

August 25, 2014

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

Deputy Mayor Ron Ellsworth presided.

There were present also: Councillors Hann, Hickman, Lane, Breen, Puddister, Galgay, Davis, Tilley and Collins.

Regrets: Mayor O'Keefe and Councillor Puddister.

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

Call to Order and Adoption of the Agenda

SJMC2014-08-25/361R

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

The motion being put was unanimously carried.

Adoption of Minutes

SJMC2014-08-25/362R

**It was decided on motion of Councillor Tilley; seconded by Councillor Lane:
That the minutes of August 11, 2014 be adopted as presented.**

The motion being put was unanimously carried.

Notice of Motion

Council considered the notice of motion put forward by Councillor Hickman at the Regular Meeting of Council dated August 11, 2014.

SJMC2014-08-25/363R

It was decided on motion of Councillor Hickman; seconded by Councillor Lane: That Council rescind the decision of July 28, 2014 approving the design of windows put forth by the property owner of 133 Gower Street which contravene the City's Heritage regulations.

The motion being put was carried with Councillor Galgay dissenting.

SJMC2014-08-25/364R

Moved by Councillor Lane; seconded by Councillor Hickman: That Council accept the recommendation of the Heritage Advisory Committee as outlined in its report of July 11, 2014 as follows:

133 Gower St. – Application for Window Installation

The owner of the property has applied to install windows on the front façade which are contrary to the requirements outlined for the heritage area.

The Committee recommends that the configuration of windows proposed by the applicant be rejected as they are contrary to the guidelines for the Heritage Area. The Committee further recommends that the openings conform to those that exist in the adjoining properties to the east and west of the building. The Committee also agreed with the Heritage Officer's proposed window styles and configurations:

- *1st floor: 48" w x 60" h (double unit)*
- *2nd floor: 30" w x 60" h*
- *3rd floor: 30" w x 56" h*

The motion being put was carried with Councillor Galgay dissenting.

St. John's Municipal Plan Amendment Number 126, 2014 and St. John's Development Regulations Amendment No. 588, 2014 to allow townhouses throughout Planning Area 4 – Mundy Pond in the Residential Medium Density (R2) Zone - 12 Jensen Camp Road, Ward 3

Council considered a memorandum dated August 20, 2014 from the Director of Planning and Development.

SJMC2014-08-25/365R

It was decided on motion of Councillor Tilley; seconded by Councillor Davis: That the resolution for St. John's Municipal Plan Amendment Number 126, 2014, and St. John's Development Regulations Number 588, 2014, as adopted by Council on July 15, 2014 be approved. These amendments will now be referred by City staff to the Department of Municipal and Intergovernmental Affairs with a request for Provincial registration.

**RESOLUTION
ST. JOHN'S MUNICIPAL PLAN
AMENDMENT NUMBER 126, 2014**

WHEREAS the City of St. John's wishes to allow townhouses throughout Planning Area 4 – Mundy Pond.

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

Amend Part IV "Planning Area 4 – Mundy Pond", Section 4.2.2 ("Residential Medium and High Density" by adding the following sentence:

"However, for properties that do not have frontage along Blackmarsh Road, Council shall have the discretion to introduce zones that permit multi-family housing".

BE IT FURTHER RESOLVED that the City of St. John's requests the Minister of Municipal and Intergovernmental 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 ____ day of _____, 2014.

Mayor

MCIP

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

City Clerk

Council Adoption

Provincial Registration

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 588, 2014**

WHEREAS the City of St. John's wishes to allow townhouses throughout Planning Area 4 – Mundy Pond.

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

Amend the Residential Medium Density (R2) Zone table, Section 10.4.1(i) "Townhousing" by deleting the phrase "and except for Planning Area 4 – Mundy Pond, where Townhousing is restricted to Blackmarsh Road and the area bounded by L'Anse aux Meadows Crescent, Captain Whelan Drive, and Columbus Drive" from the Permitted Uses section.

BE IT FURTHER RESOLVED that the City of St. John's requests the Minister of Municipal and Intergovernmental 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 ____ day of _____, **2014**.

Mayor

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

City Clerk

Council Adoption

Provincial Registration

The motion being put was unanimously carried

St. John’s Municipal Plan Amendment Number 130, 2014: Amendment to the Residential Land Use Designations

Council considered a memo dated August 19, 2014 from the Director of Planning & Development regarding the above noted matter.

SJMC2014-08-25/366R

It was decided on motion of Councillor Hann; seconded by Councillor Tilley: That Council adopt the attached resolution for St. John’s Municipal Plan Amendment Number 130, 2014, to amend the Residential Low Density, Residential Density, Residential High Density and Residential Downtown Land-Use Districts. Further that Council appoint Mr. Stan Clinton, MCIP , a member of the City’s commissioner list, as the commissioner to conduct a public hearing on the Municipal Plan Amendment. The proposed date for the public hearing is Thursday, September 18, 2014 at 7 pm at St. John’s City Hall.

**RESOLUTION
ST. JOHN’S MUNICIPAL PLAN
AMENDMENT NUMBER 130, 2014**

WHEREAS the City of St. John’s wishes amend the Residential Districts of the St. John’s Municipal Plan as follows:

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

- 1. “Repeal Part III Section 2.3.1 – “Maximum Permitted Density” in the Residential Low Density (RLD) Land Use District and replace it with the following new section:**

Lot Area and Density

Minimum Lot Area and/or Maximum Density, in terms of dwelling units per Lot, shall be as set forth in the Zone Requirements of the St. John’s Development Regulations.

- 2. Repeal Part III Section 2.3.2 – “Maximum Permitted Density” in the Residential Medium Density (RMD) Land Use District and replace it with the following new section:**

Lot Area and Density

Minimum Lot Area and/or Maximum Density, in terms of dwelling units per Lot, shall be as set forth in the Zone Requirements of the St. John’s Development Regulations.

- 3. **Repeal Part III Section 2.3.3 – “Maximum Permitted Density” in the Residential High Density (RHD) Land Use District and replace it with the following new section:**

Lot Area and Density

Minimum Lot Area and/or Maximum Density, in terms of dwelling units per Lot, shall be as set forth in the Zone Requirements of the St. John’s Development Regulations.

- 4. **Repeal Part III Section 2.3.4 – “Maximum Permitted Density” in the Residential Downtown (RD) Land Use District and replace it with the following new section:**

Lot Area and Density

Minimum Lot Area and/or Maximum Density, in terms of dwelling units per Lot, shall be as set forth in the Zone Requirements of the St. John’s Development Regulations.”

BE IT FURTHER RESOLVED that the City of St. John’s requests the Minister of Municipal and Intergovernmental 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 11th day of August, 2014.

Mayor

MCIP

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

City Clerk

Council Adoption

Provincial Registration

The motion being put was unanimously carried.

Proposed rezoning to Apartment Medium Density (A2) 11368 NL. Ltd. on behalf of Northern Property REIT – 146-148 Ladysmith Drive (Ward 5)

Council considered a memorandum dated August 21, 2014 from the Director of Planning and Development.

SJMC2014-08-25/367R

It was decided on motion of Councillor Hann; seconded by Councillor Davis: That along the eastern side of the subject property, the zone boundary designating Open Space lands be shifted to coincide with the new EVA boundary, rezoning a portion of land zoned Open Space (O) to the Apartment Medium Density (A2) Zone. This rezoning can be considered as part of 11368 NL. Ltd./Northern Property REIT application.

The motion being put was unanimously carried.

Notices Published

Council considered the following notices published:

A discretionary use application has been submitted by Rogers Communications Inc. requesting concurrence to construct a telecommunications tower at 175 Conception Bay South By-Pass Road.

In accordance with its obligations, under the Radiocommunication Act and Industry Canada's Tower Siting Procedures CPC-2-0-3, the City of St. John's hereby notifies residents in the vicinity of 175 Conception Bay South Bypass Road of Roger's intention to install an antenna system consisting of:

- A forty-five (45) metre high self-support tower;
- A 2.89m X 2.135m equipment shelter; and
- A 1.8 metre high steel wire fence surrounding the proposed area.

(One submission has been received)

SJMC2014-08-25/368R

It was decided on motion of Councillor Tilley; seconded by Councillor Lane: That Council approve the above noted applications subject to all applicable City requirements.

The motion being put was unanimously carried.

Finance and Administration Standing Committee Report – August 12, 2014

The Committee considered the following report.

IN ATTENDANCE:

Councillor Danny Breen, Chairperson
Councillor Bruce Tilley
Councillor Bernard Davis
Councillor Jonathan Galgay
Councillor Dave Lane
Councillor Wally Collins
Mr. Robert Bishop, Deputy City Manager, Financial Management
Mr. Paul Mackey, Deputy City Manager, Public Works
Mr. Dave Blackmore, Deputy City Manager, Planning, Development & Engineering
Ms. Jill Brewer, Deputy City Manager, Community Services
Mr. Sean Janes, City Internal Auditor
Ms. Maureen Harvey, Senior Legislative Assistant

1. Delegation from the East Coast Music Association re: ECMA Awards 2015

The Committee welcomed a delegation from the East Coast Music Association.

The delegation informed the Committee that the East Coast Music Association will host the ECMA Awards during the period April 8-12, 2015. Mr. McLean provided the Committee with an in-depth presentation about ECMA and the Awards Program (a copy of which is available from the Office of the City Clerk)

Mr. McLean advised the Committee that the operating budget for the awards is \$1.35 million of which \$250,000 will be provided by the Province; \$200,000 by the Federal Government. He is requesting a subsidy from the City in the amount of \$100,000 for which the City will receive a comprehensive sponsorship package.

Recommendation

On a motion by Councillor Collins; seconded by Councillor Lane it was moved that the request for an amount of \$100,000 for the East Coast Music Awards 2015 be directed to the 2015 budget process with a recommendation for approval.

The Committee was in agreement that the Association continue its efforts to secure Mile One or an alternate acceptable venue within the City for the Gala.

2. Memorandum dated July 29, 2014 from Deputy City Manager, Community Services re: Canadian Parking Association Conference, September 27-30, 2014

The Committee considered the above noted memorandum which advised the City of St. John's is hosting the Canadian Parking Association (CPA) Conference, September 27-30, 2014, with an estimated attendance of over 300 delegates. The CPA has requested the City to host a reception at the opening of the Trade Show at the Convention Centre. This reception cannot be held at City Hall due to the number of delegates.

Recommendation:

On a motion put forth by Councillor Davis; seconded by Councillor Galgay: The Committee acknowledges that while it has no financial obligation for the Canadian Parking Association Conference, it is recommended that approval be given for an amount of \$5,000 for the Opening Reception.

3. Memorandum dated July 25, 2014 from the Acting City Solicitor re: Policies to be repealed.

The Committee considered the memo which advised the Legal Department has been contacted by the responsible managers with respect to certain Corporate and Operational Policies and whether or not such policies are properly worded and/or reflective of our practices and/or responsibilities.

A. Policy 01-03-01 – Emergency/Disaster Four Wheel Drive Operations

Recommendation

That Policy 01-03-01 entitled Emergency/Disaster Four Wheel Drive Operations be repealed.

B. Policy 03-07-32 – Pursuit of Damages Options – Third Party Insurers vs. WHSCC

Recommendation

That Policy 03-07-32 – Pursuit of Damages Options – Third Party Insurers vs. WHSCC be repealed on the basis redundancy.

C. Policy 08-02-01 – Retaining Walls

Recommendation

That Policy 08-02-01 – Retaining Walls be repealed. A new policy will be drafted with accurately sets out the City's obligations and practices.

4. Request from St. John's Amateur Baseball Association

The Committee entertained a request from the St. John's Amateur Baseball Association for a hosting/special event grant from the City for the upcoming 2014 Senior Men's National Championships. The purpose of the grant would be to assist in two main areas – field maintenance and the opening banquet/homerun derby.

Recommendation

The Committee recommends approval to provide in-kind support in the form of field maintenance at a cost of approximately \$3,800 for the 2014 Men's National Baseball Championships.

SJMC2014-08-25/369R

It was decided on motion of Councillor Breen; seconded by Councillor Lane: that the Finance & Administration Standing Committee report of August 12, 2014 be adopted as presented with the exception of No. 5 (Request from Clean St. John's) which will be considered under separate cover.

The motion being put was unanimously carried.

SJMC2014-08-25/370R

Moved by Councillor Breen; seconded by Councillor Lane: That approval be given to pay registration in the amount of \$505 for one member of Clean St. John's to attend the Communities in Bloom National Symposium and Awards Ceremony.

The motion being put was unanimously carried.

Planning and Development Standing Committee Report – August 19, 2014

The Committee considered the following report.

In Attendance:

- Councillor Tom Hann, Chairperson
- Councillor Bruce Tilley
- Councillor Danny Breen
- Councillor Wally Collins
- Neil Martin, City Manager
- Dave Blackmore, Deputy City Manager of Planning, Development & Engineering
- Jason Sinyard, Director – Planning & Development
- Lindsay Lyghtle-Brushett - Planner
- Maureen Harvey, Senior Legislative Assistant

- a. 729 Fowler's Road, Ward 5
Application to Rezone Land to Institutional (INST) Zone and
Proposed Residential Addictions Recovery and Treatment Facility
Applicant: Teen Challenge Canada
-

The Committee considered a memorandum dated August 15, 2014 from the Chief Municipal Planner noting that Teen Challenge Canada has applied to have property situated at 729 Fowler's Road rezoned to the Institutional (INST) Zone. The rezoning is to accommodate conversion of the former Circle Square Ranch children's summer camp to a year-round residential addictions recovery and treatment facility for 25 young men, aged 18 and over.

Recommendation

Moved by Councillor Danny Breen that the application be rejected on the basis that the proposed rezoning and development would not be consistent with the City's planning objectives and would be premature by virtue of the site lacking adequate road access and presently being beyond the natural development of the area.

It was suggested and agreed that Chairman, Councillor Hann, meet with the proponent to encourage Provincial Government participation.

- a. Proposed Rezoning from Rural Residential Infill (RRI) Zone and Open Space Reserve (OR) Zone to the Rural Residential Infill (RRI) Zone
361-363 Petty Harbour Road, Ward 5
-

The Committee considered a memorandum dated August 12, 2014 from the Chief Municipal Planner which noted the property owner has submitted an application to rezone the property situated on 361-363 Petty Harbour Road, along the north side of the road between First Pond and Second Pond in the Goulds.

It was noted that there is no sanitary sewer, storm sewer or water main services for this property. Permitting this amendment to the Municipal Plan and the Development Regulations would be precedent setting for further unserviced residential development.

Recommendation

Moved by Councillor Breen; seconded by Councillor Tilley: That the application be rejected on the basis it is contrary to the Municipal Plan's policies which seek to curb sprawl and new unserviced residential development.

- b. 465-467 Main Road
Proposed Rezoning from R1 to R2-Condo (Ward 5)
Applicant: Dynamic Engineering

The Committee considered a memorandum dated August 12, 2014 from the Chief Municipal Planner which outlines the application has been submitted to rezone property located at 465-467 Main Road, Goulds, for a thirty (30) townhouse development with a central parking area.

The rezoning adheres to the objectives of the Municipal Plan however, an amendment to the Development Regulations is required. The proposed development would be consistent with the development pattern that currently exists along this portion of Main Road. There are many examples of Commercial, Institutional and Mobile Home Park Zones along Main Road adjacent to the subject property. The Residential Medium Density – Condominium (R2 – Condominium) Zones appears to be appropriate for the area. As a Municipal Plan Amendment is not required, there will be no public hearing.

Recommendation

Moved by Councillor Breen; seconded by Councillor Tilley: That approval be given to the terms of reference for a Land Use Assessment Report and upon subsequent receipt of the report, the application be referred to a public meeting chaired by a member of Council.

Councillor Tom Hann
Chairperson

SJMC2014-08-25/371R

It was decided on motion of Councillor Tilley; seconded by Councillor Collins: That the Planning and Development Standing Committee report of August 12, 2014 be adopted as presented with the exception of No. 1 – Application by Teen Challenge which will be considered under separate cover.

The motion being put was unanimously carried

- b. 729 Fowler's Road, Ward 5
Application to Rezone Land to Institutional (INST) Zone and
Proposed Residential Addictions Recovery and Treatment Facility
Applicant: Teen Challenge Canada

The Committee considered a memorandum dated August 15, 2014 from the Chief Municipal Planner noting that Teen Challenge Canada has applied to have property situated at 729 Fowler's Road rezoned to the Institutional (INST) Zone. The rezoning is to accommodate conversion of the former Circle Square Ranch children's summer camp to a year-round residential addictions recovery and treatment facility for 25 young men, aged 18 and over.

Recommendation

Moved by Councillor Danny Breen that the application be rejected on the basis that the proposed rezoning and development would not be consistent with the City's planning objectives and would be premature by virtue of the site lacking adequate road access and presently being beyond the natural development of the area.

It was suggested and agreed that Chairman, Councillor Hann, meet with the proponent to encourage Provincial Government participation.

Development Committee Report – August 19, 2014

The Committee considered the above-noted report.

The following matter was considered by the Development Committee at its meeting held on August 19, 2014. A staff memo is attached for Council's information.

**Planning & Development File No. CRW1400020
Proposed Crown Land Permission to Occupy for Proposed Access Road
Department of Environment & Conservation File 1034336
Crown Land Referral for 0.84 Hectares
275 CBS Bypass (Ward 5) – Rural (R) Zone**

It is the recommendation of the Development Committee that Council approve the subject Crown Land application. Should the applicant be successful in obtaining the Crown Land Permit, a formal development application must be submitted to the City for review and approval prior to the commencement of any development on the site.

Original Signed

David Blackmore, Deputy City Manager
Chair – Development Committee

DB/sf

Attachment

Date: August 21, 2014

To: His Worship the Mayor and Members of Council

From: Dave Blackmore, Chair, Development Committee;
Deputy City Manager; Planning, Development and Engineering

Re: **Planning & Development File No. CRW1400020**
Proposed Crown Land Permission to Occupy for Proposed Access Road
Department of Environment & Conservation File 1034336
Crown Land Referral for 0.84 Hectares
275 CBS Bypass (Ward 5) – Rural (R) Zone

The Provincial Department of Environment and Conservation has referred an application to the City requesting comment for a Crown Land ‘Permission to Occupy’ regarding the above-referenced property. The applicant intends to use the land to create an access road to the land adjacent, which has been approved for freight storage and laydown area. The property dimensions are 20m x 420m.

Recommendation:

Council approve the subject Crown Land application. Should the applicant be successful in obtaining the Crown Land Permit, a formal development application must be submitted to the City for review and approval prior to the commencement of any development on the site.

(Original Signed)

Dave Blackmore
Chair, Development Committee;
Deputy City Manager- Planning, Development and Engineering

SJMC2014-08-25/372R

**It was decided on motion of Councillor Hann; seconded by Councillor Breen:
That the Development Committee report of August 12, 2014 be adopted as
presented.**

The motion being put was unanimously carried

Development Permits List

Council considered as information the following Development Permits List for the period of August 7, 2014 to August 20, 2014:

**DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING
FOR THE PERIOD OF August 7, 2014 to August 20, 2014**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES		Home Office for Landscaping Business	26 Myrick Place	5	Approved	14-08-11
COM	Pinnacle Engineering Ltd	Office Building	18 Hebron Way	1	Approved	14-08-11
RES		Building Lot	7 cape Pine Street	5	Approved	14-08-11
COM	Regal Realty Limited	Two 5-Storey Condominium Buildings- Phase 1	200-232 Newfoundland Drive	1	Approved	14-08-11
RES		Demolition & Rebuild of Dwelling	5 Linegar Avenue	5	Approved	14-08-13
RES		Building Lot	1460 Blackhead Road	5	Approved	14-08-19
COM	10758 Newfoundland Ltd	Circular Driveway	97 Torbay Road	1	Approved	14-08-19
COM	Ratan Holdings Inc	Relocation of Entrance	38-42 Ropewalk Lane	3	Approved	14-08-19
RES		Home Office for Banfield's Snow Clearing & Lawn Care Inc.	7 Aldergrove Place	5	Approved	14-08-20

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

Building Permits List

Council considered the following Building Permits List:

**Building Permits List
Council's August 25, 2014 Regular Meeting**

Permits Issued: 2014/08/07 To 2014/08/20

CLASS: COMMERCIAL

575 Newfoundland Dr

Co Service Station

653 Topsail Rd	Co	Retail Store
450 Water St	Rn	Service Shop
85a Aberdeen Ave	Ms	Retail Store
10 Elizabeth Ave	Ms	Retail Store
92 Elizabeth Ave	Ms	Club
40 Hebron Way	Sn	Retail Store
25 Hebron Way	Ms	Retail Store
446 Newfoundland Dr	Ms	Eating Establishment
22 O'leary Ave	Ms	Restaurant
16 Stavanger Dr	Ms	Retail Store
673 Topsail Rd	Sn	Mixed Use
421 Torbay Rd	Ms	Retail Store
435 Torbay Rd	Ms	Commercial School
292 Main Rd	Nc	Swimming Pool
134 Water St	Co	Service Shop
59 Elizabeth Ave	Nc	Accessory Building
5 Bates Hill	Ex	Restaurant
27 Mayor Ave	Rn	Commercial School
336 Logy Bay Rd	Rn	Commercial School
430 Topsail Rd, 241 Pizza	Cr	Take-Out Food Service
125 Kelsey Dr	Rn	Office
48 Kenmount Rd/Glamour Secrets	Cr	Retail Store
236 Water St	Rn	Bank
34 Ropewalk Lane - Kfc	Nc	Eating Establishment
5 Springdale St., 7th Seadrill	Rn	Office
136 Crosbie Rd	Rn	Office
45 Hebron Way	Nc	Office
18 Hebron Way	Nc	Office

This Week \$ 21,696,528.00

Class: Industrial

This Week \$.00

Class: Government/Institutional

180 Military Rd	Rn	Church
-----------------	----	--------

This Week \$ 81,000.00

Class: Residential

7 Ann Harvey Pl - Lot 294	Nc	Single Detached & Sub.Apt
320 Bay Bulls Rd	Nc	Fence
1403 Blackhead Rd	Nc	Accessory Building
78 Blackler Ave	Nc	Accessory Building
78 Blackler Ave	Nc	Accessory Building
62 Blackmarsh Rd	Nc	Fence
367 Blackmarsh Rd	Nc	Patio Deck
130 Bonaventure Ave	Nc	Fence
34 Burton St	Nc	Accessory Building
3 Capulet St, Lot 216	Nc	Single Detached Dwelling
126 Cheeseman Dr	Nc	Accessory Building

6 Cherrybark Cres	Nc	Single Detached Dwelling
20 Cherrybark Cres-Lot 216	Nc	Single Detached Dwelling
36 Cherrybark Cres	Nc	Fence

41 Country Grove Pl	Nc	Accessory Building
26 Coventry Way	Nc	Accessory Building
4 Crestview Pl	Nc	Patio Deck
4 Crestview Pl	Nc	Accessory Building
4 Crestview Pl	Nc	Fence
5 Curtis Pl	Nc	Patio Deck
208 Doyle's Rd	Nc	Accessory Building
175 Doyle's Rd	Nc	Single Detached & Sub.Apt
3 Duke St, Lot 241	Nc	Single Detached & Sub.Apt
22 Dunkerry Cres, Lot 279	Nc	Single Detached Dwelling
46 Dunkerry Cres, Lot 267	Nc	Single Detached & Sub.Apt
60 Dunkerry Cres Lot 260	Nc	Single Detached Dwelling
29 Eastbourne Cres	Nc	Accessory Building
121 Edison Pl	Nc	Patio Deck
631 Empire Ave	Nc	Fence
8 Fogo Pl	Nc	Accessory Building
144 Freshwater Rd, Unit 1	Nc	Townhousing
144 Freshwater Rd, Unit 2	Nc	Townhousing
144 Freshwater Rd, Unit 3	Nc	Townhousing
144 Freshwater Rd, Unit 4	Nc	Townhousing
144 Freshwater Rd, Unit 5	Nc	Townhousing
144 Freshwater Rd, Unit 6	Nc	Townhousing
144 Freshwater Rd, Unit 7	Nc	Townhousing
35 Georgina St	Nc	Accessory Building
63 Gleneyre St	Nc	Patio Deck
16 Golf Course Rd	Nc	Swimming Pool
153 Gower St	Nc	Patio Deck
95 Grenfell Ave	Nc	Accessory Building
2 Ironwood Pl	Nc	Fence
29 Jenmar Cres	Nc	Fence
33 Kincaid St	Nc	Patio Deck
32 Lady Anderson St	Nc	Fence
42 Mccrae St	Nc	Fence
5 Meadowbrook Park Rd	Nc	Patio Deck
53 Meighen St	Nc	Fence
14 Mike Adam Pl	Nc	Fence
20 Myrick Pl	Nc	Fence
50 Nautilus St, Lot 160	Nc	Single Detached Dwelling
58 Nautilus St, Lot 159	Nc	Single Detached Dwelling
67 Nautilus St, Lot 148	Nc	Single Detached Dwelling
200-232 Newfoundland Dr	Nc	Condominium
3 Newtown Rd	Nc	Accessory Building
14 Nightingale Rd	Nc	Accessory Building
57 Old Petty Harbour Rd	Nc	Patio Deck
21 Paton St	Nc	Patio Deck
64 Perlin St	Nc	Patio Deck
64 Perlin St	Nc	Fence
20 Picea Lane	Nc	Patio Deck
23 Pole Cres	Nc	Accessory Building
26 Ridgemount St	Nc	Accessory Building
28 Rosalind St	Nc	Fence
46-50 Ryan's Pl	Nc	Single Detached Dwelling
15 St. Shotts Pl	Nc	Accessory Building
19 Sequoia Dr., Lot 317	Nc	Single Detached Dwelling
236 Stavanger Dr, Lot 63	Nc	Single Detached Dwelling
11 Stephano St, Lot 227	Nc	Single Detached Dwelling
17 Stephano St, Lot 224	Nc	Single Detached & Sub.Apt
19 Stephano St, Lot 223	Nc	Single Detached & Sub.Apt
23 Sugar Pine Cres, Lot 265	Nc	Single Detached Dwelling
48 Tree Top Dr	Nc	Swimming Pool
3 Sitka St	Nc	Accessory Building
24 Warbury St	Nc	Patio Deck
8 Waterview Pl., Lot 3.15	Nc	Single Detached Dwelling

25 Cape Pine St	Cr	Subsidiary Apartment	
1 Point Verde Pl	Cr	Subsidiary Apartment	
2 Cheyne Dr	Ex	Single Detached Dwelling	
6 Gil Eannes Dr	Ex	Patio Deck	
35 Green Acre Dr	Ex	Single Detached & Sub.Apt	
34 Alexander St	Rn	Single Detached Dwelling	
196 Bay Bulls Rd	Rn	Single Detached Dwelling	
129 Blackmarsh Rd	Rn	Single Detached Dwelling	
42 Bristol St	Rn	Fence	
11 Cabot St	Rn	Townhousing	
1 1/2 Cormack St	Rn	Single Detached Dwelling	
6 Gil Eannes Dr	Rn	Swimming Pool	
140 Gower St	Rn	Semi-Detached Dwelling	
55 Iceland Pl	Rn	Single Detached Dwelling	
49 Kenai Cres	Rn	Single Detached Dwelling	
73 King's Rd	Rn	Townhousing	
32 Mackenzie St	Rn	Single Detached Dwelling	
8 Maxse St	Rn	Single Detached Dwelling	
51 Nautilus St	Rn	Single Detached Dwelling	
12 Nunnery Hill	Rn	Single Detached Dwelling	
56 Orlando Pl	Rn	Single Detached Dwelling	
20 Peppertree Pl	Rn	Subsidiary Apartment	
18 Pilot's Hill	Rn	Townhousing	
14 Quidi Vidi Rd	Rn	Single Detached & Sub.Apt	
7 Riverview Ave	Rn	Single Detached Dwelling	
79 Rotary Dr	Rn	Single Detached Dwelling	
75 Shaw St	Rn	Apartment Building	
5 Somerset Pl	Rn	Single Detached Dwelling	
337 Southside Rd	Rn	Semi-Detached Dwelling	
22 York St	Rn	Townhousing	
24 York St	Rn	Townhousing	
18 Young St	Rn	Townhousing	
31 Young St	Rn	Townhousing	
39-41 Young St	Rn	Townhousing	
42 Bristol St	Sw	Single Detached Dwelling	
94 Old Petty Harbour Rd	Sw	Single Detached Dwelling	
3 Organ Pl	Sw	Single Detached & Sub.Apt	
74 Petty Harbour Rd	Sw	Single Detached Dwelling	
553 Southside Rd	Sw	Vacant Land	
7 Vaughan Pl	Sw	Single Detached Dwelling	
			This Week \$ 21,835,927.00

Class: Demolition

48 Kenmount Rd-Charm Jewelry	Dm	Retail Store	
300 Kenmount Rd	Dm	Other	
			This Week \$ 20,000.00

This Week's Total: \$ 43,633,455.00

Repair Permits Issued: 2014/08/07 To 2014/08/20 \$ 254,200.00

156 Great Eastern Avenue - your application to expand existing driveway is rejected as to Section 10.10.3(g) of the 1994 Development Regulations.

38 Forest Road - your application for a new driveway is rejected, property must have at least 50% of the frontage as landscaping, mature trees at front of the property are Public Tress and shall be protected from development.

27 New Gower Street - your application for a sign is rejected as to Section 13(b) of the Heritage Area Sign By-Law.

695 Empire Avenue - your application for extension of accessory building is rejected as to Section 8.3.6(2) of the St. John's Development Regulations.

Legend

Co	Change Of Occupancy	Sn	Sign
Cr	Chng Of Occ/Renovtns	Sw	Site Work
Nc	New Construction	Ex	Extension
Rn	Renovations	Dm	Demolition
Ms	Mobile Sign		

YEAR TO DATE COMPARISONS			
August 25, 2014			
TYPE	2013	2014	% VARIANCE (+/-)
Commercial	\$66,706,000.00	\$96,943,000.00	45
Industrial	\$131,000.00	\$125,000.00	-5
Government/Institutional	\$71,281,000.00	\$77,742,000.00	9
Residential	\$109,192,000.00	\$100,605,000.00	-8
Repairs	\$2,958,000.00	\$3,333,000.00	13
Housing Units (1 & 2 Family Dwellings)	302	220	
TOTAL	\$250,268,000.00	\$278,748,000.00	11

Respectfully Submitted,

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

SJMC2014-08-25/373R

It was decided on motion of Councillor Breen; seconded by Councillor Collins: That the recommendations of the Director of Planning and Development with respect to the following Building Permits list for the period August 7, 2014 to August 20, 2014 be approved.

The motion being put was unanimously carried.

Requisitions, Payrolls and Accounts

Council considered the following Requisitions, Payrolls and Accounts report from the Department of Finance:

**Weekly Payment Vouchers
For The
Week Ending August 13, 2014**

Payroll

Public Works	\$ 443,257.80
Bi-Weekly Administration	\$ 832,040.52
Bi-Weekly Management	\$ 457,710.98
Bi-Weekly Fire Department	\$ 688,613.79
Accounts Payable	\$ 4,349,364.52
Total:	\$ 6,770,987.61

**Weekly Payment Vouchers
For The
Week Ending August 20, 2014**

Payroll

Public Works	\$ 416,747.36
Bi-Weekly Casual	\$ 153,259.31
Accounts Payable	\$11,668,641.87
Total:	\$12,238,648.54

SJMC2014-08-25/374R

It was decided on motion of Councillor Breen; seconded by Councillor Collins: That the following Payrolls and Accounts for the weeks ending August 13th and August 20th, 2014 be approved.

Tenders

Council considered the following tenders and staff's recommended bidders who meet the required specifications and the Public Tendering Act:

- Tender - Bannerman Park Pavilion - Redwood Construction Limited for \$163,520.00 + HST.
- Tender - 2014 Water Transmission Main Replacement Program - Allandale Road / Bonaventure Avenue -Phase 3(Milbanke Street to Prince Philip Drive) - Coady Construction & Excavating Ltd. for \$2,616,481.10 (Including HST).

The motion being put was unanimously carried.

SJMC2014-08-25/375R

It was decided on motion of Councillor Breen; seconded by Councillor Collins: That the above-noted tenders be awarded as per staff's recommendations.

The motion being put was unanimously carried.

Memorandum dated August 15, 2014 from City Solicitor re: Taylor's Path

Council considered the above-noted memorandum which recommends approval to acquire an easement which is needed to gain access to other lands for constructing and maintaining a berm.

SJMC2014-08-25/376R

It was decided on motion of Councillor Collins; seconded by Councillor Tilley: That approval be given to acquire an easement at a cost of \$2,100 plus legal fees on property located at 21 Taylor's Path.

The motion being put was unanimously carried.

Memorandum dated August 15, 2014 from City Solicitor re: 113 Portugal Cove Road

Council considered the above-noted memorandum which recommends approval to acquire an easement which is needed for a water line in relation to the Water Transmission Line Replacement Project.

SJMC2014-08-25/377R

It was decided on motion of Councillor Davis; seconded by Councillor Galgay: That approval be given to acquire an easement at a cost of \$900 plus legal fees on property located at 113 Portugal Cove Road.

The motion being put was unanimously carried.

Memorandum dated August 19, 2014 from City Solicitor re: 23 Warford Road

Council considered the above-noted memorandum which recommends approval to acquire an easement which is needed to gain access to other lands for constructing a maintaining a berm.

SJMC2014-08-25/378R

It was decided on motion of Councillor Collins; seconded by Councillor Hickman: That approval be given to acquire an easement at a cost of \$3,475 plus legal fees on property located at 23 Warford Road.

The motion being put was unanimously carried.

Ratification of E-poll re: Rogers Hometown Hockey Event.

Council considered the results of an e-poll wherein it was recommended by the Finance & Administration Committee to enter into a partnership arrangement at a cost not exceeding \$15,000. A majority of Council was in agreement.

SJMC2014-08-25/379R

**It was decided on motion of Councillor Galgay; seconded by Councillor Davis:
That the e-mail poll re: Rogers Hometown Hockey Partnership be ratified.**

The motion being put was unanimously carried.

Councillor Galgay

Councillor Galgay brought forward the matter of a greater presence of signs within the City and requested that where they have been erected without appropriate permits, increased and more stringent enforcement along with more timely removal. Council concurred.

Councillor Galgay made reference to a recent fire in the downtown where security personnel was required to crawl under a fence in order to gain access to the building in question. He requested follow up and a report to ensure such properties are accessible.

Councillor Galgay requested the consideration of staff in evaluating the need for a four way stop at the intersection of Cochrane and Gower Street.

Adjournment

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

MAYOR

CITY CLERK