

**MINUTES  
REGULAR MEETING - CITY COUNCIL  
February 27, 2017 – 4:30 p.m. - Council Chambers**

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|                |   |               |                         |
|----------------|---|---------------|-------------------------|
| <b>Present</b> | Mayor D. O’Keefe<br>Deputy Mayor R. Ellsworth<br>Councillor T. Hann<br>Councillor J. Galgay<br>Councillor D. Breen<br>Councillor B. Tilley<br>Councillor S. Hickman<br>Councillor S. O’Leary<br>Councillor W. Collins<br>Councillor D. Lane   | <b>Absent</b> | Councillor A. Puddister |
| <b>Others</b>  | Kevin Breen, City Manager<br>Lynnann Winsor, Deputy City Manager of Public Works<br>Jason Sinyard, Deputy City Manager of Planning, Development and<br>Regulatory Services<br>Derek Coffey, Deputy City Manager of Financial Management<br>Cheryl Mullett City Solicitor<br>Elaine Henley, City Clerk<br>Stacey Fallon, Legislative Assistant |               |                         |

**CALL TO ORDER / ADOPTION OF AGENDA**

**SJMC2017-02-27/85R**

**Moved – Councillor Collins; Seconded – Councillor Lane**

**That the agenda be adopted with the following additions:**

- **Decision Note from the City Clerk Re: Travel – Mayor Dennis O’Keefe**
- **Letter to Council from Metrobus, Re: Low Income Pass Program**
- **Council Approval for Professional Services – Riverhead WWTP Secondary Upgrades Project**

**CARRIED UNANIMOUSLY**

**ADOPTION OF MINUTES**

**SJMC2017-02-27/86R**

**Moved – Councillor Tilley; Seconded – Councillor Breen**

**That the minutes of February 20, 2017 be approved as presented.**

**CARRIED UNANIMOUSLY**

## NOTICES PUBLISHED

- a. **217 Ladysmith Drive** – A Discretionary Use Application has been submitted by Therapeutic Gardens Counseling Services requesting permission to occupy a portion 217 Ladysmith Drive as a home occupation for counselling services. The office will occupy a floor area of approximately 22 m<sup>2</sup> and will operate Monday – Friday 5–7:30 p.m. The business will operate by appointment only with 30 minutes between appointments with a maximum of 2 sessions per evening. Each session will be 60 minutes in duration, one client per session. The applicant is the sole employee and on-site parking is available.
  
- b. **277 Bay Bulls Road** – A Discretionary Use Application has been submitted requesting approval to occupy a portion of 277 Nay Nulls Road as a restaurant for a pizzeria. The total floor area for the seating area will be 400 ft<sup>2</sup> with on-site parking provided. The restaurant will operate Tuesday–Thursday 10 a.m.-10 p.m., Friday & Saturday 10 a.m.–Midnight and Sunday 4–8 p.m. The business will be owner operated.

### **SJMC2017-02-27/87R**

**Moved – Councillor Hann; Seconded – Councillor Lane**

**That Council approve the above noted applications for 217 Ladysmith Drive and 277 Bay Bulls Road respectively, subject to all applicable City requirements.**

**CARRIED UNANIMOUSLY**

## COMMITTEE REPORTS

### **Public Works Standing Committee Report – February 17, 2017**

Council considered the above listed report.

### **SJMC2017-02-27/88R**

**Moved – Breen; Seconded – Councillor O’Leary**

**That the above noted report and its recommendations contained therein be adopted as presented.**

**CARRIED UNANIMOUSLY**

**Development Committee Report – February 21, 2017**

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Council considered the above listed report.

**SJMC2017-02-27/89R**

**Moved – Councillor Hann; Seconded – Deputy Mayor Ellsworth**

**That the above noted report and its recommendations contained therein be adopted as presented.**

**CARRIED UNANIMOUSLY**

**Planning and Development Committee Report – February 21, 2017**

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Council considered the above listed report.

**SJMC2017-02-27/90R**

**Moved – Councillor Hann; Seconded – Councillor Tilley**

**That the above noted report and its recommendations contained therein be adopted as presented.**

**CARRIED UNANIMOUSLY**

**Finance and Administration Standing Committee – February 21, 2017**

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Council considered the above listed report.

**SJMC2017-02-27/91R**

**Moved – Councillor Galgay; Seconded Councillor Tilley**

**That the above noted report and its recommendations therein be adopted by Council with the exception of Item #4 – Re: Civil Marriage Ceremonies Policy, to be voted on separately.**

**CARRIED UNANIMOUSLY**

**SJMC2017-02-27/92R**

**Moved – Councillor Galgay; Seconded Councillor Tilley**

**That Item #4 – Re: Civil Marriage Ceremonies Policy be referred back to the Finance Committee for further consideration and council be given the opportunity to get clarification into any of the questions or concerns they may have.**

**CARRIED WITH  
MAYOR DENNIS O'KEEFE  
ABSTAINING FROM THE VOTE**

**DEVELOPMENT PERMITS LIST [Link to List](#)**

Council considered, for information, the above noted for the period February 16, 2017 to February 22, 2017.

**BUILDING PERMITS LIST [Link to List](#)**

Council considered the Building Permits for the period of February 16 – 22, 2017.

**SJMC2017-02-27/93R**

**Moved – Councillor Collins; Seconded – Councillor Breen**

**That the above noted building permits list be approved as presented.**

**CARRIED UNANIMOUSLY**

**REQUISITIONS, PAYROLLS AND ACCOUNTS [Link to Memo](#)**

Council considered the requisitions, payrolls, and accounts for the week ending February 22, 2017.

**SJMC2017-02-27/94R**

**Moved – Councillor Collins; Seconded – Councillor Breen**

**That the requisitions, payrolls and accounts for the week ending February 22, 2017 in the amount of \$4,646,681.86 be approved as presented.**

**CARRIED UNANIMOUSLY**

**TENDERS / RFPS**

**Tender 2017017 – Bowring Park Bungalow Roof Replacement**

Council considered the above noted tender.

**SJMC2017-02-27/94R**

**Moved – Councillor Collins; Seconded – Councillor Breen**

**That this tender be awarded to the lowest bidder meeting specifications Eastern Siding and Window World \$95,670.80, as per Public Tendering Act.**

**CARRIED UNANIMOUSLY**

**Tender 2017014 – Everest parts**

Council considered the above noted tender.

**SJMC2017-02-27/95R**

**Moved – Councillor Collins; Seconded – Councillor Breen**

**That this Tender is awarded to the lowest bidder meeting all specifications, Western Hydraulic 2000 Ltd. As per the Public Tendering Act.**

**CARRIED UNANIMOUSLY**

**Council Approval for Professional Services – Riverhead WWTP Secondary Upgrades Project**

Council considered the above noted Contract.

**SJMC2017-02-27/96R**

**Moved – Councillor Collins; Seconded – Councillor Breen**

**That the above noted contract for professional engineering services to complete a conceptual design of secondary treatment upgrades to the existing Riverhead WWTP contract be awarded to CH2M Hill Canada Limited for the amount of \$287,760.00 taxes not included.**

**CARRIED UNANIMOUSLY**

**OTHER BUSINESS**

**Decision Note dated February 23, 2017 from the City Clerk re: Dedication Plaque – Honoring the Late John White (1930 – 1998)**

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Council considered the above noted decision note.

**SJMC2017-02-27/97R**

**Moved – Councillor Galgay; Seconded – Councillor Hann**

**That Council approve the installation of a plaque in Bannerman Park in June, 2017 honoring the late John White and his contribution to the City as a renowned Newfoundland singer, songwriter, actor and entertainer.**

**CARRIED UNANIMOUSLY**

**Decision Note from the City Clerk Re: Travel – Mayor Dennis O’Keefe – Cruise Meetings – Collins and Hickman**

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Council considered the above noted decision note.

**SJMC2017-02-27/98R**

**Moved – Councillor Collins; Seconded – Councillor Hickman**

**That Council approve the above noted travel and associated costs for Mayor O’Keefe to attend the Cruise St. John’s and Cruise NL marketing meetings with senior executives with major cruise lines at Seatrade Cruise Global during the week of March 12-17, 2017 in Fort Lauderdale, FL.**

**CARRIED UNANIMOUSLY**

**Letter from St. John’s Transportation Commission dated February 24, 2017 re: Low income Pass Program**

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Council considered the above noted for information only.

**Councillor Breen**

- Referenced the need to recognize those who contributed to the cultural Heritage of the city and that staff investigate opportunities in this regard.

**Councillor O’Leary**

- Requested that a time line for water and sewer installation on Thorburn Road be added as a discussion point for the next Planning and Development Standing Committee Meeting.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 5:46 p.m.

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**MAYOR**

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**CITY CLERK**

**DEVELOPMENT PERMITS LIST**  
**DEPARTMENT OF PLANNING, ENGINEERING AND REGULATORY SERVICES**  
**FOR THE PERIOD OF February 16, 2017 TO February 22, 2017**

| Code | Applicant               | Application                                     | Location           | Ward | Development Officer's Decision | Date     |
|------|-------------------------|---|--------------------|------|--------------------------------|----------|
| RES  |                         | Family Home Child Care Service for 6 Children   | 19 Wabush Place    | 3    | Approved                       | 17-02-17 |
| COM  | Newfoundland Power Inc. | Waterford River Duct Bank Replacement           | 330 Southside Road | 5    | Approved                       | 17-02-07 |
| RES  |                         | Family Home Child Care Service for Six Children | 44 Viscount Street | 4    | Approved                       | 17-02-21 |
| COM  |                         | Home Office – Off Site Environmental Consulting | 34 Young Street    | 2    | Approved                       | 17-02-22 |
|      |                         |   |                    |      |                                |          |
|      |                         |   |                    |      |                                |          |
|      |                         |   |                    |      |                                |          |
|      |                         |   |                    |      |                                |          |

\* 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**  
**Planning, Engineering and**  
**Regulatory Services**

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Addendum to February 27, 2017 Minutes

# Building Permits List

## Council's February 27, 2017 Regular Meeting

Permits Issued: 2017/02/16 To 2017/02/22

**Class: Commercial**

|                            |    |                    |
|----------------------------|----|--------------------|
| 40 Aberdeen Ave            | Ms | Service Shop       |
| 40 Aberdeen Ave            | Ms | Clinic             |
| 77 Blackmarsh Rd           | Ms | Retail Store       |
| 203 Blackmarsh Rd          | Ms | Office             |
| 245 Blackmarsh Rd          | Ms | Retail Store       |
| Carpasian Rd               | Ms | Place Of Assembly  |
| 44 Crosbie Rd              | Ms | Retail Store       |
| 84-86 Elizabeth Ave        | Ms | Retail Store       |
| 391-395 Empire Ave         | Ms | Service Shop       |
| 336 Freshwater Rd          | Ms | Office             |
| 342 Freshwater Road, Telus | Sn | Office             |
| 2 Great Southern Dr        | Ms | Office             |
| 10 Hebron Way              | Ms | Restaurant         |
| 14 Hebron Way              | Ms | Restaurant         |
| 5 Hebron Way               | Ms | Retail Store       |
| 61 James Lane              | Ms | Warehouse          |
| 102 Kenmount Dr            | Ms | Office             |
| 85-95 Kenmount Rd          | Ms | Car Sales Lot      |
| 193 Kenmount Rd            | Sn | Retail Store       |
| 193 Kenmount Rd            | Ms | Restaurant         |
| 195 Kenmount Rd            | Ms | Service Shop       |
| 409 Kenmount Rd            | Ms | Retail Store       |
| 515 Kenmount Rd            | Ms | Car Sales Lot      |
| 541 Kenmount Rd            | Ms | Retail Store       |
| 65 Kiwanis St              | Ms | Retail Store       |
| 101 Macdonald Dr           | Ms | Place Of Amusement |
| 204-206 Main Rd            | Ms | Clinic             |
| 450 Main Rd                | Ms | Church             |
| 53-59 Main Rd              | Ms | Retail Store       |
| 355 Main Rd                | Ms | Tavern             |
| 355 Main Rd                | Ms | Tavern             |
| 355-367 Main Rd            | Ms | Retail Store       |
| 34 New Cove Rd             | Ms | Club               |
| 119 New Cove Rd            | Ms | Clinic             |
| 60 O'leary Ave             | Ms | Retail Store       |
| 36 Pearson St              | Ms | Retail Store       |
| 154 Pennywell Rd           | Ms | Service Station    |
| 279 Portugal Cove Rd       | Ms | Clinic             |
| 283 Portugal Cove Rd       | Ms | Retail Store       |
| 150 Clinch Cres            | Ms | Lodging House      |
| 35 Ridge Rd                | Ms | Recreational Use   |
| 46-50 Robin Hood Bay Rd    | Ms | Industrial Use     |
| 16 Stavanger Dr            | Ms | Restaurant         |
| 410 Stavanger Dr           | Ms | Retail Store       |
| 13 Stavanger Dr            | Ms | Restaurant         |
| Thorburn Rd                | Ms | Retail Store       |
| 285 Thorburn Rd            | Ms | Office             |
| 446 Topsail Rd             | Ms | Service Station    |
| 474 Topsail Rd             | Ms | Other              |
| 644 Topsail Rd             | Ms | Service Shop       |
| 393 Topsail Rd             | Ms | Day Care Centre    |

Addendum to February 27, 2017 Minutes

|                                |    |                       |
|--------------------------------|----|-----------------------|
| Chc Topsail Rd                 | Ms | Retail Store          |
| 681 Topsail Rd                 | Ms | Place Of Amusement    |
| 26 Torbay Rd                   | Ms | Tavern                |
| 26 Torbay Rd                   | Ms | Tavern                |
| 46 Torbay Rd                   | Ms | Retail Store          |
| 10 Elizabeth Ave               | Sn | Office                |
| 192-194 Torbay Rd              | Ms | Eating Establishment  |
| 248 Torbay Rd                  | Ms | Eating Establishment  |
| 426 Torbay Rd                  | Ms | Retail Store          |
| 430 Torbay Rd                  | Ms | Tavern                |
| 710 Torbay Rd                  | Ms | Retail Store          |
| 141 Torbay Rd                  | Ms | Retail Store          |
| 30-70 White Rose Dr            | Ms | Retail Store          |
| 15 George St                   | Rn | Tavern                |
| 10 Barter's Hill               | Rn | Office                |
| 300 Kenmount Rd., Horizon Aire | Cr | Office                |
| 30-70 White Rose Dr, Unit C2   | Cr | Take-Out Food Service |
| Avalon Mall                    | Rn | Shopping Centre       |
| 571 Torbay Road                | Rn | Office                |
| 39 Aviation Court              | Nc | Warehouse             |

This Week \$ 8,054,995.00

**Class: Industrial**

This Week \$ .00

**Class: Government/Institutional**

This Week \$ .00

**Class: Residential**

|                       |    |                           |
|-----------------------|----|---------------------------|
| 2 Lynch Pl            | Nc | Patio Deck                |
| 4 Lynch Pl            | Nc | Patio Deck                |
| 6 Lynch Pl            | Nc | Patio Deck                |
| 17 Lynch Pl           | Nc | Patio Deck                |
| 103 Old Pennywell Rd  | Nc | Patio Deck                |
| 105 Old Pennywell Rd  | Nc | Patio Deck                |
| 107 Old Pennywell Rd  | Nc | Patio Deck                |
| 109 Old Pennywell Rd  | Nc | Patio Deck                |
| 111 Old Pennywell Rd  | Nc | Patio Deck                |
| 115 Old Pennywell Rd  | Nc | Patio Deck                |
| 117 Old Pennywell Rd  | Nc | Patio Deck                |
| 119 Old Pennywell Rd  | Nc | Patio Deck                |
| 119a Old Pennywell Rd | Nc | Patio Deck                |
| 37 Fahey St           | Co | Single Detached & Sub.Apt |
| 90 Pleasant St        | Ex | Single Detached Dwelling  |
| 86 Battery Rd         | Rn | Single Detached Dwelling  |
| 182 Buckmaster's Cir  | Rn | Townhousing               |
| 184 Buckmaster's Cir  | Rn | Townhousing               |
| 186 Buckmaster's Cir  | Rn | Townhousing               |
| 188 Buckmaster's Cir  | Rn | Townhousing               |
| 190 Buckmaster's Cir  | Rn | Townhousing               |
| 192 Buckmaster's Cir  | Rn | Townhousing               |
| 194 Buckmaster's Cir  | Rn | Townhousing               |
| 196 Buckmaster's Cir  | Rn | Townhousing               |

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|                      |    |                           |                           |
|----------------------|----|---------------------------|---------------------------|
| 208 Buckmaster's Cir | Rn | Townhousing               |                           |
| 210 Buckmaster's Cir | Rn | Townhousing               |                           |
| 212 Buckmaster's Cir | Rn | Townhousing               |                           |
| 214 Buckmaster's Cir | Rn | Townhousing               |                           |
| 216 Buckmaster's Cir | Rn | Townhousing               |                           |
| 218 Buckmaster's Cir | Rn | Townhousing               |                           |
| 220 Buckmaster's Cir | Rn | Townhousing               |                           |
| 222 Buckmaster's Cir | Rn | Townhousing               |                           |
| 224 Buckmaster's Cir | Rn | Townhousing               |                           |
| 213 Cheeseman Dr     | Rn | Single Detached Dwelling  |                           |
| 15 Glen Abbey Street | Rn | Single Detached Dwelling  |                           |
| 8 Lynch Pl           | Rn | Patio Deck                |                           |
| 15 Lynch Pl          | Rn | Patio Deck                |                           |
| 40 Mackenzie St      | Rn | Single Detached Dwelling  |                           |
| 3 March St           | Rn | Single Detached & Sub.Apt |                           |
| 51 Otter Dr          | Rn | Single Detached Dwelling  |                           |
| 113 Prowse Ave       | Rn | Single Detached Dwelling  |                           |
| 8 Riverview Ave      | Rn | Single Detached Dwelling  |                           |
| 35 Ridge Rd, Ymca    | Rn | Club                      |                           |
| 21 Rose Abbey St     | Rn | Single Detached Dwelling  |                           |
| 9 Wadland Cres       | Rn | Apartment Building        |                           |
| 15 Lloyd Cres        | Sw | Single Detached & Sub.Apt |                           |
| 10 Prestwick Pl      | Sw | Single Detached & Sub.Apt |                           |
|                      |    |                           | This Week \$ 1,238,581.00 |

**Class: Demolition**

This Week \$ .00

This Week's Total: \$ 9,293,576.00

Repair Permits Issued: 2017/02/16 To 2017/02/22 \$ 900.00

Legend

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

342 Main Road - Your application for an Illuminated LED Changeable Sign has been rejected as contrary to the "Digital and Projection Advertising Displays".

Addendum to February 27, 2017 Minutes

| YEAR TO DATE COMPARISONS             |                        |                        |                  |
|--------------------------------------|------------------------|------------------------|------------------|
| February 27, 2017                    |                        |                        |                  |
| TYPE                                 | 2016                   | 2017                   | % VARIANCE (+/-) |
| Commercial                           | \$8,397,768.00         | \$14,472,892.00        | 72               |
| Industrial                           | \$0.00                 | \$0.00                 | 0                |
| Government/Institutional             | \$0.00                 | \$0.00                 | 0                |
| Residential                          | \$3,681,061.00         | \$4,774,466.00         | 30               |
| Repairs                              | \$148,520.00           | \$167,800.00           | 13               |
| Housing Units(1 & 2 Family Dwelling) | 5                      | 5                      |                  |
| <b>TOTAL</b>                         | <b>\$12,227,349.00</b> | <b>\$19,415,158.00</b> |                  |

Respectfully Submitted,

Jason Sinyard, P. Eng., MBA  
 Deputy City Manager  
 Planning, Engineering & Regulatory Services

Addendum to February 27, 2017 Minutes

# MEMORANDUM

**Weekly Payment Vouchers  
For The  
Week Ending February 22, 2017**

**Payroll**

|                                  |                       |
|----------------------------------|-----------------------|
| <b>Public Works</b>              | <b>\$ 603,237.65</b>  |
| <b>Bi-Weekly Administration</b>  | <b>\$ 740,783.66</b>  |
| <b>Bi-Weekly Management</b>      | <b>\$ 882,081.69</b>  |
| <b>Bi-Weekly Fire Department</b> | <b>\$ 693,404.33</b>  |
| <b>Accounts Payable</b>          | <b>\$1,727,174.53</b> |

*Addendum to February 27, 2017 Minutes*

**Total: \$ 4,646,681.86**

**ST. JOHN'S**

DEPARTMENT OF FINANCE

CITY OF ST. JOHN'S PO BOX 908 ST. JOHN'S NL CANADA A1C 5M2 WWW.STJOHNS.CA