

December 8, 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; Director of Planning & Development; and Supervisor of Legislative Services were also in attendance.

Call to Order and Adoption of the Agenda

SJMC2014-12-08/551R

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

Adoption of Minutes

SJMC2014-12-08/552R

It was decided on motion of Councillor Davis; seconded by Councillor Lane: That the minutes of December 1, 2014 be adopted as presented.

Order of Business

SJMC2014-12-08/553R

It was decided on motion of Councillor Puddister; seconded by Councillor Davis: That item 6 (a) in the agenda be dealt with first.

Public Meeting held November 27, 2014 re: 26 Logy Bay Road

Councillor Hann elaborated on the planning review process and the deliberations of the public meeting, all of which were contained in the above noted report.

SJMC2014-12-08/554R

It was moved by Councillor Hann; seconded by Deputy Mayor Ellsworth: That Council adopt the resolution for St. John's Development Regulations Amendment Number 607, 2014 to rezone the subject property to the Apartment Low Density (A1) Zone.

Councillor Hann speaking to the motion referenced the Land Use Assessment Report which addresses the various issues of concern such as building height; landscaping and buffering; snow clearing and storage; off-street parking; municipal water and sewer services; and traffic impacts. Reference was also made to the new Municipal Plan which encourages the compatible mix of housing and increased density throughout the City so as to offset urban sprawl.

Those speaking against the motion made comparisons to the devolution of Lemarchant Road and Elizabeth Avenue, (which were once residential streets), into high traffic thoroughfares that contain a mix of high density and commercial uses. It was also noted that ongoing planned development in nearby Pleasantville accommodates a higher density use wherein apartment buildings have been constructed and more are planned for the future. Others were concerned about the precedent of allowing a drastic change in zoning from R1 – A1 which negatively impacts the integrity of zones in residential areas.

Voting for the motion was the mover only. The motion was lost.

Budget 2015

Councillor Breen, Chairperson of the Finance & Administration Standing Committee presented his speech outlining the 2015 Budget including revenues and expenditures which are balanced at \$289.4 million. There will also be no tax rate increases for the coming year. Background details are available on the City's website for public viewing.

SJMC2014-12-08/555R

It was moved by Councillor Breen; seconded by Councillor Tilley: That the 2014 Budget be adopted as presented.

With the exception of Councillor Puddister, all members of Council spoke in favour of the budget, referencing various projects taking place within each ward as well as other overall community-wide initiatives. They also commended City staff for their efforts in bringing forth a balanced budget.

Councillor Puddister expressed concern about the need for Council to do more for low income earners in addition to the 25% tax discount to senior citizens which he wished to make universal to all seniors irrespective of their income. He also expressed concern about the costs for corporate communications and had requested a breakdown of this information from the Department of Finance. The Deputy City Manager of Finance & Administration advised that the cost breakdown roughly consists of 45% staff component and 55% advertising component. Councillor Puddister also disagreed with the \$100,000 subsidy to the Aquarena which he felt was unsustainable to the City.

The motion being put was carried with Councillor Puddister dissenting.

Resolutions

Council considered the following tax Resolutions:

- 2015 Accommodation Tax Resolution
- 2015 Downtown St. John's Business Improvement Area Levy
- Interest Rate on Arrears of Tax Resolution
- 2015 Property Tax Rate Resolution – Commercial Properties
- 2015 Property Tax Rate Resolution – Residential Properties
- 2015 25% Property Tax Reduction for Senior Citizens Resolution
- 2015 Business Tax Rate on Utilities Resolution
- 2015 Water By Meter Resolutions
- 2015 Water Tax Resolution

SJMC2014-12-08/556R

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

The motion being put was unanimously carried.

Committee Reports

Development Committee Report – December 2, 2014

Council considered the following report:

SJMC2014-12-08/557R

It was decided on motion of Councillor Hann; seconded by Deputy Mayor Ellsworth: That the recommendation contained in the Development Committee Report dated December 2, 2014 be adopted as presented.

Development Permits List

Council considered as information the following Development Permits List for the period November 27, 2014 – December 3, 2014.

**DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING
FOR THE PERIOD OF November 27, 2014 TO December 3, 2014**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
COM		Home Office – Administrative Work for Website Services	4A Kildare Place	4	Approved	28-Nov-14
COM	Costco Wholesale Ltd	Expansion of Fuel Facility & Canopy Structure	28 Stavanger Drive	1	Approved	2-Dec-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 27 to December 3, 2014.

SJMC2014-12-08/558R

It was decided on motion of Councillor Tilley; seconded by Councillor Davis: That the recommendations of the Director of Planning and Development with respect to the Building Permits list for the period November 27, 2014 to December 3, 2014 be approved.

Building Permits List Council's December 8, 2014 Regular Meeting

Permits Issued: 2014/11/27 To 2014/12/03

Class: Commercial

250 Duckworth St	Co	Restaurant
63-65 Main Rd, Apt B	Co	Retail Store
210-214 Water St	Cr	Restaurant
22 O'leary Ave, Big Deal	Oc	Retail Store
15 Hebron Way	Sn	Retail Store
22 O'leary Ave	Ms	Restaurant
22 O'leary Ave	Sn	Retail Store
31 Peet St	Ms	Office
30 Ropewalk Lane	Ms	Retail Store
38-40 Ropewalk Lane	Ms	Office
St. Clare Ave	Ms	Place Of Assembly
St. Clare Ave	Ms	Place Of Assembly
3 Stavanger Dr	Ms	Retail Store
3 Stavanger Dr	Ms	Retail Store
340 Torbay Rd	Ms	Service Station
Torbay Road-Torbay Rd Mall	Ms	Office
430 Logy Bay Rd	Rn	Church
Adelaide Street	Rn	Other
117 Ropewalk Lane	Cr	Commercial School
63-65 Main Rd, Building #2	Rn	Office
50 Ropewalk Lane Plaza Bowl	Rn	Place Of Amusement
30 Kenmount Rd	Cr	Office
120 Kenmount Rd	Ex	Warehouse
40 Henry Street	Sw	Condominium

This Week \$ 2,818,740.00

Class: Industrial

This Week \$.00

Class: Government/Institutional

This Week \$.00

Class: Residential

28 Bayberry Pl	Nc	Accessory Dwelling Unit
20 Caravelle Pl , Lot 14	Nc	Single Detached & Sub.Apt
24 Caravelle Pl, Lot 16	Nc	Single Detached & Sub.Apt
133 Great Eastern Ave	Nc	Fence
10 Halliday Pl	Nc	Patio Deck
5 Linegar Ave	Nc	Single Detached Dwelling
7b Midstream Pl, Lot 2	Nc	Single Detached Dwelling
51 Sgt. Craig Gillam, Lot #160	Nc	Single Detached Dwelling
9 Solway Cres, Lot 325	Nc	Single Detached Dwelling
210 Stavanger Dr	Nc	Single Detached Dwelling
1 Sumac St	Nc	Fence
52 Cape Pine St	Cr	Subsidiary Apartment

5 Plover St	Cr	Subsidiary Apartment
5 Amherst Hts	Rn	Single Detached Dwelling
14 Cornwall Cres	Rn	Single Detached Dwelling
60 Dunkerry Cres	Rn	Single Detached & Sub.Apt
5 Eastmeadows Pl	Rn	Single Detached Dwelling
47 Gold Medal Dr	Rn	Single Detached Dwelling
7 Meadowbrook Park Rd	Rn	Mobile Home
9 Mahogany Pl	Rn	Single Detached Dwelling
4 Rendell Pl	Rn	Single Detached Dwelling
7 Rutledge Cres	Rn	Single Detached Dwelling
6 Stanford Pl	Rn	Single Detached Dwelling
39 Sudbury St	Rn	Apartment Building
77 Old Bay Bulls Rd	Sw	Single Detached Dwelling

This Week \$ 2,222,150.00

Class: Demolition

This Week \$.00
 This Week's Total: \$ 5,040,890.00

Repair Permits Issued: 2014/11/27 To 2014/12/03 \$ 25,500.00

Legend

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

YEAR TO DATE COMPARISONS			
December 8, 2014			
TYPE	2013	2014	% VARIANCE (+/-)
Commercial	\$98,132,000.00	\$172,765,000.00	76
Industrial	\$2,325,000.00	\$125,300.00	-95
Government/Institutional	\$79,798,000.00	\$77,940,000.00	-2
Residential	\$155,325,000.00	\$135,400,000.00	-13
Repairs	\$4,659,000.00	\$5,108,000.00	10
Housing Units (1 & 2 Family Dwellings)	433	309	
TOTAL	\$340,239,000.00	\$391,338,300.00	15

Respectfully Submitted,

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

Requisitions, Payrolls and Accounts

Council considered the requisitions, payrolls and accounts for the week ending December 3, 2014.

**Weekly Payment Vouchers
For The
Week Ending December 03, 2014**

Payroll

Public Works	\$ 722,412.11
Bi-Weekly Administration	\$ 855,162.36
Bi-Weekly Management	\$ 780,300.04
Bi-Weekly Fire Department	\$ 688,929.39
Accounts Payable	\$ 3,696,766.39
Total:	\$ 6,743,570.29

SMC2014-12-01/559R

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

Tenders

Council considered the following tenders:

- Tender 2014104 Security Services
 - Recommended bidder: Securitas \$568,896.87
- Tender 2014111 Water & Sewer Supplies
 - Recommended bidders: Emco Corporation @ \$181,611.50; Wolseley Canada Inc. @ \$73,822.04; and Crane Canada Co. @ \$14,421.00
- Tender 2014103 Community Service Bussing
 - Recommended bidder: Executive Taxi Limited @ \$320,952.00
- Tender 2014113 Rental of Dump Trucks (Snow Removal)
 - Recommended bidder: Weirs Construction Ltd. @\$650,920.00

SJMC2014-12-08/560R

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

Notice of Motion

Councillor Collins gave the following Notice of Motion:

Take Notice that I will at a future meeting of Council move a motion to rescind the previous decision of Council rejecting the application to rezone property at 140 Shoal Bay Road from Open Space Reserve to Rural Residential Infill for the purposes of accommodating the development of four residential building lots.

Dated at St. John's, this 8th day of December, 2014.

Wally Collins
Councillor, Ward 5

46 Prescott Street – Vacant/Attached Dwelling

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

SJMC2014-12-08/561R

It was decided on motion of Councillor Hann; seconded by Councillor Hickman: That the recommendation of the Director of Planning & Development be approved and that a Demolition Order for 46 Prescott Street be issued as per Sections 375, 387 and 392 of the City of St. John's Act.

Wedgewood Recreation Center Power Line Easement

Council considered a memorandum dated December 3, 2014 from the City Solicitor regarding the above noted.

SJMC2014-12-08/562R

It was decided on motion of Councillor Puddister; seconded by Councillor Galgay: That Council authorize the execution of the Power Line Easement Agreement to provide power to the City's new Recreation Centre at Carrick Drive.

Councillor Puddister

- Staff advised that the Charter Avenue Bridge has been closed for the next year until it can be replaced. As a result, bus service has been discontinued until the bridge is replaced. It was requested that the area of the bus stop be replaced for the time being to accommodate additional parking. The matter has been referred to the Department of Public Works Traffic Division for review.

Adjournment

There being no further business the meeting adjourned at 6:12 p.m.

MAYOR

CITY CLERK