, 2016

Sandy Hickman
Councillor at Large

DECISION/DIRECTION NOTE

Title Proposed Amendments to Various Parking Enforcement By-Laws
Date Prepared: November 25, 2016
Report To: His Worship the Mayor & Members of Council
Councillor and Role: Councillor Galgay, Chair – Finance & Administration Standing Committee
Ward: N/A

Decision/Direction Required:

- Approval of proposed amendments to the following by-laws:
 - St. John's Residential Parking Area By-Law
 - St. John's Parking Meter Regulations
 - St. John's Snow Clearing By-Law
 - St. John's Ticketing Amendment By-Law
 - St. John's Street Cleaning By-Law

Discussion – Background and Current Status:

- Councillor Galgay, in his capacity as Chair of the Finance & Administration Standing Committee, recently announced proposed fee and fine increases with respect to permits issued by the City for parking and violations of various Parking Enforcement By-Laws.

As announced, the subject fees have not increased in some time, nor have the fines. The fines are being increased to reflect the increased administrative fee being charged by the Province for processing each ticket and the City having to take over the prosecution of such tickets from the Crown.

Key Considerations/Implications:

1. Budget/Financial Implications:
 - Increase in fees and fines will defer increased administrative fee charged by the Province for processing parking tickets and the cost of the City having to take over the role of prosecuting traffic tickets.
2. Partners or Other Stakeholders:
 - Citizens, Provincial Court and Provincial Fines Administration
3. Alignment with Strategic Directions/Adopted Plans:
 - Fiscally Responsible

ST. JOHN'S

4. Legal or Policy Implications:
 - The amendments to the by-laws will have to be gazetted and promulgated.
5. Engagement and Communications Considerations:
 - Citizens will have to be advised of the change to fines.
6. Human Resource Implications:
 - N/A
7. Procurement Implications:
 - N/A
8. Information Technology Implications:
 - N/A
9. Other Implications:
 - N/A

Recommendation:

- It is recommended that Council adopt the proposed amendments to the aforementioned by-laws.

Prepared by/Signature:

Linda S. Bishop, Q.C.
City Solicitor (Acting)

Approved by/Date/Signature:

Jason Sinyard
Deputy City Manager – Planning, Engineering & Regulatory Services

Attachments:

- By-Law Amendment Documents (5)

ST. JOHN'S

BY-LAW NO.

ST. JOHN'S RESIDENTIAL PARKING AREA (AMENDMENT NO. 1- 2016) BY-LAW

PASSED BY COUNCIL ON DECEMBER _____, 2016

Pursuant to the powers vested in it under the City of St. John's Act, RSNL 1990, c.C-17, as amended and all other powers enabling it, the City of St. John's enacts the following By-Law relating to the regulation of residential parking.

BY-LAW

1. This By-Law may be cited as the St. John's Residential Parking Area (Amendment No. 1-2016) By-Law.
2. Section 14 of the St. John's Residential Parking Area By-Law is repealed and the following is substituted:

"14. A fee of fifteen dollars (\$15.00) will be charged for each Standard Permit issued."
3. Section 15 of the St. John's Residential Parking Area By-Law is amended by deleting the words and figure "six dollars (\$6.00" and substituting the words and figure "fifteen dollars (\$15.00)".
4. Section 16 of the St. John's Residential Parking Area By-Law is amended by deleting the words and figure "twelve dollars (\$12.00)" and substituting the words and figure "twenty-five dollars (\$25.00)".
5. Section 22(a) of the St. John's Residential Parking Area By-Law is amended by deleting the figure "\$30.00" and substituting the figure "\$50.00".

IN WITNESS WHEREOF the Seal of the City of St. John's has been hereunto affixed and this By-Law has been signed by the Mayor and City Clerk this _____ day of December, 2016.

MAYOR

CITY CLERK

BY-LAW NO.

ST. JOHN'S STREET CLEANING (AMENDMENT NO. 1-2016) BY-LAW

PASSED BY COUNCIL DECEMBER _____, 2016

Under and by virtue of the powers conferred by Sections 188 and 189 of the Highway Traffic Act, RSNL 1990, Chapter H-3, as amended, pursuant to a delegation of power by the Minister of Works, Services and Transportation dated April 27, 1990, pursuant to an approval of the Minister of Works, Services and Transportation dated April 12, 1996, and in pursuance of the powers vested in it under and by virtue of the City of St. John's Act, RSNL 1990, c.C-17 as amended, and all other powers enabling it, the City of St. John's enacts the following By-Law relating to the control of parking for the purpose of facilitating street cleaning in the City of St. John's.

BY-LAW

1. This By-Law may be cited as the St. John's Street Cleaning (Amendment No. 1-2016) By-Law.
2. Section 5(a) of the St. John's Street Cleaning By-Law is amended by deleting the figure "\$20.00" and substituting the figure "\$30.00".

IN WITNESS WHEREOF the Seal of the City of St. John's has been hereunto affixed and this By-Law has been signed by the Mayor and City Clerk this _____ day of December, 2016.

MAYOR

CITY CLERK

BY-LAW NO.

ST. JOHN'S PARKING METER (AMENDMENT NO. 1-2016) BY-LAW

PASSED BY COUNCIL ON DECEMBER _____, 2016

Under and by virtue of the powers conferred by Sections 188 and 189 of the Highway Traffic Act, RSNL 1990 c. H-3, as amended, pursuant to a delegation of power by the Minister of Works, Services and Transportation dated April 27, 1990, pursuant to the powers vested in it pursuant to the City of St. John's Act, RSNL 1990 c. C-17, as amended, and all other powers enabling it, the City of St. John's enacts the following by-law related to parking meters.

BY-LAW

1. This By-Law may be cited as the St. John's Parking Meter (Amendment No. 1-2016) Regulations.
2. Section 4(1) of the St. John's Parking Meter Regulations is repealed and the following substituted:

"4(1) Each parking meter shall be marked on the face plate or digital display of the parking meter with the maximum period of time a motor vehicle shall be parked in the parking space adjacent to which the parking meter is installed."
3. Section 4(2) of the St. John's Parking Meter Regulations is repealed and the following is substituted:

"4(2) No person shall allow a motor vehicle to remain in a metered parking space beyond the maximum period of time indicated on the face plate or digital display of the parking meter."
4. Section 5(1) of the St. John's Parking Meter Regulations is repealed and the following substituted:

"5(1) A person parking a motor vehicle in a metered parking space between the hours of 8:00 a.m. and 6:00 p.m., Monday through Friday, shall immediately deposit, or cause to be deposited, in the parking meter the prescribed coins, credit card, or ParkCard so as to set the parking meter in operation."
5. Section 5(2) of the St. John's Parking Meter Regulations is repealed and the following substituted:

- “5(2) Notwithstanding subsection (1), where two or more motorcycles or mopeds occupy the same metered parking space at the same time, only a person parking one of the motorcycles or mopeds shall immediately deposit, or cause to be deposited, in the parking meter the prescribed coins, credit card or ParkCard so as to set the parking meter in operation.”
6. Section 6(5) of the St. John’s Parking Meter Regulations is repealed and the following substituted:
- “6(5) Notwithstanding subsection (4), if a motor vehicle is of such length that it is necessary to occupy more than one metered parking space, then the person parking such a motor vehicle shall deposit cause to be deposited, in the parking meter for each metered parking space, or portion thereof, occupied by the said motor vehicle the prescribed coins, credit card, or ParkCard so as to set each such parking meter in operation as if the person has parked two motor vehicles in adjoining metered parking spaces.”
7. Section 14 of the St. John’s Parking Meter Regulations is repealed and the following substituted:
- “14 No person shall deposit or cause to be deposited in any parking meter any device, slug, metallic substance or any other substitute for permitted coins, credit card, or the ParkCard.”
8. Section 15 of the St. John’s Parking Meter Regulations is amended by deleting the words and figure “twenty-five dollars (\$25.00)” and substituting the words and figure “thirty dollars (\$30.00)”.

IN WITNESS WHEREOF the Seal of the City of St. John’s has been hereunto affixed and this By-Law has been signed by the Mayor and City Clerk this _____ day of December, 2016.

MAYOR

CITY CLERK

BY-LAW NO.

ST. JOHN'S SNOW CLEARING (AMENDMENT NO. 1-2016) BY-LAW

PASSED BY COUNCIL DECEMBER _____, 2016

Under and by virtue of the powers conferred by Section 189 of the Highway Traffic Act, RSNL 1990, Chapter H-3, as amended, pursuant to a delegation of power by the Minister of Highways, and all other powers enabling it, the City of St. John's enacts the following By-Law relating to snow clearing in the City of St. John's.

BY-LAW

1. This By-Law may be cited as the St. John's Snow Clearing (Amendment No. 1-2016) By-Law.
2. Section 7(a) of the St. John's Snow Clearing By-Law is amended by deleting the figure "\$45.00" and substituting the figure "\$55.00".

IN WITNESS WHEREOF the Seal of the City of St. John's has been hereunto affixed and this By-Law has been signed by the Mayor and City Clerk this _____ day of December, 2016.

MAYOR

CITY CLERK

BY-LAW NO.

ST. JOHN'S TICKETING AMENDMENT (NO. 1-2016) BY-LAW

PASSED BY COUNCIL DECEMBER _____, 2016

Under and by virtue of the powers conferred by Sections 188 and 189 of the Highway Traffic Act, RSNL 1990, Chapter H-3, as amended, pursuant to a delegation of power by the Minister of Works, Services and Transportation dated April 27, 1990, pursuant to an approval of the Minister of Works, Services and Transportation dated April 12, 1996, and in pursuance of the powers vested in it under and by virtue of the City of St. John's Act, RSNL 1990, c.C-17 as amended, and all other powers enabling it, the City of St. John's enacts the following By-Law relating to ticketable offences.

BY-LAW

1. This By-Law may be cited as the St. John's Ticketing Amendment (No. 1-2016) By-Law.
2. Section 6(3) of the St. John's Ticketing Amendment By-Law is amended by deleting the words and figure "thirty dollars (\$30.00)" and substituting the words and figure "fifty dollars (\$50.00)".
3. Section 7(2) of the St. John's Ticketing Amendment By-Law is amended by deleting the words and figure "fifty dollars (\$50.00)" and substituting the words and figure "sixty dollars (\$60.00)".
4. Section 8(2) of the St. John's Ticketing Amendment By-Law is amended by deleting the words and figure "thirty dollars (\$30.00)" and substituting the words and figure "fifty dollars (\$50.00)".
5. Section 9(2) of the St. John's Ticketing Amendment By-Law is amended by deleting the words and figure "fifty dollars (\$50.00)" and substituting the words and figure "sixty dollars (\$60.00)".
6. Section 10(3) of the St. John's Ticketing Amendment By-Law is amended by deleting the words and figure "fifty dollars (\$50.00)" and substituting the words and figure "sixty dollars (\$60.00)".
7. Section 11(2) of the St. John's Ticketing Amendment By-Law is amended by deleting the words and figure "fifty dollars (\$50.00)" and substituting the words and figure "sixty dollars (\$60.00)".

8. Section 12(7) of the St. John's Ticketing Amendment By-Law is amended by deleting the figure "\$30" and substituting the figure "\$50.00".

IN WITNESS WHEREOF the Seal of the City of St. John's has been hereunto affixed and this By-Law has been signed by the Mayor and City Clerk this _____ day of December, 2016.

MAYOR

CITY CLERK

BY-LAW NO.

ST. JOHN'S STREET CLEANING (AMENDMENT NO. 1-2016) BY-LAW

PASSED BY COUNCIL DECEMBER _____, 2016

Under and by virtue of the powers conferred by Sections 188 and 189 of the Highway Traffic Act, RSNL 1990, Chapter H-3, as amended, pursuant to a delegation of power by the Minister of Works, Services and Transportation dated April 27, 1990, pursuant to an approval of the Minister of Works, Services and Transportation dated April 12, 1996, and in pursuance of the powers vested in it under and by virtue of the City of St. John's Act, RSNL 1990, c.C-17 as amended, and all other powers enabling it, the City of St. John's enacts the following By-Law relating to the control of parking for the purpose of facilitating street cleaning in the City of St. John's.

BY-LAW

1. This By-Law may be cited as the St. John's Street Cleaning (Amendment No. 1-2016) By-Law.
2. Section 5(a) of the St. John's Street Cleaning By-Law is amended by deleting the figure "\$20.00" and substituting the figure "\$30.00".

IN WITNESS WHEREOF the Seal of the City of St. John's has been hereunto affixed and this By-Law has been signed by the Mayor and City Clerk this _____ day of December, 2016.

MAYOR

CITY CLERK

DECISION/DIRECTION NOTE

Title: St. John's Development Regulations Amendment No. 613, 2016
Amendment to Parking-Lot Size Limit of 0.5 Hectare
Application for a Stand-Alone Parking Lot at
PDE file DEV1400217, Council Directive CD#S2015-05-11/1
53 Radio Range Road

Date Prepared: May 30, 2016

Report To: His Worship the Mayor and Members of Council

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

Ward: 1

Decision/Direction Required:

To decide on removing the 0.5-hectare size limit on parking lots. The size limit would prevent the proposed development of a Park 'n' Fly parking lot at Radio Range Road (now to have sole access from Craig Dobbin's Way).

Discussion – Background and Current Status:

There is a conflict in the St. John's Development Regulations concerning the size of parking lots, which has an important bearing on the application at 53 Radio Range Road.

In the Development Regulations, Section 9.1.1 "General Parking Requirements" sets out the amount of parking required for different land uses. The number of off-street parking spaces, and thus the size of a parking lot, varies depending on land use. However, Section 7.13.1 "Parking Lot" sets a maximum size of 0.5 hectare (approximately 1.2 acres) for a parking lot. Depending on the land use, the requirements of Section 9 might require a parking area larger than 0.5 hectare, and there have been a number of larger lots developed in past years.

To correct this, staff recommended that Section 7.13.1 be amended to remove the maximum parking-lot size of 0.5 hectare. At its special meeting of May 11, 2015, Council directed staff to advertise the proposed amendment and refer it to a public meeting, which was held on June 3, 2015 (minutes attached).

PUBLIC MEETING

The public meeting was intended to discuss the general restriction of 0.5 hectare on parking lots. However, discussion focused on the application noted above from Clayton Hospitality Inc. for a stand-alone parking lot for a Park 'n' Fly operation at 53 Radio Range Road. The parking lot would have access off Radio Range Road and off Portugal Cove Road and was proposed to be approximately 2.5 hectares in size with 625 parking spaces.

ST. JOHN'S

Area residents are opposed to the parking lot and voiced their objections that removing the size limit would enable the parking lot to be developed. Radio Range Road is in a peculiar situation, as they have an old residential neighbourhood that has never had residential zoning. The area was zoned as Airport Restricted Building Area under the St. John's Metropolitan Area Board. When the area became part of the City in 1982, the zone applied was the Rural Commercial and Industrial (RCI) Zone, which no longer exists. Then after 1992 the area was zoned Commercial Neighbourhood (CN).

In short, the residential properties along the west side of Radio Range Road have been there for decades as non-conforming uses. The Ann-Jeannette neighbourhood off Torbay Road is in a similar situation in that they are long-standing residential uses in a Commercial Industrial (CI) Zone.

Non-conforming uses can always remain and can be expanded under certain circumstances. These neighbourhoods are stable residential areas and should be treated in such a way that the quiet enjoyment of people's property is respected, notwithstanding the non-residential zoning.

APPLICATION

In the present application, the proposed land use of a large parking lot is a permitted use in the CN Zone. The applicant is working through the City's requirements for access, buffering, screen fencing, stormwater detention, landscaping and tree coverage. However, the conditions are not ideal, given the presence of the houses. Radio Range Road is substandard in terms of having a narrow width of pavement and no sidewalks. It suits the purpose for the neighbourhood, as it is a dead-end road and thus has no through traffic. The 19 houses along the road do not generate much traffic.

Much of the neighbourhood concern centered on a large increase in traffic on Radio Range Road. The City evaluated an alternative to have right-in/right-out access from Portugal Cove Road. There now appears to be the option of having exclusive access from Craig Dobbin's Way. There would be no access on Radio Range Road or Portugal Cove Road, thus no traffic concerns.

The City's Development Regulations require a 3-metre landscaped area or a screen fence at least 1.8 metres (6 feet) high; a higher screen fence is desirable to buffer the houses, especially since clearing out most of the forested area for the parking lot will open up the houses to the traffic noise from Portugal Cove Road.

Key Considerations/Implications:

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders:
Area property owners and residents.
3. Alignment with Strategic Directions/Adopted Plans:
St. John's Municipal Plan, Part III, Section 3.2.2: The City shall ensure adequate control of commercial developments to limit any detrimental effects.

4. Legal or Policy Implications:
A parking lot is a permitted use in the CN Zone, while the nearby houses on Radio Range Road are non-conforming uses.
5. Engagement and Communications Considerations: N/A
6. Human Resource Implications: N/A
7. Procurement Implications: N/A
8. Information Technology Implications: N/A
9. Other Implications: N/A

Recommendation:

It is recommended that Council adopt the attached amendment to amend Section 7.13.1 "Parking Lot" by removing the existing maximum parking-lot size of 0.5 hectare. A Municipal Plan amendment is not required.

If adopted, the amendment will then be sent to the Department of Municipal Affairs with a request for provincial registration.

Prepared by/Signature: Ken O'Brien, MCIP, Chief Municipal Planner

Signature: _____

Approved by/Date/Signature: Jason Sinyard, P.Eng., MBA

Signature: _____

KO'B/dlm

Attachments:

1. St. John's Development Regulations Amendment No. 613, 2015.
2. Air photo of the Radio Range Road area.

The Chief Municipal Planner acknowledged that the participants of the meeting were residents of Radio Range Road and that they were particularly concerned about the Park & Fly application presently before Council. Mr. O'Brien advised that although somewhat peculiar, Radio Range Road is currently residential but does not have Residential zoning. Under the St. John's Municipal Plan, Radio Range Road is designated CN Zone (Commercial Neighbourhood) which allows for non-conforming use. He gave an example of Anne Jeannette Trailer Park which also exists as residential but is clearly designated Commercial Industrial (CI) Zone due to its close proximity to the Airport .

Zoning maps were on display and Mr. O'Brien referenced them to clarify any confusion with zoning for Radio Range Road. Under the Municipal Plan for Metro Board dated July, 1966, it indicated that Radio Range Road and area had been zoned Airport Restricted Building Area. This designation applied to Radio Range Road, the Airport itself, and surrounding lands in all directions, including Major's Path.

In 1982 it became part of the City of St. John's and in 1988 the west side was then classified as Rural Commercial Industrial (RCI) Zone while the east side had been changed to the Airport Zone. Around 1994, the RCI Zone was eliminated and Radio Range Road became part of the Commercial Neighbourhood (CN) Zone which it remains as today. The Airport property remained Airport Zone. He concluded his presentation referencing that Mr. Blair Bradbury, the City's Development Engineer – Traffic, would address any parking lot development questions the residents might have.

The floor was opened for questions, comments and feedback.

Mr. Don Hurd – Radio Range Road

- Opposed to the regulation change and was not clear why the City wanted to change it.
- Wanted the provision of having a parking lot on not more than 0.5 hectares remain in place as to not allow for the proposed Park & Fly application which would be developed on 2.64 hectares of land.
- Concerned about noise disturbances, rat infestation from proposed parking lot development, possible ground flooding, as well as environmental factors created from tree removal.
- As Radio Range Road would be the access road leading to the proposed Park & Fly, there would be increased traffic volume throughout all hours of the night and would affect elderly neighbours that walked the road.
- Safety concerns for pedestrians during high traffic times.
- Concerned with snow clearing issues and noise from snow clearing equipment.
- Felt that the proposed development should have its access road on Portugal Cove Road.

- Questioned the Airport Restricted, Metro Board Municipal Plan Zoning, as he purchased his home in 1974. How did it get approved? The Chief Municipal Planner noted that zoning was put in place by the former Metro Board.
- Reference ongoing noise from construction and paving at the airport for approximately 100 spaces. Felt it was a bit ironic that the airport was expanding their long term parking which is not fully utilized. Wondered why the 625 spaces would ever be required. Suspected that this was not a genuine application but was just to gain access onto the land.
- Wondered if developer changed his application, would he be required to make another application to the City.
- Asked when a decision will be made on this Amendment. The Chief Municipal Planner advised that it would have to go to Council, probably within the next few weeks, for consideration. The Development Engineer - Traffic advised that the application was submitted but not yet approved. The redesign process is still ongoing for the Park & fly application.
- Staff had to go back with conditions to the developer and are awaiting the developer's response on that regard.
- Opposed to being boxed in from fencing from the access road when approved but if it does proceed, Mr. Hurd would like a decent fence constructed.
- Spoke to the comparisons of parking lots mentioned by the Chief Municipal Planner to the proposed parking lot and the comparison of Ann Jeanette to Radio Range Road and felt there was no comparison. Mr. Hurd noted it was a very quiet residential area where he raised his children and now that would all be destroyed by this proposed development.
- Recalled a meeting in 2012, called by Councillor Breen for the residents of Radio Range Road, residents were not consulted but advised that a road required by the Airport would be placed behind their house.
- Spoke about deterioration of their road from cars.
- Wondered if carrier trucks would be allowed to offload on Radio Range Road. The Development Engineer – Traffic, advised that any offloading had to be contained on the property receiving the goods.
- Felt that Radio Range Road did not have the width to accommodate carrier trucks and that Portugal Cove Road would be a better suited location for access to the Park & Fly.
- As well a right handed turning lane for traffic would conflict with the Park & Fly in the night timed during the winter and travelling to the airport. Felt there would be lots of merging taking place.

Ms. Carla Barnes – Radio Range Road

- Reiterated Mr. Hurd's concerns and confusion regarding the allowance of residential construction even though the zoning was under Airport Restricted when her house was built in 1979/1980 was under Airport Restricted.
- The Chief Municipal Planner noted the homes on Radio Range Road used to provide flight crew accommodations and now the crews are placed in hotels.
- Safety concerns once again due to high traffic congestion.
- Consulted with a Real Estate Agent and was advised if approval given for proposed development, her property value would decrease by 30%.
- Felt Major's Path was a better location for the access road compared to Radio Range Road which has 20 residential homes on a cul-de-sac.
- Wondered if the developer had to comply with the application to construct 625 parking lots or would they develop so much of the land as a parking lot and try to create some other commercial business, like a car rental company.
- The Chief Municipal Planner advised that if the development was approved and only half of the proposed site was used to construct a parking lot then the developer would have to apply for a commercial permit.
- Up until 3 years ago, when the proponent approached the City to set up a Rent-a-car business, Ms. Barnes understood that access was supposed to come from the Airport Road and questioned what had changed to redirect the current application to Radio Range Road. The Development Engineer – Transportation advised that he could not speak to the proponent's previous application but only to the current application. He advised that Portugal Cove Road is a controlled access road with right turn only for both access, egress and yield conditions.

Mr. Dave Hapgood – Radio Range Road

- Recapped concerns regarding depreciation of his property as he would be boxed in by 200 feet of fencing on one side and 75 feet on the back that would be created for the proposed access road.
- Concerned about 600 cars driving up and down alongside his home everyday and snow clearing in the winter. Where would the snow be placed? Would it be put alongside his property?
- He advised that the applicant already has a parking lot over by the Comfort Inn and felt it was not approved or finished with over 200 cars using it the last 4 or 5 days and on a 0.05 hectare parking lot. Why doesn't the developer keep this existing parking lot as his Park & Fly and not proceed with the current application? He argued that there are lots of parking spaced to avail of in the nearby retail area, ie. Walmart.
- He advised that he spoke to an owner of a Park & Fly and they are never at full capacity.

- Noted that Craig Dobbin Way has had car rental staff from Budget, Hertz etc. driving haphazardly and does not want the same in his neighbourhood.
- Repeated the same concerns with offloading vehicles as previously presented.
- If approved, will Radio Range Road be a feeder road to Airport Access main road and further will area residents have to pay for any expensive upgrades. Development Engineer – Traffic advised that any upgrades required due to the development would be the responsibility of the developer and not the area residents.

Mr. Walter Pearce – Radio Range Road

- Wondered about exit/entrance to Park & Fly as it would be placed next to his property but also has a limited exit on Portugal Cove Road (formerly known as Penetanguishene By-pass).
- Feels that Radio Range Road does not meet the required Commercial 100 foot frontage and that Portugal Cove Road could better meet the needs for an access road.
- Retold concerns of his standard of living being affected. Has been a resident since 1968 but now he will be forced to leave.

Mr. Wayne Jackman – Radio Range Road

- Noted carriers offload vehicles on Craig Dobbin Way and place tractor trailers on the side of the road to do this
- Carriers go down the old Airport Road onto Vanguard Court which is another dead end street creating further congestion with Avis and Woodward Car Rental Agencies on other side. This lot goes way back and a fence enclosure. The Chief Municipal Planner advised that complaints would have to be made to the City's Call Centre in order for the City to address this issue. The Development Engineer – Traffic advised if someone came in to build and transport vehicles, then they had to have access to their site for offloading as it would have to be maintained on their property. Any U-turns would have to be contained within the property as well. As for any existing properties, he advised that he could not comment as they were grandfathered in.
- Felt the proposed Park & Fly application was not conducive to the neighbourhood. How can you put in a 625 car parking lot behind Radio Range Road.
- Developer demolished 191 Old Airport Road (Foster property) and placed a few rocks around the parameter and recently flooded it with cars. Does the owner have permission to use it as a parking lot.
- Felt this meeting should have been held 20 years ago so that everyone was aware of zoning and development possibilities. He does not want to lose what he already has.
- Felt mislead as developer bought a house on Radio Range Road with the intentions of converting it to a parking lot.

- Radio Range Road became part of the City years ago due to a technicality. Prior to joining the City, they only had to pay taxes on the land they built on. Then under Mayor Wells, residents that required water hookup had to pay taxes on their deferred land which they felt was a ransom.

Ms. Jean Cross - Radio Range Road

- Has resided there since 1972 and never knew it was Airport Restricted.
- Owns a lot on Radio Range Road and considered selling or developing as residential it; however, the City would not approve it.
- She questioned the double standard that exists with the City supporting this proposed development.

Ms. Lisa Hurd – Radio Range Road

- Questioned if there were any more applications similar to a Parking lot application behind residential homes. The Chief Municipal Planner advised there were no applications for stand-alone parking lots.
- Speculated that the proposed Development Regulation Amendment was to accommodate the proposed Park & Fly application so it could be approved.

Councillor Breen advised that when the airport expanded there was no public consultation. He further commented that the Radio Range Road residents were not aware of their current zoning until this application was presented and asked not to amend the Development Regulations.

Councillor Puddister informed that he came to listen to the area residents' concerns and that consideration be given to the access road being put on Portugal Cove Road instead.

The Chair advised he had heard all of the residents' concerns and that they would all be taken into consideration, once Council makes its decision.

The meeting adjourned at 8:10 pm.

Wally Collins
Chairperson

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 613, 2016**

WHEREAS the St. John's Municipal Council wishes to remove the size restriction on a stand-alone parking lot (that is, a parking lot that is not associated with another land use),

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

Amend Section 7.13.1 "Parking Lot" by removing the following subsection:

**"(a) the parking area shall be on a Lot having an area of not more than 0.5 ha;"
and renumbering the following subsections accordingly.**

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

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

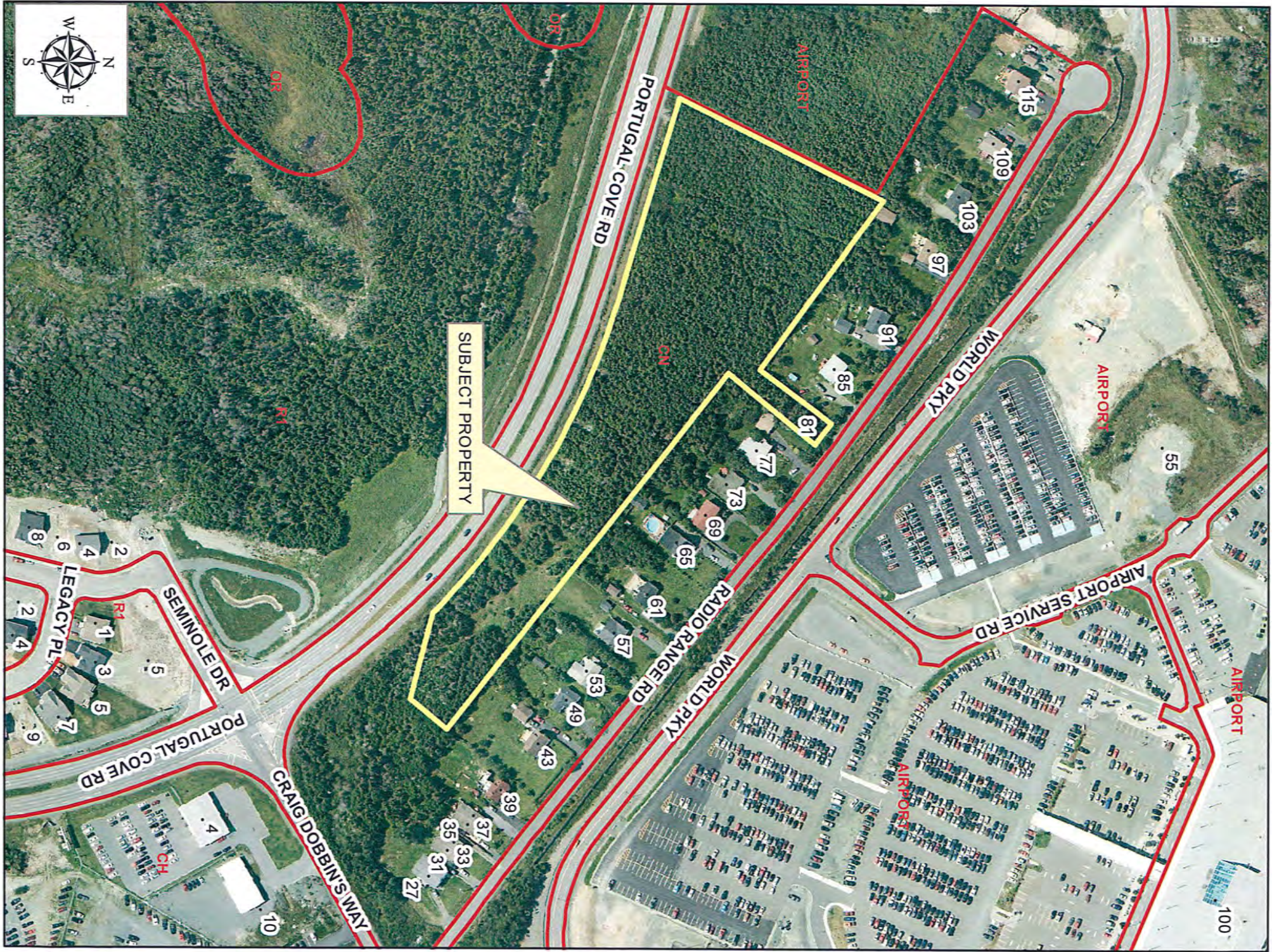
Mayor

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

City Clerk

Council Adoption

Provincial Registration



SUBJECT PROPERTY

PORTUGAL COVE RD

WORLD PKY

AIRPORT SERVICE RD

RADIO RANGE RD

SEMINOLE DR

PORTUGAL COVE RD

CRAIG DOBBIN'S WAY

LEGACY PL

AIRPORT

AIRPORT

AIRPORT

AIRPORT

018

021

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109

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REPORTS/RECOMMENDATION

Development Committee

November 29, 2016 – 10:00 a.m. – Conference Room A, 4th Floor, City Hall

1. Proposed Deck in Floodplain Buffer – 40 Ryan’s River Road – INT1600179

It is recommended that Council approve the proposed rear patio.

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

DECISION/DIRECTION NOTE

Title: Proposed Deck in Floodplain Buffer – 40 Ryan’s River Road – INT1600179

Date Prepared: November 30, 2016 (Date of next meeting: December 5, 2016)

Report To: His Worship the Mayor and Members of Council

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

Ward: 5

Decision/Direction Required:

To seek approval for residential patio in the flood plain buffer.

Discussion – Background and Current Status:

An application was submitted requesting to develop in the flood plain buffer at 40 Ryan’s Rive Road. The proposed work includes the construction of a residential patio located at the rear of the dwelling.

As per Section 11.2.4 (2) of the Development Regulations, Council may permit landscaping, residential patios, residential fencing and residential accessory buildings within the 15m flood plain buffer.

Key Considerations/Implications:

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

Recommendation:

It is recommended that Council approve the proposed rear patio.

Prepared by - Date/Signature:

Ashley Murray, Assistant Development Officer

Signature: 

Approved by - Date/Signature:

Jason Sinyard, Deputy City Manager, Planning, Engineering & Regulatory Services

Signature: 

AAM/jw

Attachments: N/A

**Report/Recommendations
Community Services & Housing Standing Committee
November 29, 2016 @ 12:00 Noon, 4th Floor, City Hall
Conference Room A**

Present: Deputy Mayor Ellsworth, Chair (left at 12:41 pm)
Councillor Tilley
Councillor Hickman (arrived at 12:13 pm) (Acting Chair after 12:41 pm)
Councillor O’Leary
Councillor Collins
Councillor Galgay (left at 12:38 pm)
Councillor Breen
Kevin Breen, City Manager (left at 12:51 pm)
Tanya Haywood, Deputy City Manager – Community Services
Elizabeth Lawrence, Director – Strategy and Engagement
Garrett Donaher, Manager – Transportation Engineer
Kathy Driscoll, Legislative Assistant

REPORT

1. Decision Note dated November 23, 2016 from Deputy City Manager – Community Services re: Multipurpose Arts Centre Study

The Director of Strategy and Engagement presented a Powerpoint on the above noted. Discussion took place and Councillor O’Leary made the following motion:

Moved – Councillor O’Leary; Seconded – Councillor Breen

To table the Multipurpose Arts Centre Study report as a public document.

Further, the Committee discussed the next step in pursuing a Multi-Purpose Arts Facility. Phase two of the study indicates the need for a site selection study.

Moved – Councillor O’Leary; Seconded Councillor Breen

To refer phase two of the “Demands and Needs Analysis and Business Plan for a Multi-Purpose Arts Facility” – a site selection study, to the 2017 Capital budget with a caveat that if a property becomes available prior to the discussion on the capital budget, that staff will bring the item back to Council to further investigate this opportunity.

CARRIED UNANIMOUSLY

2. Decision Note dated November 23, 2016 from Transportation Engineer re: Bike St. John's Task Force Survey

The Committee considered the above noted and were provided an introduction to the proposed survey by the Manager – Transportation Engineer.

Moved – Councillor Breen; Seconded – Councillor O'Leary

That Council authorize the Bike St. John's Task Force to proceed with a public opinion survey, to inform their recommendations to Council on the Bike St. John's initiative.

3. ParaTransit Working Group Minutes – September 22, 2016

The Committee considered the above noted minutes.

The Committee unanimously accepted the minutes as well as the following recommendations of the above noted working group.

a. Decision Note dated September 14, 2016 re: Review of No-Show Policy

The Chair discussed the above noted. She advised the following:

- Investigation of any appeals will be done on a case-by-case basis by working with MVT and/or taxi companies to acquire trip details;
- Consideration will be given for weather-related no-shows;
- Accessible Transit Office will work with individuals through a variety of methods to ensure they understand the policy and can work within it. This could include meeting with the customer, their support worker, an advocate, local disability organizations, etc. to find the best way to support the customer.

Moved – Randy Hawkins; Seconded – Sheena King

That the Committee agree to the following:

- **Approval of policy as drafted**
- **To begin notifying GoBus customers of the new policy in October 2016. Commence enforcement of the policy on November 1, 2016.**

CARRIED UNANIMOUSLY

b. Decision Note dated September 14, 2016 re: GoBus Accessible Transit Application/Registration Process

The Chair discussed the above noted. She noted approval was required for the new application form, the appeal process and the renewing eligibility process. She spoke to the application process, the renewing eligibility as well as the appeal process.

Moved - Cecil Whitten; Seconded – Randy Hawkins

To approve the draft application, appeal process and the renewing of the eligibility process as presented.

CARRIED UNANIMOUSLY

ADJOURNMENT

There being no further business, the meeting adjourned at 1:30 p.m.

Councillor Sandy Hickman, Acting Chair
Community Services & Housing Standing Committee

**REPORT
REGIONAL WATER COMMITTEE
November 23, 2016 – 12:00 p.m. – Conference Room A**

Present Deputy Mayor Ron Ellsworth, Chair
Lynnann Winsor, Deputy City Manager – Public Works
Derek Coffey, Deputy City Manager – Financial Management
Councillor Bruce Tilley
Andrew Niblock, Director – Public Works
Terry Knee, Manager – Water & Wastewater
Kathy Driscoll, Senior Legislative Assistant

Others Darryl Drover, City of Mt. Pearl
Dave Aker, City of Mt. Pearl
Jason Silver, City of Mt. Pearl
Michele Peach, City of Mt. Pearl
Ron Fleming, Town of Paradise
Leah Power, Town of Portugal Cove – St. Philip's
Moses Tucker, Town of Portugal Cove – St. Philip's
Jennifer Norris, Town of CBS
Paul Connors, Town of CBS

Recommendations

1. Regional Water 2017-2018 Budget Projections

The Deputy City Manager – Public Works spoke to the budget advising the projected 2017 budget shows the savings from the program review exercise that the City of St. John's completed this year. For 2017 and 2018, there are no material changes between the two years forecast at this time. The Deputy City Manager – Financial Management spoke and addressed the administration charges to the budget.

Recommendation

To approve the budget as presented.

Moved – Councillor Tilley; Seconded – Paul Connors

CARRIED UNANIMOUSLY

Deputy Mayor Ron Ellsworth
Chairperson

**REPORT
REGIONAL WASTEWATER COMMITTEE
November 23, 2016 – 1:00 p.m. – Conference Room A**

Present Deputy Mayor Ron Ellsworth, Chair
Lynnann Winsor, Deputy City Manager – Public Works
Derek Coffey, Deputy City Manager – Financial Management
Councillor Bruce Tilley
Andrew Niblock, Director – Public Works
Terry Knee, Manager – Water & Wastewater
Kathy Driscoll, Senior Legislative Assistant

Others Darryl Drover, City of Mt. Pearl
Dave Aker, City of Mt. Pearl
Jason Silver, City of Mt. Pearl
Michele Peach, City of Mt. Pearl
Ron Fleming, Town of Paradise

Recommendations

1. Regional Wastewater 2017-2018 Budget Projections

The Deputy City Manager – Public Works spoke to the budget and advised the projected 2017 budget shows the savings from the program review exercise that the City of St. John’s completed this past year. The Deputy City Manager – Financial Management addressed and spoke to the administrative charges in relation to the budget.

Recommendation

To approve the budget as presented.

Moved – Councillor Tilley; Seconded – Dave Aker

CARRIED UNANIMOUSLY

Deputy Mayor Ron Ellsworth
Chairperson

Building Permits List

Council's December 5, 2016 Regular Meeting

Permits Issued: 2016/11/24 To 2016/11/30

Class: Commercial

58 Kenmount Rd	Co	Retail Store
8 Stabb Crt	Co	Home Office
179 Water St (Rear)	Co	Other
65 Jetstream Ave	Nc	Accessory Building
Avalon Mall, Td Bank Atm	Sn	Bank
45 Blackmarsh Rd	Ms	Place Of Amusement
Carpasian Rd	Ms	Place Of Assembly
83 Elizabeth Ave	Ms	Retail Store
12 Hebron Way	Ms	Restaurant
12-20 Highland Dr	Ms	Restaurant
10 Jetstream Ave	Sn	Office
41 Kelsey Dr	Ms	Retail Store
75 Kelsey Dr	Ms	Restaurant
222 Kenmount Rd	Ms	Retail Store
85-95 Kenmount Rd	Ms	Car Sales Lot
315 Kenmount Rd	Ms	Retail Store
409 Kenmount Rd	Ms	Car Sales Lot
65 Kiwanis St	Sn	Retail Store
139 Mayor Ave	Ms	Place Of Assembly
21 Merrymeeting Rd	Ms	Admin Bldg/Gov/Non-Profit
447 Newfoundland Dr	Ms	Service Shop
51 Old Pennywell Rd	Ms	Service Shop
138 Pennywell Rd	Ms	Retail Store
52 Pippy Pl	Ms	Retail Store
Pitts Memorial Drive	Sn	Subdivision
180 Portugal Cove Rd	Ms	Hotel
180 Portugal Cove Rd	Ms	Hotel
410 Stavanger Dr	Ms	Retail Store
660 Torbay Rd	Ms	Service Station
35 White Rose Dr	Ms	Clinic
103 Mount Scio Rd	Nc	Accessory Building
350 Kenmount Rd	Nc	Accessory Building
130 Kelsey Dr	Nc	Accessory Building
320 Torbay Rd	Cr	Retail Store
31 Malta St	Rn	Take-Out Food Service
10 Stavanger Dr	Nc	Accessory Building
39 Campbell Ave	Rn	Retail Store
650 Topsail Rd	Rn	Retail Store
Avalon Mall (Call It Spring)	Rn	Retail Store
103 Mount Scio Rd	Nc	Other

This Week \$ 3,684,600.00

Class: Industrial

This Week \$.00

Class: Government/Institutional

95 Allandale Rd	Sn	Admin Bldg/Gov/Non-Profit
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This Week \$ 525.00

Class: Residential

103 Charter Ave	Nc	Single Detached & Sub.Apt
105 Charter Ave	Nc	Single Detached & Sub.Apt
107 Charter Ave	Nc	Single Detached & Sub.Apt
109 Charter Ave	Nc	Single Detached & Sub.Apt
215 Cheeseman Dr	Nc	Accessory Building
150 Diamond Marsh Dr, Lot 24	Nc	Single Detached Dwelling
11 Dumbarton Pl	Nc	Accessory Building
40 Henry Larsen St, Lot 60	Nc	Semi-Detached Dwelling
42 Henry Larsen St, Lot 59	Nc	Semi-Detached Dwelling
60 Henry Larsen St, Lot 50	Nc	Semi-Detached Dwelling
62 Henry Larsen St, Lot 49	Nc	Semi-Detached Dwelling
189 Ladysmith Dr, Lot 612	Nc	Single Detached & Sub.Apt
15 Lilac Cres, Lot 118	Nc	Duplex Dwelling
17 Lilac Cres, Lot 119	Nc	Duplex Dwelling
11 Nottingham Dr	Nc	Patio Deck
19 Orlando Pl	Nc	Accessory Building
30 Stanford Pl, Lot 43	Nc	Single Detached Dwelling
87 Terra Nova Rd	Nc	Patio Deck
42 Willenhall Pl, Lot 23	Nc	Single Detached & Sub.Apt
290 Bay Bulls Road	Cr	Subsidiary Apartment
3 Cartwright Pl	Ex	Single Detached & Sub.Apt
32 Barter's Hill Place	Rn	Townhousing
58 Edmonton Pl	Rn	Single Detached Dwelling
21 Horwood St	Rn	Single Detached Dwelling
47 Waterford Bridge Rd	Rn	Semi-Detached Dwelling

This Week \$ 2,717,350.00

Class: Demolition

This Week \$.00

This Week 'S Total: \$ 6,402,475.00

Repair Permits Issued: 2016/11/24 To 2016/11/30 \$ 181,229.00

Legend

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

Year To Date Comparisons			
December 5, 2016			
TYPE	2015	2016	% VARIANCE (+/-)
Commercial	\$127,469,166.00	\$122,467,058.00	-4
Industrial	\$0.00	\$0.00	0
Government/Institutional	\$16,009,776.00	\$6,053,109.00	-62
Residential	\$79,007,254.00	\$73,636,505.00	-7
Repairs	\$4,080,831.00	\$4,457,079.00	9
Housing Units (1 & 2 Family Dwelling)	213	234	
TOTAL	\$226,567,027.00	\$206,613,751.00	-9

Respectfully Submitted,

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

MEMORANDUM

Weekly Payment Vouchers For The Week Ending November 30, 2016

Payroll

Public Works	\$ 396,741.28
Bi-Weekly Administration	\$ 805,165.87
Bi-Weekly Management	\$ 869,499.07
Bi-Weekly Fire Department	\$ 685,481.85
Accounts Payable	\$1,698,174.70

Total: \$ 4,455,062.77

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
NATIONAL FIRE PROTECTION ASSOC. (NFPA)	1198	MEMBERSHIP RENEWAL	231.30
BUTLER'S SAND & STONE CO. LTD.	104507	SAND/STONE	13,992.80
ROGERS COMMUNICATIONS CANADA INC.	104508	DATA & USAGE CHARGES	387.35
MCCOR MANAGEMENT	104509	PROFESSIONAL SERVICES	3,162.50
GCR TIRE CENTRE	104510	TIRES	1,144.25
HEALEY'S AUTO BODY SHOP LTD/MICHAEL MYERS	104511	LEGAL CLAIM	2,881.05
THE TELEGRAM	104512	ADVERTISING	327.76
BELL MOBILITY INC.	104513	CELLULAR PHONE USAGE	162.72
EVEREST	104514	PROMOTIONAL ITEMS	511.38
TYCO INTEGRATED SECURITY CANADA, INC.	104515	SECURITY SERVICES	535.33
DOYLE'S ALMANAC OF NEWFOUNDLAND	104516	PROMOTIONAL ITEMS	52.73
CANADA REVENUE AGENCY	104517	RAILWAY HST	68.75
ADRIAN HOUSE	104518	PERFORMANCE FEE	200.00
DONOVAN, MARGARET	104519	TRAVEL ADVANCE	1,720.23
VICTORIA ETCHEGARY	104520	TRAVEL REIMBURSEMENT	773.26
NEWFOUNDLAND POWER	104521	ELECTRICAL SERVICES	103,878.82
NEWFOUND ROOFING LTD	104522	PROGRESS PAYMENT	4,600.00
DESJARDINS FINANCIAL SECURITY	104523	PAYROLL DEDUCTIONS	608,106.19
MCLOUGHLAN SUPPLIES LTD.	104524	ELECTRICAL SUPPLIES	1,122.75
BELL ALIANT	104525	TELEPHONE SERVICES	235.52
GCR TIRE CENTRE	104526	TIRES	1,200.31
IMPERIAL OIL LIMITED	104527	REFUND OVERPAYMENT OF TAXES	892.00
NEWFOUNDLAND EXCHEQUER ACCOUNT	104528	GAZETTE SUBSCRIPTION RENEWAL	166.04
NEWFOUNDLAND POWER	104529	ELECTRICAL SERVICES	38,122.14
PARTS FOR TRUCKS INC.	104530	REPAIR PARTS	5,024.29
NEWFOUNDLAND EXCHEQUER ACCOUNT	104532	VEHICLE INSPECTION STICKERS	138.00
GENTARA REAL ESTATE LP	104533	LEASE OF OFFICE SPACE	27,609.60
SSQ INSURANCE COMPANY INC.	104534	PAYROLL DEDUCTIONS	4,452.18
NEWFOUNDLAND POWER	104535	ELECTRICAL SERVICES	8,257.47
PUBLIC SERVICE CREDIT UNION	104536	PAYROLL DEDUCTIONS	5,050.86
CANCELLED	104537	CANCELLED	0.00
ANDREW CADDELL	104538	GROUND RENT & ARREARS	550.00
DAVID CADDELL	104539	GROUND RENT & ARREARS	550.00
SUSAN CADDELL-BULLARD	104540	GROUND RENT & ARREARS	550.00
LEHR, TODD	104541	TRAVEL REIMBURSEMENT	56.39
KENDELL, COLLEEN	104542	TUITION	458.85
MACDONALD, WILLIAM	104543	TRAVEL ADVANCE	1,204.59
CINDY MILLER	104544	TUITION	848.05
KRISTA GLADNEY	104545	EHSJ - PIT COUNT GIFT CARDS	3,087.50
ACKLANDS-GRAINGER	104546	INDUSTRIAL SUPPLIES	942.86
GLENN BARRY	104547	INSTRUCTOR FEE	217.68
PROFESSIONAL ENGINEERS AND GEOSCIENTISTS NFLD & LABRADOR (104548	MEMBERSHIP RENEWAL	936.33
ATLANTIC PURIFICATION SYSTEM LTD	104549	WATER PURIFICATION SUPPLIES	6,182.13
BABB SECURITY SYSTEMS	104550	PROFESSIONAL SERVICES	1,812.98
RDM INDUSTRIAL LTD.	104551	INDUSTRIAL SUPPLIES	67.49

NAME	CHEQUE #	DESCRIPTION	AMOUNT
GRANT THORNTON	104552	PROFESSIONAL SERVICES	13,218.02
HERCULES SLR INC.	104553	REPAIR PARTS	71.88
BELBIN'S GROCERY	104554	CATERING SERVICES	265.16
SMS EQUIPMENT	104555	REPAIR PARTS	326.40
TONY'S TAILOR SHOP	104556	PROFESSIONAL SERVICES	672.75
ROCKWATER PROFESSIONAL PRODUCT	104557	CHEMICALS	130.76
TIM HORTONS STORE 387	104558	REFRESHMENTS	23.63
BLACK & MCDONALD LIMITED	104559	PROFESSIONAL SERVICES	6,753.31
OVERHEAD DOORS NFLD LTD	104560	REPAIRS TO DOORS	138.00
BRENKIR INDUSTRIAL SUPPLIES	104561	PROTECTIVE CLOTHING	1,060.82
BROWNE'S AUTO SUPPLIES LTD.	104562	AUTOMOTIVE REPAIR PARTS	748.86
CANSEL SURVEY EQUIPMENT INC.	104563	PROFESSIONAL SERVICES	2,288.50
FARRELL'S EXCAVATING LTD.	104564	REFUND SECURITY DEPOSIT	100.00
WESTERN HYDRAULIC 2000 LTD	104565	REPAIR PARTS	11.04
STAPLES THE BUSINESS DEPOT - STAVANGER DR	104566	STATIONERY & OFFICE SUPPLIES	148.94
MICRO SURVEY SOFTWARE INC.	104567	SOFTWARE	1,000.50
CHESTER DAWE CANADA - O'LEARY AVE	104568	BUILDING SUPPLIES	1,104.59
BURSEY EXCAVATING & DEVELOPMENT LTD.	104569	REFUND SECURITY DEPOSIT	2,000.00
AIR LIQUIDE CANADA INC.	104570	CHEMICALS AND WELDING PRODUCTS	16,612.17
CALA	104571	MEMBERSHIP RENEWAL	508.50
BEATTIE INDUSTRIAL	104572	REPAIR PARTS	1,071.47
NEWFOUNDLAND GLASS & SERVICE	104573	GLASS INSTALLATION	441.02
KENT	104574	BUILDING SUPPLIES	33.81
CBCL LIMITED	104575	PROFESSIONAL SERVICES	8,853.85
ATLANTIC HOME FURNISHINGS LTD	104576	APPLIANCES	1,419.10
DULUX PAINTS	104577	PAINT SUPPLIES	93.22
COLONIAL GARAGE & DIST. LTD.	104578	AUTO PARTS	1,740.93
CONSTRUCTION SIGNS LTD.	104579	SIGNAGE	620.44
J3 CONSULTING & EXCAVATION LIMITED	104580	PROFESSIONAL SERVICES	1,712.35
CRANE SUPPLY LTD.	104581	PLUMBING SUPPLIES	1,196.09
ENVIROSYSTEMS INC.	104582	PROFESSIONAL SERVICES	101,598.34
NEWFOUND CABS	104583	TRANSPORTATION SERVICES	907.35
FASTENAL CANADA	104584	REPAIR PARTS	173.78
LONG & MCQUADE	104585	RECREATION PROGRAM SUPPLIES	2,329.17
CUMMINS EASTERN CANADA LP	104586	REPAIR PARTS	884.41
CREDIT RECOVERY 2003 LIMITED	104587	CREDIT COLLECTIONS	5,031.49
CRAWFORD & COMPANY CANADA INC	104588	ADJUSTING FEES	1,298.00
DICKS & COMPANY LIMITED	104589	OFFICE SUPPLIES	187.71
REEFER REPAIR SERVICES (2015) LIMITED	104590	REPAIR PARTS	105.00
CANADIAN TIRE CORP.-HEBRON WAY	104591	MISCELLANEOUS SUPPLIES	310.29
CANADIAN TIRE CORP.-KELSEY DR.	104592	MISCELLANEOUS SUPPLIES	419.39
JAMES R EALES EQUIP RENTAL LTD	104593	REFUND SECURITY DEPOSIT	1,500.00
ELECTRONIC CENTER LIMITED	104594	ELECTRONIC SUPPLIES	85.85
ACTIVE NETWORK, LTD	104595	SOFTWARE RENEWAL	22,801.14
BASIL FEARN 93 LTD.	104596	REPAIR PARTS	170.90

NAME	CHEQUE #	DESCRIPTION	AMOUNT
REDWOOD CONSTRUCTION LIMITED	104597	REFUND SECURITY DEPOSIT	15,000.00
FRESHWATER AUTO CENTRE LTD.	104598	AUTO PARTS/MAINTENANCE	1,790.49
VITALSINE	104599	MAINTENANCE AGREEMENT	44,848.85
BRUCE SUTHERLAND ASSOCIATES LTD	104600	REPAIR PARTS	11,741.06
MARY KENNEDY	104601	INSTRUCTOR FEE	426.29
STELLAR INDUSTRIAL SALES LTD.	104602	INDUSTRIAL SUPPLIES	644.23
REVOLUTION ENVIRONMENTAL SOLUTIONS LP/TERRAPURE	104603	PROFESSIONAL SERVICES	591.10
BOOMIT	104604	REPAIR PARTS	57.50
PROVINCIAL FENCE PRODUCTS	104605	FENCING MATERIALS	373.75
WOLSELEY CANADA INC.	104606	REPAIR PARTS	244.91
DELL CANADA INC.	104607	COMPUTER SUPPLIES	1,195.77
THE WORKS	104608	MEMBERSHIP FEES	169.00
WEDGWOOD CAFE & CATERING	104609	CATERING SERVICES	5,074.73
HARRIS & ROOME SUPPLY LIMITED	104610	ELECTRICAL SUPPLIES	779.20
HARVEY & COMPANY LIMITED	104611	REPAIR PARTS	26,396.75
HARVEY'S OIL LTD.	104612	PETROLEUM PRODUCTS	13,757.26
BRENNTAG CANADA INC	104613	CHLORINE	8,634.20
RONA	104614	BUILDING SUPPLIES	198.25
HICKMAN MOTORS LIMITED	104615	AUTO PARTS	364.14
CANADIAN EVALUATION SOCIETY,	104616	REGISTRATION FEE	100.00
HISCOCK RENTALS & SALES INC.	104617	HARDWARE SUPPLIES	1,965.98
HI-TECH SCALES LTD.	104618	PROFESSIONAL SERVICES	966.00
SOURCE ATLANTIC INDUSTRIAL DISTRIBUTION	104619	REPAIR PARTS	418.86
PENNECON ENERGY TECHNICAL SERVICE	104620	PROFESSIONAL SERVICES	207.00
SCOTIA RECYCLING (NL) LIMITED	104621	REPAIR PARTS	859.69
CHRIS SQUIRES ENTERPRISES INC.,	104622	RENTAL OF EQUIPMENT	482.14
CREIGHTON ROCK DRILL	104623	REPAIR PARTS	4,165.95
JENKINS & PUDDICOMBE SHEET METAL LTD.	104624	PROFESSIONAL SERVICES	350.00
CDMV	104625	VETERINARY SUPPLIES	739.33
IDEXX LABORATORIES	104626	VETERINARY SUPPLIES	149.52
BOSCH REXROTH CANADA CORP.	104627	REPAIR PARTS	192.40
WORK AUTHORITY	104628	PROTECTIVE CLOTHING	143.76
KENT BUILDING SUPPLIES-STAVANGER DR	104629	BUILDING MATERIALS	96.60
IEAS LTD.	104630	PROFESSIONAL SERVICES	172.50
CENTINEL SERVICES	104631	REPAIR PARTS	4,276.85
KERR CONTROLS LTD.	104632	INDUSTRIAL SUPPLIES	150.34
VOHL INC.,	104633	REPAIR PARTS	1,636.58
PETROFORMA INC.,	104634	REPAIR PARTS	156.35
CARMICHAEL ENGINEERING LTD.	104635	PROFESSIONAL SERVICES	6,689.71
STAPLES ADVANTAGE	104636	OFFICE SUPPLIES	1,051.32
MANNA EUROPEAN BAKERY AND DELI LTD	104637	REFRESHMENTS	299.42
J.A. LARUE	104638	REPAIR PARTS	59.18
MARTIN'S FIRE SAFETY LTD.	104639	SAFETY SUPPLIES	234.60
MAUREEN BARRY COUNSELLING, TRAINING & CONSULTING	104640	PROFESSIONAL SERVICES	1,435.80
WSP CANADA INC.	104641	PROFESSIONAL SERVICES	11,688.60

NAME	CHEQUE #	DESCRIPTION	AMOUNT
ALANTRA LEASING INC.,	104642	OFFICE UNIT STEP RENTAL	1,173.00
DOCU GUARD/SHRED GUARD	104643	PROFESSIONAL SERVICES	87.01
ALIVE PUBLISHING GROUP INC.,	104644	MEMBERSHIP RENEWAL	746.93
JJ MACKAY CANADA LTD.	104645	PARKING METER KEYS	1,973.49
MIKAN INC.	104646	LABORATORY SUPPLIES	952.55
CUTTING EDGE LAWN CARE INC.,	104647	PROFESSIONAL SERVICES	2,472.50
GEORGE TRAINOR	104648	PROFESSIONAL SERVICES	1,680.00
ROCK SAFETY INDUSTRIAL LTD.	104649	REPAIR PARTS	1,725.00
SHORELINE LUBRICANTS & INDUSTRIAL SUPPLY	104650	CHEMICALS	1,428.71
PRINTERS PLUS	104651	TONER CARTRIDGE	361.10
MDI CONTRACTING	104652	REFUND SECURITY DEPOSIT	100.00
MSPD FRESHFOOD NL INC., (FRESHII)	104653	MEAL ALLOWANCES	188.25
DELANEY AND ASSOCIATES	104654	PROFESSIONAL SERVICES	2,364.53
MODERN PAVING LTD.	104655	ASPHALT	1,918.46
WAJAX INDUSTRIAL COMPONENTS	104656	REPAIR PARTS	47.52
NEWFOUND DISPOSAL SYSTEMS LTD.	104657	DISPOSAL SERVICES	69,948.94
NEWFOUNDLAND DISTRIBUTORS LTD.	104658	INDUSTRIAL SUPPLIES	232.36
TOROMONT CAT	104659	AUTO PARTS	38,731.72
NORTH ATLANTIC PETROLEUM	104660	PETROLEUM PRODUCTS	20,779.83
CW PARSONS LIMITED	104661	PROFESSIONAL SERVICES	51,094.53
THE HUB	104662	BOOKLETS	155.25
PRAXAIR PRODUCTS INC.	104663	CARBON DIOXIDE	106.90
K & D PRATT LTD.	104664	REPAIR PARTS AND CHEMICALS	6,001.14
PUROLATOR COURIER	104665	COURIER SERVICES	406.66
ROYAL FREIGHTLINER LTD	104666	REPAIR PARTS	1,465.58
LIFESAVING SOCIETY NFLD & LAB.	104667	AQUATIC RECERTIFICATION	1,010.95
S & S SUPPLY LTD. CROSTOWN RENTALS	104668	REPAIR PARTS	5,388.01
ST. PAUL FIRE & MARINE INSURANCE CO.	104669	LEGAL CLAIM	30,546.56
SMITH STOCKLEY LTD.	104670	PLUMBING SUPPLIES	1,596.03
SMITH'S HOME CENTRE LIMITED	104671	HARDWARE SUPPLIES	72.34
SUPERIOR OFFICE INTERIORS LTD.	104672	OFFICE SUPPLIES	138.00
BELL DISTRIBUTION INC.	104673	CELL PHONES & ACCESSORIES	80.49
AETTNL	104674	MEMBERSHIP RENEWALS	276.00
TRACTION DIV OF UAP	104675	REPAIR PARTS	2,873.13
URBAN CONTRACTING JJ WALSH LTD	104676	PROPERTY REPAIRS	258.75
WATERWORKS SUPPLIES DIV OF EMCO LTD	104677	REPAIR PARTS	6,178.52
WEIRS CONSTRUCTION LTD.	104678	STONE/ROAD GRAVEL	1,878.05
WINDCO ENTERPRISES LTD.	104679	RECREATION PROGRAM SUPPLIES	6,017.38
WALMART 3092-KELSEY DRIVE	104680	MISCELLANEOUS ITEMS	293.38
SAFER, ANDREW	104681	PROFESSIONAL SERVICES	2,475.00
FRENCH, DAVID	104682	INSTRUCTOR FEE	653.04
TUCKER, DAVID	104683	INSTRUCTOR FEE	142.38
TITFORD, JUNE	104684	INSTRUCTOR FEE	172.56
FARDY, BRENDA	104685	INSTRUCTOR FEE	326.52
WALSH, BASIL	104686	INSTRUCTOR FEE	326.52

NAME	CHEQUE #	DESCRIPTION	AMOUNT
MECHANICAL COMPONENTS LTD.	104687	REPAIR PARTS	2,311.04
SPARTAN FITNESS	104688	RECREATION PROGRAM SUPPLIES	2,305.66
SMITH, VERNA	104689	INSTRUCTOR FEE	711.90
SMITH, BOYD	104690	INSTRUCTOR FEE	711.90
BELL MOBILITY INC. RADIO DIVISION	104691	MAINTENANCE CHARGES & REPAIRS	209.49
HUNGRY HEART CAFE	104692	SANDWICHES TRAYS	2,328.00
STAPLES THE BUSINESS DEPOT - KELSEY DR	104693	OFFICE SUPPLIES	298.99
INTERNATIONAL FOUNDATION OF EMPLOYEES BENEFIT PLANS	104694	MEMBERSHIP RENEWAL	325.00
TRAVERSE, BRENDAN	104695	INSTRUCTOR FEE	362.80
ST. JOHN COUNCIL FOR NEWFOUNDLAND PROPERTIES	104696	IDP INSTRUCTOR RECERTIFICATION	188.65
HAZELWOOD ELEMENTARY	104697	IWALK PROGRAM	500.00
GOSS GILROY INC	104698	FRONT STEP PROGRAM EVALUATION	13,949.60
A HOLDING PLACE	104699	PROFESSIONAL SERVICES	156.40
GONZAGA HIGH SCHOOL	104700	FACILITY RENTAL	200.00
TODD ROBBINS SERVICES INC.	104701	PROFESSIONAL SERVICES	9,993.50
SOBEYS ROPEWALK LANE	104702	MISCELLANEOUS ITEMS	118.63
MCINNES COOPER	104703	PROFESSIONAL SERVICES	4,042.11
WINDROSS & JUDY BANTON	104704	REFUND OVERPAYMENT OF TAXES	546.22
PAUL DUNNE CONTRACTING	104705	REFUND SECURITY DEPOSIT	2,000.00
MARY BROWN'S	104706	MEAL ALLOWANCES	187.40
DEPARTMENT OF ADVANCE EDUCATION & SKILLS	104707	CERTIFICATE RENEWAL	100.00
LESLEY JANES	104708	INSTRUCTOR FEE	471.64
ST. JOHN AMBULANCE NL COUNCIL	104709	HONORARIUM	1,000.00
TED CHAULK ELECTRICAL LTD.	104710	REFUND SECURITY DEPOSIT	242.00
MACAULAY ERICA	104711	INSTRUCTOR FEE	163.26
MCGRUER CECILIA	104712	INSTRUCTOR FEE	163.26
EDWIN & PATRICIA NOSEWORTHY	104713	REFUND OVERPAYMENT OF TAXES	586.52
BRETT VEY	104714	INSTRUCTOR FEE	462.57
SHANE GAULTON	104715	REFUND SECURITY DEPOSIT	2,000.00
MATTHEW LAWLOR	104716	ATIPPA REFUND	10.00
MELVIN MAHON	104717	REFUND OVERPAYMENT OF TAXES	1,596.00
MARIE CHAFE	104718	REFUND OVERPAYMENT OF TAXES	100.00
WALTER SCOTT	104719	REFUND OVERPAYMENT OF TAXES	78.49
TED & PAMELA LOMOND	104720	REFUND OVERPAYMENT OF TAXES	263.14
SARAH CAHILL	104721	REFUND OVERPAYMENT OF TAXES	1,011.60
CYNTHIA DEVEREAUX	104722	REFUND OVERPAYMENT OF TAXES	346.02
BISHOP'S BACKHOE SERVICE	104723	REFUND SECURITY DEPOSIT	2,000.00
DONNA TUCK	104724	REFUND SECURITY DEPOSIT	50.00
MARIA ROTONDI	104725	REFUND SECURITY DEPOSIT	50.00
CATHY SQUIRES	104726	INSTRUCTOR FEE	145.12
G.D. SALES AND SERVICE	104727	REFUND SECURITY DEPOSIT	1,500.00
AIDS COMMITTEE OF NL	104728	HPS COMMUNITY ACTION FUND	835.37
MITCHELL MURPHY	104729	REFUND SECURITY DEPOSIT	2,000.00
LESLIE BIDGOOD	104730	REFUND SECURITY DEPOSIT	2,000.00
LAURA WINTERS	104731	HPS FUNDS - OFFICE SUPPLIES	45.57

NAME	CHEQUE #	DESCRIPTION	AMOUNT
REGINA MURPHY	104732	REFUND SECURITY DEPOSIT	100.00
ROD HAYWARD	104733	REFUND SECURITY DEPOSIT	100.00
MICHAEL REID	104734	REFUND SECURITY DEPOSIT	1,500.00
ANDREW MCKILLOP	104735	REFUND SECURITY DEPOSIT	1,500.00
DINN, KAREN	104736	MILEAGE	268.66
SQUIRES, PAULA	104737	CLOTHING ALLOWANCE	19.47
EASTON, DENNIS	104738	VEHICLE BUSINESS INSURANCE	381.95
PEACH, JERRY	104739	FIRE CHIEF'S CONVENTION SUPPLIES	450.00
HIERLIHY, ANNA	104740	VEHICLE BUSINESS INSURANCE	22.00
TUCKER, WALLY	104741	CLOTHING ALLOWANCE	125.00
ANGELA BLANCHARD	104742	VEHICLE BUSINESS INSURANCE	289.00
CHRISTINE MORRIS	104743	VEHICLE BUSINESS INSURANCE	187.08
GUSHUE, RICK	104744	MILEAGE	6.58
BLAIR MCDONALD	104745	VEHICLE BUSINESS INSURANCE	33.00
RODNEY NORRIS	104746	EVT EXAM FEE	100.00
COURAGE, SCOTT	104747	MILEAGE	71.16
DWAYNE JORDAN	104748	EMERGENCY TECHNICIAN EXAM FEE	133.39
MATTHEW AYERS	104749	VEHICLE BUSINESS INSURANCE	370.25
MARIA CALLAHAN	104750	AFFORDABLE HOUSING FORUM SUPPLIES	367.12
J & N EXCAVATING & CONTRACTING	104751	PROGRESS PAYMENT	125,305.79
MODERN PAVING LTD.	104752	PROGRESS PAYMENT	5,831.94
NEWFOUNDLAND POWER	104753	ELECTRICAL SERVICES	3,757.76
WESCO DISTRIBUTION CANADA INC.	104754	REPAIR PARTS	313.84
ICECAPS ENTERTAINMENT	104755	BUDDY THE PUFFIN - MOVE IT EVENT	100.00
O'KEEFE, DENNIS	104756	TRAVEL REIMBURSEMENT	2,350.98
WINSOR, LYNNANN	104757	TRAVEL REIMBURSEMENT	3,202.24
BREEN, DANNY	104758	TRAVEL REIMBURSEMENT	156.75
Total: \$			<u>1,698,174.70</u>

MEMORANDUM

Date: November 30, 2016
To: Mr. Kevin Breen, Mr. Rick Squires, Ms. Elaine Henley
From: John Hamilton
Re: Council Approval for Tender 2016156 Standing Offer Supply of Anhydrous Ammonia BBBP

The results of Tender 2016156 Standing Offer Supply of Anhydrous Ammonia BBBP is as follows:

Brenntag Canada Inc.	\$261,285.75
Air Liquide Canada	\$295,105.53

It is recommended to award this tender to the overall lowest bidder meeting specifications **Brenntag Canada Inc.** \$261,285.75 as per the Public Tendering Act. Harmonized Sales Tax is included in the quoted price.

John Hamilton
Senior Buyer

ST. JOHN'S

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

MEMORANDUM

Date: November 30, 2016

To: Mr. Kevin Breen, Mr. Rick Squires, Ms. Elaine Henley

From: John Hamilton

Re: Council Approval for Tender 2016160 Standing Offer Water Treatment Chemicals Winsor Lake

The results of Tender 2016160 Standing Offer Water Treatment Chemicals Winsor Lake is as follows:

Univar Canada	\$155,367.30
Brenntag Canada Inc.	\$166,674.56
Rockwater Professional Products	\$176,525.00
Alpha Chemical	\$266,948.81
Emco Waterworks	\$365,226.43

It is recommended to award this tender to the overall lowest bidder meeting specifications **Univar Canada \$155,367.30** as per the Public Tendering Act. Harmonized Sales Tax is included in the quoted price.

John Hamilton
Senior Buyer

ST. JOHN'S

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

MEMORANDUM

Date: December 1, 2016

To: His Worship the Mayor and Members of Council

From: Elaine Henley, City Clerk

Re: Council Meetings, Christmas Season

It is recommended that Council suspend its meetings for the weeks of December 19th and 26th, 2016 with the final meeting for 2016 being December 12, 2016, and the first meeting for 2017 being Tuesday, January 5th, 2017.



Elaine Henley
City Clerk

ST. JOHN'S

OFFICE OF THE MAYOR

MEMORANDUM

Date: December 1, 2016

To: His Worship the Mayor and Members of Council

From: Elaine Henley, City Clerk

**Re: Chairing Public Meetings
2017 (January to December)**

The following rotation for chairing Public Meetings for 2017 (January to December) is referred to Council for approval.

2017

January	Councillor O'Leary
February	Councillor Collins
March	Councillor Hann
April	Councillor Hickman
May	Councillor Lane
June	Councillor Puddister
July	Deputy Mayor Ellsworth
August	Councillor Breen
September	Councillor Galgay
October	Councillor Tilley
November	Councillor O'Leary
December	Councillor Collins



Elaine Henley
City Clerk

ST. JOHN'S

OFFICE OF THE MAYOR

DECISION/DIRECTION NOTE – Regular Meeting

Title	Sale of City property at the corner of Blackmarsh Road and Columbus Drive.
Date Prepared:	December 1, 2016
Report To:	His Worship the Mayor and Members of Council
Councillor and Role:	N/A
Ward:	3

Decision/Direction Required:

Approval of the sale of City property located at the corner of Blackmarsh Road and Columbus Drive.

Discussion – Background and Current Status:

The City has received an offer to purchase vacant land at the corner of Blackmarsh Road and Columbus Drive from Gary White. Offer has been circulated to appropriate departments with no objections. Sale is subject to survey to be completed by purchaser and purchaser to complete at his expense phase 1 environmental assessment. Property is estimated to measure approximately 7,771 square feet.

The purchaser is the owner of 280 Blackmarsh Road, the adjacent property which he intends to develop.

Key Considerations/Implications:

1. Budget/Financial Implications:
 - Purchaser to pay market square foot rate.
2. Partners or Other Stakeholders:
 - N/A
3. Alignment with Strategic Directions/Adopted Plans:
 - Fiscally Responsible.
4. Legal or Policy Implications:
 - Legal will prepare deed.
5. Engagement and Communications Considerations:
 - N/A
6. Human Resource Implications:
 - N/A



7. Procurement Implications:
 - N/A
8. Information Technology Implications:
 - N/A
9. Other Implications:
 - N/A

Recommendation:

It is recommended that Council approve sale of subject land be sold at a rate of \$8 per square foot plus usual administrative fees and HST. I request that this matter be brought before Council at the next Regular Meeting.

Prepared by/Signature:

Andrew G. M. Woodland
Legal Counsel

Approved by/Date/Signature:

Linda S. Bishop, Q.C.
City Solicitor (Acting)

Attachments:

None

LSB/dd

ST. JOHN'S