

February 9, 2015

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 (via teleconference), Tilley, and Collins.

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

Call to Order and Adoption of the Agenda

SJMC2015-02-09/060R

Moved by Councillor Lane; seconded by Councillor Breen: That the agenda be adopted as presented.

The motion being put was unanimously carried.

Adoption of Minutes

SJMC2015-02-09/061R

Moved by Councillor Tilley; seconded by Councillor Puddister: That the minutes of February 2, 2015 be adopted as presented.

The motion being put was unanimously carried.

Business Arising

Notices Published

Memorandum from Deputy City Manager, Community Services re: Parking Agreement – Department of Justice

Council considered the above-noted memorandum dated February 5, 2015 which suggested the City enter into discussions with the Department of Justice to formalize an agreement for

the use of 21 dedicated parking meter spaces on Duckworth Street at the daily rental fee of \$15 per meter.

SJMC2015-02-09/062R

Moved by Councillor Galgay; seconded by Councillor Collins: That the City enter into discussions with the Department of Justice to formalize an agreement for the use of 21 dedicated parking meter spaces on Duckworth Street at the daily rental fee of \$15 per meter.

SJMC2015-02-09/063R

Moved by Councillor Breen; seconded by Councillor Hann: That the above-noted matter be deferred for the purpose of referral to the City's Finance & Administration Standing Committee.

The motion being put was carried with Councillor Galgay dissenting.

Notices Published

Council considered the following application:

35 Vancouver Street

Residential Low Density
(R1) Zone

Discretionary Use Application has been submitted by Li Dawn Yoga Wellness requesting permission to operate a home occupation at **35 Vancouver Street** for a Yoga Studio.

The proposed business will occupy a floor area of approximately 22.3m² and will operate Monday to Friday, 9:30 a.m.–10:45 a.m. & 6:30 p.m.–7:45 p.m. with up to six (6) clients per session. The applicant is the sole employee. Two (2) on-site parking spaces are available for the business.

Five submissions were received and circulated with the agenda.

SJMC2015-02-09/064R

Moved by Councillor Galgay; seconded by Councillor Puddister: That the application for a home occupation for a yoga studio at 35 Vancouver Street, be rejected.

The motion being put was unanimously carried.

Development Permits List

Council considered the Development Permits list for the period January 29, 2015 to February 4, 2015.

**DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING
FOR THE PERIOD OF January 29, 2015 TO February 4, 2015**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES		Building Lot	118 Military Road	2	Approved	15-01-22

<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**

Building Permits List

Council considered the Building Permits list for the period January 29, 2015 to February 4, 2015.

**Building Permits List
Council's February 9, 2015 Regular Meeting**

Permits Issued: 2015/01/29 To 2015/02/04

CLASS: COMMERCIAL

- | | | |
|-----------------------------|----|-----------------------|
| 203 BLACKMARSH RD | MS | RETAIL STORE |
| 169 HAMLYN RD | MS | SERVICE SHOP |
| 22 O'LEARY AVE | MS | TAKE-OUT FOOD SERVICE |
| 38-42 ROPEWALK LANE | MS | TAVERN |
| MUNDY POND RD NO NAME PIZZA | MS | EATING ESTABLISHMENT |

3 STAVANGER DR	MS	RETAIL STORE
3 STAVANGER DR	MS	RETAIL STORE
340 TORBAY RD	MS	CLINIC
141 TORBAY RD	MS	EATING ESTABLISHMENT
TORBAY ROAD-TORBAY RD MALL	MS	RETAIL STORE
277-281 WATER ST	SN	OFFICE
79 ABERDEEN AVE/LA VIE EN ROSE	CR	RETAIL STORE
144 MILITARY RD	RN	OFFICE
215 WATER ST,SUITE 515	RN	OFFICE
215 WATER ST, ATLANTIC PL	RN	OFFICE
82 O'LEARY AVE	RN	OFFICE
125 HARBOUR DR	RN	RESTAURANT
386 STAVANGER DR	RN	CLINIC
339 DUCKWORTH ST	RN	OFFICE
36 AUSTIN ST	RN	COMMUNICATIONS USE
80 HEBRON WAY	NC	OFFICE

THIS WEEK \$ 2,476,049.00

CLASS: INDUSTRIAL

THIS WEEK \$.00

CLASS: GOVERNMENT/INSTITUTIONAL

THIS WEEK \$.00

CLASS: RESIDENTIAL

117 GEORGE'S POND PLACE	NC	SINGLE DETACHED DWELLING
16 KENAI CRES, LOT 184	NC	SINGLE DETACHED & SUB.APT
12 ROBERTS RD	NC	ACCESSORY BUILDING
20 TULLAMORE ST, LOT 402	NC	SINGLE DETACHED DWELLING
2 LINDEN PL	CR	SUBSIDIARY APARTMENT
15 THOMPSON PL	CR	SUBSIDIARY APARTMENT
32 BANNERMAN ST	RN	APARTMENT BUILDING
6 CRESTVIEW PL	RN	SINGLE DETACHED DWELLING
17 FITZGIBBON ST	RN	SINGLE DETACHED & SUB.APT
303-305 HAMILTON AVE	RN	MIXED USE
23 MAYOR AVE	RN	SINGLE DETACHED DWELLING
102 NEWTOWN RD	RN	SINGLE DETACHED DWELLING
82 PALM DR	RN	SINGLE DETACHED DWELLING
70 PENNYWELL RD	RN	SINGLE DETACHED DWELLING
APT. 503, 156 PORTUGAL COVE RD	RN	CONDOMINIUM
7 SOUTHCOTT PL	RN	SINGLE DETACHED & SUB.APT

THIS WEEK \$ 773,850.00

CLASS: DEMOLITION

THIS WEEK \$.00

THIS WEEK'S TOTAL: \$ 3,249,899.00

REPAIR PERMITS ISSUED: 2015/01/29 TO 2015/02/04 \$

7,300.00

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			
February 9, 2015			
TYPE	2014	2015	% VARIANCE (+/-)
Commercial	\$4,961,000.00	\$7,619,000.00	54
Industrial	\$0.00	\$0.00	0
Government/Institutional	\$36,869,000.00	\$0.00	-100
Residential	\$16,874,000.00	\$2,167,000.00	-87
Repairs	\$235,500.00	\$44,300.00	-81
Housing Units (1 & 2 Family Dwellings)	12	4	
TOTAL	\$58,939,500.00	\$9,830,300.00	-83

Respectfully Submitted,

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

SJMC2015-02-09/065R

Moved by Councillor Davis; seconded by Councillor Hickman: That the recommendations of the Director of Planning and Development with respect to the Building Permits List for the period January 29, 2015 to February 4, 2015 be approved.

The motion being put was unanimously carried.

Requisitions, Payrolls and Accounts

Council considered the requisitions, payrolls and accounts for the week ending February 4, 2015.

**Weekly Payment Vouchers
For The
Week Ending February 4, 2015**

Payroll

Public Works	\$ 602,861.32
Bi-Weekly Casual	\$ 23,116.83
Accounts Payable	\$ 8,038,678.54
Total:	\$ 8,664,656.69

SJMC2015-02-09/066R

Moved by Councillor Davis: seconded by Councillor Hickman: That the Payrolls and Accounts for the week ending February 4, 2015 be approved.

The motion being put was unanimously carried.

Tenders

Riverhead Pump House – HRV Replacement

The following tenders have been received for the project “**Riverhead Pump House HRV Replacement**”:

1. Newfound Mechanical Ltd. \$78,874.00
2. Keep Kool Refrigeration & A/C Ltd. \$56,355.36
3. Newfoundland HVAC Limited \$28,091.80
4. Jenkins Power Sheet Metal Inc. \$26,159.50

SJMC2015-02-09/067R

Moved by Councillor Davis; seconded by Councillor Hickman: That the Tender for the Riverhead Pump House – HRV Replacement be awarded to the lowest bidder, Jenkins Power Sheet Metal Inc. in the amount of Twenty Six Thousand One Hundred Fifty Nine Dollars and Fifty Cents (\$26,159.50) (including HST).

The motion being put was unanimously carried.

Other Business:

Memorandum dated February 4, 2015 from City Solicitor Re: Development Area Designation – City Property – Captain Whelan Drive/Blackmarsh Road

The above-noted memorandum noted that Council has determined that the sale and development of the land is in the public interest and as such, the following motion was brought forward:

SJMC2015-02-09/068R

Moved by Councillor Hann; seconded by Councillor Lane: That lands located on Captain Whelan Drive/Blackmarsh Road be declared as a “Development Area” further to section 98 of the City of St. John’s Act and further, Council approve the expropriation of said lands to eliminate any questions of title or nuances that may arise.

The motion being put was unanimously carried.

Memorandum dated February 3, 2015 from City Solicitor Re: Bell Mobility Cell Tower – Ruth Avenue Extension

The above-noted memorandum states that the City has leased this space to Bell Mobility for a cell tower. The lease expires May 15, 2015; however there is a renewal for five years with the rent to be the market rent, as negotiated between the parties. Rent has been negotiated to be \$4,340 per year.

SJMC2015-02-09/069R

Moved by Councillor Lane; seconded by Councillor Puddister: That approval be given to renew the lease at the above rate and renewal documents be executed accordingly.

The motion being put was unanimously carried.

Economic Update – February 2015

Councillor Tilley presented the Economic Update for February 2015, a copy of which is available on the City’s website.

E-poll – Closing Banquet for the Canadian Council of the Blind

Council was requested to ratify an E-poll dated February 3, 2015 approving the cost of the closing banquet for the Canadian Council of the Blind taking place on February 15, 2015 at an approximate maximum cost estimate of \$4,000.

SJMC2015-02-09/070R

Moved by Deputy Mayor Ellsworth; seconded by Councillor Collins: That Council ratify the above-noted E-poll granting approval for the closing banquet for the Canadian Council of the Blind taking place on February 15, 2015.

The motion being put was unanimously carried.

Request for Funding – Goulds Winter Carnival

Councillor Collins requested consideration of a request from the Goulds Winter Carnival Committee for funding in the amount of \$1,200.

SJMC2015-02-09/071R

Moved by Councillor Collins; seconded by Councillor Davis: That Council approve funding in the amount of \$1,200 for the 2015 Goulds Winter Carnival.

The motion being put was unanimously carried.

Adjournment

There being no further business the meeting adjourned at 5:20 p.m.

MAYOR

CITY CLERK