

**June 4, 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.

Acting Mayor Shannie Duff presided.

There were present also: Councillors O'Leary, Hickman, Breen, Galgay, Tilley, Hanlon and Collins.

Regrets: Mayor O'Keefe, Councillors Colbert and Galgay.

The City Manager; Deputy City Manager/Director of Corporate Services & City Clerk; Deputy City Manager/Director of Public Works & Parks; Director of Planning; Director of Engineering; City Solicitor and Recording Secretary were also in attendance.

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

##### **SJMC2012-05-28/313R**

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

#### **Adoption of Minutes**

##### **SJMC2012-05-28/314R**

**It was decided on motion of Councillor Collins; seconded by Councillor Hanlon: That the minutes of May 22<sup>nd</sup>, 2012 be adopted as presented.**

#### **Business Arising**

#### **Notice of Motion re: Proposed Amendment to the St. John's Plumbing By-Law**

##### **SJMC2012-05-28/315R**

**It was decided on motion of Councillor Hanlon; seconded by Councillor O'Leary: That the St. John's Plumbing By-Law Amendment No. 1-2012 be approved so as to clarify the provision related to the license fee for a Plumbing Contractor and bring such provision into conformity with other licensing fee provisions in this By-Law.**

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**Application to rezone property to the Residential Medium Density (R2) Zone: Civic Number 28 Whiteway Street (Ward 4)**

**SJMC2012-05-28/316R**

It was decided on motion of Councillor Hanlon; seconded by Councillor Hann: That Council deny the application to rezone the property at Civic Number 28 Whiteway Street from the Residential Low Density (R1) Zone to the Residential Medium Density (R2) Zone and further that Council not undertake a process to rezone the existing semi-detached houses at Civic Numbers 30 and 32 Whiteway Street from the R1 Zone to the R2 Zone.

The motion being put was carried with Councillor Tilley dissenting.

**Public Hearings**

**Public Meeting of May 15, 2012 re: application by Henry Bell Developments Ltd. to redevelop Civic Number 345-353 Duckworth St.**

**SJMC2012-05-28/317R**

It was decided on motion of Councillor Hickman; seconded by Councillor Hann: That Council approve the St. John's Development Regulations Amendment Number 544, to facilitate the redevelopment and extension to the former Avalon Telephone Building located at 345 – 353 Duckworth Street.

When additional detailed plans are submitted by the proponent for this development the application will be referred back to Council for consideration of Approval-in-Principle under the provisions of the proposed new site-specific allowances under the CCM Zone for the former Avalon Telephone Building.

**Public Meeting of May 29, 2012 re: Application from Gibraltar Development Ltd. to rezone Property at Civic # 25 Rhodora Street (former Scotia Recycling site)**

**SJMC2012-05-28/318R**

It was decided on motion of Councillor Hanlon; seconded by Councillor Hickman: That Council proceed with the rezoning of property located at Civic Number 25 Rhodora Street (Ward 4) Commercial Industrial (CI) Zone to the Apartment Medium Density (A2) Zone to facilitate the development of a four(4) storey 28-unit residential apartment building and a three (3) storey 34-unit residential apartment building. Further, Council agreed that as part of this rezoning process, that the two adjoining residential properties located at Civic Number 15 and 17 Airport Heights Drive upon which single-detached houses are located, and which are presently zoned as Commercial Industrial (CI), be rezoned to the Residential Low Density (R1) Zone

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as well as a small parcel of land at the rear of an existing residential building lot at Hall's Road.

It was noted that the amendments will be forwarded to the Department of Municipal Affairs for issuance of a Provincial release. Once issued, the amendments will then 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.

### **Police & Traffic Committee Report**

Council considered the following Police & Traffic Committee Report of May 17 2012:

In Attendance: Councillor Gerry Colbert, Chairperson  
Deputy Mayor Shannie Duff  
Councillor Bruce Tilley  
Councillor Tom Hann  
Councillor Frank Galgay  
Councillor Danny Breen  
Robert Smart, City Manager  
Robert Seymour, Downtown St. John's  
Chris Whalen, St. John's Transportation Commission  
Bob LeDrew, Nfld. Carriers Association  
Sargeant Murphy, Royal Newfoundland Constabulary  
Robin King, Transportation Engineer  
Dawn Corner, Supervisor of Traffic and Parking  
Bill MacDonald, Supervisor of Traffic and Signals  
Kevin Breen, Manager of Streets and Parks  
Blair Bradbury, Project Engineer  
Derm Layman, Foreperson, Streets Division  
Karen Chafe, Recording Secretary

### **Report:**

#### **1. Churchill Square Parking Issue**

Staff advised that the Churchill Square parking survey is ready to be distributed. They anticipate having some results to report from the survey for the next Police & Traffic Committee meeting.

#### **2. Hazelwood Crescent – Complaints from Area Residents Regarding Speeding**

The Committee considered staff's responses to a number of requests (as presented by a resident delegation at the last meeting) for an investigation into several traffic issues. The Committee concurred with the staff responses as indicated below and will await further updates on those issues still under review:

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Residents' Issue	Staff's Response
Request for reduced speed limits on Hazelwood Crescent in school zone	Currently under review by Traffic Division.
Request for increased signage on Hazelwood Crescent	<ul style="list-style-type: none"> <li>• School zone signage inspected and found to be visible and adequate.</li> <li>• Warning signs will be installed to notify motorists on Hazelwood Crescent.</li> <li>• New speed limit signs will be installed if it is determined that the speed limit should be reduced.</li> </ul>
Request for increased signage on Hazelwood Crescent	<ul style="list-style-type: none"> <li>• School zone signage inspected and found to be visible and adequate.</li> <li>• Warning signs will be installed to notify motorists on Hazelwood Crescent.</li> <li>• New speed limit signs will be installed if it is determined that the speed limit should be reduced.</li> </ul>
Traffic Calming Measures	Hazelwood Crescent was assessed for traffic calming, and it was determined that the street does not meet the screening criteria identified in the City's traffic calming policy.
Adjust traffic signal timings	Traffic Division is reviewing the signal timings and will be making some minor adjustments to improve the flow of traffic from the school parking lot.
New traffic signal on Topsail Road @ Road DeLuxe	A traffic study and warrant analysis was conducted at the intersection which determined that a traffic signal is not warranted.
Installation of a cul-de-sac on Hazelwood Crescent	Staff advises that a reconfiguration of the street would create more difficulties for area residents than it would resolve. It would also impact on emergency vehicle response time.
Snow Clearing – Priority Assignment	This has been addressed by Streets Division.

3. **Stavanger Drive @ Carrick Drive – Traffic Signal Request from Councillor Breen**

Staff having conducted a six hour traffic count and reviewing the collision record at the intersection of Stavanger and Carrick, (as per the Transportation Association of Canada's signal warrant system) has determined that a traffic signal is not warranted at the location.

**The Committee recommends that the status quo be maintained at the intersection of Stavanger Drive @ Carrick Drive.**

**4. Prince Philip Drive @ the CONA Access**

The Committee considered the request from Councillor Hanlon to review the collision record for the intersection of Prince Philip Drive and College of the North Atlantic Access. Over a three year period from 2009 to 2011 a total of eleven (11) collisions took place: 7 right angle, 1 rear end and 3 turning movement.

Staff advised that these numbers are not significant from a traffic analysis perspective. It was suggested that as the issue is being driven by the student council of CONA, it would be prudent for the City to contact the administration of CONA to suggest that they (CONA) hire a traffic consultant to review the issue to determine whether or not the accesses on their property should be reconfigured and possibly signalized. The Committee expressed concern about the impact that any reconfiguration may have on adjoining neighbourhoods such as Gooseberry Lane.

**The Committee recommends that staff meet with representatives of CONA (including the administration and student council) to convey their suggestions for reviewing the issue as noted above.**

**5. Westerland Road Crosswalks**

The Traffic Division conducted a traffic study at the crosswalk on Westerland Road at Pedagogue's Close. The results of the study indicate that an upgraded pedestrian crossing device is warranted.

**The Committee recommends that the crosswalk on Westerland Road at Pedagogue's close be upgraded to a pedestrian activated RA-5 crossing control, and that this project be added to the capital works list for pedestrian crossings that warrant upgraded traffic control. It was also recommended that the University be contacted to determine if they would be amenable to cost-sharing this work.**

**6. Miscellaneous Issues:**

- a. Harbour Drive Lighting: Staff advised that all decorative lighting is now working, though there are a few regular street lights that NL Power maintains for the Port Authority. A request has been sent by both the City and the Port Authority to NL Power for corrective action and they are still awaiting a response. Councillor Tilley specified that the lights in question are the 2-3 west of the Keg. He requested that staff write another letter to NL Power.
- b. East White Hills Lighting: Information was sent to NL Power to review lighting levels and determine costs associated with increasing lighting along the roadway. Still awaiting response.
- c. Portugal Cove Road Signage for TCH: All signage is visible and correct. Lighting is adequate. Councillor Colbert contended, however, that the intersection of the two ramps for traffic accessing the Trans-Canada eastbound is

not visible. Though there is a pole situated at the merge with wiring installed, there is no light fixture. Mr. Bradbury advised that NL Power is aware of this area and it is listed for replacement. Councillor Colbert noted that some other municipalities enable their residents to tag defective poles by tying ribbons around the poles. It may be an option that the City should consider.

**7. Signal Timings – Portugal Cove Road @ Airport Heights Drive**

Staff advised that the above-noted intersection is almost at capacity and a new timing plan has been installed which is anticipated to alleviate some of the congestion pressure currently experienced. A more comprehensive report will be brought forth to the committee to determine whether or not the left turn lanes will need to be reconstructed and whether or not the turning lanes will need to be expanded to accommodate backed-up traffic.

**8. Forest Road @ Factory Lane**

The Committee considered a request for an all-way stop at the intersection of Forest Road @ Factory Lane. The Traffic Division conducted a six hour traffic count and reviewed the collision record at this intersection. Based on the warrant system used by the Transportation Association of Canada, an all-way stop is not warranted.

**The Committee recommends that the status quo be maintained at the intersection of Forest Road @ Factory Lane.**

**9. Request for Traffic Calming and Speed Limit Signage on Teakwood Drive**

The Committee considered the above noted request from residents of Teakwood Drive, specifically that speed limit signage or speed bumps be installed as well as signage to direct construction traffic to another street. A traffic study on Teakwood Drive in April 2012 showed 2163 vehicles travelled the road in a 24 hour period with an 85<sup>th</sup> percentile speed of 58 km/hr. The street was screened for traffic calming and it does not meet the thresholds required by the City's Traffic Calming Policy to qualify. The street is classified as a collector street and because of that, the City cannot install traffic calming that may direct traffic to local streets, nor can they direct construction traffic to use the local streets.

Staff recommended that a crosswalk should be installed at the entrance to the playground to highlight the entrance and the pedestrian crossing. As requested, 50 km/hr signs will also be installed.

**That the staff recommendations for the installation of a crosswalk and 50 km/hr speed limit signs on Teakwood Drive be approved.**

**10. Rotary Drive and Jensen Camp Road Speeding**

The Committee considered a number of complaints submitted to the Traffic Division from residents regarding increased volumes and speeds of traffic on Rotary Drive. Compliance issues have also been identified at the stop controlled intersections of Rotary Drive @ Lions Road, Rotary Drive @ New Pennywell Road and Lions Road @ New Pennywell Road. A traffic study

was conducted on Rotary Drive the results of which indicated that an average of 2521 vehicles travelled the road in a 24 hour period, with 85<sup>th</sup> percentile speeds of 60.53 km/hr. The street was screened for traffic calming and it qualifies under the terms of the City's Traffic Calming Policy.

**The Committee recommends that Rotary Drive be added to the list of streets approved for traffic calming. The Royal Newfoundland Constabulary also advised that they will add this street to its list for increased patrol monitoring.**

#### **11. Battery Road Speeding**

The Committee considered a request from an area resident for traffic calming on Battery Road. An updated traffic study will be required to determine if Battery Road meets the criteria for traffic calming. The speed limit should also be reviewed. Currently the speed limit is posted at 15 km/hr which may not be appropriate, and this could be contributing to the lack of compliance.

**The request is deferred pending further study.**

#### **12. Macbeth Drive Speeding**

The Committee considered correspondence from John Hinchey requesting investigation into problems with speeding on Macbeth Drive.

**The Committee recommends deferral pending traffic study.**

#### **13. Hamilton Avenue Parking**

The Committee considered a request for the removal of the 15 minute parking restriction on Hamilton Avenue at the rear of 78 Hamilton Avenue.

**The Committee recommends that the 15 minute parking zone on Hamilton Avenue be removed.**

#### **14. Request to Remove Loading Zone on Water Street by Breakwater Books**

The Committee considered the above-noted request from Dave Snow of Wildland Tours to remove the loading zone which is no longer required.

**The Committee recommends that the loading zone on Water Street adjacent to the former Breakwater Books be replaced with parking meters, pending approval by Downtown St. John's.**

**Note: Committee member Mr. Seymour representing Downtown St. John's advised that his organization concurs with the Committee's recommendation.**

#### **15. Request to remove No Parking Signs on Rennie's Mill Road**

The Committee considered a request to remove the "No Parking 9 am to 5 pm Monday to Friday" parking restriction from Rennie's Mill Road.

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The Committee recommends that:

- a. a notification be sent to area residents that the parking restriction will be removed; and
- b. That if no objections are received that the restriction be removed.

**16. Request from Mr. Wayne Ralph to Switch Parking on Buchanan Street to Opposite Side**

The Committee considered the above-noted request. Staff has determined that the relocation will increase the number of spaces available for area residents and address any driveway issues that may currently exist.

**The Committee recommends that the permit parking on Buchanan Street be switched from the east side to the west side. The Traffic Division will work with the Church to address their concerns about the relocation's possible interference with funeral services.**

**17. Parking on Waterford Bridge Road (adjacent to the Bowring Park Lot)**

The Traffic Division advised the Committee that vehicles are parking too close to the entrance to the Bowring Park Duck Pond Parking Lot and obstructing vehicles exiting the parking lot. There is a bus stop located just east of the entrance to the parking lot, and it is suggested that this be relocated closer to the entrance to the parking lot. Such action would resolve the issue since parking is not permitted on bus stops.

**The Committee recommends that the bus stop on Waterford Bridge Road east of the Bowring Park Lot be moved approximately 50 m west.**

**18. Parking at Tower Corporate Campus**

The Committee considered a request from Martek Morgan Finch Incorporated on behalf of the Tower Corporate Campus to install 30 parking meters on their parking lot located on Waterford Bridge Road for the purpose of short term parking for visitors to their facility. The Campus would install the meter post and the City would provide all meter hardware and be responsible for maintenance and collection.

**The Committee recommends that the request be deferred pending the City's contacting the property owner, Frank Cahill, to discuss the aforementioned parking issues on Waterford Bridge Road to ensure that the installation of the meters would not force more vehicles to park on the street.**

**19. Request to Name Laneway between Winter Avenue and Winter Place**

The Committee considered a request from area residents to name the laneway between Winter Avenue and Winter Place "The Gap". Staff indicates that the installation of a street name sign on this lane may encourage vehicular traffic which would not likely be supported by residents.

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The Streets Department has expressed a concern that naming the laneway may suggest that the lane will be serviced, which is also not the intention.

**The Committee recommends that the request be referred to the City's Nomenclature Committee.**

## **20. Churchill Square Improvements**

The Transportation Engineer advised that there is a total of \$138,000 in the Churchill Square Improvements fund to date. He has received a request from the Construction Division to replace the brick pavers, the cost of which is approximately \$45,000. Members of the Committee questioned the practicality of using brick pavers and suggested that perhaps a stamped concrete or asphalt method would be more serviceable and which could be painted different colors.

**The Committee recommends that staff investigate the alternatives noted above to determine the cost and maintenance efficiencies of such versus brick pavers and that their findings be referred to a future meeting of the Development Committee.**

## **21. Residential Permits for Contractors**

The Transportation Engineer advised that he received a request from Councillor Collins about the possibility of providing residential permits to contractors, presumably in the Downtown area. Staff felt that if such is permitted, it may get out of control and they therefore, recommended against it.

**The Committee recommends the status quo and that residential permits not be allocated to contractors.**

## **22. Implementation of High Occupancy Vehicle Parking Program – City Hall Parking Garage**

The Committee considered background information from the Traffic Division regarding the above noted matter. The Downtown Parking Study recommended that the City initiate transportation demand management policies that would maximize use of downtown parking spaces and decrease the number of vehicle trips into the downtown, including the designation of high occupancy vehicle (car pool) parking areas. One such area that was identified was the City Hall parking garage. The Committee felt that City Hall should lead by example and look at the possibility of imposing additional parking policies for City Staff.

**The Committee recommends that:**

- a) Staff proceed with the implementation of High Occupancy Vehicle Parking on the fifth level of the garage;**
- b) Staff further investigate other possible parking initiatives for City Hall staff parking and bring a report back to the Committee.**

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### **23. Short and Long-Term Parking Plan & Alternatives for Downtown**

Deputy Mayor Shannie Duff asserted that the City needs to be proactive in its approach to addressing future parking demands in the Downtown as it relates to ongoing new development. The City should better promote public transportation options as well as the bicycle friendly initiatives that have taken place over the past year. The Transportation Engineer advised that he has surveyed all the major developers in the downtown area to ascertain their plans for parking during various stages of development. Most have responded fairly positively. Councillor Tilley questioned how the additional traffic density would impact the present traffic density and suggested that Downtown St. John's be kept apprised of any new information. The Transportation Engineer agreed to contact Scott Cluney of Downtown St. John's to advise him of the survey findings.

Discussion ensued on the options to engage Metrobus in arranging group pass rates for downtown workers which may assist developers in solving some of their parking issues during the construction process. The suggestion of a "park and ride" facility was also mentioned and whether or not the City has sufficient space to accommodate such. Councillor Hann indicated that space is quite limited as demonstrated by Metrobus' search for land as an alternate to the Village site. Councillor Hann also asserted that approximately 45 % of downtown commuters come from outside the City of St. John's, and efforts should be made to bring these other municipalities to the table to consider this issue which, he felt was regional in nature. He suggested that perhaps this is an initiative better navigated under the auspices of the Provincial Government.

#### **Adjournment**

There being no further business, the meeting adjourned at 11:45 a.m.

Councillor Gerry Colbert  
Chairperson

#### **SJMC2012-05-28/319R**

**It was decided on motion of Councillor Tilley; seconded by Councillor Hann: That Council accept the recommendations of the Police and Traffic Committee as discussed in its meeting on May 17, 2012**

Councillor Hanlon asked to be advised when the meeting is arranged between City officials and representatives of the College of the North Atlantic to discuss traffic related issues as she wishes to attend.

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Councillor Hickman requested that the Police and Traffic Committee consider upgrades to the second crosswalk on Westerland Road.

**Planning and Housing Committee Report – dated May 25, 2012**

Acting Mayor Duff asked Councillor Collins if it was still his intent to bring forward his notice of motion that the matter of Drive-Thru Regulations require the full Council to be in attendance for a vote. Councillor Collins agreed that he would refrain from proceeding with his notice. Therefore, the matter relating to the adoption of the Drive-Thru Regulations will be considered and voted upon by the Councillors in attendance.

In Attendance:

- Councillor Tom Hann, Chairperson
- Deputy Mayor Shannie Duff
- Councillor Bruce Tilley
- Councillor Sheilagh O’Leary
- 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. Bob Bursey, City Solicitor
- Mr. Dave Blackmore, Director of Building and Property Mgmt.
- Mr. Ken O’Brien, Manager of Planning & Information
- Mr. Joe Sampson, Manager of Development
- Mr. Robin King, Transportation Engineer
- Ms. Lynnann Winsor, Manager of Development, Engineering Services
- Mr. Kevin Breen, Manager of Streets and Parks
- Mr. Brian Head, Operations Assistant, Streets
- Ms. Maureen Harvey, Recording Secretary

**1. Proposed amendment to the St. John’s Development Regulations, referenced as Development Regulations Amendment Number 539, 2012, which sets out the proposed standards for Drive-Thru Facilities.**

Subsequent to the Regular Meeting of Council held April 24, 2012, wherein the proposed amendment to the Development Regulations was considered and referred back to staff for clarification, the Committee considered revisions as put forth in the attached memorandum dated May 24, 2012 from the Director of Planning.



The Committee recommends that Council now proceed to adopt St. John's Development Regulations Amendment Number 539, 2012 (revised as attached) which sets the standards for Drive-Thru Facilities.

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

**2. Application for rezoning at 267 Mundy Pond Road (Ward 3)**

The Committee considered an application to rezone Civic Number 267 Mundy Pond Road to develop four (4) town houses. The application was previously rejected by Council in September 2011. The applicant has reapplied, with written support from nearby residents and it also contains a change to the driveway plan to address concerns with respect to snow clearing. A staff report dated May 24, 2012 is attached.

**As the applicant has received written support from many of the neighboring residents, and as the modified driveway plan addresses the previous concerns of the Department of Public Works and Parks regarding snow clearing, the Committee recommends the application be advertised for public review and comment. Upon completion of the advertising process the application will be referred to a future regular meeting of Council for consideration of approval.**

**3. Proposed Amendments to the St. John's Municipal Plan and the St. John's Development Regulations to implement the Urban Forest Master Plan.**

The Committee considered proposed changes to the City's Municipal Plan and Development Regulations as it pertains to tree planting and landscaping requirements. A Staff report is attached.

The main purpose of the amendment is to ensure replacement of trees that have been cut down to make way for residential development. While there are regulations and practices pertaining to commercial developments, residential developers or prospective home owners are not compelled by regulation to plant trees on their properties where trees once stood. It is the intent that this amendment will strike the right balance between environmental stewardship and the rights of property owners to landscape their properties as they see fit.

**The Committee recommends that the proposed amendments be advertised for public review and comment and that City staff arrange to meet with the Newfoundland Homebuilders' Association and other applicable agencies in order to present and discuss the proposed amendments, and to solicit feedback on the amendments.**

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4. **Application for an Infill Housing Development at 111 Hayward Avenue (Ward 2) Skymark Homes**

The Committee considered the attached memorandum dated May 24, 2012 from the Director of Planning regarding this application.

**The Committee recommends that Council now proceed to make a decision regarding this discretionary use application. The Committee notes that the Department of Planning has previously made a recommendation to Council that this application be approved.**

**The Committee directed staff to investigate whether improvements can be made for the existing parking area in the vicinity of Century Park off Hayward Avenue. This may involve the engagement of a consultant to review. City staff will investigate this matter and report back to the Committee.**

Councillor Tom Hann  
Chairperson

**SJMC2012-05-28/320R**

**It was decided on motion of Councillor Hann; seconded by Councillor Collins: That Council accept the recommendations of the Planning and Housing Standing Committee meeting held May 25, 2012 with respect to the following items:**

- a. **Application for rezoning at 267 Mundy Pond Road**
- b. **Proposed amendments to the St. John's Municipal Plan and the St. John's Development Regulations to implement the Urban Forest Master Plan.**

**Proposed amendment to the St. John's Development Regulations, referenced as Development Regulations Amendment Number 539, 2012, which sets out the proposed standards for Drive-Thru facilities.**

**SJMC2012-05-28/321R**

**It was moved by Councillor Hann; seconded by Councillor Breen: That Council proceed to adopt St. John's Development Regulations Amendment Number 539, 2012 (revised as attached) which sets out the standards for Drive-Thru facilities including the provision that the separation distance from the boundary of a Residential Zone and/or an Apartment Zone shall be no less than 15 metres.**

**Amendment to the Motion**

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It was moved by Councillor Collins; seconded by Councillor O’Leary: That the separation distance from the boundary of a Residential Zone and/or an Apartment zone be amended to “no less than 10 metres.”

The amendment being put there voted for it the mover, seconder, Deputy Mayor Duff, Councillors Hickman and Hanlon. The amendment was carried.

The main motion being put was carried with Councillors Tilley, Breen and Hann dissenting.

**Application for an Infill Housing Development at 111 Hayward Avenue (Ward 2) Skymark Homes**

**SJMC2012-05-28/322R**

It was decided on motion by Councillor Hann; seconded by Councillor Breen: That Council defer an application submitted by Skymark Homes to allow infill housing at 111 Hayward Avenue, pending a review of the existing parking area in the vicinity of Century Park off Hayward Avenue.

**Development Committee Report – May 29, 2012**

**RECOMMENDATION OF APPROVAL:**

- 1. Proposed Building Line Setback Reduction – Civic No. 69 Mews Place (Ward4)  
Applicant: John Hearn Architect Limited**

The Committee recommends that Council grant approval for an 11 m Building line for this property.

Robert F. Smart  
City Manager  
Chair – Development Committee

**SJMC2012-05-28/323R**

It was decided on motion of Councillor Hann; seconded by Councillor Hickman: That the Committee’s recommendation be approved.

**Building Permits List**

**SJMC2012-05-28/324R**

It was decided on motion of Councillor Tilley; seconded by Councillor Breen: That the recommendation of the Director of Building and Property Management with respect to the



**following Building Permits List be approved:**

2012/05/30

Permits List

**CLASS: COMMERCIAL**

430 MAIN RD - PLAYER'S EDGE	CO	SERVICE SHOP
216 WATER ST	CO	BAKERY
395 EAST WHITE HILLS RD	NC	LIGHT INDUSTRIAL USE
FACTORY LANE	SN	OFFICE
484-490 MAIN RD	MS	RETAIL STORE
140 STAVANGER DR	SN	RETAIL STORE
3 STAVANGER DR	MS	RESTAURANT
165 WATER ST	SN	RESTAURANT
15 BAY BULLS RD - CONNORS	CR	SERVICE SHOP
15 LEMARCHANT RD	RN	MIXED USE
225 LOGY BAY RD	NC	COMMUNICATIONS USE
CLANCEY DRIVE	NC	COMMUNICATIONS USE
350 TORBAY RD TIM HORTONS	RN	EATING ESTABLISHMENT
790 KENMOUNT RD - SELF STORAGE	NC	WAREHOUSE
158 EAST WHITE HILLS RD	NC	COMMUNICATIONS USE
465 EAST WHITE HILLS ROAD	NC	WAREHOUSE
119-127 WATER ST	NC	HOTEL

THIS WEEK \$ 10,534,982.00

**CLASS: INDUSTRIAL**

THIS WEEK \$ .00

**CLASS: GOVERNMENT/INSTITUTIONAL**

10 NEW GOWER ST	RN	ADMIN BLDG/GOV/NON-PROFIT
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THIS WEEK \$ 500,000.00

**CLASS: RESIDENTIAL**

10 ADVENTURE AVE, LOT 77	NC	SINGLE DETACHED DWELLING
5 ANTELOPE ST	NC	ACCESSORY BUILDING
109 BLUE PUTTEE DR	NC	FENCE
7 BURKE PL	NC	FENCE
76 CANADA DR	NC	PATIO DECK
8 CAPPAHAYDEN ST	NC	FENCE
121 CASTLE BRIDGE DR, LOT 228	NC	SINGLE DETACHED DWELLING
7 CATHERINE ST	NC	FENCE
64 CHEROKEE DR	NC	ACCESSORY BUILDING
CHURCHILL AVE, LOT 24	NC	CONDOMINIUM
CHURCHILL AVE, LOT 22	NC	CONDOMINIUM
CHURCHILL AVE, LOT 23	NC	CONDOMINIUM
10 CIRCULAR RD	NC	FENCE
10 CIRCULAR RD	NC	PATIO DECK
28 CONNORS AVE	NC	ACCESSORY BUILDING
81 CORNWALL AVE	NC	ACCESSORY BUILDING

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60 CYPRESS ST, LOT 168	NC	SINGLE DETACHED & SUB.APT
136 DONOVAN'S RD	NC	FENCE
19 DURHAM PL	NC	FENCE
299 EMPIRE AVE	NC	PATIO DECK
635 EMPIRE AVE	NC	FENCE
59 FRANCIS ST	NC	ACCESSORY BUILDING
265 FRESHWATER RD	NC	FENCE
265 FRESHWATER RD	NC	ACCESSORY BUILDING
26 GEORGINA ST	NC	FENCE
94 GIL EANNES DR	NC	ACCESSORY BUILDING
48 GILBERT ST	NC	PATIO DECK
24 GLENLONAN ST, LOT 20	NC	SINGLE DETACHED & SUB.APT
29 GLENLONAN ST, LOT 103	NC	SINGLE DETACHED & SUB.APT
31 GLENLONAN ST, LOT 102	NC	SINGLE DETACHED & SUB.APT
35 GLENLONAN ST, LOT 100	NC	SINGLE DETACHED & SUB.APT
205 GREEN ACRE DR	NC	FENCE
77 GRENFELL AVE	NC	FENCE
61 JENNMAR CRES	NC	FENCE
47 LADY ANDERSON ST, LOT 644	NC	SINGLE DETACHED & SUB.APT
63 LADY ANDERSON ST - LOT 636	NC	SINGLE DETACHED DWELLING
170 LADYSMITH DR, LOT 482	NC	SINGLE DETACHED & SUB.APT
27 LADYSMITH DR	NC	FENCE
9 LANNON ST	NC	FENCE
9 LANNON ST	NC	ACCESSORY BUILDING
9 LANNON ST	NC	PATIO DECK
9 LIMERICK PL	NC	ACCESSORY BUILDING
12 LIONS RD	NC	ACCESSORY BUILDING
12 LIONS RD	NC	FENCE
7 LIVINGSTONE ST	NC	FENCE
11 LUCYROSE LANE	NC	FENCE
12 MOUNTAINVIEW DR	NC	ACCESSORY BUILDING
22 NASCOPIE CRES	NC	FENCE
11 NAUTILUS ST, LOT 120	NC	SINGLE DETACHED & SUB.APT
8 NERISSA PL	NC	SWIMMING POOL
8 NERISSA PL	NC	FENCE
552 NEWFOUNDLAND DR	NC	ACCESSORY BUILDING
552 NEWFOUNDLAND DR	NC	PATIO DECK
291 NEWFOUNDLAND DR	NC	ACCESSORY BUILDING
413 NEWFOUNDLAND DR	NC	FENCE
84 OLD BAY BULLS RD	NC	SINGLE DETACHED DWELLING
94 OLD BAY BULLS RD	NC	ACCESSORY BUILDING
35 OLD BAY BULLS RD	NC	FENCE
94 PITCHER'S PATH	NC	SINGLE DETACHED DWELLING
11 PLUTO ST, LOT 67	NC	SINGLE DETACHED DWELLING
7 REID ST	NC	ACCESSORY BUILDING
12 ROSALIND ST	NC	FENCE
42 ROSALIND ST	NC	ACCESSORY BUILDING
18 ST. SHOTTS PL	NC	FENCE
51 SALISBURY ST	NC	PATIO DECK
8 SPRUCEDALE DR	NC	ACCESSORY BUILDING
25 SUMAC ST	NC	FENCE
25 SUMAC ST	NC	ACCESSORY BUILDING
50 TEAKWOOD DR	NC	FENCE
50 TEAKWOOD DR	NC	ACCESSORY BUILDING
566 TOPSAIL RD	NC	CONDOMINIUM
31 ALEXIS PL	CO	HOME OCCUPATION
512 BACK LINE	CO	HOME OFFICE
298 NEWFOUNDLAND DR	CO	DAY CARE CENTRE
55 JENNMAR CRES	CR	SUBSIDIARY APARTMENT
24 LAURIER ST	CR	SUBSIDIARY APARTMENT

# ST. JOHN'S

39 BELLEVUE CRES	EX	SINGLE DETACHED DWELLING
48 BRAD GUSHUE CRES	EX	ACCESSORY BUILDING
112 BRANSCOMBE ST	EX	ACCESSORY BUILDING
42 OUTER BATTERY RD	RN	SINGLE DETACHED DWELLING
139 CASEY ST	RN	SEMI-DETACHED DWELLING
5 CURTIS PL	RN	FENCE
2 PADDINGTON PL	RN	SINGLE DETACHED DWELLING
15 PILOT'S HILL	RN	TOWNHOUSING
138 QUEEN'S RD	RN	TOWNHOUSING
6 ST. TERESA'S CRT	RN	TOWNHOUSING
8 ST. TERESA'S CRT	RN	TOWNHOUSING
63 TEAKWOOD DR, LOT 69	RN	SINGLE DETACHED DWELLING
2 VANGUARD CRT	RN	OFFICE
9 BISHOP'S LINE	SW	SINGLE DETACHED DWELLING
10 CIRCULAR RD	SW	SINGLE DETACHED DWELLING
15 PRINCE OF WALES ST	SW	SINGLE DETACHED DWELLING
201-203 PETTY HARBOUR RD	WS	SEMI-DETACHED DWELLING

THIS WEEK \$ 4,220,304.00

**CLASS: DEMOLITION**

THIS WEEK \$ .00

THIS WEEK'S TOTAL: \$ 15,255,286.00

REPAIR PERMITS ISSUED: 2012/05/24 TO 2012/05/30 \$ 61,150.00

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		

**Payrolls and Accounts**

**SJMC2012-05-28/325R**

**ST. JOHN'S**

**It was decided on motion of Councillor Tilley; seconded by Councillor Breen: That the following Payrolls and Accounts for the week ending May 31, 2012 be approved:**

**Weekly Payment Vouchers  
For The  
Week Ending May 31, 2012**

**Payroll**

Public Works	\$ 407,945.63
Bi-Weekly Casual	\$ 16,168.27
Accounts Payable	\$ 2,928,384.38
<b>Total:</b>	<b>\$ 3,352,498.28</b>

**19 Blatch Avenue – Quit Claim Deed**

**SJMC2012-05-28/326R**

**It was decided on motion of Councillor Hickman; seconded by Councillor Breen: That the Quit Claim Deed with respect to the right of way going across property located at 19 Blatch Avenue be executed as recommended by the City Solicitor.**

**Silverton Street Development – 64136 NL Inc.**

**SJMC2012-05-28/327R**

**It was decided on motion of Councillor Collins; seconded by Councillor Hanlon: That the developer remove the existing cul-de-sac bulb on Silverton Street subject to the following conditions:**

- a. The developer pay the City for the cul-de-sac land at a rate of \$2.00 per square foot (approximately \$8,000)
- b. The cul-de-sac lands be conveyed to the abutting property owners so that their lots front on the new street line at a nominal rate;
- c. The developer reinstate the cul-de sac lands by extending the abutting properties' driveways and landscaping; and
- d. The developer is to provide letters of agreement from the affected abutting property owners.

**ST. JOHN'S**

**Convention Centre Expansion – 16 Waldegrave Street**

**SJMC2012-05-28/328R**

**It was decided on motion of Councillor Hickman; seconded by Councillor Hann: That as the City requires the land at 16 Waldegrave Street for expansion of the Convention Centre and as there is no contact information for the registered property owners to enable negotiation of the purchase, approval is given to proceed with land expropriation.**

**Councillor Hanlon**

Councillor Hanlon requested that the matter of traffic congestion at the Piper’s Store on Elizabeth Avenue be referred to the Department of Engineering.

**Councillor Collins**

Councillor Collins requested that the issue of future development in the area of Shea Heights be referred to the Planning and Housing Committee.

**Adjournment**

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

\_\_\_\_\_  
**MAYOR**

\_\_\_\_\_  
**CITY CLERK**

