

May 9th, 2011

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 Duff presided

There were present also: Councillors Hickman, Hann, Galgay, Tilley and Collins

Regrets: His Worship the Mayor and Councilors Colbert, Breen, Hanlon and O'Leary

City Manager, Deputy City Manager/Director of Public Works and Parks; Director of Planning; Director of Engineering; City Solicitor, Manager, Corporate Secretariat and Recording Secretary were also in attendance.

Adoption of the Agenda

SJMC2011-05-09/234R

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

- a. Memorandum dated May 6, 2011 from the Director of Building and Property Management re Demolition – 12 Goodridge Street
- b. Special Events Advisory Committee Report
- c. Memorandum dated May 9, 2011 from Councillor Galgay
Re: Overview of 2011 Municipal Symposium

Adoption of Minutes

SJMC2011-05-09/235R

It was decided on motion of Councillor Tilley; seconded by Councillor Hickman: That the minutes of the May 2nd, 2011 meeting be adopted as presented.

Public Hearings

Public Hearing Report dated May 3, 2011

Councillor Tilley presented a public hearing report dated May 3, 2011 which was held to provide an opportunity for public review and comment on the application submitted by Mr. Eric Rendell to rezone the property located at Civic No. 599-601 Topsail Road from the Residential Low Density (R1) Zone to the Residential Medium Density (R2) Zone to permit the development of two semi-detached houses.

In this regard, Council considered a memorandum dated May 4, 2011 from the Director of Planning.

SJMC2011-05-09/236R

It was moved by Councillor Tilley; seconded by Councillor Hann: That staff be directed to proceed with the proposed rezoning of the property at Civic Number 599-601 Topsail Road to the Residential Medium Density (R2) Zone; and further, that the following Resolution for St. John's Development Regulations Amendment Number 513, 2011 be adopted, which will be sent by the Department of Planning to the Department of Municipal Affairs with a request for Provincial registration in accordance with the requirements of the Urban and Rural Planning Act:

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 513, 2011**

WHEREAS the City of St. John's wishes to permit the rezoning of property at Civic Number 599-601 Topsail Road.

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

“Rezone land at Civic Number 599-601 Topsail Road from the Residential Low Density (R1) Zone to the Residential Medium Density (R2) Zone as shown on Map Z – 1A attached.”

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

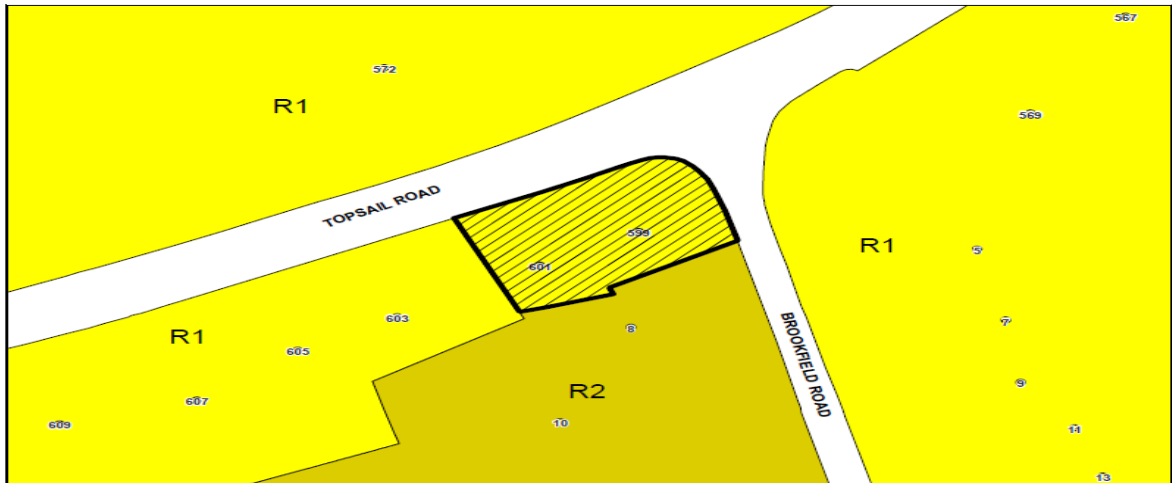
IN WITNESS THEREOF the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on Behalf of Council this 9th day of **May, 2011**.

Mayor

**Director of Corporate Services/
City Clerk**

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

MCIP



**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 513, 2011
[Map Z-1A]**

2011 05 04 SCALE: 1:1000
CITY OF ST. JOHN'S
DEPARTMENT OF PLANNING

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



AREA PROPOSED TO BE REZONED FROM RESIDENTIAL LOW DENSITY (R1) LAND USE ZONE TO RESIDENTIAL MEDIUM DENSITY (R2) LAND USE ZONE

599-601 TOPSAIL ROAD (Rendell Property)

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

The motion being put was unanimously carried.

Development Committee Meeting Report dated May 3, 2011

Council considered the following Development Committee Report dated May 3, 2011:

RECOMMENDATION OF APPROVAL:

**1. Approval-in-Principle
For Proposed Coffee Shop with Drive-Thru
Genivar Inc.
Civic No. 2 Stavanger Drive (Ward 1)**

The Development Committee recommends that Council grant Approval-in-Principle to the above noted application, subject to the following conditions:

- a. compliance with the requirements of the Departments of Planning and Engineering, including conformance with the City's Commercial Development Policy;
- b. the required Building Permits must be obtained from the City prior to the commencement of any development; and
- c. the curbed/asphalt surface for the proposed drive thru lane encroaches on existing Newfoundland Power easements. The City will require consent from Newfoundland Power for the same.

**2. Proposed Commercial/Residential Development
RJC Services Limited
Civic No. 49-53 Harvey Road (Ward 2)**

The Development Committee recommends that Council grant Approval-in-Principle to the above noted application, subject to the following conditions:

- a. compliance with the requirements of the Department of Planning and Engineering, including conformance with the City's Commercial Development Policy;
- b. compliance with the requirements of Heritage Area 3 and recommendations of the Heritage Advisory Committee; and
- c. the required Building Permits must be obtained from the City, prior to the commencement of any development.

Robert F. Smart
City Manager
Chair – Development Committee

SJMC2011-05-09/237R

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

Councillor Hickman expressed concern about the traffic impact of the development on Long's Hill. Members of Council were reminded that permits will not be issued for the proposed development until all the details and criteria are finalized.

The motion being put as unanimously carried.

Police and Traffic Committee Report dated April 20, 2011

Council considered the following Police and Traffic Committee Report dated April 20, 2011:

A meeting of the Police and Traffic Committee was held on Wednesday, April 20, 2011, at 9:00 a.m. in Conference Room A, 4th Floor, City Hall.

In Attendance:

- Councillor Gerry Colbert, Chairperson
- Councillor Sheilagh O'Leary
- Councillor Danny Breen
- Councillor Frank Galgay
- Councillor Debbie Hanlon
- Mr. Bob LeDrew, Nfld. Carriers' Association
- Sgt. Paul Murphy, Royal Newfoundland Constabulary
- Ms. Kim Saunders, DDC Representative
- Mr. Percy Rideout, Citizen Representative
- Mr. Robin King, Transportation Engineer
- Ms. Dawn Corner, Supervisor of Traffic & Parking
- Mr. Bill MacDonald, Supervisor of Traffic Signals
- Mr. Chris Pitcher, Supervisor of Parking Services
- Mr. Blair Bradbury, Project Engineer
- Mr. Phil Hiscock, Operations Assistant – Streets Division
- Mr. Derm Layman, Foreperson – Streets Division
- Ms. Kelly Butler, Recording Secretary

Councillor Colbert called the meeting to order.

1. Minutes

The minutes of the meeting held on February 16, 2011, were adopted as presented on motion of Councillor Breen; seconded by Councillor Hanlon.

2. Newfoundland Drive @ Oderin Place – Crosswalk Issue

The Committee deferred a decision on this matter pending completion of a traffic study.

3. Traffic Calming – Location Screening

The Supervisor of Traffic and Parking tabled a copy of the Traffic Division's most recent Traffic Calming Warrant Analysis Summary Report for the Committee's review and discussion.

The Transportation Engineer reviewed the list with the Committee and noted that Mundy Pond Road is top of the list, however, nothing should be done with this street until the Team Gushue Highway extension has been completed. The completion of the highway will likely alter the traffic volumes and reduce the impact on Mundy Pond Road and negate the requirement for traffic calming. He also noted that interim measures could result in the re-direction of traffic onto other local streets and create problems for those streets. Therefore traffic calming should not be installed on Mundy Pond Road at this time.

There was some discussion about the scoring process for some streets where emergency vehicle access is a concern. Under the terms of the Traffic Calming Policy, emergency services must review the eligible streets for traffic calming measures. If a street is deemed to be a priority route for emergency services, points are deducted from the eligibility scoring. However, the City does not have streets designated as priority routes. Therefore, the Fire Department was asked to review the streets at the top of the Traffic Calming Scoring List and identify any concerns. It was noted that Quidi Vidi Village Road was one street identified by the Fire Department as being difficult to get through, but they expressed concerns about other streets as well.

The Transportation Engineer noted that staff are aware that there is a through traffic pattern through Quidi Vidi Village. This could be addressed by installing a No Left Turn restriction at the end of East White Hills Road where it meets the Boulevard. Councillor Breen questioned why Quidi Vidi Village Road would even have been assessed for traffic calming if such an easy solution existed. It was noted that the process still had to be followed to ensure that all streets were assessed in a fair and equitable manner. The Transportation Engineer indicated that there might be some relatively easy solutions for some of the streets on the eligibility list while other streets will require more complex solutions.

Councillor Breen inquired if snow clearing routes also get the same deduction in scoring as emergency routes under the Traffic Calming Policy. The Supervisor of Traffic and Parking advised that snow clearing routes are not taken into account during the scoring of eligible streets. The normal protocol is to notify residents that their street is being considered for traffic calming measures and solicit their input. A 60% approval from residents is required in order to proceed to the next phase. Staff then get emergency services (fire, police, public transit) involved in the process. There is no point getting them involved earlier in the process if the residents decide they are not in favour of traffic calming on their particular street.

The Transportation Engineer advised that the next step in the process is to determine how many streets will be covered under the existing budget for this year. Residents have to be informed that their streets are being considered for traffic calming measures, and their input will be requested. A positive feedback level of at least 60% is required before further work takes place. Once that has been determined, staff will contact the IBI Group, who are

prepared to do concept designs for the eligible streets, which will be followed by a public consultation session. Staff will advise Councillors when notices are issued to residents in a particular ward.

4. Truck Traffic By-Law Revision

For the Committee's information, staff tabled a copy of the revised Truck Traffic By-Law. The Supervisor of Traffic and Parking advised that the Legal Department has recommended that the only change required is to Appendix A to include the phrase "**and includes Water Street between Prescott Street and Waldegrave Street**".

The appropriate signage will be installed and public notices will be included in the newspaper advising citizens of the change to the by-law.

5. Taxi Lay-by – George Street

The Committee considered a letter from Mr. John McCarthy, Chair of Downtown St. John's, outlining the organization's objection to the proposed relocation of the George Street lay-by to Water Street and recommending that any and all taxi lay-bys be placed along New Gower Street instead.

The Transportation Engineer indicated that no funding has yet been allocated for the implementation of the George Street Redevelopment Plan, therefore, there is no point moving ahead with the relocation of the lay-by as planned in July. He noted that there have been complaints in the past about pedestrian safety with both pedestrian and taxi access on Adelaide Street. This issue can be addressed in the interim by limiting the traffic at the end of Adelaide Street and having taxi drop-offs on New Gower Street only.

The Committee recommends that the relocation of the George Street Taxi Lay-by be deferred until such time as the George Street Redevelopment Plan is implemented.

(Councillor Tilley entered the meeting.)

6. Bonaventure Avenue – Traffic Issues at Brother Rice School – Resident Feedback

The Supervisor of Traffic and Parking noted that the Committee had discussed the above noted issue at its last meeting. Changes had been proposed to parking in the area to improve the visibility of the crosswalk and increase the amount of drop off/pick up space for parents. However, area residents rejected the proposal as they deemed it to be too much of an inconvenience to have their parking relocated to the opposite side of Bonaventure Avenue. The proposal also created problems for Campbell Rentals, located at the corner of Empire Avenue.

The Committee agreed that the drop off/pick up area issue would be raised with the School Board. However, the crosswalk visibility issue still has not been resolved. The Supervisor of Traffic and Parking noted that a minimum of 20 metres, the equivalent of three parking spaces, on the approach to the crosswalk needs to be parking restricted to address the visibility issue.

The Transportation Engineer advised that the only solution to the whole problem is to install a lay-by area in front of the school. There is adequate space on the school's property to accommodate the lay-by. He noted that he had written a letter to the School Board a number of years ago proposing this solution and suggesting that they hire a consultant to resolve the problem, however, nothing was done.

The Committee recommends that a "No Stopping 7:45 to 8:30 a.m. 2:15 to 2:45 p.m. Monday to Friday September 1st to June 30th" restriction be implemented on Bonaventure Avenue from the crosswalk to 20 metres east.

In addition, the Transportation Engineer will raise the traffic issues with the Eastern School District Board at an upcoming meeting and provide some possible solutions that the Board can use to address the existing problems at Brother Rice.

7. Kings Bridge Road Crosswalk – Request for Safety Review

Councillor O'Leary expressed her concern with the safeness of the crosswalk on Kings Bridge Road. She noted that Mr. McCormick, an area resident, has also contacted her about this issue.

The Transportation Engineer advised that the crosswalk was initially installed in response to people who were continually crossing the street in this location because of the trail system. To upgrade the crossing device to a full red-amber-green device would cause more traffic congestion because of the close proximity to the other two sets of traffic lights in the vicinity, which could result in collisions. Councillor O'Leary suggested that motorists have difficulty seeing the flashing amber light because they are mainly focused on the traffic lights at intersection ahead. The Transportation Engineer indicated that additional flashing amber lights could be installed on the poles of the crossing device to try and make it more visible to motorists.

The Committee recommends that staff be directed to install additional flashing beacons at the RA-5 Crossing Device at the Kings Bridge Road crosswalk in an effort to increase its visibility to motorists.

8. Kings Road @ Gower Street – Issues with Loading Zones

The Supervisor of Traffic and Parking advised that a complaint was submitted to Parking Services that vehicles parking in the loading zone in front of Hubley's Plumbing on Kings Road are parked too close to the intersection at Gower Street and are obstructing the view of oncoming traffic. Staff have investigated the complaint and found that it is warranted.

The Committee recommends that:

- a. the loading zone on the east side of Kings Road, south of Gower Street, adjacent to Hubley's Plumbing be reduced by 10 metres; and**
- b. that a loading zone be installed on the west side of Kings Road, south of Gower Street, adjacent to Halliday's Meat Market.**

9. Southside Road – Request for 15 Minute Parking Zone

The owner of Noseworthy's Grocery at 626 Southside Road has requested a 15 minute parking area in front of his business to accommodate his customers.

The Committee recommends that a 15 minute parking zone be installed adjacent to Civic No. 626 Southside Road for customer parking.

10. Monkstown Road – Problems with Residential Permit Parking Program

The Committee considered correspondence from Dawn Dodge, Pam Hall and Lana Collins regarding Residential Permit Parking on Monkstown Road. Ms. Dodge is concerned about permit abuse in the area which makes it difficult for residents like herself who do not have driveways to access the limited parking. Ms. Hall has a driveway but does not feel that she should be inconvenienced by having to put all of the cars associated with her household in her driveway, she feels that she should still have access to the on-street parking. Ms. Collins is concerned that the on-street parking in this area is obstructing traffic and snow clearing.

The Supervisor of Traffic and Parking advised that permits were incorrectly issued to residents of Monkstown Road who had access to off-street parking. Monkstown Road is a narrow street and on-street parking should be limited, especially during the winter months. The permit parking area was installed to limit the number of vehicles parked on the road while still accommodating residents who do not have driveways. The Supervisor of Traffic and Parking advised that the rules of the permit program should be adhered to because of the limited parking.

The Committee recommends that the rules of the Residential Permit Parking Program be enforced for the Monkstown Road parking area and that any erroneously issued parking permits be revoked.

11. Hayward Avenue – Problems with Business Parking in Area

The Committee considered correspondence from Ralph Mills and Stephen Lewis regarding the above noted matter.

The Supervisor of Traffic and Parking advised that customers of the bakery are parking illegally, albeit only for a few minutes, while frequenting the business. She indicated that while these vehicles are only there for a few minutes the problem is vehicles continually parking there for a few minutes, and the street is not wide enough to accommodate on-street parking on both sides.

Councillor O'Leary noted that the public parking lot was not cleared after the last storm, and residents and bakery customers could not avail of the parking area. As a result, she received numerous calls from area residents. She indicated that it is her preference that the illegal parking be enforced. She suggested that it might be a good idea to set up a meeting with staff, the bakery owner and the Georgestown Neighbourhood Association to try and resolve the issue. Councillor Colbert suggested that a sign be installed in front of the bakery advising customers that they can use the public parking lot. It was also suggested that signage be installed at the parking lot to let people know it is available for public parking.

The Committee agreed that staff would conduct a survey of the public parking lot to determine if there is adequate space available for customer parking. Once the survey has been completed, staff will contact the bakery owner to discuss the possibility of erecting signage in front of the business directing customers to the public parking lot.

12. Southern Shore Highway – Request for a Parking Restriction

The Committee considered correspondence from the Manager of the Regional Water System requesting that a parking restriction be installed on both sides of the Southern Shore Highway encompassing the regional water supply to help reduce undesirable activity and the potential for higher levels of hydrocarbons, bacteria and trash in the watershed area of the Bay Bulls Big Pond Regional Water Supply.

The Committee recommends that a No Parking Anytime restriction be installed on both sides of the Southern Shore Highway in the vicinity of the Bay Bulls Big Pond Watershed area.

13. Exmouth Street – Request for a No Parking Anytime Restriction

The Committee considered correspondence from Frank Fagan regarding the above noted matter. He has requested that Exmouth Street be designated as a Snow Route.

The Supervisor of Traffic and Parking advised that the situation on Exmouth Street is similar to that on Gloucester Street where the houses are mostly rentals with driveways that cannot accommodate all the cars of the tenants. Consequently, the tenants park on the street which can make it impassable in the winter. The Operations Assistant indicated that snow route signage is only installed as a last resort when operators have difficulty getting snow clearing equipment through. The heavy equipment operators have not indicated that there is a problem with Exmouth Street.

The Committee recommends that the request be denied and that the status quo be maintained.

14. Request for Warning Signs for No Parking Anytime Restriction

The Committee considered correspondence from Lionel West requesting advance notice for area residents for changes to existing parking restrictions.

The Transportation Engineer advised that for new parking restrictions a notice is distributed to area residents and a Notice to Motorists is placed in the local newspaper. In addition, there is normally a five day grace period from ticketing to allow people to get used to the new restrictions. Unfortunately, in this case, the signs were installed before notifications were issued, resulting in a resident being ticketed as soon as the signs were installed. As this circumstance was an exception to the normal process, it is recommended that Mr. West's request be denied.

The Committee recommends that the request for the posting of warning signage for new parking restrictions be denied.

15. Belvedere Street @ Fleming Street – Request for an All-Way Stop

Councillor O’Leary noted that the request from Mr. Cotter comes in relation to the traffic situation at Brother Rice.

The Supervisor of Traffic and Parking advised that the traffic warrant shows really low traffic volumes. She suggested that intersection studied may have been incorrectly identified by the area resident.

The Committee agreed to defer a decision on the request pending further consultation with the resident.

16. Groves Road – Request for Speed Limit Signs

Councillor Hanlon indicated that she has had several complaints from area residents about speeding in the area, and she requested that 50 km/hr speed limit signage be installed. The Transportation Engineer indicated that unless otherwise posted, the speed limit on all City streets is 50 km/hr, therefore, there is no need to erect signage. He noted that it is costly to install and maintain signage, especially when it is not needed.

The Committee recommends that the request be denied.

17. Torbay Road @ Mary Queen of Peace School – Request to Investigate Traffic Queuing Issues

The Supervisor of Traffic and Parking advised that in response to a complaint from Councillor O’Leary about traffic congestion on Torbay Road in the vicinity of Mary Queen of Peace School, staff visited the site and found that traffic was backed up from the school out onto Torbay Road and obstructing traffic flows in the curb lane. It was noted that the majority of the students attending the school are dropped off by parents rather than by school buses.

Discussion ensued with it being noted that the school has a major impact on traffic in the area, including Torbay Road, Tiffany Lane and Mt. Cashel Road. Several suggestions about possible solutions were discussed including closing the Tiffany Lane exit, installing a No Left Turn restriction at the Torbay Road exit, and raising the issue with the school board.

Following the discussion, the Committee agreed that the Transportation Engineer would raise the traffic issue at Mary Queen of Peace School during his meeting with School Board officials.

18. Parking Meter Operation – Request for Investigation of Parking Meter Problems

Councillor Hanlon noted that she had received complaints from several people regarding problems with the parking meters. The Transportation Engineer advised that staff had pulled together five years of data with respect to parking meter complaints, and it appears from the data that there has been an increase in the number of complaints the City has been getting. He noted that there could be several reasons for the problems such as:

- Current Maintenance Practices – batteries are only changed when they get low. The batteries could be changed twice per year to see if this would help the situation.
- New Quarter Coins - the Canadian Mint issues new 25¢ coins each month and the metal content is different. A few years ago, the controls on the meters were loosened up to accept the new coins. The company who provides the meters has been contacted to determine whether it is recommended that the City's meters be retrained every couple of years.
- Park Cards – There have been problems with the first generation park cards, and staff have been replacing them with the new park cards whenever possible.
- Replacement of Meters – the City replaces 100 meters per year, and it will take at least 4-5 years before they are all replaced with new technology meters.

The Transportation Engineer noted that there are a number of things that can be done to address the increasing number of meter complaints. He indicated that staff will be doing a survey of other municipalities across the country to try and determine if the number of complaints the City has been getting is reasonable. A report will be compiled and referred to the Committee for further discussion.

(Councillor Hanlon retired from the meeting.)

19. Portugal Cove @ Higgins Line – Problems with Tim Horton's Drive Thru

The Transportation Engineer noted that staff have received a number of complaints about traffic backing up at the Portugal Cove/Higgins Line intersection because of the Tim Horton's Drive Thru, and similar complaints have been received about other locations as well. He noted that while most new locations have adequate queuing space, there are some problems with older locations.

(Deputy Mayor Duff entered the meeting.)

The Committee discussed several options to address the problem such as installing double queuing lanes or limiting the drive thru lanes to coffee orders only. The Transportation Engineer noted that when problems occurred in the past, Tim Horton's representatives have been more than willing to meet with City staff to try and resolve the problems. He indicated that he would request another meeting with company officials in an effort to address this latest issue.

20. Longs Hill @ Gower Street – Request for Removal of Parking Space

Councillor O'Leary noted that she had received numerous complaints about the lack of sight distance at the above noted intersection due to parked cars. When the Committee examined the issue a number of months ago, it was agreed that one parking space would be removed. However, she indicated that the problem still exists at this intersection.

It was noted that prior to the park being constructed at the intersection, motorists had a clearer view of the traffic coming east on Gower Street, however, the new wall makes it

difficult to see oncoming traffic. Motorists have to ease out into the intersection, which is no different than any other intersection in the downtown where there is on-street parking. It was moved by Councillor O'Leary; seconded by Councillor Galgay: That an additional parking space at the intersection of Gower Street and Longs Hill be removed to facilitate better sight distance for motorists entering Gower Street from Longs Hill.

Voting for the motion were the mover and seconder, with all others opposed. The motion failed.

Adjournment

There being no further business, the meeting adjourned at 10:10 a.m.

Councillor Gerry Colbert
Chairperson

SJMC2011-05-09/238R

It was moved by Councillor Tilley; seconded by Councillor Collins: That the Committee's recommendations be approved as presented.

The motion being put was unanimously carried.

Special Events Advisory Committee Report

Council considered the following Special Events Advisory Committee Report dated May 9, 2011:

- 1) **Event:** 10 km Road Race
Location: Downtown Area
Date: May 15, 2011
Time: 7:30 to 9:30 am

The following road closures are required for this event.

Harbour Drive 7:30 – 9:30 am

Waterford Bridge Road – eastbound – Water Street to Waterford Lane 8:00 – 9:00 am

Southside Road – westbound – Waterford Lane to Blackhead Road 8:00 – 9:30 am

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.
Chairman, Special Events Advisory Committee

SJMC2011-05-09/239R

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

The motion being put was unanimously carried.

Development Permit List

Council considered the following Development Permit List for the period April 29, 2011 to May 5, 2011:

DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING
FOR THE PERIOD OF April 29, 2011 TO May 5, 2011

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES	Lillian Harding	Demolition & Rebuild of Single Detached Dwelling	108 Old Pennywell Road	3	Approved	11-05-03
OT	Grand Concourse	Access Control Gate	East Entrance-Bowring park	3	Approved	11-05-05

<p>* Code Classification: RES- Residential COM - Commercial AG- Agriculture OT - Other</p>	<p>INST - Institutional IND - Industrial</p>
<p>** 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.</p>	

Gerard Doran
Development Officer
Department of Planning

Building Permits List

SJMC2011-05-09/240R

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

2011/05/04

Permits List

CLASS: COMMERCIAL

ISLANDDESIGN & GIFTS	170 WATER ST	CO RETAIL STORE
QUATTRO HOLDINGS LTD.	329 DUCKWORTH ST	CR MIXED USE
ISLAND FURNITURE ASSOCIATION	50 ABERDEEN AVE	MS RETAIL STORE
THE BIRD HOUSE & BINOCULAR	124 DUCKWORTH ST	SN RETAIL STORE
AVALON RECYCLING SERVICES LTD	61 JAMES LANE	MS LIGHT INDUSTRIAL USE
LIFESTYLE GMAC REAL ESTATE	KELSEY DRIVE	SN OTHER
ATHOME FURNISHINGS	193 KENMOUNT RD	MS RETAIL STORE
MERCEDES-BENZ	211-213 KENMOUNT RD	SN CAR SALES LOT
PAYDAY LOANS	261 KENMOUNT RD	MS OFFICE
SPEEDY GLASS	439 KENMOUNT RD	MS COMMERCIAL GARAGE
ABC SIDING & WINDOWS INC.	1 MARCONI PL	MS RETAIL STORE
INSTALOANS	36 PEARSON ST	MS OFFICE
EASTERN PROPANE	29-31 PIPPY PL	MS OFFICE
THE BUSINESS DEPOT LTD.	34 STAVANGER DR	MS RETAIL STORE
THE BUSINESS DEPOT LTD.	34 STAVANGER DR	MS RETAIL STORE
HERBAL MAGIC INC.	140 STAVANGER DR	SN RETAIL STORE
PIPERS DEPARTMENT STORES	681 TOPSAIL RD	MS RETAIL STORE
PIPERS DEPARTMENT STORE	272-276 TORBAY RD	MS RETAIL STORE
NORTH ATLANTIC REFINING	280 TORBAY RD	MS SERVICE STATION
COLOR YOUR WORLD	464 TORBAY RD	MS RETAIL STORE
NORTH ATLANTIC	660 TORBAY RD	MS SERVICE STATION
SUN SPA	145 TORBAY RD	MS SERVICE SHOP
JOSADA HAIR STUDIO	TORBAY ROAD-TORBAY RD MALL	MS SERVICE SHOP
FRENCHY'S CLOTHING STORE LTD.	TORBAY ROAD-TORBAY RD MALL	MS RETAIL STORE
PETERS PIZZA	411 TORBAY RD	MS EATING ESTABLISHMENT
PETER'S PIZZA & GOLDEN FOODS	411 TORBAY RD	MS EATING ESTABLISHMENT
TROPICAL AND MARINE PETS INC.	611 TORBAY RD	MS RETAIL STORE
ISLAND DESIGN & GIFTS LTD.	170 WATER ST	SN RETAIL STORE
JOHN FRANKLIN	170 WATER ST	RN HOTEL
DOMINION	260 BLACKMARSH RD	NC ACCESSORY BUILDING
DOMINION STORES	55 STAVANGER DR	NC ACCESSORY BUILDING
POSIE ROW INC.	210 DUCKWORTH ST	RN RETAIL STORE
CAMELOT PROPERTIES LTD.	216 WATER ST, MAIN FLOOR	CR RETAIL STORE

THE KEG AT PIER 7	135 HARBOUR DR	RN RESTAURANT	
ATLANTIC CONSTRUCTION TRAINING	454 WATER ST	RN COMMERCIAL SCHOOL	
ATHENA HOLDINGS LTD.	502 TOPSAIL RD	CR SERVICE SHOP	
		THIS WEEK \$	281,799.00

CLASS: INDUSTRIAL

THIS WEEK \$.00

CLASS: GOVERNMENT/INSTITUTIONAL

CITY SANITARY FILL	340 EAST WHITE HILLS RD	NC ADMIN BLDG/GOV/NON-PROFIT	
		THIS WEEK \$	882,200.00

CLASS: RESIDENTIAL

BAYMOUNT HOMES	1 EAST MIDDLE BATTERY RD	NC SEMI-DETACHED DWELLING	
CLIFFORD AYLWARD	262 BAY BULLS RD	NC ACCESSORY BUILDING	
PATRICK ANTHONY FRANCIS SILVER	280 BAY BULLS RD	NC PATIO DECK	
PATRICK ANTHONY FRANCIS SILVER	280 BAY BULLS RD	NC ACCESSORY BUILDING	
ERCO HOMES	54 BLUE PUTTEE DR, LOT 128	NC SINGLE DETACHED DWELLING	
ERCO HOMES	94 BLUE PUTTEE DR, LOT 106	NC SINGLE DETACHED DWELLING	
ERCO HOMES	116 BLUE PUTTEE DR, LOT 155	NC SINGLE DETACHED DWELLING	
ERCO HOMES	145 BLUE PUTTEE DR, LOT 72	NC SINGLE DETACHED DWELLING	
ERCO HOMES	147 BLUE PUTTEE DR, LOT 71	NC SINGLE DETACHED DWELLING	
SCOTT GILLILAND	89 BOND ST	NC FENCE	
FREDERICK & PAMELA JANES	8 BUGLER PL	NC FENCE	
JOHN W. GOODLAND AND	28 CAPE PINE ST	NC FENCE	
SULLIVAN'S CONTRACTING LIMITED	81 CAPE PINE ST, LOT 39	NC SINGLE DETACHED DWELLING	
JEFFREY S PICCOTT	83 CAPE PINE ST, LOT 40	NC SINGLE DETACHED & SUB.APT	
MARTIN BAMBRICK	30 CHAFE AVE	NC ACCESSORY BUILDING	
TREVOR JOHN O'KEEFE	144 CHEESEMAN DR, LOT 39	NC SINGLE DETACHED DWELLING	
JEFFREY CAREW	131 CHEESEMAN DR, LOT 48	NC SINGLE DETACHED DWELLING	
LOU-ANN FOWLER	14 CURTIS PL	NC ACCESSORY BUILDING	
BLAIR DOWNING AND	32 FAHEY ST	NC FENCE	
ROGER PICKAVANCE &	10 FOREST AVE	NC SINGLE DETACHED DWELLING	
PRO-TECH CONSTRUCTION LTD.	64 FRANCIS ST, LOT 89	NC SINGLE DETACHED DWELLING	
RAJAN MATHEW	16 GEORGINA ST, LOT 432	NC SINGLE DETACHED & SUB.APT	
RAJAN MATHEW	19 GEORGINA ST - LOT 374	NC SINGLE DETACHED & SUB.APT	
GREG & SUSAN WILLIAMS	91 GILLIES RD	NC ACCESSORY BUILDING	
PRO-TECH CONSTRUCTION	4 GLEN ABBEY ST, LOT 258	NC SINGLE DETACHED DWELLING	
PRO-TECH CONSTRUCTION	6 GLEN ABBEY ST, LOT 257	NC SINGLE DETACHED & SUB.APT	
HOMEWORX	106 GREAT EASTERN AVE, LOT 93	NC SINGLE DETACHED & SUB.APT	
ROGER WHALEN	126 GREAT EASTERN AVE, LOT 103	NC SINGLE DETACHED DWELLING	
DESMOND CLARKE	24 PLUTO ST - LOT 84	NC SINGLE DETACHED DWELLING	
MARTIN & SHARON BEST	135 GREAT EASTERN AVE, LOT 134	NC SINGLE DETACHED DWELLING	
STEADFAST CONTRACTING LIMITED	15 HAMLET ST, LOT 49	NC SINGLE DETACHED & SUB.APT	
JOANNE E. ANTHONY	13 JENNMAR CRES	NC FENCE	
REARDON CONSTRCTION & DEV LTD	61 JENNMAR CRES, LOT 102	NC SINGLE DETACHED DWELLING	
ALOYSIUS BILLINGS	6 KATIE PL	NC FENCE	
PERHAM HOMES LTD.	151 LADYSMITH DR, LOT 364	NC SINGLE DETACHED & SUB.APT	
JUSTIN G. MATTHEW &	14 LINSKOTT ST	NC FENCE	
PHILIP AND PHILOMENA KAVANAGH	24 LONG BEACH ST	NC ACCESSORY BUILDING	
ERCO HOMES	18 MCCRAE ST, LOT 138	NC SINGLE DETACHED DWELLING	
ERCO HOMES	21 MCCRAE ST, LOT 116	NC SINGLE DETACHED DWELLING	
ERCO HOMES	23 MCCRAE ST, LOT 115	NC SINGLE DETACHED DWELLING	
KENNETH FOLLETT	205 MUNDY POND RD	NC FENCE	
DONALD FOLLETT	207 MUNDY POND RD	NC ACCESSORY BUILDING	
PETER ANSTEY AND	117 OLD BAY BULLS RD	NC ACCESSORY BUILDING	
FRANK PARROTT AND	18 PLUTO ST, LOT 81	NC SINGLE DETACHED DWELLING	

STEPHEN FRENETTE	352 AIRPORT HEIGHTS DR	NC FENCE
MICHAEL MILLER	44 PRINCE OF WALES ST	NC TOWNHOUSING
GERARD J. ENNIS	68 PRINCE OF WALES ST	NC FENCE
AUSTIN'S CONTRACTING	32 ROSALIND ST, LOT 398	NC SINGLE DETACHED DWELLING
MCDONALD CONTRACTING LTD.	62 ROSALIND ST, LOT 413	NC SINGLE DETACHED & SUB.APT
MCDONALD CONTRACTING LTD.	64 ROSALIND ST - LOT 414	NC SINGLE DETACHED & SUB.APT
MCDONALD CONTRACTING LTD.	66 ROSALIND ST - LOT 415	NC SINGLE DETACHED & SUB.APT
JOHN PROWSE CONSTRUCTION	36 ROSE ABBEY ST, LOT 167	NC SINGLE DETACHED DWELLING
BRAD COLES	39 ROSE ABBEY ST, LOT 132	NC SINGLE DETACHED DWELLING
MELISSA TARRANT	19 RUSS HOWARD ST	NC ACCESSORY BUILDING
DAPHNE ALLISON MOYLE	70 SEABORN ST	NC FENCE
CATHY PERRY	102 SEABORN ST	NC ACCESSORY BUILDING
PERRY DOWNEY	2 SLADE PL	NC PATIO DECK
EDWARD EARLE	624 SOUTHSIDE RD	NC ACCESSORY BUILDING
MRS KATHLEEN GRENNING	52 SPRINGDALE ST	NC PATIO DECK
NEIL MOORES	16 THETIS PL	NC ACCESSORY BUILDING
ANDREW MOYST	8 TOBY MCDONALD ST	NC FENCE
MATTHEW SHARP	22 VICTORIA ST	NC PATIO DECK
LOYOLA O'BRIEN/PATRICIA DOOLEY	173 WATERFORD BRIDGE RD	NC FENCE
MS. ANGELA ORGAN	110 HIGGINS LINE	CO HOME OFFICE
WAYNE GRAY & VALERIE TUBMAN	93 BROOKFIELD RD	EX SINGLE DETACHED DWELLING
DAVID TAYLOR	6 DAVIDSON PL	EX SINGLE DETACHED DWELLING
BEVERLEY CRITCH	63 SUNSET ST, LOT 12	EX SINGLE DETACHED DWELLING
JAMES PARSONS	120 WATERFORD BRIDGE RD	EX SINGLE DETACHED DWELLING
TOM & MAGGIE JACKSON	22 BALMORAL PL	RN SINGLE DETACHED DWELLING
YVONNE SULLIVAN	2 HIPDITCH HILL	RN SINGLE DETACHED DWELLING
CHRISTINE CASEY	130 BOND ST	RN TOWNHOUSING
MICHAEL O'KEEFE	102 BOULEVARD	RN SINGLE DETACHED & SUB.APT
MORGAN M. POND &	55 BROWNSDALE ST	RN SINGLE DETACHED DWELLING
ROCK SOLID HOME BUILDERS LTD	26 CANSO PL	RN SINGLE DETACHED DWELLING
MONICA O'BRIEN	21 GOWER ST	RN TOWNHOUSING
STEVE PRIEST	169 GOWER ST	RN TOWNHOUSING
KRISTA M. PAYNE	8 HENNEBURY PL	RN SINGLE DETACHED & SUB.APT
CHRISTOPHER G SEXTON AND	11 HORWOOD ST	RN SINGLE DETACHED DWELLING
LUKE STOYLES	9 LAGGAN PL	RN SINGLE DETACHED DWELLING
KENNETH HARDING	50 LIVINGSTONE ST	RN SEMI-DETACHED DWELLING
HAROLD HEAP	7 MONKSTOWN RD	RN SINGLE DETACHED DWELLING
RICHARD WILLIAM CROTTY &	25 PENNYWELL RD	RN SEMI-DETACHED DWELLING
RHONDA SKANES	48 POPLAR AVE	RN SINGLE DETACHED DWELLING
EDWARD HEISLER	89 SPRINGDALE ST	RN TOWNHOUSING
FABIAN O'NEILL	142 GOWER ST	SW SEMI-DETACHED DWELLING
CATHERINE MURPHY	8 GREEN ST	SW MOBILE HOME
ADAM DOYLE AND GERALD DOYLE	21 WILLIAM ST	SW SEMI-DETACHED DWELLING

THIS WEEK \$ 8,130,888.00

CLASS: DEMOLITION

BARRY CHRISTOPHER LAKE	18 REID ST	DM SINGLE DETACHED & SUB.APT
EARLE CONSULTING LTD	TORBAY ROAD, TORBAY RD MALL	DM RETAIL STORE

THIS WEEK \$ 336,500.00

THIS WEEK'S TOTAL: \$ 9,631,387.00

REPAIR PERMITS ISSUED: 2011/04/28 TO 2011/05/04 \$ 125,700.00

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

SJMC2011-05-09/241R

It was decided on motion of Councillor Tilley; seconded by Councillor Collins: That the following Payrolls and Accounts for the week ending May 5, 2011, be approved:

**Weekly Payment Vouchers
For The
Week Ending May 5, 2011**

PAYROLL

Public Works	\$	300,350.29
Bi-Weekly Casual	\$	14,584.85

ACCOUNTS PAYABLE \$ 3,271,854.32

Total: \$ 3,586,789.46

Tenders

- a. **Proposal Call – Canada Day Fireworks**

SJMC2011-05-09/242R

It was moved by Councillor Tilley; seconded by Councillor Galgay: That the recommendation of the Acting Director of Economic Development Tourism & Culture be approved and the proposal awarded as follows:

- a. **W.J. Fireworks in the amount of \$10,000.00**

19 Outer Battery Road

Council considered a memorandum dated May 4, 2011 from the Director of Building and Property Management regarding the above noted.

SJMC2011-05-09/243R

It was moved by Councillor Galgay; seconded by Councillor Collins: That property at 19 Outer Battery Road, approved by Council for demolition and replacement, be exempt from the moratorium on the demolition and/or reconstruction or development within the Outer Battery pending completion of the Jokinen Report, as the scale and mass of the new structure is in keeping with the existing Outer Battery structures.

The motion being put was unanimously carried.

87-89 Rennies Mill Road

Council considered a memorandum dated May 3, 2011 from the City Solicitor regarding the above noted.

SJMC2011-05-09/244R

It was moved by Councillor Hickman; seconded by Councillor Tilley: That an easement required by Newfoundland Power over City land (corner of Empire Avenue/Portugal Cove Road) in order to provide electrical services to the new housing being constructed at 87-89 Rennies Mill Road, be granted for the consideration of \$1,000.00 plus HST, as recommended by the City Solicitor.

The motion being put was unanimously carried.

Letter from Dr. Guang Sun, MUN, Commending Mr. Bryan Harris, Wellness/Health

Council noted the above noted letter and asked that a letter of congratulations be forward Mr. Harris by the Mayor on behalf of Council.

Demolition – 12 Goodridge Street

Council considered a memorandum dated May 6, 2011 from the Director of Building and Property Management regarding the above noted.

SJMC2011-05-09/245R

It was moved by Councillor Hickman; seconded by Councillor Hann: That Council order the demolition and removal of the structure at 12 Goodridge Street as per Section 375 of the City of St. John's Act, failing which, the City will undertake to have the work carried out and charged to the property.

The motion being put was unanimously carried.

Overview of 2011 Municipal Symposium

Council considered a memorandum dated May 9, 2011 from Councillor Galgay re Overview of 2011 Municipal Symposium, May 5 to 7, 2011.

Councillor Galgay tabled a presentation by Dr. Wade Locke, Saturday, May 7, 2011.

SJMC2011-05-09/246R

It was moved by Councillor Galgay; seconded by Councillor Tilley: That a presentation by Dr. Wade Locke – Fixing Municipal Revenue – A Brighter Future for Newfoundland and Labrador Supplementing the Property Tax, be referred to the Finance and Administration Standing Committee for consideration.

The motion being put was unanimously carried.

In addition, Councilor Galgay tabled the Waste Management Task Force Consultation Summary Report on the Provincial Waste.

SJMC2011-05-09/247R

It was moved by Councillor Galgay; seconded by Councillor Hickman: That Waste Management Task Force Consultation Summary Report on the Provincial Waste, be referred to Public Works and Environment Standing Committee for consideration.

The motion being put was unanimously carried.

Councillor Hickman

Councillor Hickman noted that the Provincial Department of Tourism, Culture and Recreation has announced its recreational capital grants program for this year. The grants will be up to \$15000.00 for upgrading of existing facilities only. The deadline

is June 4, 2011. He noted he has referred this matter to the Parks and Recreation Departments in order that they can look at their facilities and needs.

Councillor Galgay

Councillor Galgay reminded residents that Municipal Awareness Day will be celebrated on May 18, 2011.

Councillor Collins

Councillor Collins advised that the issue surrounding the mailboxes in Southlands is about to be resolved; that the pavement markings on Bay Bulls Road, Kilbride area will be installed in the near future; that funding is available to finish off the Bidgoods Park Trails; that construction of the public washrooms behind the Recreation Centre, Goulds, will commence shortly, and steps are underway to commence the development of the subdivision proposed for Shea Heights.

Adjournment

There being no further business, the meeting adjourned at 5:20 p.m.

MAYOR

CITY CLERK