

**September 23<sup>rd</sup>, 2013**

The Regular Meeting of the St. John's Municipal Council was held in the Council Chamber, City Hall, at 4:30 p.m. today.

His Worship the Mayor presided.

There were present also: Deputy Mayor Duff, Councillors O'Leary, Hickman, Hann, Colbert, Breen, Galgay, Tilley Hanlon and Collins.

The City Manager; Deputy City Manager, Corporate Services & City Clerk; Deputy City Manager, Public Works; Deputy City Manager, Financial Management; Acting Deputy City Manager, Planning, Development & Engineering; Deputy City Manager, Community Services; Director of Engineering; City Solicitor, Chief Municipal Planner and Manager, Corporate Secretariat, were also in attendance.

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

**SJMC2013-09-23/423R**

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

- a. Notice of Motion – Deputy Mayor Duff**

**Adoption of Minutes**

**SJMC2013-09--23/424R**

**It was decided on motion of Councillor Collins; seconded by Deputy Mayor Duff: That the minutes of September 16<sup>th</sup>, 2013 be adopted as presented.**

**Business Arising**

**Notice of Motion – St. John’s Commercial Property Tax By-Law (Councillor Breen)**

**SJMC2013-09-23/425R**

**Pursuant to Notice of Motion, it was moved by Councillor Breen; seconded by Councillor Galgay: That the following Commercial Property Tax (Amendment No. 1 – 2013) By-Law be adopted:**

**ST. JOHN’S COMMERCIAL PROPERTY TAX (AMENDMENT NO. 1-2013) BY-LAW**

**BY-LAW NO.**

**COMMERCIAL PROPERTY TAX (AMENDMENT NO. 1 – 2013) BY-LAW**

**PASSED BY COUNCIL ON SEPTEMBER 23, 2013**

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Pursuant to the powers vested in it under the section 4 of the City of St. John’s Municipal Taxation Act, SNL 2006 c.C-17, 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 (Amendment No. 1 – 2013) By-Law”.
2. Section 2(1)(b)(vi) is amended by adding the phrase “or federal or provincial legislation” after the word “City”.

**IN WITNESS WHEREOF** the Seal of the City of St. John’s has been hereunto affixed and this By-Law was signed by the Mayor and City Clerk this 23rd day of September, 2013

\_\_\_\_\_  
MAYOR

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

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

**Notice of Motion – Property Tax Exemption**

**SJMC2013-09-23/426R**

**Pursuant to Notice of Motion, it was moved by Deputy Mayor Duff; seconded by Councillor Colbert: That the following St. John’s Property Tax Exemption O’Brien Farm Foundation Incorporated By-law be adopted:**

**BY-LAW NO.**

**ST. JOHN’S PROPERTY TAX EXEMPTION O’BRIEN FARM FOUNDATION  
INCORPORATED BY-LAW**

**PASSED BY COUNCIL ON SEPTEMBER 23<sup>rd</sup>, 2013**

Pursuant to the powers vested in it under the 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 relating to the exemption of the O’Brien Farm Foundation Incorporated.

**BY-LAW**

1. This By-Law may be cited as the “St. John’s Property Tax Exemption O’Brien Farm Foundation Incorporated By-Law”.
2. Property held by the O’Brien Farm Foundation Incorporated and situate in the area of Mount Scio Road and Oxen Pond Road shall be exempt from the real property tax.

**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 23rd day of September, 2013.

\_\_\_\_\_  
MAYOR

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

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

**Civic # 4 Oxen Pond Road**

Under business arising, Council considered a memorandum dated September 18, 2013 from the Chief Municipal Planner regarding the above noted.

**SJMC2013-09-23/427R**

**It was moved by Councillor Hanlon; seconded by Councillor Hickman: That the following Resolutions for St. John's Municipal Plan Amendment Number 117, 2013 and St. John's Development Regulations Amendment Number 582, 2013 be adopted, and further, that Mr. Stan Clinton, MCIP, a member of the City's commissioner list, be appointed as the commissioner to conduct a public hearing on the Municipal Plan and Development Regulations amendments. The proposed date for the public hearing is October 15, 2013:**

**RESOLUTION  
ST. JOHN'S MUNICIPAL PLAN  
AMENDMENT NUMBER 117, 2013**

**WHEREAS** the City of St. John's wishes to accommodate the conversion of an existing dwelling into office space located at Civic Number 4 Oxen Pond Road.

**BE IT THEREFORE RESOLVED** that the City of St. John's hereby adopts the following map amendment to the St. John's Municipal Plan in accordance with the provisions of the Urban and Rural Planning Act.

**Redesignate land at Civic Number 4 Oxen Pond Road from the Residential Low Density Land Use District to the Commercial General Land Use District as shown on Map III-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 23rd day of September, **2013**.

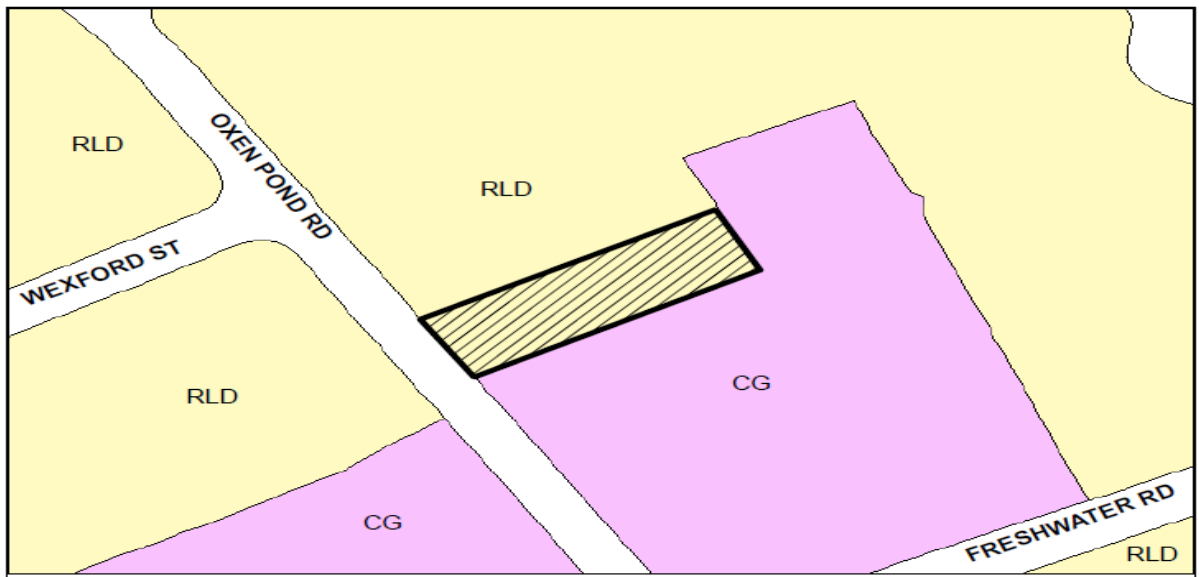
\_\_\_\_\_  
**Mayor**

\_\_\_\_\_  
**City Clerk**

\_\_\_\_\_  
**Provincial Registration**

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  
MUNICIPAL PLAN  
Amendment No. 117, 2013  
[Map III-1A]**

2013 08 27 SCALE: 1:1000  
CITY OF ST. JOHN'S  
DEPARTMENT OF PLANNING,  
DEVELOPMENT & ENGINEERING

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

 **AREA PROPOSED TO BE REDESIGNATED FROM  
RESIDENTIAL LOW DENSITY (RLD) LAND USE DISTRICT  
TO COMMERCIAL GENERAL (CG) LAND USE DISTRICT**

**4 Oxen Pond Road**

\_\_\_\_\_  
**M.C.I.P. signature and seal**

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

\_\_\_\_\_  
**City Clerk**

\_\_\_\_\_  
**Council Adoption**

**Provincial Registration**

**RESOLUTION  
ST. JOHN'S DEVELOPMENT REGULATIONS  
AMENDMENT NUMBER 581, 2013**

**WHEREAS** the City of St. John's wishes to accommodate the conversion of an existing dwelling into office space located at Civic Number 4 Oxen Pond 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 in accordance with the provisions of the Urban and Rural Planning Act.

**Rezone land at Civic Number 4 Oxen Pond Road from the Residential Low Density (R1) Zone to the Commercial Neighbourhood (CN) 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 23<sup>rd</sup> day of September, **2013**.

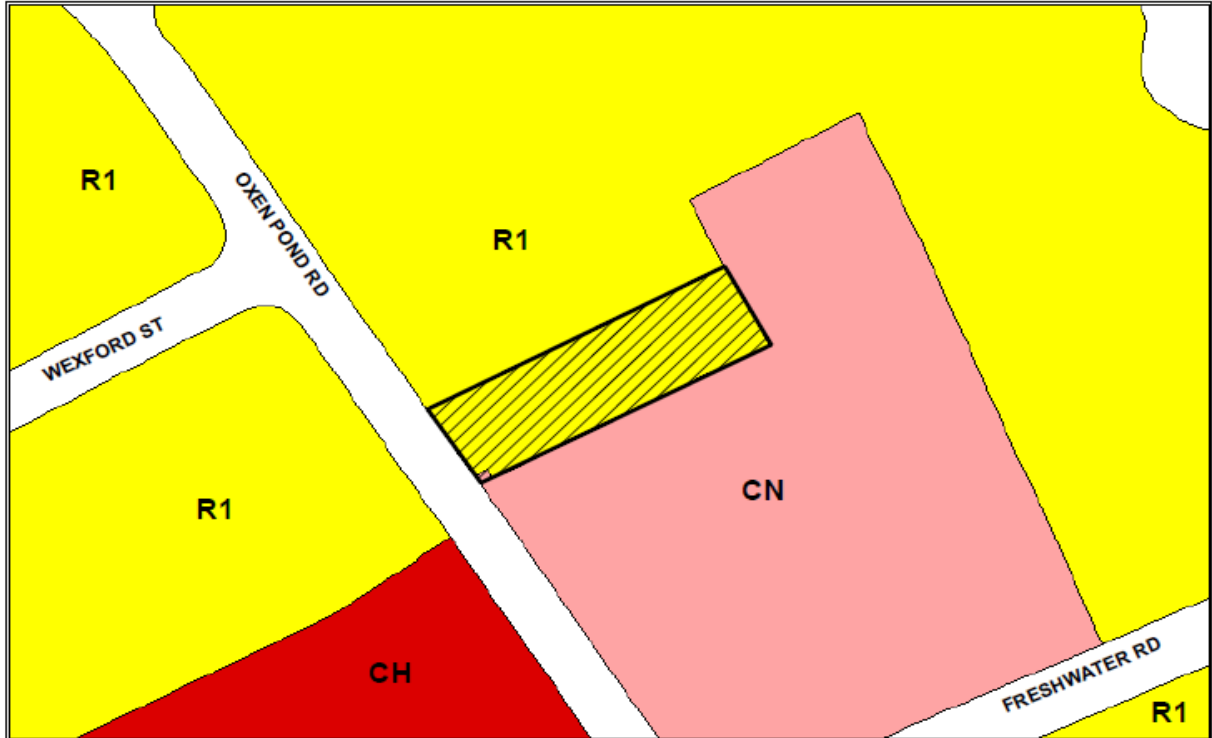
\_\_\_\_\_  
**Mayor**

\_\_\_\_\_  
**City Clerk**

\_\_\_\_\_  
**Provincial Registration**

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. 581, 2013  
[Map Z-1A]**

2013 08 27 SCALE: 1:1000  
CITY OF ST. JOHN'S  
DEPARTMENT OF PLANNING,  
DEVELOPMENT & ENGINEERING

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  
COMMERCIAL NEIGHBOURHOOD (CN) LAND USE ZONE

4 Oxen Pond Road

\_\_\_\_\_  
M.C.I.P. signature and seal

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Council Adoption

Provincial Registration

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

**Committee Reports**

**Development Committee Report dated September 17, 2013**

Council considered the following Development Committee Report dated September 17, 2013:

- 1. Department of Planning File No. 13-00238/B-17-M.26  
Proposed Crown Land Grant for Extension to Private Property to Create  
Additional Building Lot  
*Department of Environment and Conservation File 1036214*  
Crown Land Grant Referral for 0.23 Hectares  
Civic No. 836 Main Road – Rural (R) Zone (Ward 5)**

**Recommendation:**

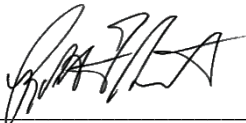
It is recommended that Council reject the subject Crown Land Grant application for residential use.

- 2. Department of Planning, Development and Engineering File No. 13-00009  
Proposed Carport and Deck  
Civic No. 4 Outer Battery Road – Residential Battery Zone (RB) Zone (Ward  
2)**

**Recommendation:**

Based on the fact that the proposed new dwelling will not have any significant interference with the private views from other properties and that the design of the proposed new dwelling is in keeping with the character of other dwellings in the area, it is recommended that Council grant approval to the application subject to the following conditions:

- 1) Approval of the building elevations by the City's Heritage Officer; and,
- 2) Compliance with all requirements of the City's Department of Engineering and Department of Building and Property Management.



Robert F. Smart, City Manager  
Chair – Development Committee

**SJMC2013-09-23/428R**

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

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



**Public Works & Environment Standing Committee Report dated September 17, 2013**

Council considered the following Public Works & Environment Standing Committee Report dated September 17, 2013:

**Attendees:** Councillor Wally Collins, Chairperson  
Deputy Mayor Shannie Duff  
Councillor Tom Hann  
Councillor Bruce Tilley  
Councillor Danny Breen  
Councillor Sandy Hickman  
Paul Mackey, Deputy City Manager of Public Works  
Jason Sinyard, Director of Planning  
Brendan O'Connell, Director of Engineering  
Lynnann Winsor, Director of Water & Wastewater  
Don Brennan, Director of Streets & Traffic  
Brian Head, Manager of Parks & Open Spaces Division  
Phil Hiscock, Manager of Streets & Traffic  
Jason Phillips, Manager Water & Wastewater  
Shelley Parady, Communications & PR Officer  
Karen Chafe, Recording Secretary

1. **Wishingwell Road & Terra Nova Road Water Main Rehabilitation**

The Committee considered a memo dated August 29, 2013 from the Deputy City Manager of Public Works regarding the above noted. The Committee on motion of Councillor Hickman; seconded by Councillor Breen recommends approval of the following:

**That Council approve in principle the re-lining of approximately 2,000 metres of water main including the identified sections on Wishingwell Road and Terra Nova Road at an estimated cost of \$2,400,000 (plus HST). It is further proposed that funding for this work be provided from the \$1,000,000 previously allocated plus an additional \$1,400,000 from unallocated capital funding. If Council approves this approach, tenders will be called and a further recommendation will be brought forward to Council for award of the work provided the prices are in the range anticipated.**

2. **Backyard Composting**

The Committee considered a memo dated September 16, 2013 from the Deputy City Manager of Public Works regarding the above noted. The Committee on motion of Councillor Tilley; seconded by Deputy Mayor Duff recommends that Council approve the following:

**That Council refer the issue of support for backyard composting to the 2014 budget process for consideration. The Committee further recommends that if funding is approved for a program, the City purchase 500 subsidized compost bins from the MMSB and partner with Botanical Gardens to conduct training for residents in the proper use of these bins.**

3. **Robin Hood Bay Hours of Operation**

The Committee considered a memo dated September 16, 2013 from the Deputy City Manager of Public Works in response to an e-mail from Wally Fry suggesting the extension of hours of operation for the Residential Drop Off (RDO) at the Robin Hood Bay Regional Waste Management Facility. The Committee on motion of Deputy Mayor Duff; seconded by Councillor Breen recommends the following:

**That the status quo be maintained with respect to the hours of operation at Robin Hood Bay Landfill. While extending the hours of operation would provide more flexibility for RDO users, the cost to do this is significant and does not appear to be warranted. The RDO is currently open all day Saturday for the convenience of the general public.**

4. **Request for Sidewalk Installation on Empire Avenue (near Ropewalk Lane intersection)**

The Committee considered an e-mail from Donald Connolly referred via the Mayor's Advisory Committee on the Status of Persons with Disabilities. Mr. Connolly references the lack of sidewalk immediately past the ESSO Station on Empire Avenue and Ropewalk Lane going west on Empire. He notes that the area is extremely dangerous for a distance of 300-400 feet as pedestrians have to leave the sidewalk and walk in the street before rejoining the sidewalk. He thought that the property in question is possibly owned by Dominion Recycling.

**Staff advised that though there is no program for the installation of new sidewalks, they have received various requests over the years for such. It was therefore suggested that a list for new sidewalks be developed and referred for review under the capital works list along with Mr. Connolly's request.**

5. **Curbside Leaf Collection Pilot Project**

Council deferred and referred to the Committee a memo dated September 12, 2013 from the Deputy City Manager of Public Works regarding the above noted matter. The Committee on motion of Councillor Tilley; seconded by Councillor Hann recommends Council approval of the following:

**That the City proceed with a pilot curbside leaf collection program this fall in accordance with the requirements outlined in the attached report. Information will be provided to residents encouraging them to handle their own leaves by mulching them on their lawns or by backyard composting. Other options for residents include using the proposed curbside collection program (for which paper (Kraft) bags are mandatory to eliminate double handling of the material collected), or dropping their leaves off at the Robin Hood Bay Residential Drop-off facility at no charge. Leaves collected in the curbside program will be used for horticultural and/or landscaping purposes. The cost of the proposed pilot curbside collection program will come from the existing Waste Management Division budget.**

Councillor Wally Collins  
Chairperson

**SJMC2013-09-23/429R**

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

**Regarding Item #1 – Wishingwell Road & Terra Nova Road Water Main Rehabilitation - Council accepted a friendly amendment to the motion put forward by Councillor Breen that the additional \$1.4 million be referred to capital budget.**

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

**Heritage Advisory Committee Report dated September 13, 2013**

Council considered the following Heritage Advisory Committee Report dated September 13, 2013:

**In Attendance:** Deputy Mayor Shannie Duff, Chairperson  
Gerard Hayes  
Taryn Sheppard  
Dave Lane  
George Chalker  
Melanie Del Rizzo"  
Ken O'Brien, Chief Municipal Planner  
Sylvester Crocker, Manager of Technical Services  
Peter Mercer, Heritage Officer  
Helen Miller, Archivist  
Margaret Donovan, Tourism Industry Coordinator  
Karen Chafe, Recording Secretary

- 1. Marconi Building (Condominium Development) 342 Duckworth St.**  
Dick Cook and Dan Ripley met with the Committee to discuss revised plans for the above noted property which were previously approved in principle by Council. Revised elevations were reviewed and are on file with the City Clerk's Department. The design has been somewhat refined from the original and the intention is still to preserve the original art deco elements of the building, but by using a ceramic cladding on the newer sections.

**The Committee recommends approval of the revised design as submitted, noting that it is a good blend of old and new material and complements the historic character of the Downtown.**

- 2. Richmond Cottage – 4-6 McLea Place (formerly 18 Old Topsail Road/10 Shaw St.)**  
The Heritage Advisory Committee presents the following brief chronology for Council's information:

- On August 23, 2011, the Heritage Advisory Committee met with Mr. Paul Fowler of Wrightland Development and Mr. Beaton Sheppard, Sheppard Case Architects who presented the proposed subdivision of 3.4 acres of land surrounding Richmond Cottage (4-6 McLea Place) as well as the subdivision of that cottage into two dwelling units. The attached plans were recommended by the Committee and subsequently approved by Council. The architectural renderings submitted showed a heritage sensitive design for the renovation of Richmond Cottage for adaptive reuse.
- On May 29, 2013, the Heritage Advisory Committee met with Paul Fowler and Dermot Karney of Wrightland Development Corporation to discuss their request for approval to demolish Richmond Cottage and replicate it with a new structure set further back on the site. Their rationale for demolition is attached to this report. The Committee recommended that Council reject the application to demolish though the report was not considered by Council as the applicant decided to withdraw the request. The Committee's recommendation to reject has since been held in abeyance.
- On September 9, 2013, the members of the Committee conducted a site visit of Richmond Cottage at the invitation of Wrightland Development Corporation in order to assess the present condition of the structure subsequent to the water damage which occurred as a result of the leak from burst pipes.
- The Committee during its meeting of September 13, 2013 agreed that there is no good reason to demolish the building from a structural perspective as it appears to be in reasonably sound condition. The amount of refurbishment the developer will be required to undertake to complete the proposed rehabilitation of Richmond Cottage has not been materially increased as a result of the leak. The attached memo from the City's Department of Building & Property Management confirms the Committee's opinion and the following quote from the report is noteworthy:

*Please note that most, if not all the work outlined in the rationale for demolition would need to be completed to facilitate the work that was outlined and presented in their original application for sub-division and renovations from August 23, 2013. In their original application all new exterior cladding and windows were being installed, the roof framing would have had to be re-structured to accommodate the new solariums, the interior would have been stripped to install new electrical, plumbing, ventilation, and insulation and new window and door openings were needed to accommodate reconfiguration.*

Based on the foregoing, the following recommendations are put forth:

**The Committee reaffirms its earlier recommendation from the May 29, 2013 meeting to reject the request from Wrightland Development to demolish Richmond Cottage and that the structure be fully rehabilitated for the adaptive reuse that was originally proposed by Sheppard Case Architects during the August 23, 2011 Heritage Advisory Committee meeting. The Sheppard Case proposal conforms with the *Parks Canada Standard Guidelines for the Conservation of Historic Places in Canada*.**

**The Committee also recommends that the regulatory process be reviewed to ensure that heritage designated properties are properly maintained prior to Council's granting permission to develop the lands surrounding them. Comprehensive criteria must be developed to ensure the guaranteed protection of heritage structures through the establishment of development agreements which outline the specific conditions under which heritage properties must be maintained, i.e.:**

- **proper security to ensure protection of property from vandalism and neglect;**
- **timeframes for completion of restoration which must take place prior to further development of the property;**
- **The submission of bona fide architectural plans which adhere to the standard guidelines imposed by Parks Canada for the preservation and restoration of heritage buildings. The use of these standards ensures that a heritage building's architectural integrity is protected while allowing its adaptive reuse to modern day standards.**

**3. 7 Monkstown Road**

The Committee considered an application for the replacement of the windows situated within the second floor dormers of 7 Monkstown Road. The division bar within the new windows will be somewhat lower than those in the originals; however they do comply with building code.

**The Committee recommends approval of the windows replacement but suggests that the applicant, if he has not already done so, check with local contractors who specialize in heritage window construction, particularly given that this is a heritage designated property. Mr. George Chalker with the Heritage Foundation of NL agreed to provide a list of professionals in this area.**

**4. 8 Ordnance St.**

The Heritage Officer tabled an application for the installation of windows at 8 Ordnance St. to be situated along the side and back of the property.

**The Committee recommends approval of the window installation as outlined by the Heritage Officer.**

**5. 63 Bond St.**

The Committee considered an application for a window opening at 63 Bond St. on the third storey of the building facing eastward.

**The Committee recommends approval of the application and further suggests that the applicant may also wish to install the same window on the opposite corner for the purpose of symmetry.**

Deputy Mayor Shannie Duff  
Chairperson

**SJMC2013-09-23/430R**

**It was moved by Deputy Mayor Duff; seconded by Councillor O’Leary: That the Committee’s recommendations pertaining to Items 1,3, 4 and 5 be approved.**

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

**SJMC2013-09-23/431R**

**Regarding Item #2, Richmond Cottage – 4-6 McLea Place, it was moved by Deputy Mayor Duff; seconded by Councillor O’Leary: That the Committee’s recommendations be approved.**

**SJMC2013-09-23/432R**

**It was moved by Councillor Hann; seconded by Councillor Collins: That the Committee’s recommendations be referred to the Planning & Housing Standing Committee to allow an opportunity for a full presentation to the committee and a review of the regulatory process by staff.**

**The motion was carried with Deputy Mayor Duff, Councillors O’Leary, Hickman and Galgay dissenting.**

**Development Permits**

Council considered as information the following Weekly Development Permits for the period September 13, 2013 to September 19, 2013:

**DEVELOPMENT PERMITS LIST  
DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING  
FOR THE PERIOD OF September 13, 2013 TO September 19, 2013**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES		Home Office	14 Eaststaff Street	3	Approved	13-09-17
RES	Triple D Holdings Limited	Two (2) Building Lots	Glenlonan Street	5	Approved	13-09-17
AG		Proposed Barn With a Residential Loft	Ruby Line	5	Rejected by LDAA	13-09-18
AG	J3 Consulting Excavating Ltd	Place Fill on Property for Agriculture Use	Back Line	5	Approved	13-09-19
AG		Place Fill of Property for Agriculture Use	Robert E Howlett Highway	5	Approved	13-09-19
COM	United Sail Works	Relocate Sewer Main and Extension to Bldg.	4 East White Hills Road	1	Approved	13-09-18
COM	Venture Architecture 2000 Inc.	New Access Configuration	79 Blackmarsh Road	2	Approved	13-09-19

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

INST - Institutional  
 IND - Industrial

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

**Gerard Doran  
Development Officer  
Department of Planning**

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**Building Permits List – September 23, 2013**

**SJMC2013-09-23/433R**

**It was decided on motion of Councillor Tilley; seconded by Councillor Collins:  
That the recommendation of the Deputy City Manager, Planning, Development & Engineering with respect to the following building permits, be approved:**

### Building Permits List Council's September 23, 2013 Regular Meeting

Permits Issued: 2013/09/12 To 2013/09/18

**CLASS: COMMERCIAL**

25 ABERDEEN AVE TIM HORTONS	SN	EATING ESTABLISHMENT
98 DUCKWORTH ST - HEMPWARE	SN	RETAIL STORE
253 DUCKWORTH ST TIM HORTONS	SN	EATING ESTABLISHMENT
324 FRESHWATER RD	SN	CAR SALES LOT
547 KENMOUNT RD	SN	CAR SALES LOT
23-25 ROWAN ST	SN	MIXED USE
332 WATER ST	SN	RETAIL STORE
25 ABERDEEN AVE TIM HORTONS	NC	ACCESSORY BUILDING
56 LESLIE ST	NC	FENCE
305 WATER ST	RN	RETAIL STORE
390 DUCKWORTH ST	SW	FENCE
48 KENMOUNT RD/WASTE ENCLOSURE	NC	ACCESSORY BUILDING
332 WATER ST	CR	RETAIL STORE
334 WATER ST, 2ND & 3RD FLOORS	RN	OFFICE
14 AUSTIN ST	CO	OFFICE
215 WATER ST -LEGROW'S TRAVEL	RN	OFFICE
1 KIWANIS ST	CR	SERVICE SHOP
253 DUCKWORTH ST TIM HORTONS	RN	EATING ESTABLISHMENT
35 MAJOR'S PATH	NC	OFFICE

THIS WEEK \$ 3,568,470.00

**CLASS: INDUSTRIAL**

THIS WEEK \$ .00

**CLASS: GOVERNMENT/INSTITUTIONAL**

50 RUBY LINE	NC	FENCE
70 EAST WHITE HILLS RD	SW	ADMIN BLDG/GOV/NON-PROFIT
168 MILITARY RD	RN	RECREATIONAL USE

THIS WEEK \$ 5,240,000.00

**CLASS: RESIDENTIAL**

9 ALDERDICE PL	NC	PATIO DECK
9 ALDERDICE PL	NC	PATIO DECK
75 ALDERSHOT ST	NC	PATIO DECK
19 ALMOND CRES	NC	FENCE
421 BACK LINE	NC	SINGLE DETACHED DWELLING
15 BALNAFAD PL	NC	ACCESSORY BUILDING
53 BATTERY RD	NC	SINGLE DETACHED DWELLING
307 BLACKMARSH RD	NC	ACCESSORY BUILDING
29 BLUE PUTTEE DR	NC	ACCESSORY BUILDING
15 BOND ST	NC	PATIO DECK
43 BRISTOL ST	NC	PATIO DECK
258 CANADA DR	NC	PATIO DECK
4 CAPULET ST	NC	PATIO DECK
42 DUNKERRY CRES	NC	SINGLE DETACHED DWELLING



13 ELDERBERRY PL	NC	ACCESSORY BUILDING
32 COOKSTOWN RD	NC	ACCESSORY BUILDING
73 JORDAN PL	NC	ACCESSORY BUILDING
10 KATIE PL	NC	ACCESSORY BUILDING
44 KENAI CRES., LOT 197	NC	SINGLE DETACHED DWELLING
73 LADYSMITH DR, LOT 168	NC	SINGLE DETACHED DWELLING
123 LADYSMITH DR, LOT 193	NC	SINGLE DETACHED DWELLING
213 LADYSMITH DR, LOT 600	NC	SINGLE DETACHED DWELLING
227 LADYSMITH DR, LOT 593	NC	SINGLE DETACHED & SUB.APT
493 MAIN RD	NC	ACCESSORY BUILDING
24 MIRANDA ST, LOT 105	NC	SINGLE DETACHED DWELLING
109 NEWTOWN RD	NC	FENCE
12 OBERON ST	NC	FENCE
52 ORLANDO PL, LOT 191	NC	SINGLE DETACHED DWELLING
16 PENETANGUISHENE RD	NC	ACCESSORY BUILDING
212 PETTY HARBOUR RD	NC	SINGLE DETACHED DWELLING
75 PITCHER'S PATH	NC	SINGLE DETACHED DWELLING
ST. JOHN'S PLACE	NC	CONDOMINIUM
5 ST. SHOTTS PL	NC	ACCESSORY BUILDING
25 SEABORN ST	NC	FENCE
22 SEQUOIA DR, LOT 305	NC	SINGLE DETACHED DWELLING
7 SEQUOIA DRIVE	NC	ACCESSORY BUILDING
40 STANFORD PL, LOT 52	NC	SINGLE DETACHED DWELLING
76 SUNSET ST	NC	ACCESSORY BUILDING
78 SUNSET ST	NC	ACCESSORY BUILDING
62 TEAKWOOD DR	NC	PATIO DECK
17 TITANIA PL., LOT 165	NC	SINGLE DETACHED DWELLING
24 CARNELL ST	CO	HOME OFFICE
9 ALDERDICE PL	CR	SINGLE DETACHED & SUB.APT
29 BLUE PUTTEE DR	CR	SINGLE DETACHED DWELLING
105 CASTLE BRIDGE DR	CR	SUBSIDIARY APARTMENT
59 GREAT EASTERN AVE	CR	SUBSIDIARY APARTMENT
95 GRENFELL AVE	CR	SUBSIDIARY APARTMENT
62 PETITE FORTE DR	CR	SUBSIDIARY APARTMENT
9 ALDERDICE PL	EX	SINGLE DETACHED & SUB.APT
41 LADYSMITH DR	EX	SINGLE DETACHED DWELLING
21 BROOKLYN AVE	RN	SINGLE DETACHED DWELLING
80 CARRICK DR	RN	SINGLE DETACHED DWELLING
123 ELIZABETH AVE	RN	APARTMENT BUILDING
40 FRESHWATER RD	RN	TOWNHOUSING
128 FRESHWATER RD	RN	SINGLE DETACHED DWELLING
25 FRESHWATER RD	RN	SINGLE DETACHED DWELLING
16 JAMES LANE	RN	SINGLE DETACHED DWELLING
130 LINEGAR AVE	RN	ADMIN BLDG/GOV/NON-PROFIT
212 MUNDY POND RD	RN	SINGLE DETACHED DWELLING
185 PLEASANT ST	RN	TOWNHOUSING
57 PORTUGAL COVE RD	RN	SINGLE DETACHED DWELLING
12 VICTORIA ST	RN	SINGLE DETACHED & SUB.APT
41 SPRUCE GROVE AVE	SW	SINGLE DETACHED DWELLING
7 CHIMO PL	SW	SINGLE DETACHED DWELLING
4 ROSE ABBEY ST	SW	SINGLE DETACHED DWELLING

THIS WEEK \$ 4,973,760.00

**CLASS: DEMOLITION**

46 QUIDI VIDI VILLAGE RD	DM	SINGLE DETACHED DWELLING
378 DUCKWORTH ST	DM	WAREHOUSE

THIS WEEK \$ 40,000.00

THIS WEEK'S TOTAL: \$ 13,822,230.00

REPAIR PERMITS ISSUED: 2013/09/12 TO 2013/09/18 \$ 106,200.00

44 Courtney Street - new accessory building rejected as per Section 8.3.6(3) (i) (a) of the City of St. John's Development Regulations.

LEGEND

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

YEAR TO DATE COMPARISONS			
September 23, 2013			
TYPE	2012	2013	% VARIANCE (+/-)
Commercial	\$161,300,900.00	\$74,100,400.00	-54
Industrial	\$3,600,100.00	\$131,000.00	-96
Government/Institutional	\$15,500,500.00	\$77,200,200.00	398
Residential	\$141,700,400.00	\$122,500,100.00	-14
Repairs	\$4,000,000.00	\$3,800,400.00	-5
Housing Units (1 & 2 Family Dwellings)	462	347	
<b>TOTAL</b>	<b>\$326,102,362.00</b>	<b>\$277,732,447.00</b>	<b>-15</b>

Respectfully Submitted,

David Blackmore, R.P.A.  
Deputy City Manager - Planning, Development & Engineering

**Payrolls and Accounts**

**SJMC2013-09-23/434R**

**It was decided on motion of Councillor Tilley; seconded by Councillor Collins:  
That the following Payrolls and Accounts for the weeks ending August 22<sup>nd</sup>,  
and August 29<sup>th</sup>, be approved:**

**Weekly Payment Vouchers  
For The  
Week Ending September 19, 2013**

**Payroll**

<b>Public Works</b>	<b>\$ 406,702.24</b>
<b>Bi-Weekly Casual</b>	<b>\$ 27,275.45</b>
<b>Accounts Payable</b>	<b>\$2,859,121.52</b>
<b>Total:</b>	<b>\$ 3,293,099.21</b>

**NOTICE OF MOTION**

**Deputy Mayor Duff gave the following Notice of Motion:**

**TAKE NOTICE that I will, at the next regular meeting of the St. John's Municipal Council move to enact an amendment to the St. John's Development Regulations to strengthen the protection of designated heritage properties which form part of a rezoning application, by the inclusion in a development agreement of specified conditions and timelines for the completion of rehabilitation work committed by a developer as part of the rezoning application.**

Dated at St. John's, NL this 23<sup>rd</sup>, day of September, 2013.

The City Clerk informed Council that the Notice of Motion was out of order noting that due to Council's previous motion to refer the Heritage Advisory Committee's recommendations on Item #1 – Richmond Cottage, to the Planning & Housing Standing Committee, a report from the Planning Committee has to be presented to Council prior to debate.

**Kiwanis Street - 372 Kenmount Road**

Council considered a memorandum dated September 18<sup>th</sup>, 2013 from the City Solicitor regarding the above noted.

**SJMC2013-09-23/435R**

**It was moved by Councillor Colbert; seconded by Councillor Hanlon: That the owner of land at 372 Kenmount Road, expropriated by the City for the construction of Kiwanis Street, be compensated at the assessed value (\$8.00/square foot), being \$68,003.00, plus legal fees.**

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

**Water Transmission Line – Portugal Cove Road**

Council considered a memorandum dated September 18<sup>th</sup>, 2013 from the City Solicitor regarding the above noted.

**SJMC2013-09-23/436R**

**It was moved by Councillor Tilley; seconded by Councillor Hanlon: That the Expropriation be abandoned and Notice of Abandonment executed, with respect to the water transmission line, Portugal Cove Road.**

**The motion being put was unanimously.**

**Deputy Mayor Duff**

Deputy Mayor Duff tabled a letter from Maria Lear for referral to the Planning and Housing Standing Committee.

**Adjournment**

There being no further business the meeting adjourned at 5:25 pm.

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**MAYOR**

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**CITY CLERK**