

July 23<sup>rd</sup>, 2012

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 Duff, Councillors O'Leary, Hickman, Hann, Colbert, Breen, Galgay, Tilley and Collins.

Regrets: Councillor Hanlon.

City Manager, Deputy City Manager/Director of Public Works & Parks, Director of Engineering, Director of Planning, Acting City Solicitor and Acting City Clerk, were also in attendance.

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

##### **SJMC2012-07-23/387R**

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

- a. Memorandum dated July 23, 2012 from the Director of Engineering  
Re: Road Closure Request – The Boulevard – Sunday, July 29, 2012

#### **Adoption of Minutes**

##### **SJMC2012-07-23/388R**

**It was decided on motion of Councillor Galgay; seconded by Councillor O'Leary: That the minutes of July 10<sup>th</sup>, 2012 meeting be adopted as presented.**

# ST. JOHN'S

**Discretionary Use Application for a Proposed Extension to a Non-Conforming Use - Civic Number 285 Thorburn Road, Applicant: Budget Signs**

Under business arising, Council considered a memorandum dated July 18, 2012 from the Director of Planning regarding the above noted application which was deferred by Council at its Regular Meeting held on May 7, 2012 to provide City staff an opportunity to review the petition of concern from area residents received in response to the City's advertisement of the application. The petition expressed traffic flow/parking, noise and environmental concerns. The concerns expressed in the public submissions were reviewed by City staff, including the Transportation Engineer. City Staff have no objection to the proposed building extension subject to conditions.

**SJMC2012-07-23/389R**

**It was moved by Councillor Breen; seconded by Councillor Tilley: That the Discretionary Use Application for the proposed extension be approved subject to the following conditions:**

- 1. The applicant adhering to all requirements of the St. John's Regional Fire Department; and**
- 2. Compliance with all requirements with the City's Departments of Engineering and Building & Property Management.**

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

**Application for a Communications Tower  
Civic Number 571-573 Thorburn Road  
Applicant: Bell Mobility Inc.**

Under business arising, Council considered as information a memorandum dated July 18, 2012 from the Director of Planning regarding the above noted application which was deferred on June 26, 2012, in order to provide City staff with an opportunity to review the written public submissions of concern/objection to the application. Subsequent to the deferral the applicant advised that they wish to change the location of the proposed cellular tower which application can be processed and approved at the City staff level. Written submissions received by the City Clerk's Department in response to the City's advertising were also considered by Council.

**Application to Rezone Property**

**ST. JOHN'S**

### **Civic Number 267 Mundy Pond Road**

Under business arising, Council considered a memorandum dated July 19, 2012 from the Director of Planning regarding the above noted rezoning application to allow the construction of semi-detached dwellings on property at Civic number 267 Mundy Pond Road. Also considered by Council were written submissions received by the City Clerk's Department in response to the City's advertising of the application.

#### **SJMC2012-07-23/390R**

**It was moved by Councillor Tilley; seconded by Councillor Hickman: That the application to rezone property at Civic Number 267 Mundy Pond Road from the Residential Low Density (R1) Zone to the Residential Medium Density (R2) Zone to allow the construction of semi-detached dwellings on the property, be rejected.**

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

### **Application to Rezone Property, Civic # 25 Rhodora Street (Ward 4)** **Applicant – Gibraltar Ltd.**

Under business arising, Council considered a memorandum dated July 19, 2012 from the Director of Planning regarding the above noted application. Also provided for Council's consideration was a copy of the Commissioner's public hearing report on the St. John's Municipal Plan Amendment Number 101, 2012 and St. John's Development Regulations Amendment Number 531, 2012.

#### **SJMC2012-07-23/391R**

**It was moved by Councillor Breen; seconded by Councillor O'Leary: That the Resolution for St. John's Municipal Plan Amendment Number 101, 2012 as adopted by Council on June 26, 2012 be approved; and further, that the Resolution for St. John's Development Regulations Amendment Number 531, 2012 as adopted by Council on June 26, 2012 with the added provision that the maximum building height for the proposed four (4) storey apartment building will be a maximum of 15.8 metres as measured from finished grade on that side of the apartment building to be constructed adjacent to Civic Number 15 Airport Heights Drive. The minimum side yard requirement facing Civic Number 15 Airport Heights Drive for the four (4) storey apartment building must be at least 12 metres. The amendments will be referred to the Department of Municipal Affairs with a request for Provincial registration.**

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

# ST. JOHN'S

## **Notices Published**

1. An application has been submitted requesting permission to occupy a portion of **Civic No. 11 Franklyn Avenue** as a **Home Occupation** that involves the preparation and delivery of home cooked meals. The proposed business will occupy a floor area of approximately 10.7 m<sup>2</sup> and will operate Monday-Sunday, 10 a.m. – 3 p.m. The business involves preparing and cooking of meals using domestic kitchen appliances. No on-site sales; delivery only. No on-site parking is provided. The applicant is the sole employee.

### **Petition of Objection (12 signatures)**

#### **SJMC2012-07-23/392R**

**It was moved by Councillor Galgay; seconded by Councillor O’Leary: That the application be rejected.**

**In this regard, Councilor Galgay tabled a petition the prayer of which reads as follows:**

“We, the undersigned residents of Franklyn Ave., are opposed to the application submitted requesting permission to occupy a portion of Civic No. 11 Franklyn Ave as a Home Occupation that involves the preparation and delivery of home cooked meals. The proposed business will occupy a complete floor area of 10.7 m<sup>2</sup> and will operate 7 days a week, Monday through Sunday 10 a.m. to 3 p.m.

Franklyn Ave is a residential area that is family oriented. On the even side of the street anyone can park a vehicle while on the odd side of the street parking is only permitted with a permit purchased from the City. Many residences have more than one vehicle and parking is at a premium. No. 23 has a handicap parking place and at times Caul’s Funeral Home parking spills over onto Franklyn Ave. leaving homeowners scrambling for parking space. No. 11 also has a basement apt. which competes for valuable parking space, not to mention delivery vehicles which will be coming and going.

Other concerns involve Fire and Health and Safety. Homes in this area are close to 100 years old and some may not be up to fire and safety codes. Most homes are joined on at least one side and in some cases joined on both sides.

With the preparation of commercial food there is also the concerns with smells, excessive garbage and even the problem of rodents.

For the reasons given we would request Council turn down this application.”

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

## **Committee Reports**

# ST. JOHN'S

## **Development Committee Report dated July 17, 2012**

Council considered the following Development Committee Report dated July 17, 2012:

### **RECOMMENDATIONS OF APPROVAL**

- 1. Application to Construct a Parking Garage Development  
Civic Number 340 Duckworth Street (Ward 2)**

The Development Committee recommends that Council approve the attached Development Agreement for the construction of the parking garage development at Civic Number 340 Duckworth Street.

- 2. Proposed Extension to Dwelling  
Civic No. 28 King's Hill Road – Town of Portugal Cove – St. Phillips  
Broad Cove River Watershed**

The Development Committee recommends that Council approve the application for the proposed extension pursuant to Section 104 (4) (c) of the City of St. John's Act.

- 3. Proposed Side Yard Setback Reduction  
Civic No. 15 Connors Avenue (Ward 3)**

The Development Committee recommends approval of a 2.7 meter building line for this property.

### **RECOMMENDATIONS OF REJECTION**

- 4. Proposed Three (3) Lot Residential Subdivision  
Hillview Drive West (Ward 5)  
Residential Low Density (R1)**

The Development Committee recommends rejection of the subject application.

#### **SJMC2012-07-23/393R**

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

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

## **Planning & Housing Standing Committee Report dated June 22, 2012**

Council considered the following Planning & Housing Committee Report dated June 22, 2012:

# ST. JOHN'S

In Attendance: Councillor Tom Hann, Chairperson  
Deputy Mayor Shannie Duff  
Councillor Bruce Tilley  
Councillor Sheilagh O’Leary  
Councillor Danny Breen  
Mr. Bob Smart, City Manager  
Mr. Paul Mackey, Director of Public Works  
Mr. Cliff Johnston, Director of Planning  
Mr. Walt Mills, Director of Engineering  
Mr. Dave Blackmore, Director of Building and Property Management  
Mr. Sean Janes, City Internal Auditor  
Mr. Ken O’Brien, Manager of Planning & Information  
Mr. Joe Sampson, Manager of Development  
Ms. Lynnann Winsor, Manager of Development, Engineering Services  
Ms. Judy Powell, General Manager, Metrobus  
Ms. Maureen Harvey, Recording Secretary

**1. Application from Karwood Estates for the proposed rezoning of property at 627 Torbay Road for a residential/commercial/light industrial development (Ward 1).**

On May 25, 2012 the Committee met with a delegation consisting of Mr. Hubert Hussey, Mr. Greg Hussey and Mr. Jim Ford of Karwood Estates Limited, Mr. John Dinn, MHA and Mr. Peter Avery of the St. John’s Airport Authority to discuss the application from Karwood Estates for the proposed rezoning of property at 627 Torbay Road. At that meeting the Committee agreed to defer making a recommendation to Council on the rezoning application asked staff to prepare mapping of the St. John’s Airport Authority and surrounding area with Noise Exposure Factor (NEF) lines.

On June 22, 2012 the Committee reviewed the NEF mapping along with a letter from the St. John’s Airport Authority objecting to the rezoning. After deliberation the following motions were put forward:

**On a motion by Councillor Breen; seconded by Councillor Tilley the Committee agreed to reject the request for rezoning by Karwood Estates for a residential/commercial/light industrial development.**

However, recognizing the need for affordable housing in and around the City of St. John’s, the following motion was also put forward:

**Moved by Councillor O’Leary; seconded by Councillor Tilley that staff be commissioned to undertake an inventory of potential areas for housing within the City and further that staff consult with the Town of Torbay to identify lands that might be suitable for residential housing development in the north metro region.**



## **2. Proposed text amendment to the St. John's Development Regulations re: kennels**

The Committee considered a memorandum from the Director of Planning dated June 20, 2012 which recommended that a text amendment be made to the St. John's Development Regulations to add "kennels" on the basis of the new Animal Health and Protection Act which was proclaimed by the Province.

**A motion was made by Councillor Breen; seconded by Deputy Mayor Duff that a text amendment be made to the Development Regulations by adding a new section, Section 7.31 ("Kennels") to read as follows:**

**"7.31 Kennels must be in compliance with all applicable Municipal and Provincial legislation."**

**The Committee recommends the text amendment be advertised for public review and comment and that upon completion of this process, the amendment be referred to a future Regular Meeting of Council for consideration of adoption.**

Councillor Tom Hann  
Chairperson

### **SJMC2012-07-23/394R**

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

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

### **Planning & Housing Standing Committee Report dated July 4, 2012**

Council considered the following Planning & Housing Standing Committee Report dated July 4, 2012:

In Attendance: Councillor Tom Hann, Chairperson  
Deputy Mayor Shannie Duff

# ST. JOHN'S

Councillor Bruce Tilley  
Councillor Sheilagh O’Leary  
Councillor Danny Breen  
Mr. Bob Smart, City Manager  
Mr. Paul Mackey, Director of Public Works  
Mr. Cliff Johnston, Director of Planning  
Mr. Walt Mills, Director of Engineering  
Ms. Linda Bishop, Senior Legal Counsel  
Mr. Kevin Breen, Manager of Streets and Parks  
Mr. Ken O’Brien, Manager of Planning & Information  
Mr. Joe Sampson, Manager of Development  
Ms. Judy Powell, General Manager, Metrobus  
Ms. Maureen Harvey, Recording Secretary

Also in attendance were: Scott Cluney representing Downtown St. John’s, Terry Chaffey and Steve Howell representing Fortis Properties, and Kim Saunders representing Eastport Properties.

### **3. Council Directive R2012-05-22/4 Downtown Parking Study**

The Committee considered a memorandum dated July 3, 2012 from the Director of Planning which noted that at the Regular Meeting of Council held on May 22, 2012, Council agreed to refer the issue of the proposed planning amendments to the St. John’s Municipal Plan and the St. John’s Development Regulations to implement the planning related recommendations of the Downtown Parking Study to the Planning and Housing Committee for further review with a subsequent report/recommendation from the Committee referred back to a future Regular Meeting of Council.

An attachment was also tabled which contained the original summary of the proposed amendments to the Municipal Plan and the Development Regulations to implement the planning related recommendations of the Downtown Parking Study.

This summary was prepared by City staff on March 30, 2012 and presented at the public meeting held at St. John’s City Hall on May 8, 2012 at which time the summary of the amendments were presented and publically discussed.

The summary also provides an update for each of the proposed amendment items with a staff note recommending whether the amendment should move ahead as originally proposed, or be modified, or deferred.

#### **ST. JOHN’S DOWNTOWN PARKING STUDY**

**Summary of the proposed amendments to the St. John’s Municipal Plan and the St. John’s Development Regulations to implement the planning related recommendations of the Downtown Parking Study. This summary was originally prepared by City Staff on March**

# ST. JOHN’S



**30, 2012 and presented at a Public Meeting held on May 8, 2012. This summary has been updated by City Staff on June 29, 2012.**

The proposed amendments would have the following effects:

1. The amendments would repeal all the existing references and provisions in the St. John's Municipal Plan and the St. John's Development Regulations pertaining to the Downtown Parking Exempt Area.

***Update Staff Note: Recommend moving forward with Item Number 1.***

2. The amendments would have the effect of deleting the current references in the Commercial Downtown District in Part III of the Municipal Plan which provide that where a site in the Downtown is designated by Council as a "bonus site" for a building height above 15 metres and a floor area ratio exceeding 3.0, that as two of the conditions to qualify for such bonus, (1) that adequate off-street parking representing not less than 100% of the parking required by the City shall be made available on-site, concealed in a building; and (2) that floor space inside the building at or near grade shall be made available for the use and enjoyment of the public. These two conditions are proposed to be deleted. The other existing conditions respecting qualifying for bonus height and floor area ratio would remain in place.

Under the proposed amendments, buildings in the Commercial Downtown District would be required to satisfy the new Downtown parking standards but the provision of 100% of the required parking to be provided on-site inside the building would be removed. Parking for the particular development can be provided on-site, off-site, or the parking obligation can be satisfied through a cash-in-lieu payment to the City or by a combination of these three options subject to the approval of Council.

***Update Staff Note: Recommend moving forward with Item Number 2.***

3. The amendments would introduce into the Development Regulations, an off-street parking standard in the Downtown for all non-residential developments which would include retail, office, commercial, institutional and other non-residential uses. The parking standard would be one (1) off-street parking space per 60 square metres of Net Floor Area. Council previously agreed to accept the non-residential parking standard of one (1) off-street parking space per 75 square metres Gross Floor Area with the exception of Hotels which would be one (1) parking space per four (4) sleeping rooms plus one (1) parking space per 7 m<sup>2</sup> of banquet seating area. There has been representation from some parties that the off-street parking requirement should be based on net floor area.

The parking requirement noted above is proposed to not apply to infill developments along Water Street and Duckworth Street where the property has a lot area which does not exceed 350 square metres.

**ST. JOHN'S**

***Update Staff Note: It is recommended that different off-street parking standards be used for non-residential developments in the Downtown based on the lot size of a property under application.***

(a) ***For building lots with a lot area less than 2500 square metres, it is recommended the non-residential off-street parking requirement be one (1) space per 100 square metres of net floor area.***

(b) ***For building lots with a lot area between 2500 square metres and 4000 square metres, it is recommended the non-residential off-street parking requirement be one (1) space per 75 square metres of net floor area.***

(c) ***For buildings with a lot area greater than 4000 metres, it is recommended the non-residential parking standard be one (1) space per 60 square metres of net floor area.***

***Note: The parking requirements noted above are proposed to not apply to infill developments along Water Street and Duckworth Street where the property has a lot area which does not exceed 350 square metres.***

4. The amendments would introduce an off-street parking standard in the Downtown for residential developments. The parking standard would be one (1) off-street parking space per residential dwelling unit.

***Update Staff Note: Recommend moving forward with Item Number 4.***

5. Notwithstanding the requirements of Section 4 noted above, it is proposed that both existing and new non-residential developments located along Water Street and Duckworth Street would be allowed to convert upper floor space into a maximum of five (5) residential dwelling units without the necessity to provide off-street parking.

This provision would be subject to other applicable requirements of the zoning designation of particular properties along Water Street and Duckworth Street.

***Update Staff Note: Recommend moving forward with Item Number 5.***

6. The amendments would introduce a map into the Development Regulations which defines the area subject to the new Downtown non-residential and residential parking standards. The site of St. John's City Hall would be included in the area subject to the new Downtown Parking Standard while Mile One, the Convention Centre and the site of the proposed expansion of the Convention Centre would not be included in the area subject to the Downtown Parking Standard.

***Update Staff Note: Recommend moving forward with Item Number 6.***

# ST. JOHN'S

7. The amendments would provide that the new Downtown non-residential and residential parking standards would not apply to developments that have already received an Approval or an Approval-in-Principle from the City at the previous applicable parking standard.

***Update Staff Note: Recommend moving forward with Item Number 7.***

8. Where a non-residential development only changes occupancy, there will be no change in the parking requirement for that property (i.e. converting an existing restaurant to another restaurant or converting an existing restaurant to a book store).

***Update Staff Note: Recommend moving forward with Item Number 8.***

9. If a non-residential development is renovated to increase the Gross Floor Area of a building, the new Downtown non-residential parking standard would only apply to the expanded floor space but not the existing floor space.

***Update Staff Note: Recommend moving forward with Item Number 9.***

10. Where a residential development containing two (2) or more dwelling units in the Downtown is renovated or changed so as to increase the number of residential dwelling units, the new residential Downtown Parking Standard shall apply to each new residential dwelling unit created. This provision is subject to Section 5.

***Update Staff Note: Recommend moving forward with Item Number 10.***

11. Where a non-residential development or a residential development in the Downtown is demolished/removed, then any new development that is built on the site will be subject to the applicable Downtown Parking Standard subject to Section 5.

***Update Staff Note: Recommend moving forward with Item Number 11.***

12. In the event of a fire or another event where a building is rendered uninhabitable/unusable, and if within three (3) years of the event the development is removed and a permit is issued by the City for a new development on the site, the new applicable Downtown Parking Standard would only apply to any increase in the Gross Floor Area or increase in the number of dwelling units in the new development. If the development is not removed and/or a permit is not issued within the three (3) year period, then the applicable Downtown Parking Standard would apply to any new development that is ultimately built on the site.

***Update Staff Note: Recommend moving forward with Item Number 12.***

13. The amendments would provide that where a property owner has provided private parking spaces for a specific development, even if the site was Parking Exempt, the off-street parking

requirement would be the lesser of the standard of one (1) off-street parking space per 60 square metres of Net Floor Area or the actual number of private parking spaces that were provided.

Under the proposed amendments, the above noted requirement is proposed to not apply to infill developments along Water Street and Duckworth Street where the property has a lot area not exceeding 350 square metres and/or lots that contain three (3) or fewer off-street parking spaces.

***Update Staff Note: It is recommended the proposed amendments under Item Number 13 be deferred for the present time and that City staff review this issue in further detail and bring forward an amendment at a later date. It is recommended that Council move ahead with the other amendments listed in this summary.***

14. The amendments would authorize City Council, at its discretion, to allow a developer to make a cash-in-lieu payment to the City for a deficiency in parking spaces for a particular development. The rate for the cash-in-lieu payment would be established by Council from time to time. The cash-in-lieu payments would be placed in a dedicated City fund to help establish new additional public parking spaces. Council has previously established the rate for the cash-in-lieu payment to be \$18,340.00 plus HST for each deficient parking space.

The amendments would also allow Council, at its discretion, to authorize off-site, off-street parking for a development which cannot satisfy its parking requirement on its own site. The location and arrangements for the proposed off-site parking would need to be satisfactory to Council.

Further, the amendments would also allow Council, at its discretion, to authorize a combination of a cash-in-lieu payment and off-site parking for a deficiency in the on-site parking of a particular development.

The amendments would provide that monies received by the City from the cash-in-lieu payments shall be applied for purposes that, either directly or indirectly, are, in Council's opinion, in the public interest in relation to public parking in the Downtown. This could include for example, measures to increase the number of people using Metrobus to travel to and from the Downtown area.

***Update Staff Note: Recommend moving forward with Item Number 14.***

15. The amendments would require that if at any time the on-site and/or off-site, off-street parking for a particular Development is reduced below the parking level stipulated for that particular Development, then the parking deficiency must be addressed by the owner of the subject Development and/or the owner of the property upon which the Development exists.

***Update Staff Note: Recommend moving forward with Item Number 15.***

# ST. JOHN'S

16. The amendments would repeal the provisions in the Development Regulations which would allow Council to grant parking relief in the Downtown area subject to the residential and non-residential parking standard.

Council would continue to have the authority to grant parking relief where it feels appropriate for developments which are located on sites outside areas subject to the new Downtown parking standards. Council would not have the authority to waive parking in the Downtown. A developer would have to either provide the required parking on-site, or pay the cash-in-lieu parking space fee or come up with acceptable off-site parking or a combination of measures thereof.

*Update Staff Note: Recommend moving forward with Item Number 16.*

17. The amendments would have the effect of adding a new section to Section 9 of the Development Regulations to require that the access/egress points for all Developments from a public street in all parts of the city would be subject to the approval of the Director of Engineering or their designate.

*Update Staff Note: Recommend moving forward with Item Number 17.*

18. The amendments would have the effect of introducing applicable standards into the Development Regulations to allow the establishment of “interim parking lots” in the Downtown.

*Update Staff Note: Recommend moving forward with Item Number 18.*

19. ***NEW:*** *City staff recommends that the proposed new provisions in the St. John’s Development Regulations pertaining to off-street parking requirements in the Downtown should be subject to a detailed review within a period not longer than three (3) years of the date of coming into effect.*

**On a motion put forth by Councillor Danny Breen; seconded by Deputy Mayor Duff, the Committee recommends acceptance of the updated summary of the proposed amendments to the St. John’s Municipal Plan and the St. John’s Development Regulations to implement the planning related recommendations of the Downtown Parking Study as tabled.**

It was noted that subject to approval by Council, staff will draft the appropriate amendment resolutions for the Municipal Plan and the Development Regulations for consideration of adoption-in-principle at a regular meeting of Council, following which time they will be forwarded to the Department of Municipal Affairs for the issuance of a Provincial release.

Once the Provincial release is issued, the amendments would be referred back to a future Regular Meeting of Council for consideration of formal adoption and the appointment of an independent Commissioner to conduct a Public Hearing on the amendments.

# ST. JOHN'S

During the course of discussion the Committee agreed that the City needs to move forward with efforts to mitigate some of the pressure for parking being experienced in the downtown core by:

- a. Seeking the support of the Province and/or neighboring municipalities in deliberating the concept of a regional transportation system
- b. Exploring efforts to secure appropriate Park n'Ride areas outside the downtown core.

It was also agreed that while awaiting the drafting and approval of the applicable amendments to the St. John's Municipal Plan and the St. John's Development Regulations, that City staff would process applications for developments on sites which are located in the area subject to the Downtown Parking Standards based on the pending amendments.

Councillor Tom Hann  
Chairperson

**SJMC2012-07-23/395R**

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

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

**Planning & Housing Standing Committee Report dated July 17, 2012**

Council considered the following Planning & Housing Committee Report dated July 17, 2012:

In Attendance:

- Councillor Tom Hann, Chairperson
- Deputy Mayor Shannie Duff
- Councillor Bruce Tilley
- Councillor Danny Breen
- Councillor Frank Galgay
- Councillor Sandy Hickman
- Mr. Bob Smart, City Manager
- Mr. Paul Mackey, Director of Public Works
- Mr. Cliff Johnston, Director of Planning
- Mr. Walt Mills, Director of Engineering
- Mr. Dave Blackmore, Director of Building and Property Management
- Mr. Joe Sampson, Manager of Development
- Mr. Mark Hefferton, Planner

**ST. JOHN'S**

Ms. Judy Powell, General Manager, Metrobus  
Ms. Maureen Harvey, Recording Secretary

1. **Memorandum from the Director of Planning dated July 16, 2012 re: proposed extension to existing courtyard by Marriott Hotel, Duckworth Street (Ward 2)**

The Committee met with the architectural representative of the applicant: Harbour View Inns. Inc. regarding a request for an amendment to the Land Use Assessment Report dated August 11, 2011. This is effectively a request for an amendment of the October 17, 2011 approval-in-principle for the hotel extension.

**The Committee agreed with the recommendation of City staff that the applicant be requested to provide additional information to the amended LUAR with respect to potential impacts of the proposed new design of the hotel extension to existing adjoining residential uses including potential shadowing and loss of privacy. City staff will prepare an updated view plane analysis based on the new building design.**

**Once the additional information is received from the proponent and the updated view plane analysis has been prepared by City staff, the Committee recommends that the proposed new design for the hotel extension be referred to a public meeting to be chaired by a member of Council.**

2. **Memorandum from the Director of Planning dated July 16, 2012 re: 24 Henry Street (Ward 2) – Proposed rezoning to accommodate commercial development Applicant: First Metro Realty Corp**

The Committee considered the memorandum in which City staff recommends rejection on the basis that the applicant is asking the City to rezone a very small residential lot in the virtual middle of a residential block for commercial purposes. This would be contrary to the Municipal Plan objectives for residential neighbourhoods in the Downtown and the general practice of Council.

**On a motion put forward by Deputy Mayor Duff; seconded by Councillor Breen, it is recommended that Council reject the application for rezoning for reasons noted above.**

3. **Memorandum from the Director of Planning dated July 16, 2012 re: 172 Mundy Pond Road (Ward 3) – Proposed rezoning from Residential Low Density (R1) Zone to Residential Medium Density (R2) Zone**

The applicant has submitted an application to rezone property at Civic Number 172 Mundy Pond Road, just east of the Salvation Army property on the north side of the road. The subject property is located within the Residential Low Density (RLD) District under the St. John's Municipal Plan, and is presently zoned Residential (R1) Zone. The proposed rezoning

**ST. JOHN'S**



would allow for the reconstruction of the single family home into two (2) semi-detached residential units.

**The Committee agreed, on a motion by Councillor Hickman; seconded by Councillor Galgay that the rezoning application be advertised for public review and comment.**

**4. Memorandum from the Director of Planning dated July 16, 2012 re: 320 Groves Road (Ward 4) – Proposed Rental Storage Use (Self-storage mall)**

The owner at Civic Number 320 Groves Road has submitted an application for approval to develop the rear two-thirds of the property for a Rental Storage Use (“self-storage mall”).

**On a motion put forth by Councillor Hickman; seconded by Deputy Mayor Duff, it is recommended that the application be rejected as its use is contrary to Section 10.41 of the St. John’s Development Regulations – a self-storage operation is not permitted in the Rural Residential Infill (RR1) Zone. The Committee is of the opinion that the application site is not an appropriate location for a self-storage mall given the number of homes in the immediate vicinity.**

**5. Memorandum from the Director of Planning dated July 16, 2012 re: Doyle’s Road/Backline (Ward 5) – Application to rezone property to accommodate a residential subdivision.**

The Committee reviewed an application to have a large parcel of unserviced, vacant land situated in the area of Doyle’s Road and Backline Road rezoned to allow a residential subdivision development of approximately 80 building lots for single-detached houses.

**A motion was put forth by Deputy Mayor Duff; seconded by Councillor Galgay that the application be rejected as it is a general policy of the St. John’s Municipal Plan that premature development in unserviced areas is not permitted. The subject property is in an area of the Goulds outside the Ultimate Service Area and is in the Agricultural Development Area (ADA).**

**6. Memorandum from the Director of Planning dated July 16, 2012 re: 653 Southside Road (Ward 5) – Proposed rezoning to accommodate seven-lot residential townhouse subdivision – Applicant: Republic Properties**

The Committee considered an application by Republic Properties to rezone and develop vacant land situated at 653 Southside Road (Southside Road & Hillview Drive East) for the purpose of constructing seven (7) townhouse dwellings.

**On the basis of a motion brought forward by Deputy Mayor Duff; seconded by Councillor Hickman, that as the rezoning of 653 Southside Road from the**

**ST. JOHN’S**



**Residential Low Density (R1) Zone to the Residential Medium Density (R2) Zone is consistent with Municipal Plan policies concerning development involving efficient use of land and municipal services, mixed types of residential forms, and residential intensification, it is recommended that the application be referred to a public meeting to be chaired by a member of Council.**

Councillor Tom Hann  
Chairperson

**SJMC2012-07-23/396R**

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

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

**Environmental Advisory Committee Report dated June 29, 2012**

Council considered the following Environmental Advisory Committee Report dated June 29, 2012:

**Attendees:** Deputy Mayor Shannie Duff  
Councillor Sheilagh O'Leary  
Councillor Danny Breen  
Cliff Johnston, Director of Planning  
Ken O'Brien, Manager of Planning and Information  
Karen Chafe, Recording Secretary

The Nominations Selection Committee reviewed a total of twenty-nine (29) nominations for the recently re-established Environmental Advisory Committee (EAC). The Committee's Terms of Reference which are incorporated within the City's Development Regulations indicate a total of nine members including one Council Representative.

**The Selection Committee recommends that the number of members for the EAC be increased to a total of twelve (12), including two council representatives, one of whom shall chair the Committee. The Committee further recommends an overall review of the EAC's Terms of Reference once the Committee has been established.**

**The following recommendations for membership are outlined below and forwarded for Council's approval:**

- **Group Representation:**
  - **Nature Conservancy Canada represented by Douglas Ballam with Randall Green as alternate;**

**ST. JOHN'S**

- Food Security Network represented by Katie Jamieson with alternate as determined by the Network;
- Northeast Avalon ACAP represented by an elected director as determined by ACAP with an alternate ACAP staff member;
- Newfoundland and Labrador Environmental Industry Association represented by Kieran Hanley or alternate as determined by the Association.
- **Individual Membership:**
  - Marvin Barnes
  - Arvo McMillan
  - Jonas Roberts
  - Doreen Franke
  - Richard Comerford
  - Stephanie Curran
- **Council Representation:**
  - Deputy Mayor Shannie Duff
  - Councillor Sheila O’Leary as Chairperson
- Staff support and advice will be provided by the Manager of Planning & Information and/or alternate; and administrative support to be provided by the City Clerk’s Department.

**SJMC2012-07-23/397R**

It was moved by Councillor O’Leary; seconded by Deputy Mayor Duff: That the Committee’s recommendations be approved.

The motion being put was unanimously carried.

**Special Events Advisory Recommendation, July 19, 2012**

Council considered the following Special Events Advisory Committee Report dated July 19, 2012:

- 1) **Event:** Annual Royal St. John’s Regatta  
**Location:** Quidi Vidi Lake  
**Date:** August 1, 2012 (pending weather)
- 2) **Event:** Annual George Street Festival



**Location:** George Street – Prince Edward Plaza  
**Date:** July 26 – July 31, 2012

This event requires the road closure of George Street from Adelaide Street to Water Street.  
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.  
Chairperson – Special Events Advisory Committee

**SJMC2012-07-23/398R**

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

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

**Arts Advisory Committee Report dated July 28, 2012**

Council considered the following Arts Advisory Committee Report dated July 28, 2012:

**Attendees:** Deputy Mayor Shannie Duff, Chairperson  
Councillor Sheilagh O'Leary  
Councillor Sandy Hickman  
Peter Rompkey, RCA Theatre  
Paul Pope, Film Industry Representative  
Michelle Haire, Heritage Canada  
Mary Bishop, Citizen Representative  
Denis Parker, Music NL  
Thea Morash, WANL  
Deborah Inkpen, Business Representative  
Elizabeth Lawrence, Director of Economic Development, Tourism & Culture  
Dave Blackmore, Director of Building and Property Management  
Kay Anonsen, Arts & Cultural Development Coordinator  
Paul Boundridge, Planning Coordinator  
Rhonda Rose-Colbert, Project Assistant  
Karen Chafe, Recording Secretary

**ST. JOHN'S**

## 1. Membership Update

The Committee recommends Council's approval of the following membership changes:

**That Michelle Bush replace Call Lachance as the Committee's dance representative, as Calla is currently on maternity leave. It is also recommended that Michelle Bush who previously represented the visual arts community be replaced by Sheila Perry, Director of the Rooms until the end of the Committee's term.**

Deputy Mayor Shannie Duff  
Chairperson

### SJMC2012-07-23/399R

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

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

## Development Permits List

Council considered as information the following Development Permits List for the period of July 6, 2012 to July 19, 2012:

**DEVELOPMENT PERMITS LIST  
DEPARTMENT OF PLANNING  
FOR THE PERIOD OF July 6, 2012 TO July 19, 2012**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES		Residential Building Lot	Maddox Cove Road, Lot #11	5	Approved	12-07-12
RES		Residential Building Lot	387 Old Pennywell Road	4	Approved	12-07-12
OT		Lounge License for Swilers Rugby Football Club	100 Crosbie Road	4	Rejected- Contrary to uses in Open Space Zone	12-07-13
AG		Land Severance for Residential Dwelling	75 Heavy Tree Road	5	Approved	12-07-13
OT	Jack's Auto Repair Business	Accessory Building	134 Paradise Road Town of Paradise		Rejected- Contrary to City of St. John's Town of Paradise	12-07-17

# ST. JOHN'S

					<b>Watershed Development Agreement</b>	
COM		Home Office/Roofing Company	8 Dammerills lane	3	Approved	12-07-18

\* Code Classification:  
RES- Residential  
COM- Commercial  
AG - Agriculture  
OT - Other

INST - Institutional  
IND - Industrial

\*\* This list is issued for information purposes only. Applicants have been advised in writing of the Development Officer's decision and of their right to appeal any decision to the St. John's Local Board of Appeal.

**Gerard Doran**  
**Development Officer**  
**Department of Planning**

**Building Permits List**

**SJMC2012-07-23/400R**

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

2012/07/18

Permits List

**CLASS : COMMERCIAL**

386 STAVANGER DR SUITE 200	CO	COMMERCIAL SCHOOL
265 BROOKFIELD RD	SW	VACANT LAND
250 DUCKWORTH ST	SW	RESTAURANT
40 ABERDEEN AVE	MS	RETAIL STORE
40 ABERDEEN AVE	MS	RETAIL STORE
40 ABERDEEN AVE	MS	CLINIC
46 ABERDEEN AVE	MS	RESTAURANT
90 ABERDEEN AVE	MS	RETAIL STORE
98 ABERDEEN AVE	MS	SERVICE SHOP
79B ABERDEEN AVE - SMART SET	MS	RETAIL STORE
95C ABERDEEN AVE	MS	RETAIL STORE
42 KENMOUNT RD, AVALON MALL	SN	RETAIL STORE
10 BAY BULLS RD-IRVING	MS	SERVICE STATION
45 BLACKMARSH RD	MS	RETAIL STORE
77 BLACKMARSH RD	MS	RETAIL STORE
203 BLACKMARSH RD	MS	RETAIL STORE
245 BLACKMARSH RD	MS	CONVENIENCE STORE
CARPASIAN RD	MS	CLUB
94 ELIZABETH AVE	MS	RETAIL STORE



377 EMPIRE AVE	MS	RETAIL STORE
385 EMPIRE AVE	MS	OFFICE
2 FOGWILL PL	MS	RESTAURANT
32 FRECKER DR IRVING	MS	SERVICE STATION
336 FRESHWATER RD	MS	SERVICE SHOP
336 FRESHWATER RD	MS	OFFICE
15 GOLDSTONE ST	MS	SERVICE SHOP
21 HALLETT CRES-CITIZENSHIP	SN	OFFICE
94 HAMLYN RD	SN	CONVENIENCE STORE
169 HAMLYN RD	MS	SERVICE SHOP
12-20 HIGHLAND DR	MS	RETAIL STORE
55C KELSEY DR	MS	SERVICE SHOP
55 KELSEY DR	MS	RESTAURANT
65 KELSEY DR-STAPLES	MS	RETAIL STORE
102 KENMOUNT RD	MS	HOTEL
102 KENMOUNT RD	MS	OFFICE
150 KENMOUNT RD	MS	CAR SALES LOT
220 KENMOUNT RD-PENNY MAZDA	MS	CAR SALES LOT
274 KENMOUNT RD	MS	RETAIL STORE
81 KENMOUNT RD	MS	RETAIL STORE
161 KENMOUNT RD	MS	RETAIL STORE
195 KENMOUNT RD	MS	SERVICE SHOP
351-361 KENMOUNT RD	MS	OFFICE
409 KENMOUNT RD	MS	CAR SALES LOT
330 LEMARCHANT RD	MS	CONVENIENCE STORE
147 LEMARCHANT RD	MS	SERVICE SHOP
225 LOGY BAY RD	MS	SERVICE STATION
430-432 MAIN RD	MS	CONVENIENCE STORE
484-490 MAIN RD	MS	RESTAURANT
53-59 MAIN RD-RONA	MS	RETAIL STORE
355-367 MAIN RD	MS	OFFICE
239 MAJOR'S PATH	MS	OFFICE
1 MARCONI PL	MS	RETAIL STORE
200-232 NEWFOUNDLAND DR	MS	RESTAURANT
449 NEWFOUNDLAND DR	MS	CONVENIENCE STORE
87 OLD PENNYWELL RD	MS	CONVENIENCE STORE
22 O'LEARY AVE	MS	RESTAURANT
36 PEARSON ST	MS	OFFICE
36 PEARSON ST	MS	RETAIL STORE
20 PEET ST	MS	COMMERCIAL GARAGE
154 PENNYWELL RD	MS	SERVICE STATION
34 PIPPY PL	MS	OFFICE
54 PIPPY PL	MS	RETAIL STORE
279 PORTUGAL COVE RD	MS	RETAIL STORE
20 ROPEWALK LANE	MS	SERVICE SHOP
38-42 ROPEWALK LANE	MS	OFFICE
38-40 ROPEWALK LANE	MS	OFFICE
117 ROPEWALK LANE	SN	RETAIL STORE
34 STAVANGER DR.	MS	RETAIL STORE
34 STAVANGER DR	MS	RETAIL STORE
386 STAVANGER DR	MS	RETAIL STORE
286 STAVANGER DR	MS	CONVENIENCE STORE
95E STAVANGER DR	MS	SERVICE SHOP
86 THORBURN RD	MS	OFFICE
430 TOPSAIL RD WENDY'S	SN	EATING ESTABLISHMENT
462 TOPSAIL RD	MS	CONVENIENCE STORE
644 TOPSAIL RD	MS	DAY CARE CENTRE
393 TOPSAIL RD	MS	OTHER
681 TOPSAIL RD	MS	RETAIL STORE
26-34 TORBAY RD	MS	TAVERN

# ST. JOHN'S

10 ELIZABETH AVE	MS	OFFICE
120 TORBAY RD	MS	OFFICE
320 TORBAY RD	MS	RETAIL STORE
320 TORBAY RD	MS	COMMERCIAL SCHOOL
340 TORBAY RD	MS	SERVICE STATION
350 TORBAY RD	MS	SERVICE SHOP
464 TORBAY RD	MS	RETAIL STORE
145 TORBAY RD	MS	SERVICE SHOP
TORBAY ROAD-TORBAY RD MALL	MS	SERVICE SHOP
TORBAY ROAD-TORBAY RD MALL	MS	RETAIL STORE
411 TORBAY RD	MS	EATING ESTABLISHMENT
411 TORBAY ROAD	MS	EATING ESTABLISHMENT
45 BLACKMARSH RD/ROCKET CITY	CR	OFFICE
323 KENMOUNT RD	CR	RETAIL STORE
75 TIFFANY CRT ECMB OFFICES	CR	OFFICE
16 STAVANGER DR-#5, DANCE CO.	CR	COMMERCIAL SCHOOL
250 DUCKWORTH ST	RN	RESTAURANT
45 BLACKMARSH RD	RN	OFFICE
310 EAST WHITE HILLS RD	SW	VACANT LAND
825-829 MAIN RD	NC	ACCESSORY BUILDING
21 HALLETT CRES	RN	OFFICE
8 BARROWS RD	RN	LODGING HOUSE
36 BLACKMARSH RD	RN	SERVICE STATION
FACTORY LANE	SW	OFFICE
63 AIRPORT RD	RN	OFFICE
14 AUSTIN ST	EX	OFFICE

THIS WEEK \$ 2,114,150.00

**CLASS: INDUSTRIAL**

2700 TRANS CANADA HWY	NC	INDUSTRIAL USE
-----------------------	----	----------------

THIS WEEK \$ .00

**CLASS: GOVERNMENT/INSTITUTIONAL**

435 BACK LINE	SW	VACANT LAND
---------------	----	-------------

THIS WEEK \$ .00

**CLASS: RESIDENTIAL**

1 AUGUSTA COURT - UNIT 14	NC	CONDOMINIUM
5 ADVENTURE AVE	NC	PATIO DECK
3 AUGUSTA COURT - UNIT 15	NC	CONDOMINIUM
5 AUGUSTA COURT - UNIT 16	NC	CONDOMINIUM
7 AUGUSTA COURT - UNIT 17	NC	CONDOMINIUM
11 AUGUSTA COURT - UNIT 19	NC	CONDOMINIUM
13 AUGUSTA COURT - UNIT 20	NC	CONDOMINIUM
15 AUGUSTA COURT - UNIT 21	NC	CONDOMINIUM
2 SPRUCE GROVE AVE, LOT 122	NC	SINGLE DETACHED DWELLING
72 BLUE PUTTEE DR, LOT 95	NC	SINGLE DETACHED DWELLING
92 BLUE PUTTEE DR, LOT 105	NC	SINGLE DETACHED DWELLING
100 BLUE PUTTEE DR, LOT 109	NC	SINGLE DETACHED DWELLING
119 BLUE PUTTEE DR, LOT 85	NC	SINGLE DETACHED DWELLING
132 BUCKMASTER'S CIR	NC	FENCE
11 CAHILL DR	NC	FENCE
78 CAPE PINE ST	NC	ACCESSORY BUILDING



14 CANSO PL, LOT 5	NC	SINGLE DETACHED & SUB.APT
15 COUNTRY GROVE PL, LOT 38	NC	SINGLE DETACHED DWELLING
54 CYPRESS ST	NC	ACCESSORY BUILDING
54 CYPRESS ST	NC	FENCE
37 CYPRESS ST, LOT 134	NC	SINGLE DETACHED DWELLING
116 EDISON PL	NC	ACCESSORY BUILDING
106 EMPIRE AVE	NC	PATIO DECK
1 EXETER AVE	NC	FENCE
78 FERRYLAND ST W	NC	PATIO DECK
104 FOREST RD	NC	SINGLE DETACHED DWELLING
81 FRECKER DR	NC	PATIO DECK
64 FRESHWATER RD	NC	FENCE
29 GEORGINA ST, LOT 369	NC	SINGLE DETACHED & SUB.APT
3 GLADNEY ST	NC	FENCE
26 GLENLONAN ST	NC	ACCESSORY BUILDING
72 GLENLONAN ST	NC	FENCE
9 GLENLONAN ST, LOT 73	NC	SINGLE DETACHED & SUB.APT
37 GLENLONAN ST - LOT 99	NC	SINGLE DETACHED DWELLING
156 GREAT EASTERN AVE	NC	ACCESSORY BUILDING
31 GREAT EASTERN AVE	NC	ACCESSORY BUILDING
65 GREAT EASTERN AVE	NC	FENCE
24 PLUTO ST	NC	ACCESSORY BUILDING
200 GREEN ACRE DR	NC	FENCE
203 GREEN ACRE DR	NC	FENCE
87 GRENFELL AVE	NC	SWIMMING POOL
16 HICKMAN PL	NC	FENCE
51 HIGHLAND DR	NC	FENCE
52 HUNTINGDALE DR	NC	PATIO DECK
20 KERR ST	NC	FENCE
46 LADY ANDERSON ST, LOT 464	NC	SINGLE DETACHED & SUB.APT
50 LADY ANDERSON ST, LOT 466	NC	SINGLE DETACHED DWELLING
56 LADY ANDERSON ST, LOT 469	NC	SINGLE DETACHED & SUB.APT
66 LADY ANDERSON ST - LOT 474	NC	SINGLE DETACHED & SUB.APT
53 LADY ANDERSON ST, LOT 641	NC	SINGLE DETACHED DWELLING
168 LADYSMITH DR, LOT 481	NC	SINGLE DETACHED & SUB.APT
163 LADYSMITH DR, LOT 340	NC	SINGLE DETACHED DWELLING
67 LARNER ST	NC	FENCE
12 MACBETH DR	NC	ACCESSORY BUILDING
15 MCCONNELL PL	NC	FENCE
14 MCCRAE ST, LOT 136	NC	SINGLE DETACHED DWELLING
16 MCCRAE ST, LOT 137	NC	SINGLE DETACHED DWELLING
1B MCGRATH PL W	NC	FENCE
692-694 MAIN RD	NC	ACCESSORY BUILDING
4 MALTA ST	NC	FENCE
104 MERRYMEETING RD	NC	FENCE
6 MIKE ADAM PL	NC	ACCESSORY BUILDING
22 MIRANDA ST, LOT 104	NC	SINGLE DETACHED DWELLING
201 MUNDY POND RD	NC	ACCESSORY BUILDING
34 MUSGRAVE ST	NC	FENCE
13 NAUTILUS ST, LOT 121	NC	SINGLE DETACHED DWELLING
33 NAUTILUS ST, LOT 131	NC	SINGLE DETACHED & SUB.APT
37 NAVAJO PL	NC	ACCESSORY BUILDING
63 NOTRE DAME DR	NC	FENCE
19 OBERON ST LOT 148	NC	SINGLE DETACHED DWELLING
23 OBERON ST, LOT 185	NC	SINGLE DETACHED DWELLING
17 ODERIN PL	NC	ACCESSORY BUILDING
144 OLD PENNYWELL RD	NC	SINGLE DETACHED DWELLING
98 PADDY DOBBIN DR	NC	ACCESSORY BUILDING
23 PARADE ST	NC	ACCESSORY BUILDING
207 PENNYWELL RD	NC	FENCE

# ST. JOHN'S



29 PETITE FORTE DR	NC	FENCE
64 PINE BUD AVE	NC	ACCESSORY BUILDING
14 PIPER ST	NC	FENCE
13 PLUTO STREET, LOT 66	NC	SINGLE DETACHED DWELLING
15 RIVERSIDE DR W	NC	ACCESSORY BUILDING
5 ROSE ABBEY ST	NC	FENCE
30 ROTARY DR	NC	ACCESSORY BUILDING
58 ROYAL OAK DR	NC	FENCE
58 ST. CLARE AVE	NC	FENCE
13 SEABORN ST	NC	ACCESSORY BUILDING
24 SHANNON PL	NC	ACCESSORY BUILDING
15 SHEA ST	NC	PATIO DECK
22 SOPER CRES	NC	SWIMMING POOL
10 SUEZ ST	NC	PATIO DECK
56 TEAKWOOD DR, LOT 112	NC	SINGLE DETACHED DWELLING
74 TEAKWOOD DR	NC	ACCESSORY BUILDING
17 TOPSAIL RD	NC	FENCE
55 VALLEYVIEW RD	NC	ACCESSORY BUILDING
78 SHOAL BAY RD	CO	HOME OFFICE
59 FLOWER HILL	CR	SUBSIDIARY APARTMENT
39-41 FRESHWATER RD	CR	SINGLE DETACHED & SUB.APT
9 HAMLET ST	CR	SUBSIDIARY APARTMENT
186 UNIVERSITY AVE	CR	SUBSIDIARY APARTMENT
37 CRESTON PL	EX	SINGLE DETACHED DWELLING
471 EMPIRE AVE	EX	SINGLE DETACHED & SUB.APT
23 ENNIS AVE	EX	SINGLE DETACHED DWELLING
10 JERVIS PL	EX	SINGLE DETACHED DWELLING
6 MAPLE ST	EX	SINGLE DETACHED DWELLING
52 PLEASANT ST	EX	TOWNHOUSING
151 SIGNAL HILL RD	EX	SINGLE DETACHED DWELLING
19 VAUGHAN PL	EX	SINGLE DETACHED DWELLING
76 CABOT ST	RN	TOWNHOUSING
32 CENTRAL ST	RN	TOWNHOUSING
5 CHARLTON ST	RN	TOWNHOUSING
3 CUMMINGS ST	RN	TOWNHOUSING
8 DAUNTLESS ST, LOT 79	RN	SINGLE DETACHED DWELLING
47 FEILD ST	RN	TOWNHOUSING
3 FOREST RD	RN	SINGLE DETACHED DWELLING
21 GARRISON HILL	RN	SEMI-DETACHED DWELLING
180 GOWER ST	RN	SINGLE DETACHED DWELLING
176 GREAT EASTERN AVE, LOT 124	RN	SINGLE DETACHED & SUB.APT
7 LARKHALL ST	RN	SINGLE DETACHED & SUB.APT
67-77 LIVINGSTONE ST	RN	SEMI-DETACHED DWELLING
95-105 LIVINGSTONE ST	RN	SEMI-DETACHED DWELLING
20 MACLAREN PL	RN	SEMI-DETACHED DWELLING
7 MCCRAE ST, LOT 123	RN	SINGLE DETACHED DWELLING
1 MAYPARK PL	RN	SINGLE DETACHED DWELLING
6 OLD BAY BULLS RD	RN	SINGLE DETACHED DWELLING
53 POPLAR AVE	RN	SINGLE DETACHED DWELLING
115-119 QUEEN'S RD, PARKING GA	RN	CONDOMINIUM
7 TREPASSEY PL	RN	PATIO DECK
93 WATER ST	RN	CONDOMINIUM
6 WHITEWAY ST	RN	SINGLE DETACHED DWELLING
25 ALEXIS PL	SW	SINGLE DETACHED DWELLING
35 BRAD GUSHUE CRES	SW	SINGLE DETACHED DWELLING
9 GORMAN AVE	SW	SINGLE DETACHED DWELLING
24 PLUTO ST	SW	SINGLE DETACHED DWELLING
28 SOPER CRES	SW	FENCE
163 TOPSAIL RD	SW	SINGLE DETACHED DWELLING

THIS WEEK \$ 9,137,998.00

# ST. JOHN'S

**CLASS: DEMOLITION**

265 BROOKFIELD RD

DM SINGLE DETACHED DWELLING

THIS WEEK \$ 5,000.00

THIS WEEK'S TOTAL: \$ 11,257,148.00

REPAIR PERMITS ISSUED: 2012/07/05 TO 2012/07/18 \$ 364,987.00

LEGEND

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

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

**Payrolls and Accounts**

**SJMC2012-07-23/401R**

**It was moved by Councillor Collins; seconded by Councillor Tilley: That the following Payrolls and Accounts for the weeks ending July 12, 2012 and 19, 2012 be approved:**

**Weekly Payment Vouchers  
For The  
Week Ending July 12, 2012**

**Payroll**

Public Works	\$ 400,554.44
Bi-Weekly Casual	\$ 125,073.84

**ST. JOHN'S**

Accounts Payable \$ 3,522,252.26

**Total: \$ 4,047,880.54**

**Weekly Payment Vouchers  
For The  
Week Ending July 19, 2012**

**Payroll**

Public Works \$ 403,253.43

Bi-Weekly Administration \$ 791,834.68

Bi-Weekly Management \$ 669,268.07

Bi-Weekly Fire Department \$ 595,044.33

**Accounts Payable \$ 2,922,994.77**

**Total: \$ 5,382,395.28**

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

**Travel by Councillor Hickman**

Council considered a memorandum dated July 17, 2012 from the Deputy City Manager/Director of Corporate Services and City Clerk regarding the above noted.

**SJMC2012-07-23/402R**

**It was moved by Councillor Galgay; seconded by Councillor O'Leary: That travel by Councillor Hickman to attend the Canadian Capital Cities Organization Annual General Meeting and Conference, August 28 to 31, 2012, in Edmonton, Alberta, be approved.**

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

**ST. JOHN'S**

### **Magnum & Stein – 331 Duckworth Street – Lease for Garbage Container**

Council considered a memorandum dated July 11, 2012 from the Acting City Solicitor regarding the above noted.

#### **SJMC2012-07-23/403R**

**It was moved by Councillor O’Leary; seconded by Councillor Breen: That a request by the owners of Magnum and Stein that the City lease the land in the laneway behind their building on Duckworth Street be approved, at an annual rental of \$250.00 plus usual administration fees and HST.**

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

### **599-601 and 603 Topsail Road**

Council considered a memorandum dated July 11, 2012 from the Acting City Solicitor regarding the above noted.

#### **SJMC2012-07-23/404R**

**It was moved by Councillor Tilley; seconded by Councillor Galgay: That Council’s decision of 2011/01/04 and 2011/01/17 to expropriate lands in front of 603 Topsail Road and 599-601 Topsail Road to accommodate a 10 lot subdivision which is no longer proceeding, be reaffirmed under the normal process and conditions, in order to accommodate a 52 unit condominium project now being proposed.**

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

### **E-Polls**

#### **SJMC2012-07-23/405R**

**It was moved by Councillor Hickman; seconded by Councilor Collins: That the following email polls be ratified:**

- i. SHAD Memorial 2012 – Sponsorship  
Approval granted for City to Host Meeting/Lunch**
- ii. Royal St. John’s Regatta Committee Hall of Fame**

# ST. JOHN’S

## **Regatta Luncheon Approved**

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

### **Road Closure Request – The Boulevard – Sunday, July 29, 2012**

Council considered a memorandum dated July 23, 2012 from the Director of Engineering regarding the above noted.

#### **SJMC2012-07-23/406R**

**It was moved by Councillor Collins ; seconded by Councilor Colbert: That a request from Newfoundland Power to close the eastbound lane on The Boulevard from King's Bridge Road to Pleasantville Avenue between 7 am and 6 pm on Sunday, July 29, 2012 to facilitate the transferring of overhead transmission lines to new utility poles, be approved.**

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

### **Quarterly Travel Report**

Council considered as information the Quarterly Travel Report for the second quarter of 2012.

### **Letter dated June 12, 2012 to His Worship the Mayor from The Honourable Diane Finley and related correspondence Re: Proposed Changes to the Old Age Security Program in Budget 2012**

Council considered the above noted letter acknowledging receipt of correspondence from His Worship the Mayor to the Prime Minister regarding the Old Age Security Program.

### **Councillor Breen**

Councillor Breen noted that concern was expressed to him relative to the “forceful” tone of the warning notices sent out to violators of the City’s Regulations and asked if a softer approach could be considered. The Deputy City Manager/Director of Public Works and Parks advised that changes to the process are currently being developed.

### **Councillor O’Leary**

# ST. JOHN'S

Councillor O’Leary asked for follow-up with the Province on the proposed revisions to the City of St. John’s Act. The City Manager advised that the matter is currently underway and the discussion within government is on whether there will be one City Act to govern all three cities in the Province (St. John’s, Mount Pearl and Corner Brook) or whether St. John’s should have its own City Act. He noted that the Province is going through the principles and basic parameters of the Act, and he expects to receive feedback fairly soon. Councillor O’Leary will continue to follow-up on the matter with the City Manager.

Arising out of discussion on the parking study, Councillor O’Leary suggested that all City leased spaces in the new parking garages be designated only for St. John's residents.

**Adjournment**

There being no further business, the meeting adjourned at 6:05 p.m.

---

**MAYOR**

---

**CITY CLERK**

**ST. JOHN'S**