

July 14<sup>th</sup>, 2009

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 Mayor O'Keefe presided

There were present also Deputy Mayor Ellsworth; Councillors Duff, Colbert, Hickman, Hann, Puddister, Galgay, Coombs, Hanlon and Collins

The Chief Commissioner and City Solicitor, the Associate Commissioner/Director of Corporate Services and City Clerk; the Associate Commissioner/Director of Engineering, Director of Planning, and Manager, Corporate Secretariat were also in attendance.

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

##### **SJMC2009-07-14/411R**

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

#### **Adoption of Minutes**

##### **SJMC2009-07-14/412R**

**It was decided on motion of Councillor Duff; seconded by Councillor Hickman: That the Minutes of the June 29<sup>th</sup>, 2009 meeting be adopted as presented.**

#### **Business Arising**

#### **Committee to review Condominium Structure**

Under business arising, Council considered a memorandum dated July 10, 2009 from Councillor Coombs regarding the above noted.

##### **SJMC2009-07-14/413R**

**It was moved by Councillor Coombs; seconded by Councillor Galgay: That the Committee to review Condominium Services be comprised of four Council representatives, appropriate staff, a representative from the Provincial Condominium Association and three representatives from individual condominiums within the City; and that a letter be sent to individual condominium associations to determine their interest in serving on such a committee. The latter will be selected by including those that vary in service levels presently being provided.**

**The information that will be required but not limited to include:**

- 1. The names of the condominium associations not being provided full services and those services not being provided.**
- 2. A breakdown of what it would cost to provide each service**
- 3. Background paper regarding the method of assessment and taxation for condominiums.**
- 4. A review of other condominium associations services provided by municipalities in other jurisdictions and any different form of civic assessment that may be utilized.**

During discussion His Worship the Mayor, turned the Chair over to the Deputy Mayor, due to a prior commitment to greet Air Canada Pilot, Glen Baxby, who completed his cross-Canada cycling tour in support of cancer research

**Discussion ensued following which the motion being put was unanimously carried.**

**19 Walsh's Square**

Under business arising, Councillor Colbert referred to the situation pertaining to remodelling at 19 Walsh's Square and the requirement under the City's current policy that the owners install new services. Councillor Colbert made the following motion:

**SJMC2009-07-14/414R**

**It was moved by Councillor Colbert; seconded by Councillor Galgay: That the City's current policy 08-04-17, Replacement of Property Laterals when Redeveloping Residential Property be amended to the effect that the policy will only apply to (a) construction of residential dwellings in the downtown for resale purposes by contractors and (b) new home construction as infill in the downtown.**

**SJMC2009-07-14/415R**

**It was then moved by Councillor Collins; seconded by Councillor Hanlon: That the motion be deferred to staff for a period of two weeks, with a request for information on the financial implications of the proposed amendment to the policy.**

During discussion on this matter, His Worship the Mayor returned and assumed the Chair and introduced Air Canada Pilot, Glen Baxby, Cross Canada Cyclist in support of cancer research, and supporters. Following the delegation's departure, the Deputy Mayor updated the Mayor on the item of business.

**Discussion ensued following which the motion to defer being put was carried with Councillors Colbert, Galgay, Coombs and Hann dissenting.**

**Definition of “Agricultural Tourism Operations”**

Under business arising, Council considered a memorandum dated July 7, 2009 from the Director of Planning regarding the above noted.

**SJMC2009-07-14/416R**

**It was moved by Councillor Colbert; seconded by Councillor Collins: That the following Resolution to St. John’s Development Regulations Amendment Number 466, 2009 be adopted:**

**RESOLUTION  
ST. JOHN’S DEVELOPMENT REGULATIONS  
AMENDMENT NUMBER 466, 2009**

**WHEREAS** the City of St. John’s wishes to amend the definition of “Agricultural Tourism Operations” to include a “Place of Assembly.”

**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, 2000:

- 1. Repeal the current definition of “Agricultural Tourism Operations” contained in Section 2 of the Development Regulations and replace it with the following new definition.**

**“Agricultural Tourism Operations means activities conducted by a farmer on a farm for the enjoyment or education of the public which promote the sale, marketing, production, harvesting or use of products of the farm and enhance the public’s understanding and awareness of farming and farm life. Agricultural Tourism Operations may include, but are not limited to, product demonstration, product tasting, sale of farm produce, a petting farm and a Farm Restaurant and a Place of Assembly, but shall not include a Dwelling, a Dwelling Unit or a Place of Amusement.”**

**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 14<sup>th</sup> day of July, **2009**.

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

\_\_\_\_\_  
**Director of Corporate Services/  
City Clerk**

<p>I hereby certify that this Amendment has been prepared in accordance with the Urban and Rural Planning Act, 2000.</p> <p>_____</p> <p>MCIP</p>
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**Provincial Registration.**

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

**Public Hearings**

Public Hearing Report dated July 6, 2009 Re  
Proposed Farm Restaurant and Agricultural Tourism Activities  
Civic No. 90-92 Pearltown Road, (Ward 5) - Lester Farms Inc.

**Memorandum dated July 8, 2009 from the Director of Planning**

Councillor Colbert presented a public meeting report dated July 6, 2009. The purpose of the meeting was to discuss an application by Lester Farms Inc. for a Farm Restaurant and Agricultural Tourism Activities, Civic Number 90-92 Pearltown Road.

**SJMC2009-07-14/417R**

**It was moved by Councillor Colbert; seconded by Councillor Collins: That the application by Lester Farms Inc. for a Farm Restaurant and Agricultural Tourism Activities, Civic Number 90-92 Pearltown Road be granted Approval-in-Principle, subject to the following conditions:**

1. Council makes a positive decision to adopt the proposed amendment to the Development Regulations to amend the definition of "Agricultural Tourism Operations" to include a "Place of Assembly" and this amendment must be registered by the Department of Municipal Affairs;
2. The application must satisfy the applicable requirements of the St. John's Development Regulations and the City's Commercial Development Policy with respect to off-street parking;
3. The application must satisfy all applicable requirements of the City's Department of Engineering, Department of Building and Property Management, Department of Public Works and Parks, St. John's Regional Fire Department and the Department of Planning;
4. The application must satisfy all applicable requirements of the Provincial Land Development Advisory Authority and all other applicable Provincial licensing authorities, agencies or departments;
5. The Farm Restaurant shall be operated in accordance with the definition of "Farm Restaurant"- as noted in the definition, a Farm Restaurant shall not include a Take-Out Food Service or a Tavern;
6. If the Farm Restaurant and Agricultural Tourism Operations is to serve alcoholic products, the applicable liquor licence must be obtained by the applicant from the Newfoundland & Labrador Liquor Corporation and the Farm Restaurant, and the Agricultural Tourism Operations must operate in accordance with the full requirements of the liquor licence;
7. The Farm Restaurant and the Agricultural Tourism Operations must be operate by Lester Farms Inc. in accordance with the information submitted to the City in the e-mail dated June 15, 2009 from Jim and Michelle Lester; and
8. A development agreement shall be prepared between the City and Lester Farms Inc. to set out the conditions for Council's approval of the application.

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

**Notices Published**

1. **A Discretionary Use Application** has been submitted by ACRO-ADIX School of Acrobatics requesting permission to establish and operate a Private Park for an aerial arts and acrobatics school from Civic Number **171 Thorburn Road**. The proposed business will also host children's birthday parties. Hours of operation will be 10 a.m. to 6 p.m. Monday to Friday and Saturday from 12 noon to 4 p.m. The business will employ a staff of seven (7), mostly part time. Parking for twenty (20) vehicles can be accommodated on-site. **(Ward 4)**

**SJMC2009-07-14/418R**

**It was moved by Councillor Hanlon; seconded by Councillor Duff: That the application be approved.**

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

2. **A Discretionary Use Application** has been submitted by Angela Organ requesting permission to establish and operate an administration office for a Home Care Agency at **Civic Number 9A Edgecombe Street**. The proposed Home Occupation will occupy a floor area of 15 m<sup>2</sup> and employ the applicant and one (1) other employee. The primary function of the business is to assign home care workers to clients. Parking for one (1) vehicle can be accommodated on-site. **(Ward 4)**

**SJMC2009-07-14/419R**

**It was moved by Councillor Hanlon; seconded by Councillor Duff: That the application be approved.**

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

**Development Committee Report dated July 8<sup>th</sup>, 2009**

Council considered the following Development Committee Report dated July 8, 2009:

**RECOMMENDATION OF REJECTION:**

1. **Proposed Demolition of Dwelling and Construction of New Dwelling**  
**Karamak Holdings Limited**  
**116 King's Hill Road**  
**Broad Cove River Watershed (W) Zone**

The Development Committee recommends that Council reject the extension to the subject building pursuant to the Section 104 (4) (c) of the City of St. John's Act.

2. **Proposed Crown Land Grant for Residential Development**  
**Kenmount Road (Adjacent to Elizabeth Park Subdivision)**  
**Paradise Properties ltd.**  
**Broad Cove River Watershed (W) Zone**

The Development Committee recommends that Council reject the application for the Crown Land as the proposed development is contrary to Section 104(4) of the City of St. John's Act.

Art Cheeseman, Chairperson  
Associate Commissioner/Director of Engineering

**SJMC2009-07-14/420R**

**It was moved by Deputy Mayor Ellsworth; seconded by Councillor Duff:  
That the Committee's recommendations be approved.**

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

**Public Works & Environment Standing Committee Report dated June 30<sup>th</sup>, 2009**

Council considered the following Public Works & Environment Standing Committee Report dated June 30<sup>th</sup>, 2009:

In Attendance:           Councillor Wally Collins, Chairperson  
                                  Councillor Frank Galgay  
                                  Ron Penney, Chief Commissioner & City Solicitor  
                                  Art Cheeseman, Associate Commissioner/Director of Engineering  
                                  Paul Mackey, Director of Public Works & Parks  
                                  Dave Blackmore, Director of Building & Property Management  
                                  Linda Bishop, Senior Legal Counsel  
                                  Jason Sinyard, Manager of Waste Management  
                                  Brendan O'Connell, Manager of Environmental Services  
                                  Brian Head, Operations Assistant – Parks  
                                  Steve Colford, Operations & Systems Engineer  
                                  Karen Chafe, Recording Secretary

**1.   Untarped Garbage Trucks**

The Committee considered a memo dated June 26<sup>th</sup>, 2009 from the Director of Public Works & Parks regarding the notice that the Department proposes to issue to commercial haulers using Robin Hood Bay (RHB) landfill to address the issue of garbage not being properly covered while being transported. Improperly covered garbage is a significant source of litter on streets and is costly to clean up. The most practical and effective way to address chronic violators is by adding a surcharge to their tipping fee charge, proposed at \$100 per incident. The City also proposes to issue a similar notice to non-commercial users of the landfill to address the litter problem with these vehicles. The proposed surcharge will not apply to non-commercial users. The Committee endorses the following recommendation for Council's approval:

**That a surcharge of \$100 per incident be levied on commercial haulers to the Robin Hood Bay Landfill who are in contravention of the covering regulations and that this measure be implemented as soon as the**

**required programming changes can be made to our IT systems (tentatively August 1<sup>st</sup>). The Committee further recommends that the proceeds from the surcharge be used to offset the cost of litter control at RHB.**

**2. St. John Bosco Church Flooding Problem**

The Committee considered a memo dated June 26<sup>th</sup>, 2009 from the Director of Public Works & Parks regarding the history of the flooding problem at St. John Bosco Church and the City's previous involvement with it. Staff has advised that this problem was investigated in 1999 and the problem relates to groundwater for which the City has no responsibility. During that same year, the City had agreed to install piping and troughing to capture all of the retaining weep hole water and discharge it to the catch basin, on the basis that this would be a one time request to which the Avalon East School Board had agreed to own and maintain the works that the City installed. The work presently proposed is also on private property and staff has recommended that the City not agree to take on the work based on the above noted agreement with the Avalon East School Board. Further information on the background history is attached to this report.

**It was recommended on motion of Councillor Galgay; seconded by Councillor Collins: that the City cover the cost of the work required**

**3. Service Evaluation Survey Results**

The Committee refers the attached Service Evaluation Survey to Council for information purposes.

**4. Building Application Processing**

The Committee considered a memo dated May 28<sup>th</sup>, 2009 from the Director of Building & Property Management regarding the challenges of meeting the demands to process building applications due to the unprecedented construction activity that has taken place over the last five to six years. Residential construction activity has almost doubled with inspection activity increasing from 11,400 inspections per year to an average of 22,000 per year. During the same period of time, staffing levels have only increased by 15 percent. Similar demands are experienced within the Electrical Inspection Division, and funding requests for additional staff in 2009 and previous years have not been approved.

**The Committee recommends that the request for additional staffing levels to address building application processing be referred to the budget discussion.**

**Councillor Wally Collins  
Chairperson**

**SJMC2009-07-14/421R**

**It was moved by Councillor Collins; seconded by Councillor Galgay: That the Committee's recommendations be approved.**

**Regarding Item #2 –St. John Bosco Church Flooding Problem, Councillor Collins accepted a “friendly” amendment by the Deputy Mayor, that the wording of the motion be changed to reflect “that the City only cover the cost of tying the weeping tile into the manhole system.**

**The motion, including the amendment to Item #2, being put was unanimously carried.**

**Planning and Housing Standing Committee Report dated July 8<sup>th</sup>, 2009**

Council considered the following Planning and Housing Committee Report dated July 8<sup>th</sup>, 2009:

In Attendance:           Councillor Keith Coombs, Chairperson  
                                  Councillor Shannie Duff  
                                  Councillor Frank Galgay  
                                  Councillor Art Puddister  
                                  Mr. Ron Penney, Chief Commissioner & Solicitor  
                                  Mr. Art Cheeseman, Associate Commissioner/Director of  
                                  Engineering  
                                  Mr. Cliff Johnston, Director of Planning  
                                  Mr. Dave Blackmore, Director of Building & Property Management  
                                  Mr. Joe Sampson, Manager of Development  
                                  Mr. Ken O’Brien, Manager of Planning & Information  
                                  Mr. Phil Hiscock, Operations Assistant – Streets  
                                  Ms. Bailey Kunz, Planning Summer Student  
                                  Ms. Karen Chafe, Recording Secretary

**1.     **Quidi Vidi Village Road (Ward 2)  
          Comprehensive Development Area (CDA) 6 – Quidi Vidi  
          Proposed Development of a 24-Unit Apartment Building  
          Applicant: Powder House Hill Development****

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The Committee met with Bill Clarke of Powderhouse Hill Investments Limited and Richard Cook to discuss the above noted application. The Committee also considered the **attached** memorandum dated July 3<sup>rd</sup>, 2009 from the Director of Planning and the Manager of Planning and Information.

**The Committee recommends that the applicant be asked to prepare a Land Use Assessment Report at their expense under Terms of Reference to be approved by Council, and upon completion of the Assessment Report and review of the Report by City staff, that the application be referred to a public meeting to be chaired by a member of Council.**

*The proposed Terms of Reference for the Land Use Assessment Report have been prepared by the Department of Planning subsequent to the Committee meeting on July 8<sup>th</sup>, 2009 and are attached for Council’s consideration of approval.*



**2. Application to Rezone from Rural (R) to Residential Low Density (R1)  
Ruby Line and Heavy Tree Road (Estate of John Lester)  
Proposed “Diamond Marsh Subdivision” (Ward 5)  
Co-Applicants: Triple D Holdings Ltd. And BPR Ventures Inc.**

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The Committee met with Gerry Coughlan and Bill Doyle of Triple D Holdings Ltd.; Glenn Russell of BMT Fleet Technology, Ann Squires of Exit Realty, Keith Hannon of Pinnacle Engineering, and Barry Clarke of Fairview Investments Ltd to discuss the above noted application. The Committee also considered the **attached** memorandum dated July 3<sup>rd</sup>, 2009 from the Director of Planning and the Manger of Planning and Information.

**The Committee recommends that the applicants be asked to prepare a Land Use Assessment Report at their expense under Terms of Reference to be approved by Council, and upon completion of the Assessment Report and review of the Report by City staff, that the applications be referred to a Public Meeting to be chaired by a member of Council.**

*The proposed Terms of Reference for the Land Use Assessment Report have been prepared by the Department of Planning subsequent to the Committee meeting on July 8<sup>th</sup>, 2009 and are attached for Council's consideration of approval.*

**3. Seniors' Apartment Buildings  
Council Directive R2009-02-09/9**

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The Committee considered the **attached** memoranda dated April 21<sup>st</sup> and July 3<sup>rd</sup>, 2009 from the Director of Planning.

**The Committee recommends that the status quo be maintained regarding the processing of applications for Seniors' Apartment Buildings under the current provisions of the St. John's Development Regulations.**

**4. Proposed Municipal Boundary Expansion  
Town of Bay Bulls**

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The Committee considered the **attached** memorandum dated July 2<sup>nd</sup>, 2009 from the Director of Planning.

**The Committee on motion of Councillor Galgay; seconded by Councillor Duff recommends that the City write the Department of Municipal Affairs to advise that the City agrees to the Town of Bay Bulls' request to include an area to the west of the existing Town boundary into their municipal boundary subject to the following conditions:**

- **The boundary expansion is not to include any land within the boundaries of the Bay Bulls-Big Pond Watershed or the Thomas' Pond Watershed;**

- Any lands that are presently zoned as “Watershed” under the Butterpot-Witless Bay Line Environs Development Control Regulations should continue to be zoned as “Watershed” under the Town of Bay Bulls Zoning Regulations and no development should occur in the areas zoned as “Watershed”; and
- The City should be notified by the Department of Municipal Affairs and the Town of Bay Bulls of any changes that may be proposed for the zoning of the area proposed to be included within the Town’s municipal boundary.

**5. Application to Rezone Land to Commercial Neighbourhood (CN)  
Gisborne Place and Ruby Line – Northwest Corner (Ward 5)  
Proposed Clinic and Day Care Centre  
Applicant: Pinnacle Engineering Limited for BPR Ventures Inc.**

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The Committee considered the **attached** memorandum dated July 2<sup>nd</sup>, 2009 from the Director of Planning and the Manager of Planning & Information regarding the above noted matter.

**The Committee on motion of Councillor Duff; seconded by Councillor Galgay recommends that this application be referred to a public meeting to be chaired by a member of Council once sufficient information has been provided to enable City staff to determine that relevant municipal requirements can be satisfied.**

**6. Proposed Rezoning to the R-1 Zone to Accommodate Four (4) Building Lots  
Southside Road between Civic Numbers 585 and 599 (Ward 5)  
Applicant: Mr. Richard Cook**

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The Committee considered the **attached** memorandum dated June 19<sup>th</sup>, 2009 from the Director of Planning and Manager of Planning & Information regarding the above noted matter.

**The Committee on motion of Councillor Galgay; seconded by Councillor Duff: recommends that the application be referred to a public meeting to be chaired by a member of Council.**

**7. Proposed Rezoning to Accommodate Residential Development  
Land adjacent to Jackson Place (Ward 1)  
Applicant: Powder House Hill Investments Ltd.**

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The Committee considered the **attached** memorandum dated June 30<sup>th</sup>, 2009 from the Director of Planning and the Manager of Planning & Information.

The Committee recommends that the applicant be asked to prepare an Environmental Assessment Report at their expense to examine if the subject property is still a wetland and the impact of the proposed residential development on wildlife and vegetation on the property and downstream storm sewers and river systems. The Environmental Assessment Report would then be referred to the City's Hydrological Engineer for review. Once the report is reviewed, City staff will then be able to make a further recommendation on whether the proposed rezoning should be considered.

*The proposed Terms of Reference for the Environmental Assessment Report have been prepared by the Department of Planning subsequent to the Committee meeting on July 8<sup>th</sup>, 2009 and are attached for Council's consideration of approval.*

**8. Proposed Rezoning to Accommodate Residential Development  
Land adjacent to Ledingham Place (Ward 1)  
Applicant: The General Inc.**

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The Committee considered the **attached** memorandum dated July 2<sup>nd</sup>, 2009 from the Director of Planning and the Manager of Planning & Information.

The Committee recommends that the applicant be asked to prepare an Environmental Assessment Report at their expense to examine if the subject property is still a wetland and the impact of the proposed residential development on wildlife and vegetation on the property and downstream storm sewers and river systems. The Environmental Assessment Report would then be referred to the City's Hydrological Engineer for review. Once the report is reviewed, City staff will then be able to make a further recommendation on whether the proposed rezoning should be considered.

*The proposed Terms of Reference for the Environmental Assessment Report have been prepared by the Department of Planning subsequent to the Committee meeting on July 8<sup>th</sup>, 2009 and are attached for Council's consideration of approval.*

Councillor Keith Coombs  
Chairperson

**SJMC2009-07-14/422R**

**It was moved by Councillor Coombs; seconded by Councillor Hickman:  
That the Committee's recommendations be approved.**

**Regarding Item #1, Quidi Vidi Village Road, Proposed Development of a 24 Unit Apartment Building, during discussion, it was suggested that the Terms or Reference also include information on the impact on visual landscapes as well as information on the potential traffic implications.**

**Following discussion, the motion being put including the additional information request to the Terms of Reference respecting Item #1, was unanimously carried.**

**Special Events Committee Report dated July 2<sup>nd</sup>, 2009**

Council considered the following Special Events Committee Report dated July 2<sup>nd</sup>, 2009:

- 1.) **Event:** Mews Center to Quidi Vidi Road Race  
**Location:** Blackmarsh Road, Mundy Pond Road, Ropewalk Lane, Empire Avenue, Lake Avenue, Clancey Drive  
**Date:** July 18th, 2009  
**Time:** 8:00 am – 9:30 am

A road closure is required for Clancey Drive, Lakeview Avenue, and the eastbound lane on Empire Avenue between Freshwater Road and Newtown Road.

The Organizer will be required to distribute notices to residents, run public service announcements for the closures prior to and on the day of the event, and post warning signs on the roads to be closed. Access will be maintained for residents at all times.

**Recommendation:**

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

Robin King, P. Eng.  
Chairmen, Special Events Advisory Committee

**SJMC2009-07-14/423R**

**It was moved by Councillor Colbert; seconded by Councillor Hanlon:  
That the Committee's recommendations be approved.**

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

**Joint Committee of Council and the Downtown Development Commission Report dated June 29<sup>th</sup>, 2009**

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Council considered the following Joint Committee of Council and the Downtown Development Commission Report dated June 29<sup>th</sup>, 2009 :

In Attendance Representing Council:

Councillor Shannie Duff, Chairperson  
Mayor Dennis O'Keefe  
Deputy Mayor Ron Ellsworth

Councillor Keith Coombs  
Councillor Art Puddister  
Councillor Gerry Colbert  
Councillor Tom Hann  
Councillor Frank Galgay  
Councillor Debbie Hanlon

In Attendance Representing the Downtown Development Commission:

John McCarthy  
Charlie Cook  
Susan LeDrew  
Terry Chaffey  
Scott Cluney  
David Marshall

Representing Council Staff:

Ron Penney, Chief Commissioner/City Solicitor  
Art Cheeseman, Associate Commissioner/Director of Engineering  
David Blackmore, Director of Building & Property Management  
Paul Mackey, Director of Public Works & Parks  
Cliff Johnston, Director of Planning  
Robin King, Transportation Engineer  
Walt Mills, Development Engineer  
Ken O'Brien, Manager of Planning & Information  
Joe Sampson, Manager of Development

Representing St. John's Transportation Commission:

Judy Powell, General Manager  
Chris Whelan

Representing the Consultants: IBI Group:

Don Drackley  
Brian Hollingworth

The Consultants Messrs Drackley and Hollingworth conducted a power point presentation outlining the highlights of the Downtown St. John's Parking Study. Copies of the 2<sup>nd</sup> draft of this report dated May, 2009 were circulated to all attendees and is also available on the City's website. The following recommendations were outlined, the details of which are contained in the Downtown St. John's Parking Study:

1. Maximize On-Street Parking Supply
2. Increase Off-Street Parking Supply
3. Establish Park & Ride Service with Metrobus
4. Initiate New Financial tools
5. Extend Transit Service Routes

6. Update Parking Pricing
7. Initiate Comprehensive Signage and Wayfinding Improvement Program
8. Special Parking Zones Adjustment
9. Revised Planning Policies

**The Committee recommends that a Steering Committee be established consisting of City staff representatives and members of the Joint Committee of Council and the Downtown Development Commission.**

**The Committee further recommends that Council approve the process for public consultation through the City’s website feedback method as well as holding a public meeting, the date for which will be determined by City staff. Following the outcome of this process, the Report will then be referred back to Council, outlining the feedback received and recommending Council’s future direction on that basis.**

Councillor Shannie Duff, Chairperson

**SJMC2009-07-14/424R**

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

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

**Development Permits List**

Council considered as information the following Development Permit List for the period June 25, 2009 To July 9, 2009:

**DEVELOPMENT PERMITS LIST - DEPARTMENT OF PLANNING  
FOR THE PERIOD OF June 25, 2009 TO July 9, 2009**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES	Doug Strickland	Building Lot	33 Horlick Avenue	5	Approved	09-06-26
RES	Paula Kelly	Building Lot	Doyle's Road	5	Rejected by Dept. of Agriculture	09-07-03
COM	Tim Horton's	Drive Thru Lane Alterations	500 Topsail Road	3	Approved	09-07-03
COM	Victoria Hayes	Relaxation Massage Studio	14 Forbes Street	3	Approved	09-07-03
RES	Max Watton	Reduced Lot Housing In (R1) Zone	19 Portugal Cove Road	4	Rejected – Insufficient Lot Area	09-07-03
IND	Weirs Construction Limited	Quarry Operation	130 Incinerator Road	5	Approved	09-06-26
RES	David Wintle & Nadia Stein	Infill Housing(One additional Dwelling Unit)	21 Balsam Street	2	Rejected – Insufficient Lot Area	09-07-02
RES	David Thomlyn	Proposed Building Lot	Blackhead Crescent	5	Rejected- Contrary to OR Zoning, Section 10.37	09-07-08

*	Code Classification:			
	RES	- Residential	INST	-
	COM	- Commercial	IND	-
	AG	- Agriculture		
**	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 Officer  
Department of Planning**

**Building Permits List**

**SJMC2009-07-14//425R**

**It was decided on motion of Councillor Colbert; seconded by Councillor Collins: That the recommendation of the Director of Building and Property Management with respect to the following Building Permits List be approved:**

2009/07/08

Permits List

**CLASS: COMMERCIAL**

JEAN K. SMITH	183 DUCKWORTH ST	CO CONVENIENCE STORE
59973 NEWFOUNDLAND & LAB LTD	364 KENMOUNT RD	CO CAR SALES LOT
BOOSTER JUICE	AVALON MALL, BOOSTER JUICE	SN RETAIL STORE
FORTIS PROPERTIES CORPORATION	CAVENDISH SQ	SN HOTEL
CORNWALL SUPERETTE LTD	305 HAMILTON AVE	SN CONVENIENCE STORE
DEACON INVESTMENTS INC	70 O'LEARY AVE	SN OFFICE
TRIANGLE FOODS INC.	8-10 ROWAN ST, A & W	SN RESTAURANT
ZELLERS INC.	24 STAVANGER DR	MS RETAIL STORE
ECLIPSE	354 WATER ST, ECLIPSE	SN RETAIL STORE
MODEL SHOP FORMALS (1980)	283 WATER ST	SN RETAIL STORE
MARGARET COSTELLO	75-81 HARVEY RD	RN RESTAURANT
ICT CANADA GROUP INC.	TORBAY ROAD-TORBAY RD MALL	RN COMMUNICATIONS USE
TDL GROUP CORP (TIM HORTONS)	500 TOPSAIL RD	SW EATING ESTABLISHMENT
EASY CONNECT COMMUNICATIONS	8-10 ROWAN ST. EASY CONNECT	CR COMMUNICATIONS USE
CITY HONDA	547 KENMOUNT RD, CITY HONDA	EX CAR SALES LOT
JANET CULL & STEVEN MILLER	386 STAVANGER DR	TI OFFICE
59908 NEWFOUNDLAND & LABRADOR	322 FRESHWATER RD	SW COMMERCIAL GARAGE
ALAN MCCANN & SHARON MCCANN	QUIDI VIDI HARBOUR FRONT	NC HARBOUR USE
10801 NEWFOUNDLAND INC.	120 GABRIEL RD	SW RECREATIONAL USE
NICK RODEBLAD	128 WATER ST	RN MIXED USE
SOUTHWEST PROPERTIES	215 WATER ST. (COMMON AREA 7TH)	RN OFFICE
PUROLATOR COURIER LTD	13-15 DUFFY PL	RN OFFICE
PRO ACTIVE PHYSIO	46B ABERDEEN AVE, PRO ACTIVE	TI CLINIC
MBM DEVELOPMENT	51 MAJOR'S PATH	SW OTHER
ELDON W. BESSEY	581 THORBURN RD, E. BESSEY	NC WAREHOUSE
GENTARA COMPANY LIMITED	657 TOPSAIL RD, LEVEL 1 & 2	TI OFFICE

THIS WEEK \$ 2,023,322.00

**CLASS: INDUSTRIAL**

THIS WEEK \$ .00

**CLASS: GOVERNMENT/INSTITUTIONAL**

CITY OF ST. JOHN'S	ALLANDALE RD. @ OUTER RING	SN ADMIN BLDG/GOV/NON-PROFIT
NEWFOUNDLAND & LABRADOR HYDRO	500 COLUMBUS DR	SN ADMIN BLDG/GOV/NON-PROFIT
NALCOR ENERGY	500 COLUMBUS DR	SN ADMIN BLDG/GOV/NON-PROFIT
CITY OF ST. JOHN'S	KENMOUNT RD. GATEWAY SIGN	SN ADMIN BLDG/GOV/NON-PROFIT
GOULDS KICKERS SOCCER ASS.	434-438 MAIN RD	MS PARISH HALL
CITY OF ST. JOHN'S	PITTS MEMORIAL DR. (GATEWAY)	SN ADMIN BLDG/GOV/NON-PROFIT
CITY OF ST. JOHN'S	PORTUGAL COVE RD (NEAR AIRPORT	SN ADMIN BLDG/GOV/NON-PROFIT
MARINE CONTRACTORS	340 EAST WHITE HILLS RD	NC ACCESSORY BUILDING
HILLCREST CTR FOR CHILDREN	10 PATON ST	NC FENCE
CITY OF ST. JOHN'S	175 MUNDY POND RD ATHLETIC ASS	RN ACCESSORY BUILDING
VANIER ELEMENTARY SCHOOL	85 ENNIS AVE	RN SCHOOL
GRAND CONCOURSE AUTHORITY	HAMILTON AVE, CURTIS PROPERTY	SW OTHER
CITY OF ST. JOHN'S	BUCKMASTERS CIRCLE	SW ADMIN BLDG/GOV/NON-PROFIT
GRAND CONCOURSE AUTHORITY	79 CABOT ST	SW RECREATIONAL USE
CITY OF ST. JOHN'S	BUCKMASTERS CIRCLE, REC CENTRE	NC RECREATIONAL USE

THIS WEEK \$ 2,986,298.00

**CLASS: RESIDENTIAL**

DAVID WALLACE CLARK &	16 ALMOND CRES.	NC PATIO DECK
SHELDON HERRITT AND	42 ARNOLD LOOP	NC FENCE
WENDY PENTON	9 AYRSHIRE PL	NC ACCESSORY BUILDING
GLENN & BELINDA GROUCHY	26 BAKER ST	NC PATIO DECK
JORDAN ELIZABETH STEAD	28 BAMBRICK ST	NC FENCE
NEW VCITORIAN HOMES	16 BANIKHIN PL. LOT 58	NC SINGLE DETACHED DWELLING
ROY FREDERICK NORMORE	1 BANYAN PL	NC ACCESSORY BUILDING
GREGORY HOBBS & JACQUELINE	18 BOLAND ST	NC ACCESSORY BUILDING
ROBERT & SUSAN COOK	15 BOLAND ST	NC FENCE
SCOTT DUFFETT	47 BRAD GUSHUE CRES	NC ACCESSORY BUILDING
CLOVER CONSTRUCTION INC.ITED	93 BRAD GUSHUE CRES. LOT 5-155	NC SINGLE DETACHED DWELLING
MICHAEL BAKER & CATHERINE	91 BRANSCOMBE ST	NC FENCE
GERALD & MARY PUDDISTER	30 CAMBRIDGE AVE	NC FENCE
CHRISTOPHER R. BARFOOT	15 CAPREA PL	NC FENCE
BARRY J. DAWE	76 CARRICK DR	NC PATIO DECK
PHILIP D. LEWIS	51 CARRICK DR	NC ACCESSORY BUILDING
PRO TECH CONSTRUCTION	CASTLE BRIDGE DR (SITE TRAILER	NC ACCESSORY BUILDING
ACC SERVICES INC.	38 CASTLE BRIDGE DR. LOT 13	NC SINGLE DETACHED DWELLING
BALNAFAD CO LIMITED	50 CASTLE BRIDGE DR, LOT 19	NC SINGLE DETACHED DWELLING
PRO-TECH CONSTRUCTION	52 CASTLE BRIDGE DR. LOT 20	NC SINGLE DETACHED DWELLING
PROTECH CONSTRUCTION	47 CASTLE BRIDGE DR. LOT 117	NC SINGLE DETACHED DWELLING
PRO TECH CONSTRUCTION	63 CASTLE BRIDGE DR, LOT 109	NC SINGLE DETACHED DWELLING
ROBIN QUINLAN	2 CHEYNE DR	NC SWIMMING POOL
CAROLYN SPARKES	67 COCHRANE ST	NC ACCESSORY BUILDING
WANDA DRODGE	95 CORNWALL AVE	NC PATIO DECK
MRS HELEN FINN	177 CRAIGMILLAR AVE	NC ACCESSORY BUILDING
MARILYN AYRE	18 CURTIS PL	NC ACCESSORY BUILDING
GEORGE RIDEOUT	DOYLES RD, LOT 1	NC SINGLE DETACHED DWELLING
LILLIAN HARDING	3 DOYLE'S RD	NC SINGLE DETACHED & SUB.APT
N/A	25 EASTAFF ST	NC PATIO DECK
WILBERT & PATRICIA DURDLE	58 EDISON PL	NC ACCESSORY BUILDING
NFLD & LABRADOR HOUSING CORP.	602 EMPIRE AVE	NC TOWNHOUSING
NFLD & LABRADOR HOUSING CORP.	604 EMPIRE AVE	NC TOWNHOUSING
NFLD & LABRADOR HOUSING CORP.	606 EMPIRE AVE	NC TOWNHOUSING
NFLD & LABRADOR HOUSING CORP.	608 EMPIRE AVE	NC TOWNHOUSING
NFLD & LABRADOR HOUSING CORP.	610 EMPIRE AVE	NC TOWNHOUSING
NFLD & LABRADOR HOUSING CORP.	612 EMPIRE AVE	NC TOWNHOUSING
CHESTER J. HICKMAN & MAUREEN	11 FAIR HAVEN PL	NC FENCE
NEW VICTORIAN HOMES	6 FAULKNER ST, LOT 76	NC SEMI-DETACHED DWELLING
NEW VICTORIAN HOMES	8 FAULKNER ST, LOT 75	NC SEMI-DETACHED DWELLING
DAVID & ROSEMARY KENNEDY	294 FRECKER DR	NC ACCESSORY BUILDING
SUSAN E. LUSCOMBE	10 GERARD PL	NC FENCE
CHRIS BROWNE	23 GIL EANNES DR	NC FENCE
REARDON CONSTRUCTION & DEV LTD	28 GISBORNE PL. LOT E1	NC TOWNHOUSING
REARDON CONSTRUCTION & DEV LTD	30 GISBORNE PL. LOT E2	NC TOWNHOUSING



REARDON CONSTRUCTION & DEV LTD	32	GISBORNE PL. LOT E3	NC TOWNHOUSING
REARDON CONSTRUCTION & DEV LTD	55	GISBORNE PL, LOT X1	NC TOWNHOUSING
REARDON CONSTRUCTION & DEV LTD	57	GISBORNE PL, LOT X2	NC TOWNHOUSING
REARDON CONSTRUCTION & DEV LTD	59	GISBORNE PL, LOT X3	NC TOWNHOUSING
QUINLAN HOME CONSTRUCTION	31	GOLD MEDAL DR, LOT 176	NC SINGLE DETACHED DWELLING
KENNETH & HEATHER RINGER	18	GOLF COURSE RD	NC ACCESSORY BUILDING
BRIAN COCHRANE & HEATHER TOBIN	212	GREEN ACRE DR	NC ACCESSORY BUILDING
SEAN HUSK	242	GREEN ACRE DR	NC FENCE
TERRY WALSH CONTRACTING	75	HALL'S RD, LOT 4	NC SINGLE DETACHED DWELLING
HAROLD JANES	26	HAWKER CRES	NC PATIO DECK
MICHAEL BARRON	69	HOPEDALE CRES	NC ACCESSORY BUILDING
FAIRVIEW INVESTMENTS LIMITED	46	ICELAND PL - LOT 1-19	NC SINGLE DETACHED DWELLING
SKYMARK HOMES	68	ICELAND PL- LOT 1-30	NC SINGLE DETACHED DWELLING
FAIRVIEW INVESTMENTS	53	ICELAND PL - LOT 1-40	NC SINGLE DETACHED DWELLING
FAIRVIEW INVESTMENTS	55	ICELAND PL - LOT 1-39	NC SINGLE DETACHED DWELLING
SKYMARK HOMES	57	ICELAND PL - LOT 1-38	NC SINGLE DETACHED DWELLING
SKYMARK HOMES	63	ICELAND PL - LOT 1-35	NC SINGLE DETACHED DWELLING
JOSEPH & FLORENCE ABBOTT	6	JAMIE KORAB ST	NC FENCE
MICHAEL MCCROWE	30	KEITH DR	NC PATIO DECK
EDWARD GROUCHY	4	KELLAND CRES	NC ACCESSORY BUILDING
NEW VICTORIAN HOMES	10	KERR ST. LOT 33	NC SINGLE DETACHED DWELLING
ROD HUTCHINGS	116	LOGY BAY RD	NC ACCESSORY BUILDING
CHARLES R. COOK JR.	12	ROCKSLEY PL	NC FENCE
PERRY & WANDA TAYLOR	58	MACBETH DR	NC ACCESSORY BUILDING
WANDA SNOW	13	MACBETH DR	NC FENCE
TERRY WALSH CONTRACTING	93	MACBETH DR. LOT 136	NC SINGLE DETACHED DWELLING
TERRY WALSH CONT LIMITED	95	MACBETH DR, LOT 137	NC SINGLE DETACHED DWELLING
LISA DARRELL STANLEY		MAIN RD, LISA STANLEY	NC SINGLE DETACHED DWELLING
CLOVER CONSTRUCTION INC	74	MARK NICHOLS PL. LOT 215	NC SINGLE DETACHED DWELLING
DARRYL & JANE SMITH	45	MARK NICHOLS PL. LOT 5-265	NC SINGLE DETACHED DWELLING
TYLER BALDWIN	29	MARSLAND PL, LOT 33	NC SINGLE DETACHED & SUB.APT
EPIC CONSULTING SERVICES INC	8	MIKE ADAM PL , LOT 241	NC SINGLE DETACHED DWELLING
M. T. MURPHY	164	MILITARY RD	NC SINGLE DETACHED & SUB.APT
MICHAEL & TAMMY MCCABE	59-61	MOUNTAINVIEW DR	NC ACCESSORY BUILDING
SKYMARK HOMES	34	NAVAJO PL, LOT 192	NC SINGLE DETACHED DWELLING
DAVID JANES, LINDSAY & REUBEN	37	NAVAJO PL	NC FENCE
HOWARD & SUSIE A. PIERCEY	302	NEWFOUNDLAND DR	NC FENCE
GERARD MANNING	348	NEWFOUNDLAND DR	NC FENCE
RHONDA EVANS	198	NEW PENNYWELL RD	NC ACCESSORY BUILDING
TYSON CASSELL	11	NORTH DR	NC ACCESSORY BUILDING
ANDRE GUILLEMETTE &	50	OLD BAY BULLS RD	NC SWIMMING POOL
ARTHUR MAHONEY	27	OTAWA ST	NC PATIO DECK
MICHELLE ANNE RYAN	80	PADDY DOBBIN DR	NC FENCE
STEPHEN MANNING	82	PADDY DOBBIN DR	NC FENCE
BEVERLEY T. KING	7	PEARCE AVE	NC FENCE
DERRICK HISCOCK	13	PERLIN ST	NC PATIO DECK
DEER PARK CONTRACTING LTD	19	PETITE FORTE DR, LOT 295	NC SINGLE DETACHED & SUB.APT
ATLANTIC HOMES LIMITED	35	PETITE FORTE DR, LOT 303	NC SINGLE DETACHED & SUB.APT
TODD WOODROW	24	PIPER ST	NC FENCE
SKYMARK HOMES	19	PIPER ST, LOT 235	NC SINGLE DETACHED DWELLING
SKYMARK HOMES	21	PIPER ST, LOT 236	NC SINGLE DETACHED DWELLING
MATTHEWS INVESTMENTS INC.	51	PITCHER'S PATH LOT 23	NC SINGLE DETACHED DWELLING
ATLANTIC HOMES LIMITED	2	PLOVER ST, LOT 19	NC SINGLE DETACHED DWELLING
KELLY BLIDOOK	93	PORTUGAL COVE RD	NC FENCE
DEREK J. MOULAND	25	ROTARY DR	NC ACCESSORY BUILDING
FRASER DAVIDSON	3	RUSTED PL	NC PATIO DECK
CHRISTINA SHORT	96	SEABORN ST	NC FENCE
HANN CONSTRUCTION LTD.	13	SGT. CRAIG GILLAM AVE L-66	NC SINGLE DETACHED DWELLING
ERCO HOMES	11	SOLDIER CRES, LOT 50	NC SINGLE DETACHED DWELLING
LESLEY ALLISON RALPH	2	SORREL DR	NC ACCESSORY BUILDING
ELLIE V. PITCHER	643	SOUTHSIDE RD	NC PATIO DECK
REARDON CONSTRUCTION &	10	SPRUCEDALE DR. LOT 153	NC SINGLE DETACHED DWELLING
ERIC SHEPPARD	293	STAVANGER DR	NC FENCE
KENNETH WALSH	3	STONEBRIDGE PL	NC FENCE
M. MICHELLE O'BRIEN	31	TAYLOR PL	NC ACCESSORY BUILDING
ENCON CONSTRUCTION LTD.	7	TOBY MCDONALD ST, LOT 230	NC SINGLE DETACHED DWELLING
LORNE & NINA WELSH	23	TOBY MCDONALD ST -LOT 5-222	NC SINGLE DETACHED DWELLING
TAMARA CARPENTER	175	TOPSAIL RD	NC PATIO DECK

JAMIE ROCHE	3 TRAINOR PL	NC ACCESSORY BUILDING
IAN FUREY	13 TUPPER ST	NC ACCESSORY BUILDING
MICHAEL & JUDY MURPHY	15 VANIER ST	NC ACCESSORY BUILDING
H. VAUGHAN UNDERHAY/O.HITCHEN	15 WABUSH PL	NC ACCESSORY BUILDING
MARK BARTER	8 WALSH'S LANE	NC PATIO DECK
STEVE GOSSE	728 WATER ST	NC FENCE
GEOF NEWMAN	3 WHITEWAY PL	NC PATIO DECK
DEAN SHEPPARD	13 YELLOWKNIFE ST	NC ACCESSORY BUILDING
BRIAN WARREN	3 EARHART ST	CR SINGLE DETACHED DWELLING
PRO- TECH CONSTRUCTION LTD.	56 GAIRLOCK ST	CR SUBSIDIARY APARTMENT
TERRY FOLLETT	38 GOOSEBERRY LANE	CR SUBSIDIARY APARTMENT
FOGGY ROCK HOSTEL	50 PRESCOTT ST	CR BOARDING HOUSE (4 OR LESS)
WILLIAM M. OLIVER &	151 BAY BULLS RD	EX ACCESSORY BUILDING
HOWARD & JUDY FOOTE	39 DENSMORE'S LANE	EX SINGLE DETACHED & SUB.APT
DANIEL CAREW	66 GISBORNE PL	EX PATIO DECK
MICHAEL & SHARON BENSE	12 TONBRIDGE PL	EX SINGLE DETACHED DWELLING
DENNIS VAUGHAN	15 WHITEWAY ST	EX SINGLE DETACHED DWELLING
CARL & ROBERTA MCLEAN	51 BATTERY RD	RN SINGLE DETACHED DWELLING
DOUGLAS STANLEY	318 BAY BULLS RD	RN ACCESSORY BUILDING
NFLD. & LABRADOR HOUSING CORP.	1-70 CHAULKER PLACE (42 UNITS)	RN TOWNHOUSING
JOHN BARRON	15 COWAN AVE	RN SINGLE DETACHED DWELLING
KEITH & BRIANNE COLLINS	25 CRESTON PL	RN SINGLE DETACHED DWELLING
MICHAEL LEBLANC	8 DARCY ST	RN ACCESSORY BUILDING
NEW VICTORIAN HOMES	42 FAULKNER ST	RN SINGLE DETACHED DWELLING
NEW VICTORIAN HOMES	44 FAULKNER ST	RN SINGLE DETACHED DWELLING
CARDINAL PROPERTIES LIMITED	96 FAULKNER ST	RN SINGLE DETACHED DWELLING
COLIN HIPDITCH	81 FLOWER HILL	RN TOWNHOUSING
DEBORAH JOY	5 GILBERT ST	RN TOWNHOUSING
SHERRY L. & MARK C. AGRIESTI	13 GLADNEY ST	RN SINGLE DETACHED DWELLING
ROBERT & JOANNE WILLIAMS	22 GOODRIDGE ST	RN SINGLE DETACHED DWELLING
ISLAND PROPERTY MGMT	2 HOWLEY AVE	RN PATIO DECK
PAUL O'BRIEN & AMANDA HOWELL	17 HUSSEY DR	RN MOBILE HOME
BARNES NEW HOMES & RENOVATIONS	8 LINSCOTT ST	RN SEMI-DETACHED DWELLING
DENISE HOLLOWAY	41 MEIGHEN ST	RN SINGLE DETACHED DWELLING
BRIAN MARLER	17 MILITARY RD	RN SEMI-DETACHED DWELLING
PAUL SLANEY	30 NEPTUNE RD	RN SINGLE DETACHED & SUB.APT
CHRIS MARNELL	33 PETITE FORTE DR	RN SINGLE DETACHED DWELLING
PHILIP CARAVAN	149 QUEEN'S RD	RN SEMI-DETACHED DWELLING
KEITH FRANCIS WHELAN &	59 QUIDI VIDI RD	RN TOWNHOUSING
ROBERT & LYDIA FLYNN	19 RIVERSIDE DR W	RN SINGLE DETACHED DWELLING
DINH LY	37 SPENCER ST	RN TOWNHOUSING
LAURA CATHRINE HALFYARD	12 VICTORIA ST	RN PATIO DECK
WILLIAM GEORGE PEDDLE	33 YOUNG ST	RN TOWNHOUSING
BRENDA AND GERALD SAMPSON	17A CHAPMAN CRES	SW SEMI-DETACHED DWELLING
WAYNE WHITTEN & LORETTA	17B CHAPMAN CRES	SW SEMI-DETACHED DWELLING
ROBBIE LOWNDS & CHRISTINA	9 DORSEY'S LANE	SW SINGLE DETACHED DWELLING
RAY KIELLY	22 GOLD MEDAL DR	SW SINGLE DETACHED DWELLING
HOWARD & SUSIE A. PIERCEY	302 NEWFOUNDLAND DR	SW PATIO DECK
PHILLIP D. BARRETT	30 NEWHOOK PL	SW SINGLE DETACHED DWELLING
JOSEPH & JUDY STRATTON	74 SUNSET ST	SW SINGLE DETACHED DWELLING

THIS WEEK \$ 11,472,293.00

**CLASS: DEMOLITION**

NFLD & LABRADOR HOUSING CORP.	160 CASHIN AVE EXTEN	DM TOWNHOUSING
NFLD & LABRADOR HOUSING CORP.	162 CASHIN AVE EXTEN	DM TOWNHOUSING
NFLD & LABRADOR HOUSING CORP.	164 CASHIN AVE EXTEN	DM TOWNHOUSING
NFLD & LABRADOR HOUSING CORP.	166 CASHIN AVE EXTEN	DM TOWNHOUSING
NFLD & LABRADOR HOUSING CORP.	168 CASHIN AVE EXTEN	DM TOWNHOUSING
NFLD & LABRADOR HOUSING CORP.	170 CASHIN AVE EXTEN	DM TOWNHOUSING
NFLD & LABRADOR HOUSING CORP.	172 CASHIN AVE EXTEN	DM TOWNHOUSING
NFLD & LABRADOR HOUSING CORP.	174 CASHIN AVE EXTEN	DM TOWNHOUSING
TED & MAUREEN ROWE	12 EXETER AVE	DM SINGLE DETACHED DWELLING
RICK KENNEDY	115 FRESHWATER RD	DM ACCESSORY BUILDING

THIS WEEK \$ 56,600.00

THIS WEEK'S TOTAL: \$ 16,538,513.00

REPAIR PERMITS ISSUED: 2009/06/25 TO 2009/07/08 \$ 207,000.00

LEGEND

CO	CHANGE OF OCCUPANCY	SN	SIGN
CR	CHNG OF OCC/RENOVTNS	MS	MOBILE SIGN
EX	EXTENSION	TI	TENANT IMPROVEMENTS
NC	NEW CONSTRUCTION	CC	CHIMNEY CONSTRUCTION
OC	OCCUPANT CHANGE	DV	DEVELOPMENT FILE
RN	RENOVATIONS	DM	DEMOLITION
SW	SITE WORK		

**Payrolls and Accounts**

**SJMC2009-07-14/426R**

**It was decided on motion of Councillor Colbert; seconded by Councillor Collins: That the following Payrolls and Accounts for the weeks ending July 2<sup>nd</sup> and July 9<sup>th</sup>, be approved:**

**Weekly Payment Vouchers  
For The  
Week Ending July 2, 2009**

**PAYROLL**

Public Works	\$ 324,089.87
Bi-Weekly Casual	\$ 46,054.55

**ACCOUNTS PAYABLE**

Cheque No. 148972 - 149282	\$5,033,070.88
<b>Total:</b>	<b>\$ 5,403,215.30</b>

**Weekly Payment Vouchers  
For The  
Week Ending July 9, 2009**

**PAYROLL**

Public Works	\$ 329,136.79
Bi-Weekly Amalgamation	\$ 568,522.18

Bi-Weekly Management	\$ 638,090.12
Bi-Weekly Administration	\$ 683,171.90

**ACCOUNTS PAYABLE**

Cheque No. 149283 – 149588	\$5,272,951.08
<b>Total:</b>	<b>\$7,491,872.07</b>

**Tenders**

- a. Tender – Robin Hood Bay Landfill Re-Engineering Contract 4F – Entrance Aluminum Gate
- b. Tender – Bay Bulls Big Pond Water Treatment Plant Pre-Treatment Facility (DAF), CP-1 Site Development
- c. Tender – 92 Freshwater Road
- d. Tender – 2009 Culvert Replacement
- e. Tender – 2009097 Fire Truck Pumper
- f. Tender – 2009091 Veterinary Services (Euthanasia)
- g. Tender – 2009105 Snow Plow with Basket
- h. Tender – 4 Retrofit Sanitation Sideloaders (2008138)

**SJMC2009-07-14/427R**

**It was decided on motion of Councillor Colbert; seconded by Councillor Collins: That the recommendation of the Associate Commissioner and Director of Engineering ; Director of Building and Property Management, Director of Public Works and Parks and Director of Finance and City Treasurer be approved and the tenders awarded as follows:**

- a. **10736 Inc. in the amount of \$148,657.15**
- b. **Coady Construction & Excavating Ltd. in the amount of \$3,377,000.00**
- c. **Urban Contracting (J.J. Walsh) Ltd. in the amount of \$75,000 plus HST**
- d. **Cabot Ready Mix in the amount of \$214,474.00**
- e. **Carl Thibault in the amount of \$348,629.00, taxes not included**
- f. **Sunrise Animal Hospital in the amount of \$80,600.00 (taxes not included)**
- g. **Case Atlantic in the amount of \$34,379.10 (taxes not included)**
- h. **Shu-Pak Equipment in the amount of \$123,000 (taxes not included)**

**Engineering Design Initiative, New Control Structure – Quidi Vidi Lake**

Council considered a memorandum dated July 7, 2009 from the Associate Commissioner and Director of Engineering regarding the above noted.

**SJMC2009-07-14/428R**

**It was moved by Councillor Duff; seconded by Councillor Puddister: That that the Province be advised that the City intends to proceed with the**

**Provincial/Municipal 50/50 cost-sharing arrangement for the Engineering Design Initiative, New Control Structure for Quidi Vidi Lake.**

The motion being put was unanimously carried.

**Phone Polls**

Council ratified the following phone poll:

(1) **Tender - Gateway Signage, awarded to E.C. Boone Limited in the amount of \$163,850.00**

(2) **Road Closures:**

**George Street July 8, 2009**

**Cochrane Street, July 9, 2009**

**Bay Bulls Road, July 11 and 12, 2009**

**Clancey Drive, Lakeview Avenue and eastbound lane on**

**Empire Ave between Freshwater Road and Newtown Road,**

**July 12, 2009**

**Tender #2008136, Purchase of Dual Stream Waste Collection Side Loaders**

Council considered a memorandum dated July 6, 2009 from the Director of Public Works and Parks regarding the above noted.

**SJMC2009-07-14/429R**

**It was moved by Councillor Hanlon; seconded by Councillor Collins: That the recommendation of the Director of Public Works and Parks that Council exercise its option for the purchase of twelve (12) dual stream waste collection units as per the tender documents and extend the tender for the additional three (3) units as per the Public Tender Act for the tendered price of \$254,705.00 plus HST per unit, total for 15 units being \$3,820,575 plus HST, be approved.**

**Deputy Mayor Ellsworth asked that the matter be deferred pending information from staff on how the additional units will be funded. Council unanimously agreed. It was noted that once the information is provided a phone poll can be conducted if necessary, given the biweekly summer meeting schedule.**

**July 2009 Economic Update**

Council considered as information the July 2009 Economic Update.

**Letter to His Worship the Mayor from Paul Thompson, President, Kiwanis Club of Cabot, requesting that the Visitor of the Week begin their greeting on behalf of the City at City Hall on Fridays at 9:30 a.m.**

Council acknowledged the above noted letter.

**Letter dated July 8, 2009 to His Worship the Mayor from Captain P.J. Leavy, HMAS Sydney, Australian Defence Force, acknowledging the hospitality of our citizens and thanking the City for its gift of the “George Street” sign**

Council acknowledged the above noted letter.

**Letter of thanks to His Worship the Mayor from Sergey Smityushenko, The First Deputy Governor of the Murmansk region, for the warm reception shown the delegation from Murmansk region**

Council acknowledged the above noted letter.

### **Councillor Hanlon**

Councillor Hanlon in referencing the current City water ban indicated she would like the City’s water conservation order updated to include more tips on how to conserve water. The Mayor referenced an email from Mr. B. Mahoney on water conservation, which he will make available to members of Council.

Councillor Hanlon noted that she received letters from two residents of Beothuck Street, next to a wooded area, concerning incidents of fires at that location. The matter has been referred to staff for follow-up.

### **Councillor Galgay**

Councillor Galgay noted he received enquiries from residents as to the City’s responsibility in situations where large trees branch onto neighbouring properties, creating a nuisance. It was noted that this would be a civil matter between two neighbours and the City would not become involved.

### **Councillor Puddister**

Councillor Puddister noted he received an email which he will table next week, from a resident of the Arnold’s Loop/Pleasantville area thanking Council and expressing appreciation for the installation of a sound proof fence in that area.

**Councillor Colbert** noted that he too received emails from residents in that area, noting that while they are thrilled with the fence it appears to be too high creating a site distance problem exiting Veterans Road. Councillor Puddister noted he is working on that issue with the Transportation Engineer, who has advised that the

fence was designed and installed properly, and meets traffic codes. He noted it is basically a matter of residents getting used to it.

Councillor Puddister noted he received calls concerning the water ban, and the City's plans to prevent this situation in the future. He referenced the St. John's Regional Water updated report 2007 and noted that the City needs to do more to educate the general public on how the City has been pro-active and its intention towards addressing the situation in the future. He noted that Petty Harbour Long Pond will be reactivated in approximately two years, which will help solve the problem.

**The Mayor** noted that the City immediately took action on the report's main recommendation to reactivate Petty Harbour Long Pond. He noted that a water treatment facility for Petty Harbour Long Pond, was recently approved also. He also noted that in planning for the future, the City has two ponds in reserve, Thomas Pond and Little Powers Pond, that will provided additional capacity when needed.

(At this point the Deputy Mayor assumed the Chair, vacated by the Mayor due to a prior commitment).

### **Councillor Colbert**

Councillor Colbert asked the status of a recommendation of the Police and Traffic Committee that no parking signage be installed on Roosevelt Avenue, which he noted to date has not been installed. Councillor Puddister noted that he is confident the issue has been placed in the system and will be acted on in due course.

Councillor Colbert questioned whether the City should develop a type of performance standards for managing the implementation of Council's recommendations.

### **Councillor Duff**

Councillor Duff also spoke to the City's current water ban. She noted that as discussions continue on the review of the Regional Plan at issue will be whether development is getting ahead of the City's ability to provide the infrastructure to deliver an adequate supply of water along with the cost of providing the supply. She noted that conservation is the key and water metering should be looked at.

Councillor Duff noted that the City should arrange to meet with the City's Agency of Record to develop a marketing and public relations campaign with respect to the roll-out of the City's Curbside Recycling Plan as well as the Robin Hood Bay facility.

The Chief Commissioner and City Solicitor advised that staff along with the City's Agency of Record are preparing the information on the roll out of the City's Curbside Recycling Program which will not take place until next spring, cautioning that the information should not be released prematurely.

The Chief Commissioner and City Solicitor also noted that staff are taking advice from its public relations experts and will certainly undertake to address the questions raised by residents, and noted that council will be advised accordingly, likely in the fall.

### **Councillor Hann**

Councillor Hann indicated that in his opinion, Council does not need to get involved in developing a marketing and public relations campaign, noting the agency and staff will carry out the work based on market research, which will then be presented to Council for review and input.

### **Deputy Mayor Ellsworth**

Deputy Mayor Ellsworth also alluded to the water ban and agreed with Councillor Duff's comments concerning water metering as a conservation tool. As to what the City is doing as a region to develop the infrastructure to meet the demands of growth and development, the Deputy Mayor referenced the St. John's Regional Water updated report 2007 which contains a in-depth analysis of the population growth and the necessary requirements for the infrastructure of the systems to meet the demand of the approved development. The municipalities of St. John's, Mount Pearl, Paradise, CBS and Portugal Cove/St. Phillips, work together to manage the growth and development of the region. Changes were implemented in the treatment of the Bay Bulls Big Pond water supply, along with a new system in place at Windsor Lake. He also mentioned the reserve ponds, Thomas Pond and Little Power's Pond.



The Deputy Mayor also noted that water towers have been put in place in Mt Pearl, Paradise, and some in CBS. The Deputy Mayor noted he would like to see the document on the regional water supply made readily available to the general public and posted on the City's website.

**Councillor Coombs** reiterated the Deputy Mayor's comments and agreed that making the document available to the general public will give residents an understanding of what the municipalities are doing to ensure that residential and commercial development fall in line with the development of the City's infrastructure.

**Deputy Mayor Ellsworth** updated Council on the status of the Para Transit Report. The Consultants have agreed to provide the document no later than **Friday, July 17th, 2009** so that it can be posted on that date to the City's website. Via public advertisement through the Telegram, the City's website and e-mail list, the general public will be notified that the document is available for review and comment with an opportunity to provide written comment prior to the public meeting. It was agreed that iTrans would present the document to the City of St. John's Council on **Monday, August 10th, 2009 at 3:30 p.m.** It was also agreed that iTrans would present the document to the City of Mount Pearl Council on **Tuesday, August 11th, 2009 at 4:00 p.m.** Further, a public meeting will be held on Tuesday, August 11th, 2009 at 7:00 p.m. in the Foran/Greene Room, City Hall.

**Adjournment**

There being no further business, the meeting adjourned at 6:40 p.m.

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**MAYOR**

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**CITY CLERK**