

December 15, 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.

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; Chief Municipal Planner; and Senior Legislative Assistant were also in attendance.

Call to Order and Adoption of the Agenda

SJMC2014-12-15/563R

It was decided on motion of Councillor Tilley; seconded by Councillor Davis: That the Agenda be adopted as presented.

The motion being put was unanimously carried.

Adoption of Minutes

SJMC2014-12-15/564R

It was decided on motion of Councillor Puddister; seconded by Councillor Breen: That the minutes of December 8, 2014 be adopted as presented.

The motion being put was unanimously carried.

Business Arising from the Minutes

Other Matters

Memorandum dated December 12, 2014 from the Deputy City Manager – Financial Management re: Budget for Communications Division

In response to a request from Councillor Art Puddister at the last regular meeting of Council, consideration was given to the above-noted memorandum which provided budget figures for

the Communications Division of the city's Office of Strategy and Engagement. It noted that the budgeted wage costs cover the five employees of the Division. The "Advertising" budget covers all advertising undertaken by the City including the regular weekly inserts placed in "The Telegram", flyers related to recycling, parking and other matters, as well as PSA's on various issues.

Discussion took place with some Councillors defending the work being carried out by the Communications Division.

Deputy Mayor Ellsworth raised a point of order suggesting that the discussion should not be held as there was no motion put to the floor:

To that end Councillor Tilley put forth the following motion:

SJMC2014-12-15/565R

Moved by Councillor Tilley; seconded by Councillor Lane: That Council reaffirm its support for the communication and engagement strategy and support the activities and staff of the Communications Division of the Office of Strategy and Engagement.

There voting for the motion were the mover, seconder, Councillors Hickman, Hann, Galgay, Breen, & Davis.

Dissenting were Deputy Mayor Ellsworth, Councillors Collins and Puddister.

The motion was carried.

Discussion concluded with agreement that Council could benefit from a presentation to Finance & Administration Committee entertain a presentation from the Communications Division about what it has accomplished to date and the goals and objectives for the future.

Memorandum dated December 5, 2014 from the Deputy City Manager of Public Works re: St. John's Parks & Open Space Master Plan

Councillor Galgay introduced the St. John's Parks & Open Space Master Plan by providing the background leading up to the engagement of Trace Consulting who was commissioned to prepare the above noted plan.

- The Open Space Master Plan was commissioned by Council at a cost of \$100,000 to guide open space development and retention, while the City of St. John's experiences a sustained period of residential and commercial growth. A contemporary planning document is required in order to ensure the open space and park land amenities meet the needs of current and future residents.
- The Plan was written by Trace Planning and Design and is a resident based vision for a parks and open space network within the City of St. John's. It involved several meetings with residents in each ward, recreation stakeholders, sports stakeholders, interest groups and staff.
- The Plan defines the future direction, policies, priorities and actions for the provision of passive and programmed open space use in the City of St. John's, This document proposes a refined network as well as design and maintenance guidelines, implementation strategies, and steps for the infill and expansion of the network for future generations.
- The plan is built on the notion that an existing network of parks, green spaces, trails and street corridors is given a revitalized vision and series of projects that 're-vectorize' these recreational products, to meet resident needs.
- The plan moves away from the regulatory placement of tot lots and refocuses efforts on the enhancement and creation of neighbourhood, community, and municipal parks.
- The Plan links specifically to the City's new Municipal Plan and the Recreation and Parks Master Plan.
- The Plan provides a blueprint for the orderly acquisition of land; development and maintenance of land and open space facilities; and the provision of associated services.
- The Open Space Master Plan identifies a process, based on community engagement, for the repurposing of "lesser used" open spaces.

SJMC2014-12-15/566R

It was decided on motion of Councillor Galgay; seconded by Councillor Davis: That Council adopt the St. John's Parks & Open Space Master Plan as presented.

The motion being put was unanimously carried.

Notices Published

Council considered the following applications:

- a. A Discretionary Use Application from Conservation Visions Inc. requesting permission to occupy **3 Newtown Road** as a home occupation for wildlife and conservation policy development. (No submissions received)
- b. A Change of Non-Conforming Use Application requesting change of use for **20 Cathedral Street** to a pet grooming/retail pet supply shop. (Three submissions received)
- c. A Discretionary Use Application for permission to construct a single detached dwelling with subsidiary apartment located at **179 Doyle's Road**. (No submissions received)

SJMC2014-12-15/567R

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

The motion being put was unanimously carried.

- d. A Discretionary Use Application to subdivide the property at **56 Bay Bulls Road** into three (3) building lots in order to construct a multiple dwelling unit on each lot. (Two submissions received)
- e. A Discretionary Use Application to occupy **190 Elizabeth Avenue** as a home occupation for esthetics services. (Three submissions received)

SJMC2014-12-15/568R

It was decided on motion of Councillor Galgay; seconded by Councillor Hann: That Council defer the above noted discretionary use.

The motion being put was unanimously carried.

Committee Reports

Regional Water Services Committee Report – December 2, 2014

Council considered the following report:

In Attendance:

City of St. John's:

Deputy Mayor Ron Ellsworth – Co-Chairperson

Councillor Bruce Tilley

Councillor Tom Hann

Mr. Paul Mackey, Deputy City Manager, Public Works

Mr. Bob Bishop, Deputy City Manager of Financial Management

Mr. Derek Coffey, Manager of Budget & Treasury

Ms. Lynnann Winsor, Director of Water & Wastewater

Mr. Terry Knee, Manager, Regional Wastewater Treatment System

Mr. Shawn Haye, Manager, Regional Water System

Mr. Sean Janes, Internal Auditor

Ms. Maureen Harvey, Senior Legislative Assistant

City of Mount Pearl:

Councillor Lucy Stoyles, Co-Chairperson

Ms. Tina O'Dea, Manager of Engineering Services

Town of Conception Bay South

Jennifer Manuel, Director of Engineering

Town of Paradise:

Mr. Rodney Cumby, CAO

Ms. Ron Fleming, Director of Public Works

Ms. Vanessa Barry, Manager of Engineering Services

Town of Portugal Cove-St. Philips

Ms. Gail Tucker, Director of Public Works

1. 2015 Budget

The Committee reviewed a memorandum dated November 10, 2014 from the Manager of Budget and Treasury, a copy of which is appended to this report, which dealt with the proposed budget for 2015. Mr. Coffey explained that there is a proposed budget increase of \$725,000 or just over 5.6%. The significant reasons for the increase are salaries and wages as well as transfers to a capital reserve. The salaries and wages are a direct result of both new collective agreements and a management salary review which occurred during 2014. The transfer to reserves of \$400,000 is new for 2015 and represents estimated contribution toward a reserve to fund future capital projects at the treatment facility.

On the basis of the proposed budget, projected water flows and costs per cubic metre, the following table represents volumes and projected costs.

Municipality	2014 Volumes	2015 Volumes	2014 \$	2015 \$	2015 Sharing
CITY OF ST. JOHN'S	9,186,493	8,155,358	4,986,902	4,522,551	33.24%
CITY OF MOUNT PEARL	7,586,167	8,334,418	4,118,163	4,621,849	33.97%
TOWN OF CONCEPTION BAY SOUTH	3,831,116	4,658,116	2,079,727	2,583,157	18.99%
TOWN OF PARADISE	2,448,136	2,641,989	1,328,974	1,465,114	10.77%
TOWN OF PORTUGAL COVE-ST. PHILLIPS	668,386	742,839	362,834	411,941	3.03%
	23,720,298	24,532,720	13,087,233	13,604,613	100.00%
			Rate	\$ 0.543	\$ 0.555

Having reviewed charts outlining in detail water consumption for the region and each specific municipality, discussion took place and questions were raised as to why consumption is increased about 6% overall. Given that 2014 was a relatively dry summer, and with no changes in meter reporting, staff agreed to review the report and provide the Committee with more detailed analytical data to support the findings. This information will be forwarded to the Committee as soon as it is completed.

There being no further discussion the following recommendation was brought forward:

Recommendation

On a motion from Councillor Tilley; seconded by Councillor Stoyles, the Committee recommends approval of the 2015 water rate of \$0.555/m³ and approval of the 2015 operating budget as presented in the amount of \$13,604,613.

Deputy Mayor Ron Ellsworth
Co-Chairperson

SJMC2014-12-15/569R

It was decided on motion of Deputy Mayor Ellsworth; seconded by Councillor Collins: That Council approve the Regional Water Services Committee Report dated December 2, 2014

The motion being put was unanimously carried.

Regional Wastewater Services Committee Report – December 2, 2014

Council considered the following report:

In Attendance:

City of St. John's:
Deputy Mayor Ron Ellsworth – Co-Chairperson

Councillor Bruce Tilley
Mr. Paul Mackey, Deputy City Manager, Public Works
Mr. Bob Bishop, Deputy City Manager of Financial Management
Mr. Derek Coffey, Manager of Budget & Treasury
Ms. Lynnann Winsor, Director of Water & Wastewater
Mr. Terry Knee, Manager, Regional Wastewater Treatment System
Mr. Sean Janes, Internal Auditor
Ms. Maureen Harvey, Senior Legislative Assistant

City of Mount

Pearl:

Councillor Lucy Stoyles, Co-Chairperson
Ms. Tina O’Dea, Manager of Engineering Services

Town of Paradise:

Mr. Rodney Cumby, CAO
Ms. Ron Fleming, Director of Public Works
Ms. Vanessa Barry, Manager of Engineering Services

1. Wastewater Systems Effluent Regulations Update

The Committee discussed a memorandum dated November 27, 2014 from the Director of Water and Wastewater. It advises that in 2012, the Federal Government issued the *Wastewater Systems Effluent Regulations* (WSER) in order to achieve a national effluent quality standard for wastewater discharge. As dictated by the WSER, the City of St. John’s has been required to monitor and report on the quality and quantity of effluent discharged from the Riverhead Wastewater Treatment Facility (WWTF) since the beginning of 2013. From the results of the initial monitoring period, it has been determined that the Riverhead WWTF has been categorized as a *High Risk* facility as per the WSER. This means that the Riverhead WWTF must achieve secondary treatment by December 31, 2020 in order to comply with the effluent quality standards of the WSER.

In June 2014, the City of St. John’s applied to the Federal Government for a *Transitional Authorization* (TA) to discharge wastewater effluent as we progress towards secondary treatment. As part of the TA application process, the Federal Government has requested a plan detailing how and when secondary treatment will be achieved at the Riverhead WWTF. This level of detail can only be provided after some preliminary pre-design work has been completed.

Recommendation

Moved by Councillor Stoyles; seconded by Councillor Tilley: That CH₂M Hill be appointed as the engineering consultants for the preliminary pre-design work in order to complete the plan requested by the Federal Government. It is estimated that a budget for the preliminary pre-design work would be \$500,000, and it is therefore recommended that this amount of funds be added to the 2015 operating budget of the Riverhead WWTF.

It was noted that a tender is not required as this company is already carrying out existing work. When asked if this is included in the proposed 2015 operating budget, it was reported by the Manager of Budget and Treasury that it is not certain whether the budget will be able to absorb this cost.

It is expected that secondary treatment, when imposed by the Federal Government, will cost in excess of \$100M.

2. 2015 Budget

The Committee considered a memorandum dated November 2, 2014 from the Manager of Budget & Treasury with respect to 2015 budget projections.

While a full breakdown is appended to this report, a summary table is as follows:

	BUDGET 2014	BUDGET 2015	INCREASE (DECREASE)	PERCENT
TOTAL PERSONNEL SERVICES	1,319,362	1,386,968	67,606	5.12%
TOTAL CONTRACTUAL SERVICES	1,141,207	1,263,803	122,596	10.74%
TOTAL MATERIALS & SUPPLIES	1,520,375	1,819,300	298,925	19.66%
TOTAL CAPITAL OUT OF REVENUE	6,500	6,500		
TOTAL FINANCIAL CHARGES	6,265,739	6,155,629	(110,110)	-1.76%
TOTAL OTHER TRANSACTIONS	430,059	428,541	(1,518)	-0.35%
TOTAL EXPENDITURE THIS PROGRAM	10,683,242	11,060,741	377,499	3.53%

Excluding the debt charges, which are applicable to the City of St. John’s only, the increase to the budget is \$487,609 or 4.56%.

In terms of notable changes to the operating budget:

1. **Light and power** – an increase of \$104,000 attributable to anticipated increased run hours of equipment with anticipated flows.
2. **Repairs to electrical** – an increase of \$20,000 to allow for repairs to electric motors/equipment extending the life of the motors instead of replacing. The warranties have expired on equipment.
3. **Furnace fuel, tipping fees, Sodium bisulfite, and chlorine** - an increase of \$268,000 due to increased treatment volumes expected in 2015.

Costs for individual municipalities are not provided for 2015. The cost projection is based on anticipated flows which for 2015 are extremely difficult to predict due to:

1. A new meter being installed to allow for accurate measure of the flows coming out of Mount Pearl.

2. The exact date for the City of St. John's to commence sending flows from the east end is not exactly known. While it should be early in 2015 a difference of even 30 days could make a substantial difference.
3. When St. John's does commence sending flows, it will be at a gradual rate to allow staff time to ensure the increased volumes can be handled appropriately and deal with any issues if they arise. Predicting how long this "ramping up" process will take is extremely difficult.
4. Further complicating #3 identified above is that it is unknown exactly what volumes will come from the east end. This affects the "ramping up" process but also affects what the ultimate variable flow percentages will be for each municipality.
5. Finally, the facility has not yet operated accepting all flows so the resulting operating patterns and ultimate cost implications are not yet known.

While it is not anticipated there should be a material cost increase for Mount Pearl or Paradise, given the above issues, any sort of actual prediction of cost is extremely challenging.

As noted in previous meetings of the Committee, once the facility has reached full operating levels a time period will be chosen to accurately capture the true flows from all municipalities. This in turn will be used to recalculate the fixed costs that have been billed to date. This recalculation can likely be done in 2016.

Mr. Coffey stated that this budget is staff's best estimate as the facility has not yet operated a full capacity.

Recommendation:

Moved by Councillor Dave Tilley; seconded by Councillor Stoyles, that approval be given to accept the 2014 budget estimates in the amount of \$11,060,741 as presented.

Ron Ellsworth
Deputy Mayor – City of St. John's
Co-Chairperson

SJMC2014-12-15/570R

It was decided on motion of Deputy Mayor Ellsworth; seconded by Councillor Tilley: That Council approve the Regional Wastewater Services Committee Report dated December 2, 2014

The motion being put was unanimously carried.

Finance & Administration Standing Committee Report – December 9, 2014

Council considered the following report:

IN ATTENDANCE:

Councillor Danny Breen, Chairperson
Councillor Tom Hann
Councillor Wally Collins
Councillor Bruce Tilley
Councillor Sandy Hickman
Councillor Bernard Davis (12:40 pm)
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
Mr. David Day, Manager – Emergency Preparedness
Mr. Sean Janes, Senior Internal Auditor
Ms. Maureen Harvey, Senior Legislative Assistant

1. East Coast Trail Association – Request for funding

The Committee reviewed an email request from the President of the East Coast Trail Association for a five year trail maintenance program at a cost of \$86,040 per year.

The Committee was reminded that Council approved an amount of \$25,000 earlier in the year under the Community Grants Program.

Discussion took place with respect to City resources that are being expended on the East Coast Trail when hikers go missing. i.e. use of SJRFD resources, emergency staff etc. To that end it was recommended that any future funding for the East Coast Trail Association be conditional upon the Association installing mile markers on the trail. This will expedite the response of emergency response personnel in the event they have to respond to an incident on the trail.

Recommendation

The Committee recommends that the request for funding for the East Coast Trail Association be referred to the 2015 grants program and further that the Association be advised that any future funding approved by the City will be conditional upon the installation of mile markers on the trail.

2. Memorandum from the Deputy City Manager – Financial Management dated December 5, 2014 re: Avalon Arena Association

The Committee discussed the above noted memorandum which reported that the Avalon Arena Association owns and operates the Twin Rinks facility on Blackler Avenue. The opportunity has arisen for the Association to purchase the former Brother O'Hehir Arena on Bonaventure Avenue. Purchase of this rink would enhance the Association's ability to provide sufficient ice time to meet the demands of minor hockey in the City of St. John's.

Recommendation

Moved by Councillor Hickman; seconded by Councillor Collins: that approval be given to provide the Avalon Arena Association with an interest free mortgage in the amount of \$500,000 payable over twenty years for the purpose of acquiring the former Brother O'Hehir Arena.

3. Memorandum dated December 9, 2014 from The City Clerk, re: Requests for Financial Support for Meetings and Conventions.

Consideration was given to the above-noted which outlined a request from the Newfoundland & Labrador Powerlifting Association to assist with funding for the 2015 Canadian Powerlifting and Bench Press Championships in April 2015. The group qualifies for a grant in the amount of \$750 under the above-noted policy.

As Council has the discretion to approve up to \$2,500 under the policy, the following recommendation was introduced:

Recommendation

Moved by Councillor Collins seconded by Councillor Hickman: That an amount of \$2,000 be provided to Newfoundland & Labrador Powerlifting Association to assist with costs to host the 2015 Canadian Powerlifting and Bench Press Championships in April 2015.

4. City of St. John's Warming Centre Protocol

The Committee considered the following proposed protocol which was prepared by the Manager of Emergency Preparedness. The development of this protocol was advanced in light of last year's power outages where the City used the Foran/Greene Room for the operation of a warming center.

City of St. John's - Warming Center Protocol

Definition of Warming Center

A Warming Centre is the location designated by a local authority as a short term drop in center that operates when there is Extreme Cold as a result of a power outage. At a Warming Centre, residents may warm up during a blackout or other emergency so they can rest and allow their body temperature to return to normal. Visitors are encouraged to stay in the center for a period of at least two hours but no more than four hours. The City of St. John's will establish Warming Centers as required in conjunction with the Provincial Department of

t of Advanced Education and Skill, the Canadian Red Cross and the Salvation Army. It is to be noted that in this protocol, a Warming Center does not include the provision of accommodations for displaced persons.

Hours of operation

Warming Center(s) established by the City of St. John's are intended to be a temporary location to aid citizens during an emergency or disaster. Operating hours will be during day time hours (I.e. 7AM to 7PM) and or extended as necessary to resolve the incident. It is not intended for a reception center to operate on a 7/24 basis.

Staffing

Centers established in City of St. John's facilities will be staffed by City employees as deemed necessary. As well, requests for assistance can be made to the following agencies to assist with Center setup and staffing;

- a. Canadian Red Cross – assist in Center setup, registration and enquiry and access to emergency personal care kits*
- b. Salvation Army – assist in food preparation, handling, distribution and Critical Incident Stress Management*
- c. Provincial Department of Advanced Education and Skills – lodging and other matters related to Emergency Social Services*

Minimum staffing of a Warming Center established by the City of St. John's will include:

- 2 staff from the City of St. John's*
- 1 Security person (Contract)*
- 2 Canadian Red Cross Volunteers*
- 1 City of St. John's OHS Nurse (either present or on call)*
- 1 staff from Advanced Education and Skills (either present or on call)*

Animals

Pets will not be permitted in Warming Centers established by the City of St. John's. If under the advice of the City's Veterinarian, an incident is of such a nature that requires a pet shelter to be established, all reasonable efforts will be made to accommodate citizens and their pets in an alternate location(s).

The exception to this is Service Animals holding the appropriate documentation.

Reception Kits

Reception centers kits containing stationary; signage and other supplies have been prepositioned at the following locations;

- i. Foran Greene Room, City Hall*
- ii. H.G.R Mews Center*

Food

The provision of food will be coordinated by the Events and Catering Clerk, Corporate Services in conjunction with the Salvation Army.

- a. What will be provided:*

- i. *Hot and cold beverages*
 - ii. *Commercially packaged/prepared snacks or foods*
- b. *Donations*
 - i. *Donations of commercially packaged or prepared foods will be accepted from local businesses and suppliers*
 - ii. *Donations from the general public cannot be accepted due to concerns of contents related to allergies*

Activation and Deactivation

The establishment, transfer of responsibility to another agency or shutdown of a Reception Center by the City of St. John's shall be done by the City Manager in consultation with the Manager of Emergency Preparedness and authorities having jurisdiction over the incident.

Discussion took place with agreement that such a protocol is helpful as it sets out the parameters and guidelines for City officials.

Recommendation

Moved by Councillor Hickman; seconded by Councillor Tilley: That the proposed City of St. John's Warming Center Protocol be approved and appended to the City's Emergency Plan.

5. Discussion paper from George Street United Church re: Use of Gymnasium as a Warming Centre.

The above-noted discussion paper dealt with a request to the City to consider the possibility of utilizing their full gymnasium as a comfort/emergency center for downtown St. John's. The paper notes that the gymnasium is currently the emergency center for the Delta Hotel and have begun discussions with Steele Hotels on a similar arrangement. Given the City's recent contribution to the Gathering Place, and suggesting the downtown core is without the security of a comfort/emergency center to serve several hotels that have been constructed as well as the office towers and residents of downtown, the organization is requesting financial assistance to move forward with this initiative.

Recommendation

The Committee recommends that Gower Street United Church be advised that the City will have adequate resources for a warming center once the Convention Centre Expansion is completed.

6. Letter dated September 25, 2014 from "The Pathways Foundation Inc." requesting start-up funding in the amount of \$5,000

The Committee reviewed a letter requesting funding for this emerging non-profit organization for people who have experienced abuse within religious institutions.

Discussion took place with agreement that such a request outside the scope of the City's mandate for a number of reasons, including but not limited to:

- a. The City does not provide seed money to any organization
- b. The City does not fund general operations of not-for-profit groups as City grants are intended to fund specific discrete programs

Recommendation

Moved by Councillor Tilley; seconded by Councillor Hickman: That the request from The Pathways Foundation Inc. for a start-up grant of \$5,000 be rejected on the basis that it is outside the scope of the City's mandate.

Councillor Danny Breen
Chairperson

SJMC2014-12-15/571R

It was decided on motion of Councillor Breen; seconded by Councillor Tilley That Council approve the Finance & Administration Standing Committee Report – December 9, 2014 with the exception of item no. 5 (George Street United Church) which will be addressed under separate cover.

The motion being put was carried with Councillor Galgay dissenting.

Councillor Galgay cited that he could not support the recommendation to grant the Avalon Arena Association a loan of \$500,000 for fear it would be precedent setting to other organizations.

SJMC2014-12-15/572R

It was decided on motion of Councillor Puddister; seconded by Deputy Mayor Ellsworth: That Council defer the request from George Street United Church to consider use of its gymnasium as a warming centre on the basis that additional information is required.

The motion being put was carried with Mayor O'Keefe, Councillors Collins, Galgay and Breen dissenting.

Development Permits List

Council considered as information the following Development Permits List for the period December 4, 2014 – December 10, 2014.

**DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING
FOR THE PERIOD OF December 4, 2014 TO December 10, 2014**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
AG	Lester's Farm Market	Proposed Extension of Existing Dwelling	168 Brookfield Road	5	Approved	12-04-14
COM	Bell Mobility Inc.	Proposed Cell Tower-Access Plan	130 Ridge Road	4	Approved	12-04-14
RES		Crown Land Grant for Residential purpose	Shoal Bay Road	5	Rejected- Lot does not meet RRI Zone requirements	12-10-14
INST	CMT Inc.	Proposed Extension to Parking Lot	70 The Boulevard	1	Approved	12-10-14
RES		Home Office for "A Sweet Touch"	36 Doolings Line	5	Approved	12-10-14
COM	Kendall Engineering Ltd.	Proposed Gravel Parking Lot for Vehicle Storage	547 Kenmount Road	4	Approved	12-10-14

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

INST- Institutional
 IND- Industrial

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

**Gerard Doran
 Development Supervisor
 Department of Planning**

Building Permits List

Council considered the Building Permits list for the period November 28, 2014 to December 10, 2014.

**Building Permits List
 Council's December 15, 2014 Regular Meeting**

Permits Issued: 2014/12/04 To 2014/12/10

Class: Commercial

58 Kenmount Rd, Topshelf Vapor	Oc	Retail Store
303-305 Hamilton Ave	Sn	Mixed Use
12 Hebron Way, Starbucks	Sn	Eating Establishment
25 Hebron Way	Ms	Retail Store
515 Kenmount Rd	Ms	Retail Store
204-206 Main Rd, A.I.M.E.	Ms	Clinic
215 Major's Path	Ms	Retail Store
87 O'leary Ave	Sn	Mixed Use
Portugal Cove Rd	Ms	Retail Store
15 Ropewalk Lane	Sn	Industrial Use
24 Stavanger Dr	Ms	Retail Store
88 Thorburn Rd	Ms	Retail Store
164 Water St	Sn	Tavern
16-72 Hamlyn Rd	Cr	Retail Store
288 Duckworth St	Rn	Mixed Use
655 Topsail Rd, Suite 711	Cr	Restaurant
35 Ridge Rd	Rn	Club
5 Springdale St. Jumping Bean	Rn	Eating Establishment
547 Kenmount Rd	Sw	Commercial Garage

This Week \$ 668,600.00

Class: Industrial

This Week \$.00

Class: Government/Institutional

2a Bonaventure Ave	Rn	School
130 Ridge Rd	Nc	Communications Use

This Week \$ 440,500.00

Class: Residential

138 Castle Bridge Dr	Nc	Patio Deck
138 Castle Bridge Dr	Nc	Patio Deck
179 Castle Bridge Dr, Lot 348	Nc	Single Detached Dwelling
181 Castle Bridge Dr, Lot 347	Nc	Single Detached Dwelling
183 Castle Bridge Dr, Lot 346	Nc	Single Detached Dwelling
185 Castle Bridge Dr, Lot 345	Nc	Single Detached Dwelling
26 Cherrybark Cres	Nc	Accessory Building
10 Drake Cres	Nc	Patio Deck
48 Ladysmith Dr	Nc	Accessory Building
235 Ladysmith Dr	Nc	Fence
53 Nautilus St, Lot 141	Nc	Single Detached Dwelling
25 Oakridge Dr	Nc	Accessory Building
23 Pine Bud Pl	Nc	Fence
14 Piper St	Nc	Accessory Building
12 Sugar Pine Cres	Nc	Accessory Building
9 Sugar Pine Cres, Lot #258	Nc	Single Detached & Sub.Apt
26 Topsail Rd, Lot 7-8	Nc	Single Detached Dwelling
17 Sitka St, Lot 286	Nc	Single Detached & Sub.Apt
6 Vinnicombe St	Nc	Accessory Building
28 Willenhall Pl, Lot 30	Nc	Single Detached & Sub.Apt

4 Kildare Pl	Co	Single Detached & Sub.Apt	
15 Thompson Pl	Cr	Subsidiary Apartment	
20 Circular Rd	Ex	Single Detached Dwelling	
19 Abraham St	Rn	Single Detached Dwelling	
10 Anderson Ave	Rn	Townhousing	
12 Anderson Ave	Rn	Townhousing	
14 Anderson Ave	Rn	Townhousing	
16 Anderson Ave	Rn	Townhousing	
34 Beothuck St	Rn	Semi-Detached Dwelling	
36 Beothuck St	Rn	Semi-Detached Dwelling	
99 Bond St	Rn	Townhousing	
26 Cherrybark Cres	Rn	Single Detached Dwelling	
1 Chestnut Pl	Rn	Single Detached Dwelling	
60 Circular Rd	Rn	Single Detached Dwelling	
12 Dorsey's Lane	Rn	Single Detached Dwelling	
30 Heavy Tree Rd	Rn	Single Detached Dwelling	
115-119 Queen's Rd	Rn	Condominium	
117 Queen's Rd, Unti 2	Rn	Condominium	
115-119 Queen's Rd Unit 12	Rn	Condominium	
17 Sugar Pine Cres	Rn	Single Detached Dwelling	
21 Warbury St	Rn	Subsidiary Apartment	
11 Glenlonan St	Sw	Single Detached Dwelling	
			This Week \$ 3,164,950.00

Class: Demolition

87a Old Petty Harbour Rd	Dm	Single Detached Dwelling	
			This Week \$ 5,000.00

This Week' S Total: \$ 4,279,050.00

Repair Permits Issued: 2014/12/04 To 2014/12/10 \$ 18,500.00

386 Stavanger Drive - Your Application For A Digital Sign Has Been Rejected As Contrary To Sections (2b), (23.6) Of The St. Jon's Sign's By-Law.

27 Blackmarsh Road - Your Application For A Front Porch Enclosure Has Been Rejected As Contrary To Section 8.3.3 Of The St. John's Development Regulations.

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 15, 2014			
TYPE	2013	2014	% VARIANCE (+/-)
Commercial	\$103,169,000.00	\$173,434,000.00	68
Industrial	\$2,325,000.00	\$125,300.00	-95
Government/Institutional	\$79,798,000.00	\$78,381,000.00	-2
Residential	\$157,320,000.00	\$138,570,000.00	-12
Repairs	\$4,688,000.00	\$5,127,000.00	9
Housing Units (1 & 2 Family Dwellings)	439	318	
TOTAL	\$347,300,000.00	\$395,637,300.00	14

Respectfully Submitted,

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

SJMC2014-12-15/573R

It was decided on motion of Councillor Tilley; seconded by Councillor Puddister: That the recommendations of the Director of Planning and Development with respect to the Building Permits list for the period November 28, 2014 to December 10, 2014 be approved.

The motion being put was unanimously carried.

Requisitions, Payrolls and Accounts

Council considered the requisitions, payrolls and accounts for the week ending December 10, 2014.

**Weekly Payment Vouchers
For The
Week Ending December 10, 2014**

Payroll

Public Works	\$ 513,028.27
Bi-Weekly Casual	\$ 22,206.91
Accounts Payable	\$ 4,344,616.58
Total	\$ 4,879,851.76

SMC2014-12-15/574R

It was decided on motion of Councillor Tilley; seconded by Councillor Puddister: That the Payrolls and Accounts for the week ending December 3, 2014 be approved.

The motion being put was unanimously carried.

Tenders

Council considered the following tenders:

- Tender – Municipal Depot “A” Block Renovation Phase 2
 - Recommended bidder: Magna Contracting & Management Inc. \$5,997,000.00 (HST included)
- Tender 2014107 Photo Copy Paper
 - Recommended bidder: Spicers \$101,754.24 (HST included)
- Tender 2014120 - HP 3Par StorServ Storage 2-node
 - Recommended bidder: Onx Enterprise Solutions Limited \$83,028.94 (HST included)

SJMC2014-12-15/575R

It was decided on motion of Councillor Tilley; seconded by Councillor Puddister: That Council award the tenders as noted above and as per the Public Tendering Act.

The motion being put was unanimously carried.

Notices of Motion, Written Questions and Petitions

Councillor Collins tabled a petition signed by 412 residents of Brookfield Plains Subdivision opposing an application by Northern Property (REIT) to rezone 16 Francis Street from the Residential Low Density (R1) Zone to the Apartment Medium Density (A2) Zone in the St. John's Development Regulations. This request will further require an amendment to the St. John's Municipal Plan, changing the Residential Low Density (RLD) District to a Residential Medium Density (RMD) District. This is to allow development of three four-storey residential apartment buildings (" the Development"), two in the City of St. John's and one in the City of Mount Pearl. The Development would further require the City of Mount Pearl to use its discretion to allow a four-storey development in its Commercial-General Zone.

Residents are opposed to this application and the proposed development. They are also opposed to the proposed amendment to the Municipal Plan in the City of St. John's, and the proposed use of discretion by the City of Mount Pearl to accommodate the height of the development.

Petitioners request that the St. John's City Council deny the application to rezone 16 Francis street from the Residential Low Density (R1) Zone to the Apartment Medium Density (A2) Zone in St. John's, thus making an amendment to the Municipal Plan of St. John's unnecessary in this instance; and that the Mount Pearl City Council deny the discretionary height application.

Memorandum dated December 8, 2014 from the Director of Planning & Development re: 66 Parsonage Drive – Proposed construction of single detached dwelling – Residential-Special (RA) Zone

Council considered a memorandum dated December 1, 2014 from the Director of Planning & Development regarding the above noted matter.

The property is situated in the Residential-Special (RA) Zone and the lot will meet all RA zone requirements with exception to those pertaining to the required rear yard. The minimum

rear yard required for a single detached dwelling in the RA Zone is 11.0 meters (or 10.0m with a 10% variance). The applicant is requesting a 10% variance for the rear yard.

Section 8.4(5) of the Development Regulations provides that up to a 10% variance pertaining to minimum lot area or minimum lot frontage requirements can be allowed.

The abutting property owners have been notified and have no objections to the application.

SJMC2014-12-15/576R

It was decided on motion of Councillor Breen; seconded by Councillor Hickman: That the recommendation of the Director of Planning & Development to permit a 10% variance on the rear yard at 66 Parsonage Drive be accepted.

The motion being put was unanimously carried.

Memorandum dated December 15, 2014 from the City Clerk re: Election of Board of Management – Downtown St John’s

Council reviewed a memorandum from the City Clerk which cites that pursuant to Sections 10 and 14(2) of the St. John’s Downtown Business Improvement Area By-Law, nominations were called to fill the vacancies on the Board of Management of Downtown St. Johns. The nominations closed December 5, 2014 at 4:30 p.m. with the following members being duly nominated:

1. Rhonda Hutton, Destination St. John’s
2. Phillip Burton, Husky Energy
3. Joanne Slaney, Altus Group

SJMC2014-12-15/577R

It was decided on motion of Councillor Galgay; seconded by Councillor Tilley: That the following people be appointed to Downtown St. John’s.

1. Rhonda Hutton, Destination St. John’s
2. Phillip Burton, Husky Energy
3. Joanne Slaney, Altus Group

The motion being put was unanimously carried.

Councillor Galgay

- Given recent reports of increases in water consumption throughout the region, Councillor Galgay requested a monthly breakdown of water consumption.

Councillor Breen

- Requested that consideration be given to the installation of street lights on East White Hills Road.

Councillor Puddister

- Councillor Puddister requested that given the implementation of commercial tax blending in 2014 which allows commercial establishments to pay taxes quarterly, that consideration be given to permitting residents to do similar; pay property taxes quarterly as opposed to bi-annually.

Recognizing this to be the last meeting of 2014, Councillors each extended Christmas Greetings and wishes for a safe and prosperous 2015.

Adjournment

There being no further business the meeting adjourned at 5:52 p.m.

MAYOR

CITY CLERK