

**April 6, 2015**

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

Mayor Dennis O'Keefe presided.

There were present also Deputy Mayor Ron Ellsworth, Councillors Hann, Hickman, Puddister, Breen, Galgay, Tilley, and Collins.

Regrets: Councillors Davis and Lane.

The Acting City Manager; Deputy City Manager of Public Works; Deputy City Manager of Finance & Administration; Deputy City Manager of Planning, Development & Engineering; Deputy City Manager of Community Services; City Solicitor; City Clerk, and Senior Legislative Assistant were also in attendance.

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

**SJMC2015-04-06/145R**

**Moved by Councillor Collins; seconded by Councillor Puddister: That the agenda be adopted as presented.**

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

**Adoption of Minutes**

**SJMC2015-04-06/146R**

**Moved by Councillor Breen; seconded by Councillor Tilley: That the minutes of March 30, 2015 be adopted as presented.**

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

**Business Arising**

**Snowclearing Report – January 1 – March 31, 2015**

Council was provided with a report from the Deputy City Manager, Financial Management dealing with snowclearing for the period January 1, 2015 – March 31, 2015. The report shows a negative year-to-date variance of \$1,188,396 which is primarily due to above average salt consumption.

## **KPMG Winter Maintenance Services Review – Staff Evaluation of Final Report Recommendations**

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Councillor Galgay presented Council with the final report on the Review of Winter Maintenance Services from KPMG Consultants. He noted key findings of the report include the following:

- information on the service level offered in St. John's in comparison with other municipalities and the costs in comparison to maintain that level of service
- the benefits and risks/costs of combining contracted services with staff services;
- the need for a full fleet review;
- potential locations for dumping snow; and
- recommendations on routes, the depot, parking bans, communications and other key factors to improve winter maintenance.

The full review and an executive summary are both available on the City's website.

Councillor Galgay noted that the review process began in June 2014 and included a series of public and stakeholder consultations. Council accepted an interim report in October 2014 which assisted the City in making operational changes for the upcoming 2014-2015 winter, including the adoption of new guidelines for sidewalk clearing and snow removal.

The City will launch an online survey to gather feedback from city residents and other stakeholders to conclude its public engagement process as part of its winter maintenance review. The survey will invite residents to provide their perspectives on the changes that have been implemented since the interim report, as well as some general questions about service.

### **Notices Published**

Council considered the following Notices Published:

- 41 Hussey Drive – Commercial Industrial (CI)Zone - A Discretionary Use (Restoration of Non-Conforming Use) Application has been submitted to demolish and rebuild the home at **41 Hussey Drive**. The new modular home is proposed to be

the same footprint as the existing home and will have a maximum total floor area of approximately 107 m<sup>2</sup>. No submissions received.

- Trans-Canada Highway- Forestry (F) Zone - A Discretionary Use Application has been submitted by the Department of Natural Resources requesting permission to develop a parcel of land off the Trans-Canada Highway in the existing Harbour Arterial Mineral Workings Area for the purpose of production and removal of aggregate material. The land will be used to provide a source of aggregate for construction purposes. The proposed quarry will be 6.2 hectares in area. No submissions received.

**SJMC2015-04-06/147R**

**Moved by Councillor Hann; seconded by Councillor Puddister: That the above noted applications be approved subject to all applicable City requirements.**

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

**Development Permits List**

Council considered as information the Development Permits List for the period March 26 – April 1, 2015.

**DEVELOPMENT PERMITS LIST  
DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING  
FOR THE PERIOD OF March 26 TO April 1**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
COM	Lindsay Construction	Warehouse with Office area	10 Eastland Drive	1	Approved	15-03-26
COM		Exit Lane from St. Clare	194 LeMarchant Road	2	Approved	15-03-26
RES		Subdivide for additional lot	76 Valleyview Road	5	Approved	15-03-27

<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 Supervisor  
Department of Planning**

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**Building Permits List**

Council considered the Building Permits list for the period of March 26 – March 31, 2015.

**Building Permits List  
Council's April 6, 2015 Regular Meeting**

Permits Issued: 2015/03/26 To 2015/03/31

**CLASS: COMMERCIAL**

57 BLACKLER AVE	CO	RETAIL STORE
206 DUCKWORTH ST , SCUTTLEBUTT	CO	RETAIL STORE
40 ABERDEEN AVE FOOTWEAR SOL.	MS	RETAIL STORE
40 ABERDEEN AVE	MS	RETAIL STORE
1 ANDERSON AVE	MS	RETAIL STORE
37 ANDERSON AVE	MS	EATING ESTABLISHMENT
206 DUCKWORTH ST-SCHUTTLEBUTT	SN	RETAIL STORE
92 ELIZABETH AVE	MS	CLUB
92 ELIZABETH AVE	MS	RETAIL STORE
92 ELIZABETH AVE	MS	RETAIL STORE
336 FRESHWATER RD	MS	COMMUNICATIONS USE
336 FRESHWATER RD	MS	RETAIL STORE
12 GLENEYRE ST	MS	SERVICE SHOP
179 HAMLYN RD	MS	CLUB
12-20 HIGHLAND DR	MS	CLINIC
35 KELSEY DR	MS	RESTAURANT
55 KELSEY DR	MS	RESTAURANT
55B KELSEY DR	MS	RETAIL STORE
55B KELSEY DR	MS	RETAIL STORE
55 KELSEY DR	MS	RETAIL STORE
75 KELSEY DR	MS	EATING ESTABLISHMENT
54 KENMOUNT RD	MS	EATING ESTABLISHMENT
35 KENMOUNT RD	MS	RETAIL STORE
85-95 KENMOUNT RD	MS	RETAIL STORE
275 KENMOUNT RD	MS	RETAIL STORE
497 KENMOUNT RD	MS	RETAIL STORE
345-349 MAIN RD	MS	EATING ESTABLISHMENT
22 O'LEARY AVE	MS	TAKE-OUT FOOD SERVICE
78 O'LEARY AVE	MS	RETAIL STORE
37 O'LEARY AVE	MS	RETAIL STORE
279 PORTUGAL COVE RD	MS	RETAIL STORE
14 STAVANGER DR	MS	RETAIL STORE
16 STAVANGER DR	MS	RETAIL STORE
20 STAVANGER DR	MS	RETAIL STORE
386 STAVANGER DR	MS	COMMERCIAL SCHOOL
386 STAVANGER DR SOULFUL SOUND	MS	RETAIL STORE
3 STAVANGER DR	MS	RETAIL STORE
3 STAVANGER DR	MS	RETAIL STORE
15 STAVANGER DR	MS	RETAIL STORE
25 STAVANGER DR	MS	RETAIL STORE
15-27 STAVANGER DR	MS	RETAIL STORE
15-27 STAVANGER DR	MS	RETAIL STORE
95A STAVANGER DR HALLMARK	MS	RETAIL STORE
92 THORBURN RD	MS	EATING ESTABLISHMENT
506 TOPSAIL RD	MS	EATING ESTABLISHMENT
644 TOPSAIL RD	MS	CLUB
686 TOPSAIL RD RED ROCK GRILL	MS	RETAIL STORE
248 TORBAY RD	MS	EATING ESTABLISHMENT
286 TORBAY RD	MS	RETAIL STORE

286 TORBAY RD	MS	RESTAURANT
286 TORBAY RD	MS	RETAIL STORE
320 TORBAY RD	MS	RETAIL STORE
320 TORBAY RD RUSTLER'S	MS	RESTAURANT
320 TORBAY RD	MS	RETAIL STORE
340 TORBAY RD	MS	CLINIC
436 TORBAY RD	MS	DAY CARE CENTRE
141 TORBAY ROAD-TORBAY RD MALL	MS	RETAIL STORE
390 DUCKWORTH ST, PAONL	RN	MIXED USE
395 DUCKWORTH ST GREENSLEEVES	EX	TAVERN
128 WATER ST LUXUS HOTEL	CR	HOTEL

THIS WEEK \$ 1,633,050.00

**CLASS: INDUSTRIAL**

THIS WEEK \$ .00

**CLASS: GOVERNMENT/INSTITUTIONAL**

70 CLINCH CRES AUTISM SOCIETY	SW	ADMIN BLDG/GOV/NON-PROFIT
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THIS WEEK \$ 15,000.00

**CLASS: RESIDENTIAL**

27 MOUNTBATTEN DR	NC	PATIO DECK
60 PARSONAGE DR , LOT 2.15	NC	SINGLE DETACHED DWELLING
39 FRECKER DR	CO	HOME OFFICE
16 GIBBS PL	EX	SINGLE DETACHED DWELLING
14 LONG POND RD	EX	SINGLE DETACHED DWELLING
3 BLACKALL PL	RN	SINGLE DETACHED DWELLING
91 COWAN AVE	RN	PATIO DECK
43 FLEMING ST	RN	SINGLE DETACHED DWELLING
12 RENDELL PL	RN	SINGLE DETACHED DWELLING
36 SOLDIER CRES	RN	SINGLE DETACHED DWELLING
79 STAMP'S LANE	RN	SINGLE DETACHED & SUB.APT
5 STANFORD PL	RN	SINGLE DETACHED DWELLING
148 TORBAY RD-APT. 105	RN	APARTMENT BUILDING
148 TORBAY RD, APT 106	RN	APARTMENT BUILDING
148 TORBAY RD, APT. 107	RN	APARTMENT BUILDING
148 TORBAY RD-APT. 108	RN	APARTMENT BUILDING
148 TORBAY RD-APT. 205	RN	APARTMENT BUILDING
148 TORBAY RD-APT. 206	RN	APARTMENT BUILDING
148 TORBAY RD-APT. 207	RN	APARTMENT BUILDING
148 TORBAY RD-APT. 208	RN	APARTMENT BUILDING
148 TORBAY RD-APT. 305	RN	APARTMENT BUILDING
148 TORBAY RD-APT. 306	RN	APARTMENT BUILDING
148 TORBAY RD-APT. 307	RN	APARTMENT BUILDING
148 TORBAY RD-APT. 308	RN	APARTMENT BUILDING
148 TORBAY RD-APT. 405	RN	APARTMENT BUILDING
148 TORBAY RD-APT. 406	RN	APARTMENT BUILDING
148 TORBAY RD-APT. 407	RN	APARTMENT BUILDING
148 TORBAY RD-APT. 408	RN	APARTMENT BUILDING
10 WILLENHALL PL	RN	SUBSIDIARY APARTMENT
86-100 CUMBERLAND CRES	SW	TOWNHOUSING

THIS WEEK \$ 818,750.00

**CLASS: DEMOLITION**

368 EMPIRE AVE  
370 EMPIRE AVE  
136 CROSBIE RD

DM SINGLE DETACHED DWELLING  
DM SINGLE DETACHED DWELLING  
DM OFFICE

THIS WEEK \$ 31,000.00

THIS WEEK' S TOTAL: \$ 2,497,800.00

REPAIR PERMITS ISSUED: 2015/03/26 TO 2015/03/31 \$ 24,000.00

LEGEND

CO CHANGE OF OCCUPANCY	SW SITE WORK
CR CHNG OF OCC/RENOVTNS	MS MOBILE SIGN
NC NEW CONSTRUCTION	SN SIGN
OC OCCUPANT CHANGE	EX EXTENSION
RN RENOVATIONS	DM DEMOLITION

YEAR TO DATE COMPARISONS			
April 6, 2015			
TYPE	2014	2015	% VARIANCE (+/-)
Commercial	\$18,583,000.00	\$19,669,000.00	6
Industrial	\$0.00	\$0.00	0
Government/Institutional	\$42,454,000.00	\$7,522,000.00	-82
Residential	\$26,036,000.00	\$7,111,000.00	-73
Repairs	\$386,300.00	\$773,650.00	100
Housing Units (1 & 2 Family Dwellings)	40	9	
<b>TOTAL</b>	<b>\$87,459,300.00</b>	<b>\$35,075,650.00</b>	<b>-60</b>

Respectfully Submitted,

Jason Sinyard, P. Eng., MBA  
Director of Planning & Development

**SJMC2015-04-06/148R**

**Moved by Councillor Tilley; seconded by Councillor Galgay: That the building permits list for the period March 26 – 31, 2015 be approved as presented.**

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

**Requisitions, Payrolls and Accounts**

Council considered the requisitions, payrolls and accounts for the week ending March 31, 2015.

**Weekly Payment Vouchers  
For The  
Week Ending March 31, 2015**

**Payroll**

<b>Public Works</b>	<b>\$ 535,355.90</b>
<b>Bi-Weekly Casual</b>	<b>\$ 23,487.44</b>
<b>Accounts Payable</b>	<b>\$ 5,604,119.35</b>

**Total: \$ 6,162,962.69**

**SJMC2015-04-06/149R**

**Moved by Councillor Tilley; seconded by Councillor Galgay : That the Payrolls and Accounts for the week ending March 31, 2015 be approved.**

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

**Tenders**

**a. Tender 2015026 - Work Coveralls**

Council considered the following tender 2015026 for Work Coveralls:

Work Coveralls	
TENDER #2015026 – March 20, 2015 - 1:00 PM	
Source Atlantic Industrial	\$63, 148.21
<b>McLoughlans Supplies Ltd.</b>	<b>\$65, 257.94</b>
JRV Distributors	\$68, 353.81
MWG Apparel Corp.	\$71, 393.00
Brenkir Industrial Supplies	\$72, 598.48
Chandler	\$81, 154.40
BDI Canada Inc.	\$117, 783.77

**SJMC2015-04-06/150R**

Moved by Councillor Tilley; seconded by Councillor Galgay : That tender 2015026 for the supply of work coveralls be awarded to McLoughlans Supplies Ltd, the lowest bidder meeting all specifications. The contract is for a one year period with the option to extend for two additional one year periods. Taxes (HST) is extra.

The motion being put was unanimously carried.

**b. Tender 2015030 – Purchase of Two (2) Street Sweepers**

Council considered the following tender for which there was only one bidder.

**SJMC2015-04-06/151R**

Moved by Councillor Tilley; seconded by Councillor Galgay: That tender 2015030 for the supply of two (2) street sweepers be awarded to Saunders Equipment Ltd. at a cost of \$302,340 each. HST extra.

The motion being put was unanimously carried.

**c. Tender – Bannerman Park Bandstand Rehabilitation.**

Council considered the following tender for the rehabilitation of the Bannerman Park Bandstand.

Coastal Building Supplies Ltd.	\$ 109,246.14
Redwood Construction Ltd.	\$ 119,874.07
AMD Holdings	\$ 124,752.00
CMH Construction	\$ 131,701.50
Can-Am Platforms Construction Ltd.	\$ 139,668.67
Enercom Builders Inc.	\$ 141,447.75
Ravencor Projects Inc.	\$ 148,616.30
Anchorage Contracting Ltd.	\$ 1,000,000.00

It is recommended to award this tender to the lowest bidder meeting specifications, Coastal Building Supplies Ltd. at \$109,246.14.

**SJMC2015-04-06/152R**

Moved by Councillor Tilley; seconded by Councillor Galgay: That the tender for the rehabilitation of the Bannerman Park Bandstand be awarded to Coastal Building Supplies Ltd. at a cost of \$109,246.14.

The motion being put was unanimously carried.



**Memorandum dated March 30, 2015 from City Solicitor re: 453 Backline**

The memorandum notes that the City requires a small parcel of land at the corner of 453 Backline for the installation of sidewalks. The owners have agreed to accept the City’s offer of \$100 for this land plus legal fees for the closing of the transaction.

**SJMC2015-04-06/153R**

**Moved by Councillor Collins; seconded by Deputy Mayor Ellsworth: That approval be given to purchase land from the owners of 453 Backline at a cost of \$100 plus legal fees for the purpose of sidewalk installation.**

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

**Memorandum dated March 31, 2015 from the Director of Engineering re: Assessment Rates 2015**

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Council considered the above-noted memorandum which states that under the City’s Assessment Policy, Council has to set the new assessment rates each year for civic improvements which are to be completed in that year. Assessment rates are determined by multiplying established base assessment rates by an adjustment factor. This adjustment factor is the ratio of current construction costs to costs estimated using the City’s base unit prices. This procedure allows the adjustment factor to reflect changes in construction costs from year to year. It is recommended, therefore, that the rates for 2015 be approved as listed.

	<b><u>Assessment Rates for 2014</u></b>	<b><u>Assessment Rates for</u></b>
<b><u>2015</u></b>		
Watermain	\$ 186.00/m	\$ 175.00/m
Sanitary Sewer	\$ 170.00/m	\$ 160.00/m
Storm Sewer	\$ 110.00/m	\$ 104.00/m
Water Service	\$1,213.00 EA	\$1,140.00/EA
Sanitary Service	\$1,252.00 EA	\$1,176.00/EA
Storm Service	\$1,252.00 EA	\$1,176.00/EA
Commercial Water Service	\$4,597.00 EA	\$4,319.00/EA
Commercial Sanitary Service	\$2,220.00 EA	\$2,086.00/EA
Commercial Storm Service	\$2,034.00 EA	\$1,911.00/EA
Street Improvement	\$ 100.00/m	\$ 94.00/m
New Street	\$ 422.00/m	\$ 396.00/m
Sidewalk	\$ 24.00/m	\$ 22.00/m
Rural Street Upgrading	\$ 85.00/m	\$ 80.00/m

**SJMC2015-04-06/154R**

**Moved by Councillor Breen; seconded by Councillor Puddister: That Council approve assessment rates for 2015 as noted above.**

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

**Councillor Collins**

- Questioned the possibility of having a pedway installed in the area of the new West End High School. Councillor Puddister and Mayor O'Keefe indicated the matter has been brought to the attention of the Province and will be pursued further in due course. It was also reported that staff have been requested to bring forward some cost estimates for consideration.

**Councillor Tilley**

- Made reference to a number of calls regarding the recent emergency closure of the Mews Community Centre. The Deputy City Manager of Public Works updated Council that while a tender was issued in the fall of 2014 for roof repairs, weather prevented the work from being completed at that time. Contractors are now onsite and it is hoped that the pool and the Boys & Girls Club area will re-open by Thursday, April 8, 2015. Discussion continued with respect to the proposed new community centre in the west end, with the Deputy City Manager of Planning, Development and Engineering reporting that phase 1, which includes concept design, is nearing completion and efforts are still under way to secure land for an appropriate location. He confirmed that we are on track as far as this project goes. Deputy Mayor Ellsworth questioned whether a new location would impact current users of the Mews Community Centre.

**Deputy Mayor Ellsworth**

- Reported that at a Bowring Park Foundation AGM held on March 29, 2015, gratitude was expressed to the five outgoing members of the volunteer Board of Directors. John Downton, Glen Roebathan, Michael Power, Eldon Davis

and Vivian Pallard have a combined total of 71 years of voluntary service to the Foundation. He requested that a letter of appreciation be issued from the Office of the Mayor.

**Adjournment**

There being no further business the meeting adjourned at 5:48 p.m.

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**MAYOR**

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**CITY CLERK**