

**MINUTES**  
**REGULAR MEETING - CITY COUNCIL**  
**January 4, 2016 - 4:30 p.m. - Council Chambers**

---

**Present** Mayor D. O’Keefe  
Deputy Mayor R. Ellsworth  
Councillor T. Hann  
Councillor S. Hickman  
Councillor D. Lane  
Councillor A. Puddister  
Councillor D. Breen  
Councillor J. Galgay  
Councillor B. Tilley  
Councillor W. Collins

**Others** City Manager  
Associate City Manager  
Deputy City Manager of Community Services  
Deputy City Manager of Planning, Development & Engineering  
Deputy City Manager of Finance & Administration  
Deputy City Manager of Public Works  
City Solicitor  
Chief Municipal Planner  
City Clerk  
Supervisor of Legislative Services

**CALL TO ORDER/ADOPTION OF AGENDA**

**SJMC2016-01-04/1R**

**Moved – Councillor Puddister; Seconded – Councillor Breen**

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

- **Reinstatement of Arts Grants**
- **Reinstatement of Mil Rate Reduction**
- **Fee Increases for 2016**

**CARRIED UNANIMOUSLY**

**ADOPTION OF MINUTES**

**SJMC2016-01-04/2R**

**Moved – Councillor Tilley; Seconded – Councillor Lane**

That the minutes of December 14, 2015 be adopted as presented.

**CARRIED UNANIMOUSLY**

**BUSINESS ARISING FROM THE MINUTES**

**St. John's Municipal Plan Amendment Number 135, 2015, and St. John's Development Regulations Amendment Number 624, 2015 Proposed Rezoning to Apartment High Density (A3) Zone to develop a 64 Unit Apartment Building, 120 LeMarchant Road; PDE File Number: MPA1500012 Applicant: RJC Services for PAR Holdings Ltd.**

---

**SJMC2016-01-04/3R**

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

**That Council adopt the resolutions for St. John's Municipal Plan Amendment Number 135, 2015 and St. John's Development Regulations Amendment Number 624, 2015. Further that Council appoint Mr. Cliff Johnston, MCIP, a member of the City's commissioner list, to conduct a public hearing on the proposed amendments. The proposed date for the public hearing is Tuesday, January 26, 2015, at 7 pm at St. John's City Hall.**

**CARRIED UNANIMOUSLY**

**Provision of Lateral Repair Services to Residential Property Owners**

Councillor Breen advised the general public that the City is implementing an interim program for the provision of lateral repair services to residential properties that are owner occupied. Essentially the existing service that has always been provided is still in place in the interim of finding alternative solutions. Residents who experience problems can still contact the City's Access Center at 311.

**COMMITTEE REPORTS**

**Planning & Development Standing Committee Report – December 15, 2015**

**SJMC2016-01-04/4R**

**Moved – Councillor Hann; Seconded – Councillor Puddister**

That the report be approved as presented.

**CARRIED UNANIMOUSLY**

**Police & Traffic Committee Report of December 8, 2015**

**SJMC2016-01-04/5R**

**Moved – Councillor Hickman; Seconded – Councillor Lane**

That the report be approved as presented with the exception of item # 12 which is deferred at Councillor Collins request to refer back to the Police & Traffic Committee.

**CARRIED UNANIMOUSLY**

**Regional Waste Water Committee Report of December 11, 2015**

**SJMC2016-01-04/6R**

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

That the report be approved as presented.

**CARRIED UNANIMOUSLY**

**Regional Water Committee Report of December 11, 2015**

**SJMC2016-01-04/7R**

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

That the report be approved as presented.

**CARRIED UNANIMOUSLY**

**DEVELOPMENT PERMITS LIST**

[Link to List](#)

Council considered as information the Development Permits List for the period December 10 – 30, 2015.

## **BUILDING PERMITS LIST**

[Link to List](#)

Council considered the Building Permits list for the period of December 10 – 28, 2015.

### **SJMC2016-01-04/8R**

**Moved – Councillor Collins; Seconded – Councillor Hann**

**That the building permits list for the period December 10 - 28, 2015 be approved as presented.**

**CARRIED UNANIMOUSLY**

## **REQUISITIONS, PAYROLLS AND ACCOUNTS**

[Link to Memo](#)

Council considered the requisitions, payrolls and accounts for the week ending December 16, 2015.

### **SJMC2016-01-04/9R**

**Moved – Councillor Collins; Seconded – Councillor Hann**

**That the Payrolls and Accounts for the week ending December 16, 2015 be approved.**

**CARRIED UNANIMOUSLY**

## **TENDERS/RFSs**

Council considered the following tenders:

- Tender 2015154 – Cisco ASA (Support Agreement)
- Tender 2015173 Hydrant Parts
- Tender 2015178 Freightliner, Sterling & Western Star Parts
- Tender 2015181 Water & Sewer Supplies

### **SJMC2016-01-04/10R**

**Moved – Councillor Collins; Seconded – Councillor Hann**

That the tenders noted above be approved respectively as follows:

- **Tender 2015154:**
  - **OnX Enterprise Solutions:**           **\$54,542.13 (HST extra)**
- **Tender 2015173:**
  - **Emco Corporation:**                   **\$38,549.47 (HST extra)**
  - **Crane Supply:**                       **\$14,853.15 (HST extra)**
- **Tender 2015178:**
  - **Parts for Trucks, Inc.**               **\$13,761.61 (HST extra)**
  - **The Royal Garage Limited**       **\$ 7,935.93 (HST extra)**
  - **WTC Parts Canada Inc.**           **\$ 5,491.34 (HST extra)**
  - **Reefer Repair Services Ltd.**   **\$ 1,442.15 (HST extra)**
  - **Harvey & Company Ltd.**       **\$ 938.42 (HST extra)**
  - **Colonial Garage Ltd.**           **\$ 845.72 (HST extra)**
- **Tender 2015181:**
  - **Emco Corporation**                   **\$212,552.25 (HST extra)**
  - **Crane Canada Co.**               **\$ 37,294.69 (HST extra)**
  - **Wolseley Canada Inc.**           **\$ 8,323.77 (HST extra)**

**CARRIED UNANIMOUSLY**

## **NOTICES OF MOTION, WRITTEN QUESTIONS AND PETITIONS**

Councillor Galgay gave the following two Notices of Motion:

TAKE NOTICE that I will, at the next Regular Meeting of the St. John's Municipal Council, make a motion to amend the November 23, 2015 and December 14, 2015 motions of Council which will have the effect of reinstating the \$100,000 reduction in the Community Grant allocated to the arts.

Dated this 4<sup>th</sup> day of January, 2016.

TAKE NOTICE that I will, at the next Regular Meeting of the St. John's Municipal Council, make a motion to amend the November 23, 2015 and December 14, 2015 motions of Council which will have the effect of reinstating the real property tax 0.5 mil rate reduction for those buildings that do not have access to City provided water service and the real property tax 0.5 mil rate reduction for those buildings that do not have access to City provided sewer service as required under s4(3) of The City of St. John's Municipal Taxation Act.

Dated this 4<sup>th</sup> day of January, 2016.

**SJMC2016-01-04/11R**

**Moved – Councillor Galgay; Seconded – Councillor Breen**

**That the notice period for the above Notices of Motion be waived so that the motions can be dealt with immediately.**

**CARRIED UNANIMOUSLY**

**SJMC2016-01-04/12R**

**Moved – Councillor Galgay; Seconded – Councillor Lane**

**That the motions approved at the November 23, 2015 and December 14, 2015 meetings of Council be amended to have the effect of reinstating the \$100,000 reduction in the Community Grant allocated to the arts.**

**CARRIED UNANIMOUSLY**

**SJMC2016-01-04/13R**

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

**That the November 23, 2015 and December 14, 2015 motions of Council be amended to have the effect of reinstating the real property tax 0.5 mil rate reduction for those buildings that do not have access to City provided water service and the real property tax 0.5 mil rate reduction for those buildings that do not have access to City provided sewer service as required under s4(3) of The City of St. John's Municipal Taxation Act.**

**CARRIED UNANIMOUSLY**

Councillor Hickman tabled a petition signed by 850 individuals in support of the reinstatement of the arts grants and a further increase of \$4 per capita by 2017. They have also requested that Council set a meeting with the arts community early in the new year to discuss a strategy for sustainable and stable investment in this area.

**OTHER BUSINESS**

**E-Poll – Purchase of (2) Two Snow Blower Attachments**

**SJMC2016-01-04/14R**

**Moved – Councillor Breen; Seconded – Councillor Hann**

**That Council allow the City to exercise its option to purchase an additional (2) Two Snow Blower Attachments from J.A. Larue (Tender 2015062) as per the Public Tendering Act. The cost of each unit will be \$127,724.00 before taxes.**

**CARRIED UNANIMOUSLY**

**7 Linegar Avenue – Sale of City Land – Urban Renewal Project**

Council considered a memo dated December 23, 2015 from the City Solicitor regarding the above noted.

**SJMC2016-01-04/15R**

**Moved – Councillor Collins; Seconded – Councillor Tilley**

**That Council authorize the Mayor and City Clerk to execute the attached Deed of Conveyance.**

**CARRIED UNANIMOUSLY**

**2016 Fee Increases**

Council tabled a Decision Note dated January 4, 2016 from the Deputy City Manager of Financial Management regarding the above noted.

**SJMC2016-01-04/16R**

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

**That Council approve the fee increases for 2016 as indicated in the Decision Note.**

**CARRIED UNANIMOUSLY**

**ADJOURNMENT**

There being no further business, the meeting adjourned at 6:09 p.m.

---

**MAYOR**

---

**CITY CLERK**



**DEVELOPMENT PERMITS LIST**  
**DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING**  
**FOR THE PERIOD OF December 10, 2015 TO December 30, 2015**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES	Derek Penney Electrical Ltd.	Home Office for Derek Penney Electrical Ltd.	15A Thompson Place	2	Approved	15-12-11
IND		Proposed Land Removal / Re-Grading for Laydown Storage	440-450 Southside Road	5	Approved	15-12-15
OT	Walsh & Peters Architects Inc.	Addition to PowerPlex Building	80 Crosbie Road	4	Approved	15-12-15
OT	Walsh & Peters Architects Inc.	Addition to Swilers Rugby Clubhouse	90 Crosbie Road	4	Approved	15-12-15
RES		Demo/Rebuild of Single Detached Dwelling	4 MacNab's Lane	5	Approved	15-12-16
COM		Family Home Child Care	53 Hillview Drive East	5	Approved	15-12-21
RES		Subdivision for 1 Additional Building Lot	29 Patrick Street	2	Approved	15-12-22

\* Code Classification:  
 RES - Residential      INST - Institutional  
 COM - Commercial      IND - Industrial  
 AG - Agriculture  
 OT - Other

\*\* 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  
 Development Division -  
 PDE Department

\_\_\_\_\_

\_\_\_\_\_

Appendix to Regular Minutes January 2016

# Building Permits List

## Council's January 4, 2016 Regular Meeting

Permits Issued: 2015/12/10 To 2015/12/28

**Class: Commercial**

670 Blackmarsh Rd	Co	Commercial Garage
1 Church Hill	Co	Office
327 Freshwater Rd	Co	Day Care Centre
278 Kenmount Rd, Happy's Fire	Co	Retail Store
3 Ricketts Rd	Co	Day Care Centre
15 Thompson Pl	Co	Office
464 Torbay Rd, Unit 3 Main Fl	Co	Retail Store
555 Torbay Rd	Co	Day Care Centre
585 Torbay Rd, Coastal Outdoor	Co	Other
204 Water St.Mochanopoly Cafe	Co	Eating Establishment
179 Water St (Rear)	Co	Take-Out Food Service
57 Blackmarsh Rd	Ms	Place Of Assembly
23 Cashin Ave	Ms	Clinic
44 Crosbie Rd	Ms	Convenience Store
84-86 Elizabeth Ave	Ms	Service Shop
84-86 Elizabeth Ave	Ms	Retail Store
391-395 Empire Ave	Ms	Club
324 Frecker Dr	Ms	Convenience Store
368 Hamilton Ave	Sn	Office
14 Hebron Way	Ms	Restaurant
5 Hebron Way	Ms	Mixed Use
25 Hebron Way	Ms	Retail Store
45 Hebron Way	Ms	Office
189 Higgins Line	Ms	Office
61 James Lane	Ms	Warehouse
50 Kelsey Dr	Ms	Retail Store
58 Kenmount Rd	Ms	Office
120 Kenmount Rd	Ms	Car Sales Lot
120 Kenmount Rd	Ms	Car Sales Lot
222 Kenmount Rd	Ms	Retail Store
85-95 Kenmount Rd	Ms	Car Sales Lot
409 Kenmount Rd	Ms	Car Sales Lot
461 Kenmount Rd	Ms	Car Sales Lot
475 Kenmount Rd	Ms	Car Sales Lot
479 Kenmount Rd	Ms	Car Sales Lot
515 Kenmount Rd	Ms	Retail Store
90 Logy Bay Rd	Ms	Club
225 Logy Bay Rd	Ms	Retail Store
215 Major's Path	Ms	Retail Store
10 Messenger Dr	Ms	Retail Store
34 New Cove Rd	Ms	Clinic
119 New Cove Rd	Ms	Clinic
60 O'leary Ave	Ms	Retail Store
260 Portugal Cove Rd	Ms	Retail Store
279 Portugal Cove Rd	Ms	Clinic
283 Portugal Cove Rd	Ms	Retail Store
35 Ridge Rd	Ms	Club
46-50 Robin Hood Bay Rd	Ms	Industrial Use
465 East White Hills Rd	Ms	Retail Store
10 Stavanger Dr	Ms	Retail Store
16 Stavanger Dr	Ms	Restaurant
410 Stavanger Dr	Ms	Retail Store
13 Stavanger Dr	Ms	Restaurant
415 Stavanger Dr	Ms	Restaurant
86 Thorburn Road	Ms	Convenience Store

Appendix to Regular Minutes January 4, 2016

86 Thorburn Rd	Ms	Convenience Store
88 Thorburn Rd	Ms	Retail Store
446 Topsail Rd	Ms	Service Station
446 Topsail Rd	Ms	Service Station
681 Topsail Rd	Ms	Place Of Amusement
10 Elizabeth Ave	Ms	Office
120 Torbay Rd	Ms	Office
192-194 Torbay Rd	Ms	Eating Establishment
286 Torbay Rd	Sn	Restaurant
320 Torbay Rd	Ms	Club
426 Torbay Rd	Ms	Retail Store
430 Torbay Rd	Ms	Tavern
585 Torbay Rd	Ms	Retail Store
276 Water St	Sn	Custom Workshop
309 Water St	Sn	Retail Store
351 Water St, Starbucks	Sn	Eating Establishment
50 White Rose Dr	Ms	Retail Store
355a Main Rd	Nc	Accessory Building
11 Major's Path	Nc	Accessory Building
20 Ropewalk Lane	Nc	Accessory Building
Holbrook Ave @ Banting Pl	Nc	Accessory Building
42 Elizabeth Ave	Nc	Accessory Building
177-179 New Gower St	Rn	Restaurant
5 Wadland Cres, Unit 101	Rn	Apartment Building
5 Wadland Cres, Unit 102	Rn	Apartment Building
5 Wadland Cres, Unit 103	Rn	Apartment Building
5 Wadland Cres, Unit 203	Rn	Apartment Building
5 Wadland Cres, Unit #106	Rn	Apartment Building
5 Wadland Cres, Unit 108	Rn	Apartment Building
5 Wadland Cres, Unit 206	Rn	Apartment Building
5 Wadland Cres, Unit 301	Rn	Apartment Building
5 Wadland Cres, Unit 302	Rn	Apartment Building
5 Wadland Cres, Unit 303	Rn	Apartment Building
5 Wadland Cres, Unit 405	Rn	Apartment Building
5 Wadland Cres, Unit 406	Rn	Apartment Building
5 Wadland Cres, Unit 407	Rn	Apartment Building
5 Wadland Cres, Unit 408	Rn	Apartment Building
5 Wadland Cres, Unit 401	Rn	Apartment Building
5 Wadland Cres, Unit 402	Rn	Apartment Building
5 Wadland Cres, Unit 404	Rn	Apartment Building
5 Wadland Cres, Unit 405	Rn	Apartment Building
5 Wadland Cres, Unit 306	Rn	Apartment Building
5 Wadland Cres, Unit 307	Rn	Apartment Building
5 Wadland Cres, Unit 308	Rn	Apartment Building
5 Wadland Cres, Unit 304	Rn	Apartment Building
439 Kenmount Rd	Cr	Service Station
464 Torbay Rd. Floor Source	Cr	Retail Store
440 Southside Rd	Sw	Other
Southside Rd, Pier 24	Sw	Petroleum Use
720 Kenmount Rd-Soil Borin	Sw	Vacant Land
140 Water St, 7th Floor	Rn	Office
15 Hebron Way - Cora Breakfast	Rn	Restaurant
5 Wadland Crescent	Rn	Apartment Building
15 Terra Nova Rd	Cr	Office

Appendix to Regular Minutes January 4, 2016

This Week \$ 3,630,922.00

**Class: Industrial**

This Week \$ .00

**Class: Government/Institutional**

101 Macdonald Dr	Ms	Place Of Amusement
7 Wicklow St	Rn	Admin Bldg/Gov/Non-Profit

This Week \$ 500,000.00

**Class: Residential**

6 Ann Harvey Pl	Nc	Single Detached Dwelling
6 Fort Waldegrave	Nc	Single Detached Dwelling
8 Bulrush Ave, Lot 65	Nc	Single Detached Dwelling
1 Bulrush Ave Lot 1	Nc	Single Detached & Sub.Apt
5 Bulrush Ave, Lot 3	Nc	Single Detached Dwelling
22-26 Campbell Ave	Nc	Patio Deck
8 Conway Cres	Nc	Patio Deck
8 Conway Cres	Nc	Patio Deck
24 Dublin Rd	Nc	Accessory Building
12 Elm Pl	Nc	Single Detached Dwelling
36 Hopedale Cres	Nc	Accessory Building
18 Katie Pl	Nc	Accessory Building
33 Margaret's Pl	Nc	Patio Deck
94 Old Bay Bulls Rd	Nc	Swimming Pool
112 Old Petty Harbour Rd	Nc	Fence
99 Old Petty Harbour Rd	Nc	Patio Deck
Pearltown Rd, 158	Nc	Single Detached Dwelling
301 Stavanger Dr, Lot 267	Nc	Single Detached Dwelling
6 Sugar Pine Cres, Lot 355	Nc	Single Detached & Sub.Apt
29 Sugar Pine Cres , Lot 268	Nc	Single Detached & Sub.Apt
224a Topsail Rd	Nc	Patio Deck
45 Watson Cres	Nc	Patio Deck
32 Balnafad Pl	Cc	Home Office
12 Biscay Pl	Cr	Subsidiary Apartment
36 Hopedale Cres	Cr	Subsidiary Apartment
147 1/2 Elizabeth Ave	Ex	Single Detached Dwelling
13 Ashbourne Dr	Rn	Single Detached Dwelling
51 Battery Rd	Rn	Single Detached Dwelling
400 Bay Bulls Rd	Rn	Single Detached Dwelling
63 Bay Bulls Rd	Rn	Single Detached Dwelling
15 Biscay Pl	Rn	Single Detached & Sub.Apt
80 Boulevard, Unit 355	Rn	Apartment Building
80 Boulevard, Unit 351	Rn	Apartment Building
76 Brazil St	Rn	Townhousing
38 Gilbert St	Rn	Townhousing
9 Ginger St	Rn	Single Detached Dwelling
32 Meadowbrook Dr	Rn	Mobile Home
9 Mountainview Dr	Rn	Single Detached Dwelling
14 Murphy's Lane	Rn	Single Detached Dwelling
696 Torbay Rd	Rn	Subsidiary Apartment
185 Waterford Bridge Rd	Rn	Lodging House
185 Waterford Bridge Rd	Rn	Lodging House
213 Waterford Bridge Rd	Rn	Single Detached Dwelling
336 Anspach St	Sw	Single Detached Dwelling
63 Bay Bulls Rd	Sw	Single Detached Dwelling
40 Gooseberry Lane	Sw	Single Detached Dwelling
50 Grenfell Ave	Sw	Single Detached Dwelling
25 Hebron Way	Ms	Restaurant
20 Ropewalk Lane	Ms	Retail Store
141 Torbay Rd	Ms	Office

This Week \$ 2,894,946.00

Appendix to Regular Minutes January 4, 2016

**Class: Demolition**

This Week \$ .00

This Week's Total: \$ 7,025,868.00

Repair Permits Issued: 2015/12/10 To 2015/12/28 \$ 96,200.00

Legend

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

YEAR TO DATE COMPARISONS			
January 4, 2016			
TYPE	2014	2015	% VARIANCE (+/-)
Commercial	\$174,912,000.00	\$130,911,000.00	-25
Industrial	\$125,300.00	\$0.00	-100
Government/Institutional	\$78,479,000.00	\$16,513,000.00	-79
Residential	\$141,540,000.00	\$85,524,000.00	-40
Repairs	\$5,160,000.00	\$4,236,000.00	-18
Housing Units(1 & 2 Family Dwelling)	324	234	
<b>TOTAL</b>	<b>\$400,216,300.00</b>	<b>\$237,184,000.00</b>	<b>-41</b>

Respectfully Submitted,

Jason Sinyard, P. Eng., MBA  
 Deputy City Manger  
 Planning & Development & Engineering

# MEMORANDUM

**Weekly Payment Vouchers  
For The  
Week Ending December 16, 2015**

**Payroll**

<b>Public Works</b>	<b>\$ 600,535.65</b>
<b>Bi-Weekly Administration</b>	<b>\$ 914,849.69</b>
<b>Bi-Weekly Management</b>	<b>\$ 896,482.74</b>
<b>Bi-Weekly Fire Department</b>	<b>\$ 665,591.43</b>
<b>Accounts Payable</b>	<b>\$ 3,504,342.80</b>

*Appendix to Regular Minutes January 4, 2016*

**Total: \$ 6,581,802.31**

**ST. JOHN'S**

DEPARTMENT OF FINANCE

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