

October 29th, 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, Hanlon and Collins.

Regrets: Councillor Tilley.

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, Manager, Corporate Secretariat were also in attendance.

Call to Order and Adoption of the Agenda

SJMC2012-10-29/535R

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

- a. Memorandum dated October 29, 2012 from Deputy Mayor Duff
Re: Appointment to Bannerman Park Foundation Board of Directors**

Adoption of Minutes

SJMC2012-10-29/536R

It was decided on motion of Councillor Galgay; seconded by Councillor O'Leary: That the minutes of October 22nd, 2012 meeting be adopted as presented.

Business Arising

Tax Blending – Elimination of the Business Occupancy Tax

Councillor Breen explained the tax blending project which was embarked upon to provide a more efficient and simplified tax system for the City and its businesses. The

goal of the project was revenue neutrality to the City and to have broad agreement from the business community. Information packages will be sent out to all current Business Occupancy and Business Realty taxpayers with copies of the by-laws and more detailed information about what these changes mean for both a business owner and property owner in the City. Information sessions will also be held towards the end of November.

Councillor Breen brought forward three motions to merge Business Occupancy and Business Realty Taxes as follows:

SJMC2012-10-29/537R

Pursuant to Notice of Motion, it was moved by Councillor Breen; seconded by Councillor Hann: That the following St. John’s Commercial Property Tax By-Law be adopted:

BY-LAW NO.

ST. JOHN’S COMMERCIAL PROPERTY TAX BY-LAW

PASSED BY COUNCIL ON OCTOBER 29, 2012

Pursuant to the powers vested in it under section 4 of the City of St. John’s Municipal Taxation Act, SNL 2006 c.C-17.1, as amended, and all other powers enabling it, the City of St. John’s enacts the following By-Law related to commercial property tax.

BY-LAW

1. This By-Law may be cited as the “St. John’s Commercial Property Tax By-Law”.
2. (1) In this By-Law:
 - (a) “leaseable area” means the total floor area of a commercial property available to be rented to a tenant and on which rent will be paid to the landlord;
 - (b) “vacancy” means leaseable area that:
 - (i) is unoccupied and for which there is no rent, of any kind, being paid, whether accruing, or not, for the period that such rent is unrecoverable whether due to bankruptcy proceedings of the tenant, or other cause acceptable to the City;

- (ii) is occupied by a tenant who has filed or is subject to bankruptcy proceedings, for the period prior to the appointment of a trustee and subject to further readjustment for any related payments under the bankruptcy proceeding;
- (iii) is occupied by a tenant who is not paying rent despite the reasonable and best efforts by the landlord to obtain payment and provided that any exemption is subject to readjustment in the event of any subsequent recovery by the landlord;
- (iv) for any one series of consecutive months during the full term of a lease is provided rent free, including free of operating and common expenses, to the tenant in accordance with the provisions of a lease as an inducement to the tenant, provided that such period may not exceed a maximum period of six months in any lease;
- (v) is not being occupied for any purpose whatsoever, including but not limited to, temporary storage or for passage of people or goods, and for which there is no rent of any kind being paid;
- (vi) is occupied by a charitable organization duly recognized as such under the Income Tax Act, RSC 1985, c.C-1(5th Supp.), or successor legislation as amended from time to time, or such other entity which has been exempted from municipal taxation by agreement or regulation of the City; and
- (vii) space in buildings that becomes vacant due to the annual closing of a seasonal business operation, provided that such period(s) may not exceed a maximum of six months in any one year.

provided, however, that any vacancy determined under any of the above sub-sections shall not be eligible for exemption where the parties to the lease are related or associated as defined in accordance with the Income Tax Act, RSC 1985, c.C-1(5th Supp.), or successor legislation as amended from time to time; and

- (c) “vacancy relief” means relief from real property tax due to vacancy in a commercial property.
- (2) Unless otherwise stated the definitions in the City of St. John’s Municipal Taxation Act, SNL 2006, c.C-17.1, as amended, shall apply.

3. Vacancy relief may only be applied for where:

- (a) a building or portion thereof is subject to vacancy for at least 30 consecutive days; and

- (b) the portion claiming vacancy is clearly delineated or separated by a physical barrier, or capable of being separated by a physical barrier, from any occupied portion of the building provided that such portion is:
 - (i) capable of being leased for immediate occupancy;
 - (ii) capable of being leased, but not for immediate occupancy due to repairs, renovations, or construction that is needed and/or underway to render the portion available for occupancy; or
 - (iii) subject to a closure order issued by the City and is vacant.
- 4. (1) The application for vacancy relief shall be made in arrears and shall be in the form as made available by the City.
- (2) The application for vacancy relief shall be submitted to the City within 30 days of the last day of each quarter of the taxation year. A taxpayer who fails to file an application for vacancy relief within the time specified shall be deemed to have filed a nil vacancy relief claim for such quarter.
- (3) The application for vacancy relief shall be accompanied by all information requested by the City to properly process the application.
- (4) The City may conduct investigations and inspections of a commercial property to determine the validity of an application for vacancy relief.
- (5) The City shall cause a notice to be sent to the owner of a commercial property claiming vacancy relief where it determines such application does not establish an entitlement to vacancy relief.
- 5. Real property tax on commercial property shall be paid on a quarterly basis with each payment to be remitted within 30 days of the preceding quarter.
- 6. The amount of vacancy relief shall be 50% of the real property tax applicable to the vacant area.
- 7. Vacancy relief shall be credited to the property tax account prior to the end of the quarter following that quarter for which vacancy relief has been granted.
- 8. The City may audit a representative selection of applications for vacancy relief.
- 9. The City will not pay interest on any adjustments or credits to property tax accounts resulting from vacancy relief or an adjustment thereto.

- 10. Any person who contravenes the provisions of this By-Law or makes a false or deceptive claim shall be guilty of an offence and liable upon summary conviction to a penalty as provided for in Section 403 of the City of St. John’s Act.
- 11. This By-Law shall come into effect on January 1, 2013 .

IN WITNESS WHEREOF the Seal of the City of St. John’s has been hereunto affixed and this By-Law has been signed by the Mayor and City Clerk this 29th day of October, 2012.

MAYOR

CITY CLERK

The motion being put was unanimously carried.

SJMC2012-10-29/538R

Pursuant to Notice of Motion, it was moved by Councillor Breen; seconded by Councillor O’Leary: That the following St. John’s Downtown Business Improvement Area (Amendment No. 1-2012) By-Law be adopted:

BY-LAW NO.

ST. JOHN’S DOWNTOWN BUSINESS IMPROVEMENT AREA (AMENDMENT NO. 1 – 2012) BY-LAW

PASSED BY COUNCIL ON OCTOBER 29, 2012

Pursuant to the powers vested in it under the City of St. John’s Act, RSNL 1990 c.C-17, as amended and all other powers enabling it, the City of St. John’s enacts the following By-Law relating to the regulation of the downtown BIA in the City of St. John’s.

BY-LAW

- 1. This By-Law may be cited as the “St. John’s Downtown Business Improvement Area (Amendment No. 1 – 2012) By-Law.
- 2. Section 7 of the St. John’s Downtown Business Improvement Area By-Law is repealed and the following substituted:

- “7. To be eligible for election to the Board, a person must be at least nineteen (19) years of age, must have paid to date all levies assessed in accordance with section 21 and must be:
- (1) A person carrying on a business within the Area; or
 - (2) A designated representative of a person, company, corporation, firm, group, organization or other similar body carrying on a business within the Area.”
3. Section 8 of the St. John’s Downtown Business Improvement Area By-Law is repealed and the following substituted:
- “8. To be eligible to vote for the election of Board members, a person must have paid to date all levies assessed in accordance with section 21 and must be:
- (1) A person carrying on a business, trade, or profession within the Area; or
 - (2) A designated representative of a person, company, corporation, firm, group, organization or other similar body carrying on a business within the Area.”
4. Section 9 of the St. John’s Downtown Business Improvement Area By-Law is repealed and the following substituted:
- “9. Each person, company, corporation, firm, group, organization or other similar body has one vote only for each location from which the business is carried on and for the purpose of exercising this vote shall have only one designated representative for each business location.”
5. Section 21 of the St. John’s Downtown Business Improvement Area By-Law is repealed and the following substituted:
- “21. The Council shall authorize the levy or levies upon all persons carrying on a business, trade, or profession within the Business Improvement Area in order to fund the approved budget of the Board provided that no such levy shall exceed the sum of Four Thousand Dollars (\$4,000.00) for any individual business occupancy.”
6. The “1989 Downtown St. John’s Business Improvement Area Tax Rate Resolution” appended to this St. John’s Downtown Business Improvement Area By-Law is repealed.
7. This By-Law shall come into effect on January 1, 2013 .

IN WITNESS WHEREOF the Seal of the City of St. John's has been hereunto affixed and this By-Law has been signed by the Mayor and City Clerk this 29th day of October, 2012

MAYOR

CITY CLERK

The motion being put was unanimously carried.

SJMC2012-10-29/539R

Pursuant to Notice of Motion, it was moved by Councillor Breen; seconded by Councillor Hickman: That the following St. John's Real Property Tax Exemption By-Law be adopted:

BY-LAW NO.

ST. JOHN'S REAL PROPERTY TAX EXEMPTION BY-LAW

PASSED BY COUNCIL ON OCTOBER 29, 2012

Pursuant to the powers vested in it under section 8 of the City of St. John's Municipal Taxation Act, SNL 2006 c.C-17.1, as amended, and all other powers enabling it, the City of St. John's enacts the following By-Law related to real property tax exemption.

BY-LAW

1. This By-Law may be cited as the "St. John's Real Property Tax Exemption By-Law".
2. Real property may be exempted from the real property tax that is:
 - (a) held and occupied for public worship;
 - (b) used in connection with and for the purpose of a hospital for the care of the physically or mentally disabled or for the care of the aged or infirm, including student residences, but not including other residences and apartments;

- (c) held and occupied as a public college or school or for other public educational purposes, including student residences and playing fields and other recreational facilities owned by them, not including other residences and apartments;
- (d) held and occupied by a charitable organization or institution which is so registered under the *Income Tax Act* (Canada);
- (e) used for emergency housing;
- (f) acquired from the City for the purpose of development for public purposes;
- (g) part of a low rental housing project as defined in the *National Housing Act* (Canada); or
- (h) used for a purpose from which the City received the net profits.

IN WITNESS WHEREOF the Seal of the City of St. John's has been hereunto affixed and this By-Law has been signed by the Mayor and City Clerk this 29th day of October, 2012

MAYOR

CITY CLERK

The motion being put was unanimously carried.

During discussion on the above noted issue, Councillor O'Leary asked that staff research the practices of other Canadian cities in dealing with vacant commercial lots.

Committee Reports

Development Committee Report dated October 23, 2012

Council considered the following Development Committee Report dated October 23, 2012:

Mr. Cliff Johnston, Director of Planning
Mr. Walt Mills, Director of Engineering
Mr. Dave Blackmore, Director of Building and Property Management
Mr. Brendan O’Connell, Acting Director of Public Works & Parks
Mr. Joe Sampson, Manager of Development
Mr. Ken O’Brien, Manager of Planning and Information
Ms. Maureen Harvey, Recording Secretary

1. Proposed rezoning of properties to the Rural Residential Infill (RRI) Zone – Blackhead Road – Ward 5

The Committee considered a memorandum from the Department of Planning dated October 22, 2012 regarding the proposed rezoning of properties to the Rural Residential Infill (RRI) zone on Blackhead Road.

The memorandum noted that many of the houses on this stretch of Blackhead Road as well as Blackhead Crescent are longstanding, but are non-conforming uses in the Open Space Reserve (OR) Zone. There are no municipal water and sewer services available in the area and it is not the City’s intent to extend the services.

The proposed rezoning would recognize houses that have been existence for decades and allow new residential lots to be developed in keeping with the current development standard.

On a motion put forth by Councillor Hickman; seconded by Deputy Mayor Duff that approval be given to initiate the rezoning process for lands along Blackhead Road, south of Beaver Pond and along part of Blackhead Crescent, from the Open Space Reserve (OR) Zone to the Rural Residential Infill (RRI) Zone. While this would require a Municipal Plan amendment and public hearing chaired by an independent commissioner appointed by Council, approval is given to proceed with public advertisement as a first step.

2. Proposed text amendment to the St. John’s Development Regulations – Vehicle storage yards in the Rural Zone.

A memorandum from the Department of Planning dated October 22, 2012 regarding vehicle storage yards in Rural Zones was considered by the Committee. It notes that the City has received a request on behalf of Cabot Ford for a new car vehicle storage yard on land it is purchasing at the rear of their property on Kenmount Road. The subject property is zoned Rural under the St. John’s Development Regulations and while “Heavy Equipment Storage” is a discretionary use, a vehicle storage yard is not listed as a Permitted Use or Discretionary Use in this zone.

It was moved by Councillor Breen; seconded by Councillor Hickman that the Department of Planning be directed to prepare a text amendment in conjunction with the City’s Legal Department and advertise the amendment

for review and comment following which time the amendment would be referred to a future Regular Meeting of Council for consideration of adoption and approval.

3. Proposed text amendment to the St. John's Development Regulations – Repeal provisions pertaining to Reduced Lot Housing.

The Committee considered a memorandum from the Department of Planning dated October 22, 2012.

The St. John's Development Regulations define REDUCED LOT HOUSING as “Single Detached Dwellings erected on Lots smaller than required under Section 10 of these Regulations” with minimum sizes for lot areas, lot frontage, building line, side yards, side yards on Flanking Roads, rear yards, and a prohibition on subsidiary apartments:

As the Development Regulations are subordinate to the Urban and Rural Planning Act, 2000 and as Reduced Lot Housing standards exceed the maximum variance of 10% which is contrary to section 8.4 (1) of the Development Regulations and Section 36 (1) of the Urban and Rural Planning Act, Council does not have the discretion to approve applications for Reduced Lot developments. Consequently, all references to “Reduced Lot Housing” should be removed from the St. John's Development Regulations.

On a motion put forth by Councillor Galgay; seconded by Councillor Breen the Committee recommends that all references to Reduced Lot Housing be deleted from the St. John's Development Regulations and that the appropriate text amendment be advertised for public review and comment, following which time the amendment will be referred to a future Regular Meeting of Council for consideration of adoption and approval.

4. Proposed rezoning of property from the Residential Low Density (R1) Zone to the Apartment Special Zone (AA) – Civic no. 22 King's Bridge Road – Ward 2 Applicant is Bonaventure Capital Limited.

A memorandum dated October 22, 2012 from the Department of Planning was reviewed by the Committee regarding the above-noted matter. It noted the applicant has submitted an application to rezone property at Civic Number 22 Kings Bridge Road, located between Forest Avenue and Forest Road. The subject property is within the Residential Low Density (RLD) District under the St. John's Municipal Plan, and is zoned Residential (R1) Zone. The proposed rezoning would allow for the redevelopment of the single family home to add one (1) or two (2) additional floors to accommodate a total of eight (8) residential condominium units.

A motion was put forth by Deputy Mayor Duff; seconded by Councillor Breen that as the Planning Area 2 Development Plan provides that only single-detached houses may be permitted in the Forest Road-Empire Avenue-King's Bridge Road area, it is recommended that this application for an eight (8) unit residential condominium apartment building be rejected.

It is noted, however, that, as part of the current Municipal Plan Review, a review will be undertaken of the current Zone designations of the properties along King's Bridge Road given the current mix of land uses and the number of non-conforming structures.

5. Proposed hotel development – Civic no. 227-229-245 Kenmount Road – Ward 4 Applicant is Pacific Coast Architecture Inc. for Northwood Properties Corporation.

The Committee considered a memorandum dated October 22, 2012 from the Department of Planning dealing with an application for a 6-storey hotel with a height of 23.9 metres in the Commercial Highway (CH) Zone, where the maximum allowable height limit is 15 metres.

The subject property is situated on the south side of Kenmount Road, approximately midway between Kelsey Drive and Pippy Place, and is adjacent to the Team Gushue Highway, being encompassed by one of the highway's exit ramps. Several buildings on the property, including Metro Place, the office building used by the former St. John's Metropolitan Area Board, will be removed to accommodate the proposed hotel.

The Committee recommends, on the basis of a motion by Councillor Breen; seconded by Councillor Hickman to revise the development standards in the Commercial Highway District and the CH Zone to accommodate taller buildings and a greater amount of floor space on commercial building lots that do not abut residential properties, by way of a text amendment to relevant sections of the Municipal Plan and the Development Regulations. The text amendment will be advertised for review and comment and upon completion of this process it will be referred to a future Regular Meeting of Council for consideration of approval.

6. Proposed rezoning of property – Civic no. 9 Scout's Place – Ward 5

The Committee considered a memorandum from the Department of Planning dated October 22, 2012 regarding the above-noted matter. The property owner has applied to rezone a parcel of land on the south side of Scouts Place to legalize the existing under sized lot that was created by an incorrect subdivision of land. Given that the properties to the west and south of the subject property have RRI zoning, this rezoning is a logical extension of an existing zoning pattern in the area. This rezoning application is recommended for consideration of approval.

Moved by Councillor Hickman; seconded by Councillor Breen that Council initiate the rezoning process of the above-noted parcel of land on Scout's Place from Rural Residential (RR) Zone to Rural Residential Infill (RRI) Zone. The proposed rezoning will be advertised for review and comment following which time the application will be referred to a future Regular

Meeting of Council for decision. It is noted that a Municipal Plan amendment is not required.

7. Proposed rezoning of properties on Ryan's Place (Ward 5) from the Rural Residential Zone to the Rural Residential Infill (RRI) Zone.

The Committee reviewed a memorandum dated October 22, 2012 from the Department of Planning. It stated that several property owners have applied to rezone parcels of land along Ryan's Place from the Rural Residential (RR) Zone to the Rural Residential Infill (RRI) Zone. Given the recent widening of the road and its conversion from a private road to a public road, rezoning of the western portion of the cul-de-sac is recommended so that building lots can be recognized in anticipation of development applications.

Moved by Deputy Mayor Duff; seconded by Councillor Galgay that Council initiate the rezoning process of the above-noted parcel of land on Ryan's Place from Rural Residential (RR) Zone to Rural Residential Infill (RRI) Zone. The proposed rezoning will be advertised for review and comment following which time the application will be referred to a future regular meeting of Council for decision.

Councillor Tom Hann
Chairperson

SJMC2012-10-29/541R

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

During discussion on Item #5 (Proposed hotel development – Civic No. 227-229-245 Kenmount Road), Deputy Mayor Duff and Councillor Hickman expressed the need for upgraded access points where properties are being combined in order to create more efficient driving environment. Councillor Hickman asked that the matter be referred to the Director of Engineering for consideration.

Some members of Council also raised the issue of road regionalization, with Councillor Hann indicating that it was suggested, as part of the Municipal Plan Review, that a focus group be set up to take a look at a Regional Road system.

During discussion on Item #4 Proposed rezoning – Civic No. 22 King’s Bridge Road, both His Worship the Mayor and Deputy Mayor Duff agreed that the City needs to be careful not to destroy the visual and historic value to the City of the King’s Bridge Road streetscape. Council Hann agreed noting that a review of the buildings on the road will be carried out to ensure the area is protected.

Following discussion, the motion being put was unanimously carried.

Development Permits List

Council considered as information the following Development Permits List for the period of October 19, 2012 to October 25, 2012:

**DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING
FOR THE PERIOD OF October 19, 2012 TO October 25, 2012**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
AG		Accessory Building	197 Brookfield Road	5	Approved	12-10-19
RES		Two (2) Building Lots	40 Barrows Road	2	Approved	12-10-19
COM		Home Office-Electrical Contractor	5 Creedon Place	3	Approved	12-10-24
COM		Home Office – Off-Site Occupational Safety Training	180 Ruby Line	5	Approved	12-10-24
RES		Building Lot	16 Pitcher's Path	4	Approved	12-10-24
COM		Family Home Child Care	60 Ladysmith Drive	4	Approved	12-10-25

* Code Classification:
 RES - Residential INST - Institutional
 COM - Commercial IND - Industrial
 AG - Agriculture
 OT - Other

** 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

SJMC2012-10-29/542R

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

2012/10/24

Permits List

CLASS: COMMERCIAL

67 MAJOR'S PATH SUITE 102	CO	OFFICE
385 BLACKMARSH RD	NC	ACCESSORY BUILDING
3 STAVANGER DR	NC	RETAIL STORE
60 ABERDEEN AVE	SN	RETAIL STORE
12 BAY BULLS RD -TIM HORTONS	SN	RESTAURANT
207 KENMOUNT RD	MS	EATING ESTABLISHMENT
323 KENMOUNT RD	MS	RETAIL STORE
1 MARCONI PL	MS	RETAIL STORE
22 O'LEARY AVE	MS	RESTAURANT
36 PEARSON ST	MS	OFFICE
36 PEARSON ST	MS	RETAIL STORE
20 PEET ST	MS	CAR SALES LOT
34 STAVANGER DR.	MS	RETAIL STORE
34 STAVANGER DR	MS	RETAIL STORE
681 TOPSAIL RD	MS	RETAIL STORE
320 TORBAY RD	MS	RETAIL STORE
340 TORBAY RD	MS	SERVICE STATION
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
TORBAY ROAD-TORBAY RD MALL	MS	RESTAURANT
411 TORBAY RD	MS	EATING ESTABLISHMENT
411 TORBAY ROAD	MS	EATING ESTABLISHMENT
50 MEWS PL	NC	ACCESSORY BUILDING
203 WATER ST	RN	RESTAURANT
215 WATER ST	CR	OFFICE
70 O'LEARY AVE	EX	PARKING LOT
AVALON MALL	RN	SHOPPING CENTRE
8 BARROWS RD-RESTAURANT	EX	RESTAURANT
50 MEWS PL	NC	COMMERCIAL GARAGE
177 KENMOUNT RD CABOT FORD	NC	CAR SALES LOT

THIS WEEK \$ 14,547,965.00

CLASS: INDUSTRIAL

THIS WEEK \$.00

CLASS: GOVERNMENT/INSTITUTIONAL

290 EMPIRE AVE	RN	ADMIN BLDG/GOV/NON-PROFIT
10 BARTER'S HILL-2-12 FLOORS	RN	ADMIN BLDG/GOV/NON-PROFIT

THIS WEEK \$ 127,200.00

CLASS: RESIDENTIAL

44 BIRMINGHAM ST	NC	ACCESSORY BUILDING
131 BLUE PUTTEE DR	NC	FENCE
51 CALVER AVE	NC	FENCE
167 CHEESEMAN DR, LOT 105	NC	SINGLE DETACHED DWELLING
69 CHEYNE DR	NC	PATIO DECK
1 1/2 CORMACK ST	NC	PATIO DECK
58 CYPRESS ST, LOT 167	NC	SINGLE DETACHED DWELLING
40 DOYLE'S LANE	NC	ACCESSORY BUILDING
181 DOYLE'S RD	NC	ACCESSORY BUILDING
78 EASTBOURNE CRES	NC	ACCESSORY BUILDING
143 EMPIRE AVE	NC	FENCE
50 FOREST RD	NC	FENCE
61 FRANKLYN AVE	NC	PATIO DECK
10 GALASHIELS PL	NC	FENCE
2 GEORGINA ST	NC	FENCE
4 GEORGINA ST	NC	FENCE
19 GEORGINA ST	NC	FENCE
19 GEORGINA ST	NC	ACCESSORY BUILDING
138 GREAT EASTERN AVE	NC	ACCESSORY BUILDING
63 LARNER ST	NC	FENCE
23 LAURIER ST	NC	ACCESSORY BUILDING
7 MCCRAE ST	NC	ACCESSORY BUILDING
436 MADDOX COVE RD	NC	ACCESSORY BUILDING
22 NAUTILUS ST, LOT 112	NC	SINGLE DETACHED DWELLING
8 OBERON ST	NC	ACCESSORY BUILDING
35 OBERON ST, LOT 179	NC	SINGLE DETACHED DWELLING
39 OBERON ST LOT 177	NC	SINGLE DETACHED DWELLING
35 OLD BAY BULLS RD	NC	ACCESSORY BUILDING
117 PORTUGAL COVE RD	NC	ACCESSORY BUILDING
9 ROSE ABBEY ST	NC	FENCE
9 ROSE ABBEY ST	NC	SWIMMING POOL
10 SERPENTINE ST	NC	ACCESSORY BUILDING
44 TEAKWOOD DR	NC	ACCESSORY BUILDING
64 VALLEYVIEW RD	NC	ACCESSORY BUILDING
33 DORSET ST	CO	SINGLE DETACHED DWELLING
171 KENMOUNT RD	CO	SINGLE DETACHED DWELLING
32 MULLOCK ST	CO	SEMI-DETACHED DWELLING
26 CLEARY DR	EX	SINGLE DETACHED DWELLING
70 ALLANDALE RD	RN	SINGLE DETACHED DWELLING
2 ATLANTIC AVE	RN	SEMI-DETACHED DWELLING
4 ATLANTIC AVE	RN	SEMI-DETACHED DWELLING
21 BOND ST	RN	SINGLE DETACHED DWELLING
38 COCHRANE ST	RN	SINGLE DETACHED DWELLING
32 DUBLIN RD	RN	SINGLE DETACHED DWELLING
40 DUBLIN RD	RN	SINGLE DETACHED DWELLING
47 FRESHWATER RD	RN	TOWNHOUSING
21 GARRISON HILL	RN	SEMI-DETACHED DWELLING
28 HOYLES AVE	RN	SEMI-DETACHED DWELLING
16 KING'S RD	RN	SINGLE DETACHED DWELLING
15 MIRANDA ST	RN	SINGLE DETACHED DWELLING
1 MURPHY'S SQ	RN	SINGLE DETACHED DWELLING
48 PETITE FORTE DR	RN	SINGLE DETACHED & SUB.APT
280-282 PETTY HARBOUR RD	RN	SINGLE DETACHED DWELLING
9 ROSE ABBEY ST	RN	SINGLE DETACHED DWELLING
46 SORREL DR	RN	SINGLE DETACHED DWELLING
1 BLATCH AVE	SW	SINGLE DETACHED DWELLING

THIS WEEK \$ 1,914,917.00

CLASS: DEMOLITION

20 WILLIAM ST	DM	SINGLE DETACHED DWELLING
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THIS WEEK \$ 49,790.00

THIS WEEK'S TOTAL: \$ 16,639,872.00

REPAIR PERMITS ISSUED: 2012/10/18 TO 2012/10/24 \$ 193,834.00

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		

Rejection:

4-6 New Cove Road – Rejected as per Section 23(6) of the St. John’s Sign By-Law.

The motion being put was unanimously carried.

Payrolls and Accounts

SJMC2012-10-29/543R

It was moved by Councillor Galgay; seconded by Councillor Hanlon: That the following Payrolls and Accounts for the week ending October 25th, 2012 be approved:

**Weekly Payment Vouchers
For The
Week Ending October 25, 2012**

Payroll

Public Works	\$ 361,484.18
Bi-Weekly Administration	\$ 757,392.34
Bi-Weekly Management	\$ 675,105.47

Bi-Weekly Fire Department	\$ 571,547.55
Accounts Payable	\$ 3,255,422.81
Total:	\$ 5,620,952.35

The motion being put was unanimously carried.

Tenders

- a. Tender – Purchase of Six (6) Small SUV’s
- b. Tender – Purchase of Traffic Controller Equipment
- c. Tender - Airport Heights Ball Field Upgrade

SJMC2012-10-29/544R

It was moved by Councillor Galgay; seconded by Councillor Hanlon: That the recommendation of the Director of Finance and City Treasurer be approved and the tenders awarded as follows:

- a. Hickman Chrysler @ \$30,972.00 each, taxes not included**
- b. Econolite Canada @ \$101,810.00, taxes not included**
- c. Greenwood Services @ \$97,700.00, taxes not included**

The motion being put was unanimously carried.

Quarterly Travel Report

Council considered as information a memorandum dated October 24, 2012 from the Director of Finance & City Treasurer regarding the quarterly Travel Report for the third quarter of 2012.

New Year’s Eve Fireworks

Council considered a memorandum dated October 23, 2012 from the Manager, Operations and Service Delivery regarding the above noted.

SJMC2012-10-29/545R

It was moved by Councillor Hickman; seconded by Deputy Mayor Duff: That the contract for New Year's Eve Fireworks be awarded to W.J. Fireworks at a cost of \$15,000.

The motion being put was unanimously carried.

Yellow Belly Brewing – Water Street

Council considered a memorandum dated October 26, 2012 from the City Solicitor regarding the above noted.

SJMC2012-10-29/546R

It was moved by Deputy Mayor Duff; seconded by Councillor Hann: That approval be granted to sell Yellow Belly Brewery subterranean easement rights in order for them to expand their brewery operations, located approximately 12' x 40, under the Becks Cove portion of George Street, at a rate of \$30.00 per square foot (approximately \$15,000.00) plus usual fees and HST.

The motion being put was unanimously carried.

Appointment to Bannerman Park Foundation Board of Directors

Council considered a memorandum dated October 29, 2012 from Deputy Mayor Duff concerning the above noted.

SJMC2012-10-29/547S

It was moved by Deputy Mayor Duff; seconded by Councillor Breen: That Mr. Paul McDonald be appointed as a member of the Board of Directors of the Bannerman Park Foundation.

The motion being put was unanimously carried.

Media Release City's Poet Laureate Receives Order of Canada and Order of Newfoundland and Labrador

Members of Council congratulated Poet Laureate, Tom Dawe, on receiving both the Order of Canada and the Order of Newfoundland and Labrador and agreed that His Worship the Mayor forward a letter of congratulations on behalf of Council.

Deputy Mayor Duff

Deputy Mayor Duff mentioned the 2012 Atlantic Green Forum event taking place on October 29th-30th at the Holiday Inn, St. John's and its guest speaker Mr. Ed Mahon. Council welcomed a presentation by him which will be coordinated by Deputy City Manager/Director of Public Works and Parks.

Adjournment

There being no further business, the meeting adjourned at 5:50 p.m.

MAYOR

CITY CLERK