

**December 1, 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.

Mayor Dennis O'Keefe presided.

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

Regrets: Councillors Puddister and Lane

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

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

**SJMC2014-12-01/535R**

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

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

**Adoption of Minutes**

**SJMC2014-12-01/536R**

**It was decided on motion of Councillor Davis; seconded by Councillor Breen:  
That the minutes of November 24, 2014 be adopted as presented.**

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

**Business Arising from the Minutes**

**Included in the Agenda**

- i. PDE File no. 0900168 (B-17-Q.5)  
St. John's Development Regulations Amendment No. 604, 2014  
Proposed Rezoning from CDA to RQ and O Zones for 6-Lot Residential Subdivision  
39B and 39C Road (former School House Hill Site)  
39 Quidi Vidi Village Road, and City-owned land to the west (Ward2)  
Applicant: Powder House Hill Investments Ltd.

Councillor Galgay informed Council that some new information relative to the above-noted amendment has been presented and as such it is suggested the recommendation be deferred pending a review by the Legal Department.

**SJMC2014-12-01/537R**

**Moved by Councillor Galgay; seconded by Councillor Collins: That Council defer the above-noted amendment pending review by the City's Legal and Planning Departments.**

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

**Notices Published**

- a. A Discretionary Use Application has been submitted to the City of St. John's by Rogers Communications Inc. requesting concurrence to construct a telecommunications tower located at **42 Sugarloaf Place**.

In accordance with its obligations under the Radio communication Act and Industry Canada's Tower Siting Procedure CPC-2-0-03, the City of St. John's hereby notifies residents in the vicinity of 42 Sugarloaf Place of Rogers' intention to install an antenna system consisting of:

- a thirty-five (35) metre high self-support tower;
- a 3.0m x 2.5m equipment shelter at the base of the tower; and
- a 2.0 metre high steel wire fence surrounding the shelter and the tower.

No Written Submissions were received

**SJMC2014-12-01/538R**

**It was then decided on motion of Councillor Hann; seconded by Councillor Hickman: That Council approve the above noted application subject to all applicable City requirements.**

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

## Committee Reports

### Planning & Development Standing Committee Report – November 18, 2014

Council 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 Planning, Engineering and Development  
Brendan O’Connell, Director of Engineering  
Jason Sinyard, Director – Planning & Development  
Ken O’Brien, Chief Municipal Planner  
Maureen Harvey, Senior Legislative Assistant

- 1. PDE File Number: REZ1400020  
275 Conception Bay South Bypass Road, Ward 5  
Application to Rezone Land to Industrial General (IG) Zone  
Proposed Transportation and Logistic Park  
Applicant: Oceanix Inc.**
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*Oceanex Inc. has applied to have a large block of raw land situated at 275 Conception Bay South Bypass Road rezoned to the Industrial General (IG) Zone. The rezoning is to accommodate development of a “Transportation and Logistic Park”. The applicant has supplied a preliminary site plan and a preliminary Land Use Assessment Report (LUAR) prepared by Newlab Engineering Ltd. along with a plan showing a road interchange to be constructed in order to provide the subject property with site access. An amendment to the Municipal Plan is not required.*

#### **Recommendation:**

**Moved by Councillor Tilley: That approval be given to the application made by Oceanex Inc. to rezone a large block of raw land situated at 275 Conception Bay South Bypass Road to the Industrial General (IG) Zone to accommodate development of a “Transportation and Logistic Park”. Further that approval be given to the attached Terms of Reference for a Land Use Assessment Report, the application be advertised in accordance with the requirements of Section 5.5 of the Development Regulations and a public meeting be held which is to be chaired by a member of Council .**

**2. PDE File: 14-00014**

**Application to Rezone Property from Open Space Reserve (OR) to Rural Residential Infill (RRI)  
140 Shoal Bay Road, Ward 5**

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*The City has received an application to rezone 2275 square metres (0.6 acre) of land situated approximately 150 metres (500 feet) beyond the end of the existing Shoal Bay Road from Open Space Reserve (OR) to Rural Residential Infill (RRI). The rezoning is for the purpose of accommodating development of four (4) residential building lots with onsite water and sewer services.*

**Recommendation**

**Moved by Councillor Breen: That the application to rezone 2275 square metres (0.6 acres) of land situated approximately 150 metres (500 feet) beyond the end of the existing Shoal Bay Road from Open Space Reserve (OR) to Rural Residential Infill (RRI) for the purpose of accommodating development of four(4) residential building lots with onsite water and sewer services be rejected.**

**Councillor Collins dissented.**

**3. Department of Planning File Number: REZ1400021**

**Fowler's Road, Goulds, Ward 5  
Proposed Rezoning from the Rural (R) Zone to the Commercial Industrial (CI) Zone.**

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*Pasadena Equipment Services has submitted an application to rezone a parcel of land approximately 12 hectares (30 acres) in size located to the south of Fowler's Road [Parcel ID #44614], from the Rural (R) Zone to the Commercial Industrial (CI) Zone. The purpose of the rezoning is to allow for the development of a concrete batch plant and an office building. A preliminary development plan has been submitted to the City as part of the rezoning application.*

*This rezoning would not necessarily require a Municipal Plan amendment, as industrial zones may be permitted in the Rural District on a conditional basis.*

**Recommendation**

**Moved by Councillor Breen; seconded by Councillor Tilley: That the application submitted by Pasadena Equipment Services to rezone a parcel of land approximately 12 hectares (30 acres) in size located to the south of Fowler's Road from Rural (R) Zone to the Commercial Industrial (CI) Zone be rejected as the proposed development would adversely impact the proposed Commercial/Light Industrial development approved in 2012 with respect to noise, dust and traffic. In addition, the proposed development is located on a parcel of land that extends to the Manuels River which is considered by the Town of Conception Bay South to be a key amenity to the Town and an**

important tourist asset, which if approved could negatively affect the river environment.

**4. PDE File: REZ1400023**

**Proposed Rezoning from the Rural Residential (RR) Zone to the Commercial Neighbourhood (CN) Zone  
756 Blackmarsh Road, Ward 3**

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*Kanstor Inc. has submitted an application to rezone a parcel of land approximately 1.6 hectares (4 acres) in size located on the north side of Blackmarsh Road [Parcel ID #33911], from the Rural Residential (RR) Zone to the Commercial Neighbourhood (CN) Zone to allow for the development of a steel storage building to the rear of the existing house. A preliminary development plan has been submitted.*

*This rezoning would require a Municipal Plan amendment, as commercial zones are not permitted in the RLD District.*

**Recommendation:**

**Moved by Councillor Tilley; seconded by Councillor Collins: That the application by Kanstor Inc. to rezone a parcel of land approximately 1.6 hectares (4 acres) in size located on the north side of Blackmarsh Road from the Rural Residential (RR) Zone to the Commercial Neighbourhood (CN) Zone to allow for the development of a steel storage building to the rear of the existing house be rejected. This rejection is on the basis it would create an unserviced commercial development contrary to the policies of the City of St. John's Municipal Plan. Spot-zoning in this instance would contradict policy and regulations and would likely have a negative impact upon this predominantly residential area.**

**5. PDE File: REZ1400025**

**Proposed Rezoning to the Residential Medium Density (R2) Zone for 11 Single Detached Dwellings  
591-609 Southside Road, Ward 5  
Applicant: RJC Services**

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*The City has received an application from RJC Services on behalf of their clients to rezone 591-609 Southside Road from the Open Space Reserve (OR) and Residential Low Density (R1) Zones to the Residential Medium Density (R2) Zone. The application is for the purpose of rezoning land to allow for the development of 11 single family dwellings. A Municipal Plan amendment would be required.*

**Recommendation**

**Moved by Councillor Breen; seconded by Councillor Collins: That the application submitted by RJC Services to rezone 591-609 Southside Road from the Open Space Reserve (OR) and Residential Low Density (R1) Zones to the**

**Residential Medium Density (R2) Zone to facilitate the development of 11 single family dwellings, proceed to a public hearing which is to be chaired by a member of Council. It is further recommended that, if approved, all development including road upgrades/widening and removal of the retaining wall will be at the cost of the developer.**

**As a Municipal Plan amendment would also be required if the rezoning were to proceed, a recommendation to hold public hearing chaired by an independent commissioner will be brought forward at a later date.**

**6. PDE File: REZ1400024**

**11 L'Anse Aux Meadows Crescent, Ward 3**

**Application to Rezone Land and Develop Two Apartment Buildings**

**Applicant: 68029 Newfoundland and Labrador**

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*68029 Newfoundland & Labrador Inc. has submitted an application to rezone undeveloped property situated at 11 L'Anse Aux Meadows Crescent from the Commercial Office (CO) Zone to the Apartment Medium Density (A2) Zone for the purpose of two 4-storey buildings containing approximately 158 apartment units. Off-street parking will be provided in the ground level of each building and in a central, surface parking area. A preliminary site plan, building elevation renderings and a property survey have been received from the applicant. An amendment to the Municipal Plan will not be required.*

**Recommendation**

**Moved by Councillor Tilley; seconded by Councillor Collins: That the application submitted by 68029 Newfoundland and Labrador Inc. to rezone undeveloped property situated at 11 L'Anse Aux Meadows Crescent from the Commercial Office (CO) Zone to the Apartment Medium Density (A2) Zone for the purpose of two 4-storey buildings containing approximately 158 apartment units move forward with approval of the attached draft Terms of Reference and subsequent receipt of a satisfactory Land Use Assessment Report. Pending acceptance, the application will be advertised in accordance with the requirements of Section 5.5 of the Development Regulations and a public meeting chaired by a member of Council will be scheduled. Following this, the rezoning application could be referred to a Regular Meeting of Council for final consideration.**

**7. PDE File: REZ1400013**

**Proposed Rezoning to the Commercial Regional (CR) Zone**

**40 Reservoir Road, Ward 5**

**Applicant: KMK Capital Inc.**

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*The City has received an application from KMK Capital Inc. to rezone land at Civic 40 Reservoir Road to the Commercial Regional (CR) Zone. The purpose of the rezoning application is to allow for the future commercial development of the site, which is part of the Glencrest/ Galway development. A Municipal Plan amendment would not be required.*

**Recommendation**

**Moved by Councillor Tilley; seconded by Councillor Collins: That the application submitted by KMK Capital Inc. to rezone land at Civic No. 40 Reservoir Road to the Commercial (CR) Zone advance such that it be advertised for public review and comment. Upon completion of the process, the amendment will be referred to a future Regular Meeting of Council for consideration of adoption.**

Councillor Tom Hann  
Chairperson

**SJMC2014-12-01/539R**

**It was decided on motion of Councillor Hann; seconded by Councillor Breen: That Council adopt the recommendations contained in the Planning & Development Standing Committee Report dated November Development Committee Report dated November 18, 2014 with the exception of Item No. 2 (Shoal Bay Road, Ward 5) which will be addressed under separate cover.**

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

**8. PDE File: 14-00014**

**Application to Rezone Property from Open Space Reserve (OR) to Rural Residential Infill (RRI)**

**140 Shoal Bay Road, Ward 5**

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*The City has received an application to rezone 2275 square metres (0.6 acre) of land situated approximately 150 metres (500 feet) beyond the end of the existing Shoal Bay Road from Open Space Reserve (OR) to Rural Residential Infill (RRI). The rezoning is for the purpose of accommodating development of four (4) residential building lots with onsite water and sewer services.*

**Recommendation**

**Moved by Councillor Breen: That the application to rezone 2275 square metres (0.6 acres) of land situated approximately 150 metres (500 feet) beyond the end of the existing Shoal Bay Road from Open Space Reserve (OR) to Rural Residential Infill (RRI) for the purpose of accommodating development of four(4) residential building lots with onsite water and sewer services be rejected.**

**Councillor Collins dissented.**

**SJMC2014-12-01/540R**

**Moved by Councillor Collins; seconded by Councillor Tilley: That Council reject the recommendation of the Planning & Development Standing Committee**

**as it relates to the application for rezoning of land beyond the end of the existing Shoal Bay Road from Open Space Reserve (OR) to Rural Residential Infill (RRI) for the purpose of accommodating development of four (4) residential building lots with onsite water and services.**

**There in favor of the motion was Councillor Collins**

**Rejecting the motion were: Deputy Mayor Ellsworth, Councillors Hann, Davis, Galgay, Breen, Tilley, Hickman**

**The motion failed.**

### **Finance & Administration Standing Committee Report – November 19, 2014**

Council considered the following report:

#### **IN ATTENDANCE:**

Councillor Danny Breen, Chairperson

Councillor Tom Hann

Councillor Dave Lane

Councillor Art Puddister

Councillor Wally Collins

Councillor Bruce Tilley

Mr. Neil Martin, City Manager

Mr. Dave Blackmore, Deputy City Manager- Planning, Development & Engineering

Mr. Robert Bishop, Deputy City Manager, Financial Management

Ms. Jill Brewer, Deputy City Manager, Community Services

Mr. Kevin Breen, Deputy City Manager, Corporate Services (1:50 pm)

Mr. Sean Janes, Senior Internal Auditor

Ms. Maureen Harvey, Senior Legislative Assistant

#### **1. Quidi Vidi Rennies River Development Foundation – Suncor Fluvarium**

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Representing the Foundation were: Mr. John Perlin, Chair Emeritus; Mr. Dan Helmbold- General Manager and Mr. Craig Jackson

The Committee entertained the above-noted delegation who presented a letter requesting a sustaining grant of \$60K per year for the next three years for the operation of the Suncor Fluvarium – an integral part of the QVRRDF. A copy of the letter substantiating the request along with the Foundation's Financial Statements for the year ending March 31, 2014 are available from the Office of the City Clerk.

Discussion took place on the merits of the request and recognizing it is not in keeping with City policy to provide operational funding to not-for-profit organizations,



particularly to cover deficits, it was agreed that the Foundation be requested to re-consider revising the request in the form of a capital contribution request.

**Recommendation**

**Moved by Councillor Collins; seconded by Councillor Lane: That the request made Quidi Vidi Rennies River Development Foundation for funding in the amount of \$60K per year over a three year period, be rejected. However, the Foundation is to be advised that it may consider a request which is brought forward in the form of a multi-year capital program.**

**2. Memorandum from the Deputy City Manager – Financial Management dated November 4, 2014 re: Reception/Dinner for US/Canadian Government Finance Officers Association’s Standing Committee on Canadian Issues.**

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The Committee discussed the above noted request to host a reception and dinner for a meeting being held in St. John’s on January 30<sup>th</sup> and 31<sup>st</sup>.

**Recommendation**

**Moved by Councillor Hann; seconded by Councillor Puddister: That approval be given to host a reception and dinner for a meeting of the US/Canadian Government Finance Officers Association’s Standing Committee on Canadian Issues.**

**3. Letter dated October 27, 2014 from Opera on the Avalon for a three year sustained funding grant to assist in the production of Beaumont Hamel commemoration opera “Ours”.**

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The Committee reviewed an email letter from Opera on the Avalon requesting three year sustained funding grant from the City to help produce the Beaumont Hamel commemoration opera “Ours”.

Their fundraising goal for the event is \$1.4 million dollars for which some major gifts from foundations and companies such as Telus, RBC, the Canada Council, NL Arts Council and the Patten Family Foundation.

Discussion took place with agreement that this request be forwarded to the First World War Commemorative Grants Program for consideration.

**Recommendation**

**The Committee recommends that the application for funding by Opera on the Avalon be referred to the City’s First World War Commemorative Grants Program for consideration.**

**4. Letter dated October 9, 2014 from Home Share NL re: request for an increase in supportive housing funding.**

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The Committee reviewed a request from Home Share NL who advises it is entering into a new phase of program development with the intention of developing a strategic plan to identify new areas of expansion and business development and to assist other regions in the Province to establish a Home Share model. It is requesting an increase in funding from the current \$15,000 per year to \$50,000 per year for the years 2015-2017 inclusive.

While the Committee and Council is very supportive of the program, and it's fit with the affordable housing plan and the City's roadmap, the request fall within the guidelines of the City's Community Grants Program.

**Recommendation**

**The Committee recommends referral of the application of increased funding from Home Share NL to the Community Grants Program for consideration.**

**5. Policy 14-11-10 – Vehicle Reverse Parking Policy**

**Purpose**

To advocate “reverse parking” for all City employees, contractors, and visitors both at work and at home in areas where the parking stalls are not angled. It is well accepted in leading safety organizations that it is much safer to “back in” than to back out.

**Some of the reasons include:**

- Front facing vehicles can be driven out more easily in an emergency situation
- Pedestrians (and children) can be seen more easily when driving forward out of a parking spot
- Other vehicles can be seen more easily when driving forward out of a parking spot
- Employees tend to arrive on site over a more varied time-frame and park when there is lower vehicle activity
- Employees tend to leave the site (generally) in groups at fixed times (4 pm and 4:30 pm etc.) creating higher vehicle activity
- A two year study carried out in the United Kingdom showed that companies who employ a Reverse Parking Policy had a far lower incidence rate of minor car park collisions and accidents involving pedestrians

**Some Basic Guidelines for Parking Garage and Lot Safety**

- Pay attention to all posted signage
- Always stop for pedestrians
- Watch for other vehicles entering and exiting the parking areas
- Obey any posted speed limits
- Use only one space and leave room for others
- Stop at all entrance and exit areas before proceeding and stop at all crosswalks

- Pay attention to traffic flow

The Committee considered a request from the Deputy City Manager of Corporate Services to approve the above noted policy as follows:

**Recommendation**

**Moved by Councillor Hann; seconded by Councillor Bruce Tilley: That approval be given to the implementation of Policy 14-11-10 Vehicle Reverse Parking Policy.**

**6. Request dated October 28, 2014 from Downtown St. John's re: Santa Shuttle**

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The Committee reviewed a request from Downtown St. John's to provide funding as it does every year to provide the Santa Shuttle which is a 10-shuttle bus service from Confederation Building to the Circular Road area as well as a 10-shuttle bus service from Bowring Park to Mile One Stadium. The total cost is \$5,300 plus HST.

**Recommendation**

**Moved by Councillor Tilley; seconded by Councillor Lane: That approval be given to grant funding to Downtown St. John's for the provision of a shuttle service for the Santa Claus Parade. It was further recommended that the Downtown St. John's be instructed apply for this funding in subsequent years through the Community Grants Program.**

**7. Request dated November 14, 2014 from VOCM Cares Foundation re: Avalon Mall VOCM Happy Tree Campaign**

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Consideration was given to a request from the VOCM Cares Foundation for funding for the Avalon Mall-VOCM Happy Tree Campaign.

As this request is outside the scope of City policy the following recommendation is brought forward:

**Recommendation**

**That the request for funding from the VOCM Cares Foundation to contribute to the 2014 Avalon Mall-VOCM Happy Tree Campaign be denied as it does not meet the required criteria for funding.**

Councillor Danny Breen  
Chairperson

**SJMC2014-12-01/541R**

**It was decided on motion of Councillor Breen; seconded by Councillor Tilley: That Council adopt the recommendations contained in the Finance & Administration Standing Committee Report dated November Development Committee Report dated November 19, 2014.**

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

**Public Works Standing Committee Report – November 20, 2014**

Council considered the following report:

In Attendance:           Councillor Jonathan Galgay, Chairperson  
                                  Councillor Bruce Tilley  
                                  Paul Mackey, Deputy City Manager of Public Works  
                                  Dave Blackmore, Deputy City Manager of Planning, Development &  
  Engineering  
                                  Brendan O’Connell, Director of Engineering  
                                  Don Brennan, Director of Roads & Traffic  
                                  Steve Colford, Manager of Waste & Recycling  
                                  Phil Hiscock, Manager of Roads  
                                  Brian Head, Manager of Parks & Open Spaces  
                                  Dawn Corner, Manager of Traffic  
                                  David Crowe, Operations Supervisor  
                                  Susan Bonnell, Manager of Communications  
                                  Karen Chafe, Senior Legislative Assistant

1.     **Awareness Campaign for RHB Landfill**

The Committee met with Susan Bonnell, Manager of Communications to discuss the marketing and communications action plan for the covering and securing of loads to the Robin Hood Bay Landfill. Despite efforts over recent years to address this issue, complaints about litter, particularly on the road leading to the Waste Management Facility, continue to rise. Council during its regular meeting of September 8, 2014 directed that City staff address the issue via an enhanced communications strategy. Key messaging will be disseminated via printed materials; the installation of permanent signs at the entrance to Robin Hood Bay; a page on the Curbit website; YouTube video; television commercial blitz to run in April/May and October; and promotion via social media. The message will also be coordinated with the RNC and Highway Enforcement and will be shared with other regional municipalities who use the RHB Landfill.

**The Committee endorsed the communications strategy as presented which will take place in the Spring of the New Year.**

**2. Communities in Bloom Participation**

The Committee considered a memorandum dated November 12, 2014 from the Manager of Parks and Open Spaces recommending the City's participation in the Communities in Bloom Program. The City of St. John's and Clean St. John's participated in the Communities in Bloom Symposium and Awards presentation in Charlottetown, P.E.I. this past September. During July and August, trained volunteer judges travel to participating communities to evaluate the overall contributions of municipal councils and departments; industry; businesses and volunteers with respect to the following criteria: tidiness, environment, heritage conservation, urban forestry, landscape and floral displays. The estimated cost of commitment is \$17,000 - \$20,000.

**The Committee recommends that the City of St. John's participate in the Communities in Bloom program subject to the following:**

- **that participation from various municipal departments is available to assist with the program;**
- **that Clean St. John's be agreeable to taking on the lead role in organizing the volunteer and business based involvement.**

**3. Northern Pond Water Shed Reserve – Illegal Dumping**

The Committee considered a memorandum dated November 10, 2014 from the Manager of Parks and Open Spaces regarding the above noted. As a result of the City's surveillance operation focused on the prevention of illegal dumping and the prosecution of those involved in this activity, it was identified that the Northern Pond/Thomas Pond area which is a water shed reserve, has been the site of illegal dumping, i.e. household and recreational garbage, lumber, pallets, metal and plastic barrels, tarps, discarded lawn furniture, etc. Several sewer lines leading from 50-60 camping units and former camp sites were also found. A clean-up of the area was conducted consisting of ten Public Works staff utilizing various pieces of heavy equipment to take away 41 tons of metal and non-metal debris. The cost of the collection was \$16,000.

**The Committee recommends that prior to spring 2015, the Public Works Department install signage identifying restrictions to the occupation of watershed reserve lands and penalties for illegal dumping, in an effort to limit the detrimental environmental activity at this location.**

**Councillor Jonathan Galgay  
Chairperson**

**SJMC2014-12-01/542R**

**It was decided on motion of Councillor Galgay; seconded by Councillor Hann: That Council adopt the recommendations contained in the Public Works Standing Committee Report dated November Development Committee Report dated November 20, 2014 with the exception of Item No. 2 – Communities in Bloom participation.**

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

**4. Communities in Bloom Participation**

*The Committee considered a memorandum dated November 12, 2014 from the Manager of Parks and Open Spaces recommending the City's participation in the Communities in Bloom Program. The City of St. John's and Clean St. John's participated in the Communities in Bloom Symposium and Awards presentation in Charlottetown, P.E.I. this past September. During July and August, trained volunteer judges travel to participating communities to evaluate the overall contributions of municipal councils and departments; industry; businesses and volunteers with respect to the following criteria: tidiness, environment, heritage conservation, urban forestry, landscape and floral displays. The estimated cost of commitment is \$17,000 - \$20,000.*

*The Committee recommends that the City of St. John's participate in the Communities in Bloom program subject to the following:*

- *that participation from various municipal departments is available to assist with the program;*
- *that Clean St. John's be agreeable to taking on the lead role in organizing the volunteer and business based involvement.*

**SJMC2014-12-01/543R**

**It was decided on motion of Deputy Mayor Ellsworth; seconded by Councillor Hann: That the City's participation in Communities in Bloom be deferred to allow further review of the value in participating against using the proposed funds to provide better clean up in the spring of the year.**

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

Councillor Collins requested staff to investigate the circumstances surrounding a Ward 5 constituent whose vehicle was towed away during the Santa Claus Parade. The Deputy City Manager of Community Services agreed to follow up.

**Development Committee Report – November 25, 2014**

Council considered the following report:

The following matters were considered by the Development Committee at its meeting held on November 18, 2014. A staff report is attached for Council's information.

- 1. Department of Planning, Development & Engineering File No. DEV1400291  
Proposed Building for Commercial/Retail Space  
373 Kenmount Road - Ward 4  
Commercial Highway (CH) Zone**
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The Development Committee recommends approval-in-principle of the development subject to the following conditions:

- The project meeting all the conditions determined by the Department of Planning, Development & Engineering.
- 2. Department of Planning, Development & Engineering File No. CRW1400026  
Proposed Crown Land Grant  
Proposed Land to be included in Glencrest/Galway Developments  
Department of Environment & Conservation File 146540 & 146541  
Crown Land Grant Referral for 20.87 Hectares & 4.83 Hectares  
970 Cochrane Pond Road - Ward 5  
Rural (R) Zone & Open Space Reserve (OR) Zone**
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The Development Committee recommends Council grant approval for the above noted Crown Land Grants. The development of the site is subject to 10718 NLFD Inc. submitting a development application. Final approval is subject to the developer satisfying all requirements of the City of St. John's

(Original Signed)

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David Blackmore  
Deputy City Manager – Planning, Development & Engineering

DB/sf

**SJMC2014-12-01/544R**

**It was decided on motion of Councillor Hann; seconded by Deputy Mayor Ellsworth: That Council adopt the recommendations contained in the Development Committee Report dated November 25, 2014.**

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

**Resolutions**

**Memo dated November 28, 2014 from Deputy City Manager – Financial Management re: Borrowing Resolutions**

Council considered the above-noted memorandum which requested Council's approval for borrowing resolutions to cover two projects – Wedgewood Park Recreation Facility and Convention Centre.

**SJMC2014-12-01/545R**

**It was decided on motion of Councillor Breen; seconded by Councillor Tilley: WHEREAS the City of St. John's Municipal Council is empowered under the provisions of the City of St. John's (Loan) Act, 1978, as amended, to borrow money on the credit of the City subject to the approval of the Minister of Municipal and Intergovernmental Affairs;**

**AND WHEREAS the Council deems it advisable to obtain interim financing in the form of a revolving credit facility in the amount of Thirty Five Million Dollars (\$35,000,000) under the said Act for the purpose of providing temporary financing for the construction of the new Wedgewood Recreation Center;**

**BE IT THEREFORE RESOLVED that the required approval of the Minister of Municipal and Intergovernmental Affairs, be sought to obtain said credit facility in the amount of Thirty Five Million Dollars (\$35,000,000) to be applied as required towards the interim financing for the construction of new Wedgewood Recreation Center.**

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

**SJMC2014-12-01/546R**

**It was decided on motion of Councillor Breen; seconded by Councillor Tilley: WHEREAS the City of St. John's Municipal Council is empowered under the provisions of the City of St. John's (Loan) Act, 1978, as amended, to borrow money on the credit of the City subject to the approval of the Minister of Municipal and Intergovernmental Affairs;**



**AND WHEREAS the Council deems it advisable to obtain interim financing in the form of a revolving credit facility in the amount of Thirty Five Million Dollars (\$35,000,000) under the said Act for the purpose of providing temporary financing for the construction of the expansion to the City’s Convention Centre Facility;**

**BE IT THEREFORE RESOLVED that the required approval of the Minister of Municipal and Intergovernmental Affairs, be sought to obtain said credit facility in the amount of Thirty Five Million Dollars (\$35,000,000) to be applied as required towards the interim financing for the construction of the expansion to the City’s Convention Centre Facility.**

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

**Development Permits List**

Council considered as information the following Development Permits List for the period November 20, 2014 – November 26, 2014.

**DEVELOPMENT PERMITS LIST  
DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING  
FOR THE PERIOD OF November 20, 2014 TO November 26, 2014**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES		Home Office – Consulting Business	50 Forbes Street	3	Approved	21-Nov-14
RES		Subdivide for 2 Building Lots	35 Chafe Avenue	5	Approved	24-Nov-2014
COM		Use of parking lot for new occupancy	290 LeMarchant Road	2	Approved	21-Nov-2014
COM	Zorin Industries Inc.	Addition of Four (4) parking stalls	2 Steer's Cove	2	Rejected (would compound snow clearing/snow storage)	25-Nov-14
RES	Rockwood Homes	Demo/ Rebuild	103 Portugal Cove Road	4	Approved	26-Nov-14
RES	Kavanagh Associates	Playground Development Plan	Brookfield Plans Subdivision Stage 2	5	Approved	26-Nov-14

<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 November 20 to November 26, 2014.

**Building Permits List  
Council's December 1, 2014 Regular Meeting**

Permits Issued: 2014/11/20 to 2014/11/26

**CLASS: COMMERCIAL**

62A ALLANDALE RD	CO	MIXED USE		
323 KENMOUNT RD	CO	RETAIL STORE		
44 TORBAY RD	CO	TAXI BUSINESS		
48 KENMOUNT RD - STARBUCKS	SN	EATING ESTABLISHMENT		
48 KENMOUNT RD -LA VIE EN ROSE	SN	RETAIL STORE		
250 DUCKWORTH ST,PEACEFUL LOFT	SN	RESTAURANT		
385 EMPIRE AVE	MS	OFFICE		
193 KENMOUNT RD-MERLO'S REST.	SN	RESTAURANT		
323 KENMOUNT RD	SN	RETAIL STORE		
69 MEWS PL	SN	OFFICE		
40 ROPEWALK LANE KFC	SN	EATING ESTABLISHMENT		
150 CROSBIE RD	NC	ACCESSORY BUILDING		
312 PADDY'S POND RD	NC	ACCESSORY BUILDING		
14 FORBES ST	RN	SERVICE SHOP		
168 MILITARY RD	SW	PLACE OF ASSEMBLY		
673 TOPSAIL RD, UNIT 2	RN	OFFICE		
673 TOPSAIL RD	CR	RESTAURANT		
430 TOPSAIL RD ECLIPSE	RN	RETAIL STORE		
48 KENMOUNT RD, LA VIE EN ROSE	CR	RETAIL STORE		
			THIS WEEK \$	204,716.00

**CLASS: INDUSTRIAL**

THIS WEEK \$ .00

**CLASS: GOVERNMENT/INSTITUTIONAL**

THIS WEEK \$ .00

**CLASS: RESIDENTIAL**

43 BALLYLEE CRES, LOT #365	NC	SINGLE DETACHED & SUB.APT		
109 BRANSCOMBE ST	NC	ACCESSORY BUILDING		
37 CHERRYBARK CRES	NC	FENCE		
103 FAHEY ST	NC	ACCESSORY BUILDING		
34 KING'S BRIDGE RD	NC	FENCE		
33 MACDONALD DR	NC	ACCESSORY BUILDING		
24 MAHOGANY PL	NC	ACCESSORY BUILDING		
208 PETTY HARBOUR RD, LOT 3	NC	SINGLE DETACHED DWELLING		

19 PIPER ST	NC	ACCESSORY BUILDING
154 AIRPORT HEIGHTS DR	NC	ACCESSORY BUILDING
22 SORREL DR	NC	ACCESSORY BUILDING
228 STAVANGER DR, LOT 59	NC	SINGLE DETACHED DWELLING
511 THORBURN RD	NC	ACCESSORY BUILDING
10 SITKA ST	NC	FENCE
31 WEDGEPORT RD	NC	FENCE
25 WEYMOUTH ST	NC	PATIO DECK
35 CHAFE AVE	CO	SINGLE DETACHED DWELLING
50 FORBES ST	CO	SINGLE DETACHED DWELLING
22 PIPER ST	CO	SINGLE DETACHED & SUB.APT
61 CASHIN AVE	CR	APARTMENT BUILDING
20 BERRY ST	RN	SINGLE DETACHED & SUB.APT
75 CABOT ST	RN	SINGLE DETACHED DWELLING
16 FLEMING ST	RN	TOWNHOUSING
4 HERDER PL	RN	SEMI-DETACHED DWELLING
20 LIVINGSTONE ST	RN	SEMI-DETACHED DWELLING
3 MURRAY ST	RN	TOWNHOUSING
5 PARADE ST	RN	SEMI-DETACHED DWELLING
19 PIPER ST	RN	SINGLE DETACHED DWELLING
23 SUGAR PINE CRES	RN	SINGLE DETACHED DWELLING
12 TESSIER PL	RN	SEMI-DETACHED DWELLING
21 ALDER PL	SW	SINGLE DETACHED & SUB.APT
14 BRADSHAW PL	SW	SINGLE DETACHED & SUB.APT
5 CIRCULAR RD	SW	SINGLE DETACHED DWELLING
89 FIRDALE DR	SW	SINGLE DETACHED & SUB.APT
232 THORBURN RD	SW	SINGLE DETACHED DWELLING

THIS WEEK \$ 1,344,634.00

**CLASS: DEMOLITION**

THIS WEEK \$ .00

THIS WEEK 'S TOTAL: \$ 1,549,350.00

REPAIR PERMITS ISSUED: 2014/11/20 TO 2014/11/26 \$ 85,100.00

429 Main Road - Application to extend/connect your existing personal garage and your commercial garage (storage units) has been rejected as per Section 10.17.1 of the City of St. John's Development Regulation.

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			
December 1, 2014			
TYPE	2013	2014	% VARIANCE (+/-)
Commercial	\$98,005,000.00	\$169,946,000.00	73
Industrial	\$2,325,000.00	\$125,000.00	0
Government/Institutional	\$79,798,000.00	\$77,940,000.00	0
Residential	\$153,546,000.00	\$133,178,000.00	-13
Repairs	\$4,600,000.00	\$5,083,000.00	11
Housing Units (1 & 2 Family Dwellings)	427	302	
<b>TOTAL</b>	<b>\$338,274,000.00</b>	<b>\$386,272,000.00</b>	<b>14</b>

Respectfully Submitted

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

**SJMC2014-12-01/547R**

**It was decided on motion of Councillor Davis; seconded by Councillor Hann: That the recommendations of the Director of Planning and Development with respect to the Building Permits list for the period November 20, 2014 to November 26, 2014 be approved.**

**Requisitions, Payrolls and Accounts**

Council considered the requisitions, payrolls and accounts for the week ending November 19, 2014.

**Weekly Payment Vouchers  
For The  
Week Ending November 26, 2014**

**Payroll**

<b>Public Works</b>	<b>\$ 395,624.40</b>
<b>Bi-Weekly Casual</b>	<b>\$ 22,036.39</b>
<b>Accounts Payable</b>	<b>\$ 6,372,278.77</b>
<b>Total:</b>	<b>\$ 6,789,939.56</b>

**SMC2014-12-01/548R**

**It was decided on motion of Councillor Davis; seconded by Councillor Hann: That the Payrolls and Accounts for the week ending November 26, 2014 be approved.**

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

**Tenders**

**• Tender 2014102 Freightliner, Sterling & Western Star Parts**

Freightliner, Sterling & Western Star Parts	
Parts for Trucks, Inc.	\$13,761.61
The Royal Garage Ltd.	\$7,935.93
UAP Inc.	\$5,491.34
Reefer Repair Services Ltd.	\$1,442.15
Colonial Garage & Distributors Ltd.	\$845.72

- **Recommended Bidder:** lowest bidders, as shown above, meeting the specifications as per the Public Tendering Act. This contract is for a one year period with the option to extend for two additional one year periods.

**• Tender 2014106 Hydrant Parts**

- **Recommended Bidders:** Emco Corporation at a cost of \$29,741.57 which meets specifications and is the lowest qualified bidder. This contract is for a one year period with the option to extend for two additional one year periods. Taxes (HST) extra to price quoted.

**• Tender City Buildings, Snow Clearing – Various locations**

- **Recommended Bidders:** low bidder, C.W. Parsons Ltd. in the amount of \$1,811,261.76 (\$603,753.92/year), which includes HST.

**SJMC2014-12-01/549R**

**It was decided on motion of Councillor Davis; seconded by Councillor Hann:  
That Council award the above noted tenders as recommended.**

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

**Travel – Councillor Danny Breen**

Councillor Breen is seeking approval from Council to attend Hospitality Newfoundland and Labrador's 2015 Conference and Trade Show being held in Gander from Tuesday, February 24 to Thursday February 26, 2015.

**SMC2014-12-01/550R**

**It was decided on motion of Councillor Galgay; seconded by Councillor Tilley:  
That approval be given for Councillor Breen to attend Hospitality  
Newfoundland & Labrador's 2015 Conference and Trade Show in February  
2015.**

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

**Economic Update – December 2014**

Councillor Tilley presented the Economic Update for December 2014 highlighting the following:

1. The New Housing Price Index was 151.0 in September 2014, up 0.1%
2. The consumer Price Index for St. John's metro was 128.8 in October 2014 up 1.8 %
3. Retail Trade for Newfoundland and Labrador was 758.3 million in September, up 7.1 %
4. TD Bank and Futurpreneur formally known as The Canada Youth Business Foundation have announced a partnership and investment that will help aspiring small Business Owners in N&L a boost in assessing financing, mentoring and business resources to help them get off to a good start. This organization will help youth to develop their own successful businesses.

5. NEIA- Newfoundland and Labrador Environmental Industry Association in Launching a New Program aimed at increasing Innovation and Commercialization.
6. During the past month we have approved 8 New Business's and 2 new Home Based Businesses. Year to date Council has approved 91 New Business's and 59 Home Based Businesses.

Permits Issued to December 1, 2014

Type	2013	2014	%
Commercial	\$98,005,000.00	\$169,946,000.00	73
Industrial	\$2,325,000.00	\$125,000.00	0
Government/Institutional*	\$79,798,000.00	\$77,940,000.00	0
Residential	\$153,546,000.00	\$133,178,000.00	-13
Repairs	\$4,600,000.00	\$5,083,000.00	10
Housing Units (1 & 2 Family Dwellings)		302	
<b>Total</b>	<b>338,274,000.00</b>	<b>386,272,000.0</b>	<b>14</b>

7. Council has made a number of approvals going forward such as 2 Hotels, a Condo Building, a new Apartment Building Complex as well as other construction projects. Although housing starts have decreased housing prices are remaining steady. I am confident that next year will be another good year for the City.

**Community Food Drive**

All Councillors made reference to the ongoing City Food Drive that is taking place this week. Today food was collected from the residents of Ward 1 which amounted to approximately 22,000 pounds. The objective was to collect 60,000 pounds for the entire city, however, with today's result, and four wards pending collection, there should be more than 100,000 pounds of food that can be distributed by the Community Food Sharing Association this coming Christmas. Words of commendation were extended to management and staff for coordinating this initiative in such short order. A challenge was issued to all wards in the City and to other municipalities to participate in this or similar event.

**Councillor Galgay**

- Made reference to barricades that are being used for ongoing work at the head of Quidi Vidi Road. He requested that staff review the placement of these barricades to ensure pedestrians have ample access for walking.

**Adjournment**

There being no further business the meeting adjourned at 5:54 p.m.

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**MAYOR**

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**CITY CLERK**