

February 3<sup>rd</sup>, 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.

His Worship the Mayor presided.

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

Regrets: Councillor Tilley

City Manager, Deputy City Manager, Public Works, Deputy City Manager, Planning, Development & Engineering, Deputy City Manager, Community Services, Director of Engineering, Chief Municipal Planner, City Solicitor, and Manager, Corporate Secretariat, were also in attendance.

#### **Call to Order and Adoption of the Agenda**

##### **SJMC2014-02-03/46R**

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

#### **Adoption of Minutes**

##### **SJMC2014-02-03/47R**

**It was decided on motion of Councillor Lane; seconded by Councillor Collins:  
That the minutes of January 27<sup>th</sup>, 2014 be adopted as presented.**

#### **Business Arising**

##### **St. John's Development Regulations Amendment No. 593, 2013 Application to Rezone Property Situated at "1 Bergeron Place" Bergeron Place and Groves Road (Ward 4)**

Under business arising, Council considered a memorandum dated January 22, 2014 from the Chief Municipal Planner regarding the above note.

**SJMC2014-02-03/48R**

**It was moved by Councillor Davis; seconded by Councillor Hickman: That the following Resolutions for St. John’s Municipal Plan Amendment Number 122, 2013 and St. John’s Development Regulations Amendment Number 593, 2013 be adopted; and further, that Ms. Marie Ryan, a member of the City’s commissioner list, be appointed as the Commissioner to conduct a public hearing on the Municipal Plan and Development Regulations Amendments.**

**RESOLUTION  
ST. JOHN’S MUNICIPAL PLAN  
AMENDMENT NUMBER 122, 2013**

**WHEREAS** the City of St. John’s wishes to allow development of a single detached house on a parcel of undeveloped, vacant land situated at the corner of Groves Road and Bergeron Place [Parcel ID # 400394].

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

**Redesignate land that is situated in the area of the corner of Groves Road and Bergeron Place from the Rural (RUR) District to the Residential Low Density (RLD) District, as more specifically shown on the Map III-1A attached.**

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

**IN WITNESS THEREOF** the Seal of the City of St. John’s has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this 3<sup>rd</sup> day of February, 2014.

\_\_\_\_\_  
**Mayor**

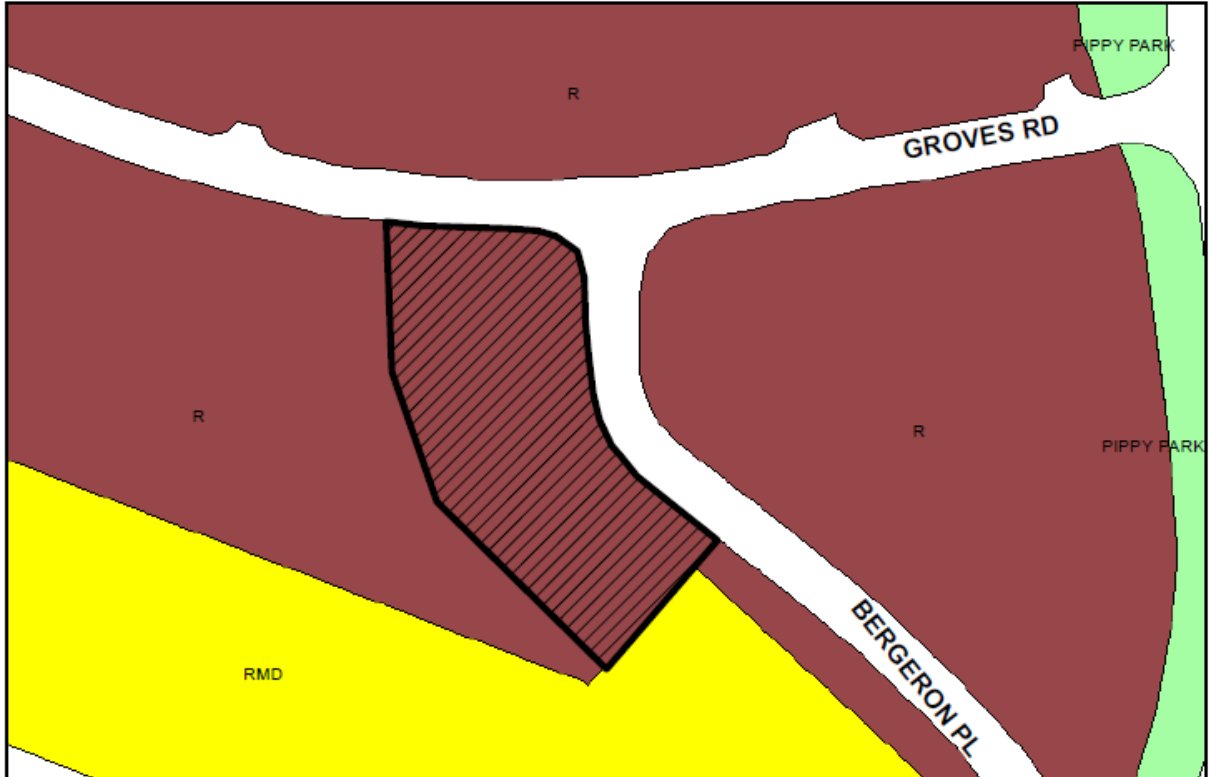
\_\_\_\_\_  
**MCIP**

I hereby certify that this Amendment has been prepared in accordance with the Urban and Rural Planning Act, 000.

\_\_\_\_\_  
**City Clerk**

\_\_\_\_\_  
**Council Adoption**

\_\_\_\_\_  
**Provincial Registration**



**CITY OF ST. JOHN'S  
MUNICIPAL PLAN  
Amendment No. 122, 2013  
[Map III-1A]**

2013 12 02 SCALE: 1:750  
CITY OF ST. JOHN'S  
DEPARTMENT OF PLANNING,  
DEVELOPMENT & ENGINEERING

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



AREA PROPOSED TO BE REDESIGNATED FROM  
RURAL (R) LAND USE DISTRICT TO  
RESIDENTIAL LOW DENSITY (RLD) LAND USE DISTRICT

**BERGERON PLACE AT GROVES ROAD**

\_\_\_\_\_  
M.C.I.P. signature and seal

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Council Adoption

Provincial Registration

**RESOLUTION  
ST. JOHN'S DEVELOPMENT REGULATIONS  
AMENDMENT NUMBER 593, 2013**

**WHEREAS** the City of St. John's wishes to allow development of a single detached house on a parcel of undeveloped, vacant land situated at the corner of Groves Road and Bergeron Place [Parcel ID # 400394].

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

**Rezone land that is situated in the area of the corner of Groves Road and Bergeron Place from Rural Residential Infill (RRI) Zone to the Residential Medium Density (R2) Zone, as more specifically shown on the Map Z-1A attached.**

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

**IN WITNESS THEREOF** the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this 3<sup>rd</sup> day of February, 2014.

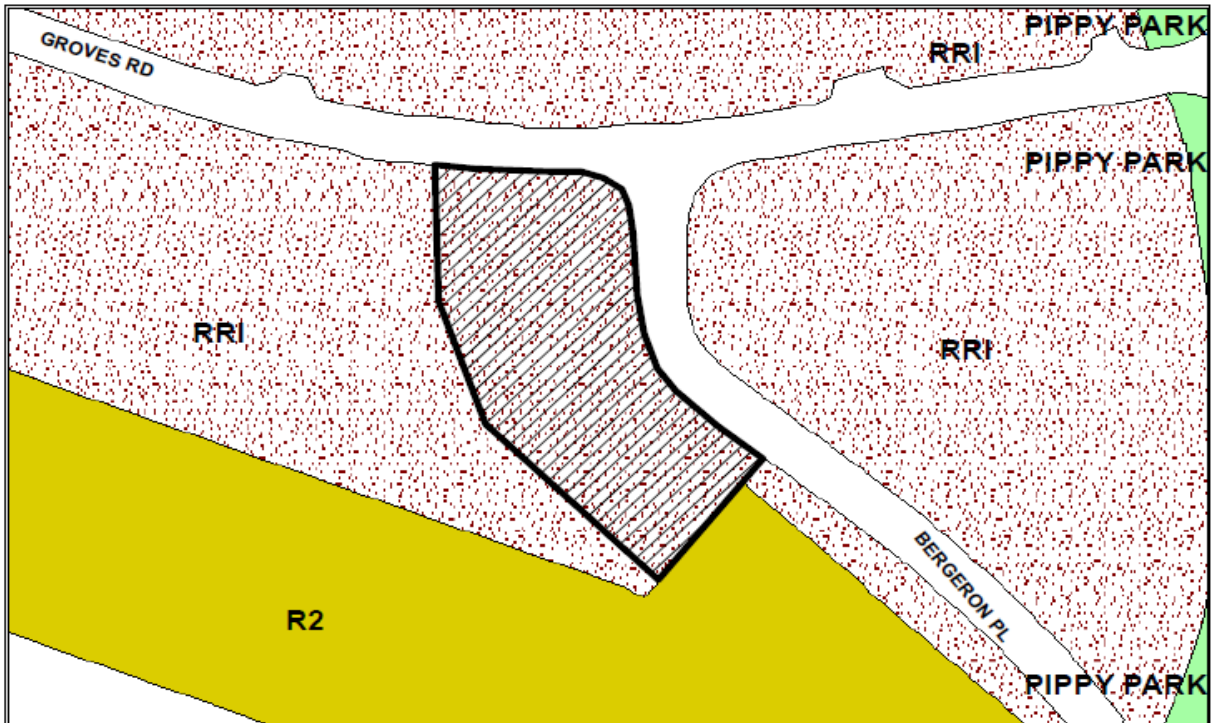
\_\_\_\_\_  
**Mayor**

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

\_\_\_\_\_  
**City Clerk**

\_\_\_\_\_  
**Council Adoption**

\_\_\_\_\_  
**Provincial Registration**



**CITY OF ST. JOHN'S  
DEVELOPMENT REGULATIONS  
Amendment No. 593, 2013  
[Map Z-1A]**

2013 12 02 SCALE: 1:750  
CITY OF ST. JOHN'S  
DEPARTMENT OF PLANNING,  
DEVELOPMENT & ENGINEERING

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



AREA PROPOSED TO BE REZONED FROM  
RURAL RESIDENTIAL INFILL (RRI) LAND USE ZONE TO  
RESIDENTIAL MEDIUM DENSITY (R2) LAND USE ZONE

**BERGERON PLACE AT GROVES ROAD**

\_\_\_\_\_  
M.C.I.P. signature and seal

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Council Adoption

\_\_\_\_\_  
Provincial Registration

**The motion being put was unanimously carried.**

**Proposed Amendments for Commercial and Residential Development  
(The Light House Project), 83 & 90 Duckworth Street**

Under business arising, Council considered a memorandum dated January 29, 2014 from the Chief Municipal Planner regarding the above noted.

**SJMC2014-02-03/49R**

**It was moved by Councillor Hann; seconded by Councillor Galgay: That the following Resolutions for St. John's Municipal Plan Amendment Number 124, 2013 and St. John's Development Regulations Amendment Number 589, 2013 be adopted in principle which will then be sent to the Department of Municipal Affairs with a request for the issuance of a Provincial release in accordance with the requirements of the Urban and Rural Planning Act.**

**RESOLUTION  
ST. JOHN'S MUNICIPAL PLAN  
AMENDMENT NUMBER 124, 2013**

**WHEREAS** the City of St. John's wishes to make provision for the development of Civic 83 and 90 Duckworth Street [Parcel ID # 16907 & 33781].

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

- 1. "Introduce a new Land Use District to Part III of the Municipal Plan to read as follows:**

**"3.3.6 Commercial – Duckworth East Land Use District**

**Uses That May Be Permitted:**

**In this district, which applies only to Civic Number 83 & 90 Duckworth Street, the City may permit any or all of the following uses:**

- 1. Retail;**
- 2. Service shops;**
- 3. Office;**
- 4. Parking;**
- 5. Transient accommodations; and**
- 6. Residential.**

**Building Height and Area**

**Building height and floor area ratio shall be as provided for in the St. John's Development Regulations.**

- 2. Redesignate land at Civic Number 83 and 90 Duckworth Street from the Commercial – Downtown (CD) Land Use District and the Residential Downtown (RD) Land Use District to the Commercial – Duckworth East (CDE) Land Use District as shown on Map III-1A attached."**

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

**IN WITNESS THEREOF** the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this 3<sup>rd</sup> day of February, 2014.

\_\_\_\_\_  
**Mayor**

\_\_\_\_\_  
**MCIP**

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

\_\_\_\_\_  
**City Clerk**

\_\_\_\_\_  
**Council Adoption**

\_\_\_\_\_  
**Provincial Registration**

**CITY OF ST. JOHN'S  
MUNICIPAL PLAN  
Amendment No. 124, 2013  
[Map III-1B]**

2013 12 17 SCALE: 1:750  
CITY OF ST. JOHN'S  
DEPARTMENT OF PLANNING,  
DEVELOPMENT & ENGINEERING

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

AREA PROPOSED TO BE REDESIGNATED FROM RESIDENTIAL DOWNTOWN (RD) LAND USE DISTRICT TO COMMERCIAL DUCKWORTH EAST (CDE) LAND USE DISTRICT  
 AREA PROPOSED TO BE REDESIGNATED FROM COMMERCIAL DOWNTOWN (CD) LAND USE DISTRICT TO COMMERCIAL DUCKWORTH EAST (CDE) LAND USE DISTRICT

**83 & 90 DUCKWORTH STREET**

\_\_\_\_\_  
M.C.I.P. signature and seal

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Council Adoption

\_\_\_\_\_  
Provincial Registration

**RESOLUTION  
ST. JOHN’S DEVELOPMENT REGULATIONS  
AMENDMENT NUMBER 589, 2013**

**WHEREAS** the City of St. John’s wishes to make provision for the development of Civic 83 and 90 Duckworth Street [**Parcel ID # 16907 & 33781**].

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

**1. Add a new Zone to Section 10 of the Regulations.**

**“Section 10.50 Commercial – Duckworth East (CDE) Zone.**

**Purpose of this Zone: This zone sets forth the Uses and Zone Requirements in relation to the development of Civic Numbers 83 & 90 Duckworth Street.**

**10.50.1 Discretionary Uses**

**Commercial:**

- a. Hotel;**
- b. Office;**
- c. Parking area;**
- d. Restaurant;**
- e. Retail Store; and**
- f. Service Shop.**

**Residential:**

- a. Dwelling Units located in the second and/or higher Storeys of a Building**

**10.50.2 Zone Requirements**

**The following requirements shall apply to all uses:**

- |   |  |
|---|--|
| <b>a. Floor Area Ratio (maximum)</b>    | <b>4.6 – at property known as Civic No. 83 Duckworth Street<br/>2.5 – at property known as Civic No. 90 Duckworth Street</b>   |
| <b>b. Building Height (maximum)</b>     | <b>23 metres - measured at the established grade along Duckworth Street at property known as Civic No. 83 Duckworth Street<br/>18 metres - measured at the established grade along Duckworth Street at property known as Civic No. 90 Duckworth Street</b> |
| <b>c. Residential Density (maximum)</b> | <b>One (1) Dwelling Unit per 50 square metres of Lot Area</b>  |
| <b>d. Off-street Parking</b>            | <b>Notwithstanding anything else in the St. John’s Development Regulations the minimum off-street parking requirement for the Civic No. 90 Duckworth Street</b>  |



**site shall be established by the application of the Downtown Parking Standard, as provided for in section 9.1.2(2) of the said Regulations, to all uses and development at both the Civic No. 90 and Civic No. 83 Duckworth Street sites. The foregoing shall serve to satisfy any requirement for off-street parking to be provided at the Civic No. 83 Duckworth Street site.**

- 2. Rezone land at Civic Number 83 and 90 Duckworth Street from the Commercial Central Mixed Use (CCM) Zone and the Residential Downtown (RD) Zone to the Commercial – Duckworth East (CDE) Zone as shown on Map Z-1A attached.”**

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

**IN WITNESS THEREOF** the Seal of the City of St. John’s has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this 3<sup>rd</sup> day of February, 2014.

\_\_\_\_\_  
**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**

It was pointed out that the amendments are necessary to better manage the development of both buildings, their use and shared parking. The amendments would have the effect of introducing a new district and zone for the proposed development of 83 and 90 Duckworth Street.

**The motion being put was unanimously carried.**

**Proposed Text Amendment for Building Line Setback  
Civic #292 Kenmount Road  
Redwood Construction Ltd.**

Under business arising, Council considered a memorandum dated January 28, 2014 from the Chief Municipal Planner regarding the above noted.

**SJMC2014-02-03/50R**

**It was moved by Councillor Davis; seconded by Councillor Breen: That the following Resolution St. John's Development Regulations Amendment Number 595, 2013 be adopted which will then be sent to the Department of Municipal Affairs with a request for the issuance of a Provincial release in accordance with the requirements of the Urban and Rural Planning Act.**

**RESOLUTION  
ST. JOHN'S DEVELOPMENT REGULATIONS  
AMENDMENT NUMBER 595, 2013**

**WHEREAS** the City of St. John's wishes to allow for minimum building lines along identified arterial streets.

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

- 1. Repeal Section 8.3.1 ("Building Lines and Yards") and replace it with the following new section:**

**"8.3.1 Building Lines**

**Except as provided in Section 8.3.2 and notwithstanding Section 10, Council shall have the power to establish or re-establish the Building Line for any existing Street or Service Street, or for any Lots or individual Lot situated thereon, at any point or place that Council deems appropriate and that is not behind the actual line on which any existing Building is built. Further, Council shall have the power to require that any new Buildings constructed on Lots on existing Streets or Service Streets be built on, or at any specific point behind, the Building Line established or re-established pursuant to this Section."**

- 2. Repeal Section 8.3.2 ("Building Lines and Setbacks – Arterial Roads") and replace it with the following new section:**

**"8.3.2 Building Lines – Arterial**

**The following Arterial Streets shall have minimum Building Lines as indicated:**

- (a) **Kenmount Road:** 35 m from the center line of the Street;
- (b) **Logy Bay Road:** 25 m from the center line of the Street for that portion located between Harding Road and the City Limits;
- (c) **Portugal Cove Road:** 25 m from the center line of the Street for that portion located between the intersection of MacDonald Drive and the City Limits;
- (d) **Topsail Road:** 30 m from the center line of the Street from Forbes Street west to City Limits;
- (e) **Torbay Road:** 25 m from the center line of the Street.”

**3. Repeal Section 10.20.3 (g) Building Line (minimum) and replace it with the following new section:**

**“10.20.3 (g) Building Line Setback (minimum) 6m”**

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

**IN WITNESS THEREOF** the Seal of the City of St. John’s has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on Behalf of Council this 3<sup>rd</sup> day of February, 2014.

\_\_\_\_\_  
**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**

**The motion being put was unanimously carried.**

**Proposed Amendments to the St. John's Municipal Plan for additional height and to the Development Regulations to allow additional uses on the ground floor within the CO Zone (on a discretionary basis)  
53 & 67 Margaret's Place**

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Councillor Puddister presented the report of a public meeting held on November 21, 2013 which was held to gain input from residents regarding a proposed text amendment for the proposed redevelopment located at 53 and 67 Margaret's Place to allow residential uses on the ground floor within the Commercial Office (CO) Zone, on a discretionary basis.

In this regard, Council considered a memorandum dated January 23, 2014 from the Chief Municipal Planner.

**SJMC2014-02-03/51R**

**It was moved by Councillor Puddister; seconded by Councillor Lane: That the following Resolutions for St. John's Municipal Plan Amendment Number 118, 2013 and St. John's Development Regulations Amendment Number 586, 2013 be adopted in principle which will then be sent to the Department of Municipal Affairs with a request for the issuance of a Provincial release in accordance with the requirements of the Urban and Rural Planning Act.**

**RESOLUTION  
ST. JOHN'S MUNICIPAL PLAN  
AMENDMENT NUMBER 118, 2013**

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

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

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

**“Building Heights and Area”**

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

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

**IN WITNESS THEREOF** the Seal of the City of St. John’s has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this 3<sup>rd</sup> day of February, 2014.

\_\_\_\_\_  
**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**

**RESOLUTION  
ST. JOHN’S DEVELOPMENT REGULATIONS  
AMENDMENT NUMBER 586, 2013**

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

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

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

**“(h) Dwelling Units located on the ground floor”**

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

**IN WITNESS THEREOF** the Seal of the City of St. John’s has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this 3<sup>rd</sup> day of February, 2014.

\_\_\_\_\_  
**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**

**The motion being put was unanimously carried.**

**Committee Reports**

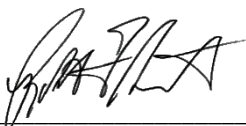
**Development Committee Report dated January 28, 2014**

Council considered the following Development Committee Report dated January 28, 2014:

- 1. Department of Planning & Development**  
**File No’s CRW1400001, CRW1400002, CRW1400003**  
*Department of Environment and Conservation Applications*  
**Crown Land Grant Referral for 3 Parcels of Land**  
**Blackhead Road, Ward 5**  
**Rural Residential Infill (RRI) Zone**

**Recommendation:**

Council approve the subject Crown Land Grant referrals. Should the applicants be successful in obtaining Crown Land Grants, a formal development application must be submitted to the City for review and approval prior to the commencement of any development on the site.



\_\_\_\_\_  
Robert F. Smart, City Manager  
Chair – Development Committee

**SJMC2014-02-03/52R**

**It was moved by Councillor Hann; seconded by Councillor Collins: That the Committee’s recommendation be approved.**

**The motion being put was unanimously carried.**

**Building Permits List – February 3, 2014**

**SJMC2014-02-03/54R**

**It was moved by Councillor Breen; seconded by Councillor Puddister: That the recommendation of the Director of Planning and Development with respect to the following building permits, be approved:**

**Building Permits List  
Council’s February 3, 2014, Regular Meeting**

Permits Issued: 2014/01/23 to 2014/01/29

**Class: Commercial**

68 Pearce Ave		Co	Retail Store
5 Springdale St.	Fortis Tower	Rn	Office
40 Aberdeen Ave		Ms	Service Shop
40 Aberdeen Ave		Ms	Office
40 Aberdeen Ave		Ms	Service Shop
40 Aberdeen Ave		Ms	Clinic
46 Aberdeen Ave		Ms	Restaurant
50 Aberdeen Ave		Ms	Retail Store
149 Airport Rd		Ms	Car Sales Lot
77 Blackmarsh Rd		Ms	Retail Store
245 Blackmarsh Rd		Ms	Convenience Store
Carpasian Rd		Ms	Place Of Assembly
395 East White Hills Rd		Ms	Commercial Garage
94 Elizabeth Ave		Ms	Retail Store
49-55 Elizabeth Ave		Sn	Office
395 Empire Ave		Ms	Club
336 Freshwater Rd		Ms	Service Shop
336 Freshwater Rd		Ms	Office
15 Goldstone St		Ms	Service Shop
16 Highland Dr		Ms	Convenience Store
102 Kenmount Dr		Ms	Office
102 Kenmount Dr		Ms	Hotel
150 Kenmount Rd		Ms	Car Sales Lot
161 Kenmount Rd		Ms	Retail Store
193 Kenmount Rd		Ms	Place Of Amusement
193 Kenmount Rd		Ms	Retail Store
195 Kenmount Rd		Ms	Service Shop
147 Lemarchant Rd		Ms	Service Shop
53-59 Main Rd		Ms	Retail Store
299 Main Rd		Ms	Service Shop
395 Main Rd		Ms	Office
431-435 Main Rd		Ms	Take-Out Food Service
239 Major's Path		Ms	Office
57 Old Pennywell Rd		Ms	Retail Store
22 O'leary Ave		Ms	Restaurant

36 Pearson St	Ms	Retail Store
154 Pennywell Rd	Ms	Service Station
34 Pippy Pl	Ms	Office
54 Pippy Pl	Ms	Office
279 Portugal Cove Rd	Ms	Retail Store
150 Clinch Cres	Ms	Lodging House
49 St. Clare Avenue	Ms	Place Of Assembly
10 Stavanger Dr	Ms	Retail Store
386 Stavanger Dr	Ms	Office
386 Stavanger Dr	Ms	Office
3 Stavanger Dr	Ms	Retail Store
86 Thorburn Rd	Ms	Office
86 Thorburn Rd	Ms	Service Station
390 Topsail Rd	Ms	Retail Store
390 Topsail Rd	Ms	Retail Store
390 Topsail Rd	Ms	Retail Store
644 Topsail Rd	Ms	Service Shop
644 Topsail Rd	Ms	Day Care Centre
644 Topsail Rd	Ms	Day Care Centre
393 Topsail Rd	Ms	Day Care Centre
681 Topsail Rd	Ms	Retail Store
681 Topsail Rd	Ms	Place Of Amusement
10 Elizabeth Ave	Ms	Office
280 Torbay Rd	Ms	Eating Establishment
340 Torbay Rd	Ms	Service Station
278 Torbay Rd	Ms	Service Shop
660 Torbay Rd	Ms	Retail Store
710 Torbay Rd	Ms	Retail Store
141 Torbay Rd	Ms	Restaurant
611 Torbay Rd	Ms	Retail Store
430 Topsail Rd	Cr	Eating Establishment
3-7 Cashin Ave	Co	Retail Store
430 Topsail Rd - Coles	Rn	Retail Store
1 Austin St	Cr	Office
179-183 Duckworth St-Mohammed	Cr	Restaurant
39 Kelsey Dr Suite A Bulk Barn	Rn	Retail Store
10 Barter's Hill/Cooling Tower	Rn	Office
87 O'leary Ave	Rn	Mixed Use
355 Main Rd - Jungle Jim's	Rn	Restaurant

This Week \$ 1,136,120.00

**Class: Government/Institutional**

This Week \$ .00

**Class: Residential**

16 Bay Bulls Rd	Nc	Accessory Building
24 Dunkerry Cres Lot 278	Nc	Single Detached Dwelling
92 Highland Dr	Nc	Patio Deck
132 Forest Rd	Co	Home Office
4 Mabledon Pl	Co	Office
1 Newhook Pl	Cr	Subsidiary Apartment
79 Penney Cres	Ex	Single Detached Dwelling
45 Valleyview Rd	Ex	Single Detached Dwelling
16 Warren Pl	Ex	Single Detached Dwelling
33 Brophy Pl	Rn	Townhousing
35 Brophy Pl	Rn	Townhousing
37 Brophy Pl	Rn	Townhousing
39 Brophy Pl	Rn	Townhousing



41 Brophy Pl	Rn	Townhousing		
43 Brophy Pl	Rn	Townhousing		
45 Brophy Pl	Rn	Townhousing		
47 Brophy Pl	Rn	Townhousing		
49 Brophy Pl	Rn	Townhousing		
51 Brophy Pl	Rn	Townhousing		
53 Brophy Pl	Rn	Townhousing		
55 Brophy Pl	Rn	Townhousing		
70 Carter's Hill	Rn	Semi-Detached Dwelling		
47 Gisborne Pl	Rn	Townhousing		
25 Gower St	Rn	Semi-Detached Dwelling		
25 Stanford Pl	Rn	Single Detached Dwelling		
			This Week \$	653,352.00

**Class: Demolition**

58 Penetanguishene Rd	Dm	Single Detached Dwelling		
			This Week \$	10,000.00

This Week's Total: \$ 1,799,472.00

Repair Permits Issued: 2014/01/23 To 2014/01/29 \$ 73,500.00

Legend

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

YEAR TO DATE COMPARISONS			
February 3 2014			
TYPE	2013	2014	% VARIANCE (+/-)
Commercial	\$28,600,600.00	\$5,000,000.00	-83
Industrial	\$0.00	\$0.00	0
Government/Institutional	\$0.00	\$36,900,400.00	0
Residential	\$8,100,400.00	\$16,500,300.00	104
Repairs	\$99,800.00	\$215,200.00	116
Housing Units (1 & 2 Family Dwellings)	16	11	
<b>TOTAL</b>	<b>\$36,800,800.00</b>	<b>\$58,615,900.00</b>	<b>59</b>

Respectfully Submitted,

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

**Payrolls and Accounts**

**SJMC2014-02-03/55R**

**It was decided on motion of Councillor Breen; seconded by Councillor Puddister: That the following Payrolls and Accounts for the week ending January 29, 2014 be approved:**

**Weekly Payment Vouchers  
For The  
Week Ending January 29, 2014**

**Payroll**

<b>Public Works</b>	<b>\$ 493,412.89</b>
<b>Bi-Weekly Administration</b>	<b>\$ 752,282.82</b>
<b>Bi-Weekly Management</b>	<b>\$ 721,961.41</b>
<b>Bi-Weekly Fire Department</b>	<b>\$ 558,362.39</b>
<b>Accounts Payable</b>	<b>\$ 4,791,670.03</b>
<b>Total:</b>	<b>\$ 7,317,689.54</b>

**Travel by Councillor Breen to Deer Lake, February 26 and 27, 2014  
Urban Municipalities Committee Meetings**

Council considered a memorandum dated January 27<sup>th</sup>, 2014 from the Deputy City Manager, Corporate Services & City Clerk regarding the above note.

**SJMC2014-02-03/56R**

**It was moved by Councillor Galgay; seconded by Councillor Davis: That travel by Councillor Breen to Deer Lake, February 26 and 27, 2014 to attend Urban Municipalities Committee Meetings, be approved.**

**The motion being put was unanimously carried.**

**Request from Councillor Collin Re: Financial Contribution to Goulds Winter Carnival**

**SJMC2014-02-03/57R**

**It was moved by Councillor Collins; seconded by Councillor Hickman: That the City contribute \$1000.00 towards the Goulds Winter Carnival.**

**The motion being put was unanimously carried.**

**Snow Clearing Report**

Council considered as information the snow clearing report for the period January 1 to 31, 2014 showing a negative variance of \$177,017.00.

**Economic Update February 2014**

Councillor Lane presented the highlights of the Economic Update February 2014.

**Deputy Mayor Ellsworth**

Deputy Mayor Ellsworth asked that consideration be given to allowing a business, whose property is tax exempt, to submit their request for exemption on an annual basis rather than on a quarterly basis; which matter was referred to the Finance and Administration Standing Committee for consideration.

**Councillor Hann**

Councillor Hann asked for a review of the City's Conflict of Interest legislation. The matter was referred to the Audit and Accountability Standing Committee.

**Councilor Hickman**

Councillor Hickman asked for a status report on Provincial Government's review of the use of studded tires in the Province of Newfoundland and Labrador as it relates to safety and asphalt issues surrounding its roads.

**Councillor Lane**

Councillor Lane updated Council and residents on a meeting held with staff and the Downtown St Johns Business Community regarding this year's significant accumulation of snow and its impact on the downtown business area. He noted that both groups are working together and progress is being made to find ways to approach the issues which will be discussed at tomorrow's meeting with Downtown St. John's. Councillor Lane noted that recommendations will be brought forward for Council's consideration.

**Councillor Puddister**

Councillor Puddister asked that His Worship the Mayor on behalf of Council write Veterans Affairs Minister, Julian Fantino, protesting Federal Government's decision to close the Veteran Affairs District Offices throughout Canada.

**Councillor Galgay**

Councillor Galgay expressed disappointment with respect to the impending closure of the Longside Club, Shaw Street and encouraged all members of Council to lobby the Provincial Government to reconsider that decision. Councillor Galgay also suggested working with community partners to see what can be done to ensure the clients have another means to actively participate and socialize

Councillor Galgay noted that he participated in discussions with the George Street Association some time ago and they will be seeking a meeting with Council in the near future on their long term plan.

**Councillor Davis**

Councillor Davis asked that His Worship the Mayor write a letter to the City of Mount Pearl congratulating and thanking them on their participation in the weekend's charity hockey game between the City of Mount Pearl and the City of St. John's. Councillor Davis also asked that His Worship the Mayor forward a letter to Tom Churchill thanking him for hosting this charity hockey game in his backyard rink.

**His Worship the Mayor**

His Worship the Mayor expressed disappointment that a new fiscal municipal-provincial framework will not form part of this year's budget. He noted that while he is pleased there will be a broad level of consultation he has concerns on the government wrapping in other issues such as economic development, recreation and law enforcement

**Adjournment**

There being no further business the meeting adjourned at 5:55 p.m.

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**MAYOR**

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**CITY CLERK**