

January 5, 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, 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; Acting City Solicitor; and Supervisor of Legislative Services were also in attendance.

Call to Order and Adoption of the Agenda

SJMC2015-01-05/001R

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

Adoption of Minutes

SJMC2015-01-05/002R

It was decided on motion of Councillor Davis; seconded by Councillor Breen: That the minutes of December 15, 2014 be adopted as presented.

Business Arising from the Minutes

Information on Water Flows – Regional Water

Under business arising, Deputy Mayor Ellsworth tabled information from the Director of Water and Wastewater, in response to a Council Directive from the Regular Meeting of December 15, 2014 regarding an analysis of flows. All municipalities' water consumption has increased from 2013 to 2014, and the percentages of increase are as follows:

- St. John's (includes Bay Bulls Big Pond and Windsor Lake): 6.67%
- Mount Pearl: 10.54%

- Conception Bay South: 20.9%
- Paradise: 11.17%
- Portugal Cove St. Phillips: 12.71%

Kenmount Terrace Community Park Design

Under business arising, Council considered a memorandum dated December 29, 2014 from the Deputy City Manager of Public Works regarding the preparation of a master plan for Kenmount Terrace Park.

SJMC2015-01-05/003R

It was moved by Councillor Galgay; seconded by Councillor Davis: That Trace Planning & Design be engaged to prepare a master plan for Kenmount Terrace Park. The estimated cost of this project is \$40,793 + HST and completion time is estimated at 14 weeks.

Councillor Galgay advised that Council recently adopted the Trace Planning & Design's open space master plan for which the amount of \$10 million has been allocated over a two year period with \$5 million in 2015 and \$5 million in 2016. Councillor Davis also advised that residents of Kenmount Terrace will be pleased with the initiative, noting that approximately 10,000 residents will live in this area by the time the master plan is in place. He stressed the importance of the public engagement component of the park design process and that citizens have adequate feedback into how they wish their community park to look.

In response to a question about the selection process, the Deputy City Manager of Public Works advised that the consultant was recommended based on their expert work in developing the recently adopted Open Space Master Plan. They are quite familiar with the City's needs and the use of this plan in the creation of the Kenmount Terrace Park design will ensure a quality product.

The motion being put was unanimously carried.

Proposed Rezoning of 40 Reservoir Road – Applicant: KMK Capital Inc.

Council considered a memorandum dated December 30, 2014 from the Chief Municipal Planner regarding the proposed rezoning to the Commercial Regional (CR) Zone of 40 Reservoir Road situated in Ward 5. The amendment would allow the rezoning of land from

the Comprehensive Development Area – Southlands to the Commercial Regional (CR) Zone located at 40 Reservoir Road. The purpose of the rezoning application is to allow for the future commercial development of the site, which is part of the Glencrest/Galway development.

SJMC2015-01-05/004R

It was moved by Councillor Collins; seconded by Councillor Tilley: That Council adopt the attached resolution for the St. John's Development Regulations Amendment Number 608, 2014, which have the effect of rezoning land at 40 Reservoir Road from the comprehensive Development Area - Southlands to the Commercial Regional (CR) Zone. Further, it will then be referred to the Department of Municipal Affairs with the request for Provincial registration.

Councillor Hann referenced the two submissions of concern/objection received – one from Gary Hood and the other from the City of Mount Pearl who have requested that prior to proceeding any further with the rezoning, that the two cities meet to discuss the major concerns outlined by the City of Mount Pearl as outlined in their letter. Councillor Hann noted that the City could facilitate a meeting between the developer and representatives from the City of Mount Pearl to allay their concerns.

Councillor Lane, elaborating on Mr. Hood's concerns, referenced the two major locations where big box stores exist in the City and noted their set-back from sidewalks and public transit which make them less accessible to pedestrians. He requested that this future commercial development consider more progressive designs that facilitate walkability from one store to another and which are closer to public transit stops.

The motion being put was unanimously carried.

Notices Published

Council considered the following application:

A Discretionary Use Application requesting permission to occupy 190 Elizabeth Avenue as a home occupation for esthetics services. (Two submissions received.)

SJMC2015-01-05/005R

It was moved by Councillor Davis; seconded by Deputy Mayor Ellsworth: That the application be rejected.

Those speaking in favour of the motion to reject felt that the location was too near a busy intersection frequented by both vehicular and pedestrian traffic. The access and egress of vehicles from the premises, having to back in and out, would exacerbate the potential for traffic hazards to occur. Concern was also expressed about the potential for the blocking of the right turn lane onto Allandale as a result of parked cars which cannot access the limited off street parking.

Those speaking against the motion to reject the application felt that the proposed operation was unobtrusive and traffic coming to and from would not be significant enough to warrant rejection of the application. Councillor Puddister suggested that the application be approved on the condition that there is no advertising posted on the building. The Acting City Solicitor advised that there are already restrictions in place to regulate and limit the size of business signs. Others felt that the signage was not the issue and that it did nothing to address the traffic concerns previously expressed.

Voting for the motion to reject were the mover, the seconder, Councillors Lane, Breen, Collins, Hickman and Tilley; voting against were Mayor O’Keefe, Councillors Galgay, Puddister and Hann.

The motion to reject the application was carried.

Committee Reports

Animal Care & Control Report

Council considered the Animal Care & Control Report of December 11, 2014.

In Attendance: Deputy Mayor Ron Ellsworth, Chairperson
Councillor Art Puddister
Ms. Jill Brewer, Deputy City Manager – Community Services
Ms. Linda Bishop – Senior Legal Counsel
Mr. Andrew White – Legal Counsel
Ms. Cindy McGrath, Manager of Humane Services
Ms. Betty Clarke, Manager of Corporate Risk & Recovery
Ms. Kristy Bailey – Manager – SPCA
Mr. Bob Noseworthy - SPCA

Dr. Hugh Whitney, Department of Natural Resources
Ms. Maureen Harvey, Senior Legislative Assistant

1. Deceased/injured birds

The Committee considered statistics revealing that 210 deceased animals (not dogs and cats) from the City of St. John's in an 11 month period had been retrieved. This is the equivalent of a 5 week full time position. 220 injured animals (not cats and dogs) were retrieved in the same period in the same period which is the equivalent of an additional 11 week full time position. The Manager of Humane Services advised that it is not Humane Services mandate to service wild animals. In light of limited staff resources we wish to consider alternatives to free up staff hours to deal more efficiently with our animal control mandate. Considerations are to contract out, reassign to other departments or to not do at all.

Discussion took place with the Manager of Humane Services suggesting that the options are as follows:

- a. Not provide the service at all (for which there would likely be public outcry)
- b. Assign the service to another department within the City
- c. Contract out the service.

Recognizing that the number one factor must be employee safety, the following recommendation is brought forward:

Recommendation

With safety as the overriding principle, staff of the Community Services Department collaborate with the Department of Public Works in identifying an appropriate protocol and resources that would see the continuation of a service that would address deceased and injured animals.

5. Pet Safe Keeping program - pilot project

The Committee was advised that for many victims of domestic violence, their relationship to their pet is the strongest positive connection with another living being. In abusive relationships, pets are often targeted by the abusive partner, threatened or killed in order to exert power and maintain control over the victim. Furthermore, since emergency shelters are often unable to accommodate pets, many victims delay leaving an abusive situation out of fear for what might happen to their pet.

The Manager of Humane Services reported that the division is working with the RNC and emergency shelters to find temporary accommodations for pets so the pet and the victim are at a reduced risk.

Humane Services Animal Shelter will:

- Admit animals on prescheduled dates and times
- Pick up animals as call-outs during emergency situations under the direction of the Manager

- Admit and secure pets from the general public
- Vet check/flea treat /deworm / feleuk test / license and provide basic medical care
- Hold at shelter for 5 days
- Seek foster care homes.

Discussion ensued with agreement that this pilot project can assist pet owners in situations other than domestic violence. i.e. sick people, seniors, during periods of emergency etc.

The Deputy City Manager advised that details are being fleshed out from a legal and risk management perspective and forms are being developed. She advised that a reasonable target for launch and implementation would be June 2015.

Recommendation

The Committee recommends that staff continue with the development of a Pet Safe Keeping program for Council's approval and implementation in the summer of 2015.

The Committee commended staff on undertaking such a worthwhile initiative.

6. Parks Patrol program

The Manager of Humane Services reported that the City employed 2 full time employees for a 4 month period to deal complaints from concerned citizens (dog and non-dog owners alike) about dogs roaming and dogs running in parks off leash. City By-Law prohibits dogs from roaming which includes being off leash for walks and running on school grounds, sports fields, cemeteries, playgrounds, and in swimming areas. In 2014 this function was assigned to Parks Patrol, however, in 2015 it will be carried out under Humane Services with a new job description with defined duties and an appropriate reporting system.

Discussion took place with some members of the Committee suggesting that fenced in dog parks are inappropriate, ineffective and sometimes unsafe. To that end it was asked that staff give consideration ought to be given to off-leash opportunities in identified open spaces.

Recommendation

The Committee recommends continuation of the above-noted program and further that consideration be given to off-leash opportunities in identified open spaces.

7. Incinerator (crematorium)

The Manager of Humane Services advised that the City utilizes the incinerator of the Department of Natural Resources for the purpose of disposing deceased animals. A distinction was made between incineration and cremation noting that incineration involves multiple substances/animals and no ashes are returned to the owner.

Discussion took place with agreement that the City requires the services of a provincially licensed animal incinerator as opposed to general incineration and/or cremation.

Recommendation

The Committee recommends the development of an operational policy that specifies the City's requirement to utilize an animal incinerator for disposal of animal carcasses.

Deputy Mayor Ron Ellsworth
Chairperson

SJMC2015-01-05/006R

It was moved by Deputy Mayor Ellsworth; seconded by Councillor Lane: That the recommendations contained within the report be adopted as presented.

With regard to the matter of lost and stray dogs who cannot be picked up by Humane Services after 9:00 p.m. each night, it was questioned if any accommodations could be made so that citizens finding these strays do not have to keep them overnight. Deputy Mayor Ellsworth advised that in order to have a 24 hour operation at Humane Services, the budget would have to be increased to accommodate two additional staff people. Residents finding or losing strays can also call 311 24 hours per day to report such and if lost animals are tagged, their owners can easily be identified by 311.

Regarding item # 3 of the report, Council also agreed that further consideration be given to off-leash opportunities in identified open spaces but with a particular focus on whether or not similar programs exist elsewhere as well as the liability implications of such. Specifically, will the City be held liable for injuries to park visitors as a result of dogs being permitted to roam off-leash.

The motion being put was unanimously carried.

Planning & Development Standing Committee Report of December 16, 2014

Council considered the below noted report:

In Attendance: Councillor Tom Hann, Chairperson
Councillor Bruce Tilley
Councillor Danny Breen
Councillor Wally Collins
Councillor Art Puddister
Councillor Sandy Hickman
Neil Martin, City Manager

Dave Blackmore, Deputy City Manager Planning, Engineering and Development
Brendan O'Connell, Director of Engineering
Jason Sinyard, Director – Planning & Development
Ken O'Brien, Chief Municipal Planner
Judy Powell, General Manager - Metrobus
Maureen Harvey, Senior Legislative Assistant

1. PDE File: REZ1400015

**Proposed Rezoning from the Commercial Neighbourhood (CN) Zone, Open Space (O) Zone and the Rural ® Zone to a residential zone.
310 Main Road, Goulds, Ward 5**

Delegation: Ms. Eileen Joyce

The owner has submitted an application to rezone a parcel of undeveloped land approximately 8.09 hectares (20 acres) in size situated west of Main Road, from the Commercial Neighbourhood (CN) Zone, Open Space (O) Zone and the Rural (R) Zone to an unspecified residential zone. The purpose of the rezoning is to allow for the development of a Seniors Housing Complex and townhomes. A preliminary development plan has been submitted to the City as part of the rezoning application.

This application would also require a Municipal Plan amendment as residential zones are not permitted in the Rural District.

The proposed rezoning and is recommended for rejection.

Ms. Joyce reiterated the position put forth at the last Committee meeting. She re-cited the need for affordable seniors housing in the City and advised the Committee that subsequent to the last meeting her mother-in-law was placed in a seniors home in Witless Bay as there was nothing available in the Goulds. She strongly suggested the Committee give due consideration to her application.

Following Ms. Joyce's departure discussion took place with the Committee being reminded of a presentation which took place at a Special Meeting of Council on December 1st wherein Council reaffirmed the following:

- a. Stay with existing development control policies in the Goulds until such time as the municipal infrastructure is in place to accommodate the new serviced development; and
- b. Continue to limit unserviced development to only those lands currently zoned RR1 or RR along existing streets and not open up new land for unserviced development.

Recommendation:

Moved by Councillor Puddister; seconded by Councillor Breen; That Council reject an application to rezone land at 310 Main Road, Goulds from the Commercial Neighbourhood (CN) Zone, Open Space (O) Zone and the Rural (R) Zone to a residential zone.

Councillor Collins dissented.

Councillor Collins requested staff to ensure that the property tax for this property is consistent with the existing zones.

2. PDE File: REZ1400016

**Application to Rezone Property to the Apartment Medium Density (A2) Zone
147-149 Thorburn Road, Ward 4
Applicant: Pro-Tech Construction Ltd.**

The Committee reviewed a memorandum from the Chief Municipal Planner which provided the background, planning considerations, and engineering considerations for the above noted application.

The City has received a revised application from Pro-Tech Construction Limited to rezone property at 147-149 Thorburn Road from the Institutional (INST) Zone and the Rural Residential Infill (RRI) Zone to the Apartment Medium Density (A2) Zone. The purpose of the rezoning is to accommodate the development of a 4 storey apartment building containing a total of 23 dwelling units. A Municipal Plan amendment would be required.

Discussion took place with the Committee being advised that the application warrants merit subject to the developer adjusting the parking to allow for snow storage.

Recommendation

Moved by Councillor Hickman; seconded by Councillor Breen: That the application by Pro-Tech Construction to Rezone property at 147-149 Thorburn Road move forward with Council's approval of the terms of reference for a Land Use Assessment Report, advertisement in accordance with the requirements of Section 5.5 of the Development Regulations and a public meeting, being chaired by a member of Council.

Councillor Tom Hann
Chairperson

SJMC2015-01-05/007R

It was moved by Councillor Collins; seconded by Councillor Tilley: That item # 1 regarding 310 Main Road Goulds be deferred for two weeks.

The motion being put was carried unanimously.

SJMC2015-01-05/008R

It was decided on motion of Councillor Hann; seconded by Councillor Tilley: That the application by Pro-Tech Construction to rezone property at 147-149 Thorburn Road move forward with Council's approval of the terms of reference for a Land Use Assessment Report; advertisement in accordance with the requirements of Sections 5.5 of the Development Regulations; and a public meeting to be chaired by a member of Council.

Development Committee Report – December 23, 2014

Council considered the below noted report.

- 1. Department of Planning, Development & Engineering File No. DEV1400333
Change of Non-Conforming Use
Proposed Massage Studio
8-10 Spencer Street – Ward 2
Residential High Density (R3) Zone**
-

It is the recommendation by the Development Committee that the above noted application be rejected as this is an increase in the intensity of the use of the property.

**Dave Blackmore
Deputy City Manager – Planning, Development and Engineering
Chairperson**

SJMC2015-01-05/009R

It was decided on motion of Councillor Hann; seconded by Councillor Galgay: That the Committee's recommendation be approved and that the application for a proposed massage studio situated at 8-10 Spencer Street be rejected.

Development Permits List

Council considered as information the following Development Permits List for the period December 11 - 31, 2014.

**DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING
FOR THE PERIOD OF December 11, 2014 TO December 31, 2014**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
COM	John Hearn Architect Inc.	Proposed Building Extension	575 Kenmount Road	4	Approved	12-11-14
RES		Home Office for K.L.M. Electrical	19 Balnafad Place	5	Approved	12-16-14
RES		Proposed Building Lot	167 Doyle's Road	5	Approved	12-17-14
RES	55 Rennie's Mill Group	Proposed Subdivide to create Building lot at 40 Monkstown Road	55 Rennie's Mill Road	2	Rejected-Property did not meet minimum lot frontage	12-17-14

* 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

Councillor Breen referenced the proposed subdivision of 55 Rennie's Mill Road to create a building lot at 40 Monkstown Road which was rejected as the property did not meet minimum lot frontage. He questioned if there was an opportunity for this application to be appealed to which staff affirmed that this could be done via the St. John's Local Board of Appeal. The suggestion was also made that the matter be referred to the next meeting of the Planning & Development Standing Committee given that the property has heritage significance and requires an alternate use in order to remain sustainable.

SJMC2015-01-05/010R

It was decided on motion of Councillor Breen; seconded by Councillor Hann: That the application for the subdivision of 55 Rennie's Mill Road be referred to the next meeting of the Planning & Development Standing Committee for further review of options.

Building Permits List

Council considered the Building Permits list for the period December 11 – 29, 2014.

**Building Permits List
Council's January 05, 2015 Regular Meeting**

Permits Issued: 2014/12/11 To 2014/12/29

CLASS: COMMERCIAL

118 DUCKWORTH ST	CO	RETAIL STORE
278 KENMOUNT RD	CO	RETAIL STORE
123-125 LONG'S HILL	CO	COMMERCIAL SCHOOL
36 PEARSON ST 1ST FLOOR	CO	RETAIL STORE
655 TOPSAIL RD, UNIT 721	CO	RETAIL STORE
464 TORBAY RD	CO	RETAIL STORE
240 WATERFORD BRIDGE RD	CO	EATING ESTABLISHMENT
258 WATER ST	CO	EATING ESTABLISHMENT
355A MAIN RD	NC	ACCESSORY BUILDING
11 MAJOR'S PATH	NC	ACCESSORY BUILDING
20 ROPEWALK LANE	NC	ACCESSORY BUILDING
40 ABERDEEN AVE	MS	RETAIL STORE
40 ABERDEEN AVE	MS	RETAIL STORE
50 ABERDEEN AVE	MS	RETAIL STORE
89 ABERDEEN AVE RICKI'S	SN	RETAIL STORE
89 ABERDEEN AVE, CLEO	SN	RETAIL STORE
37 ANDERSON AVE	MS	EATING ESTABLISHMENT
48 KENMOUNT RD, BOOTLEGGER	SN	RETAIL STORE
92 ELIZABETH AVE	MS	CLUB
336 FRESHWATER RD	MS	COMMUNICATIONS USE
336 FRESHWATER RD	MS	OFFICE
12 GLENEYRE ST	MS	SERVICE SHOP
179 HAMLYN RD	MS	CLUB
12-20 HIGHLAND DR	MS	CLINIC
35 KELSEY DR	MS	RESTAURANT
41 KELSEY DR	MS	RETAIL STORE
55 KELSEY DR	MS	RESTAURANT
75 KELSEY DR	MS	EATING ESTABLISHMENT
54 KENMOUNT RD	MS	EATING ESTABLISHMENT
35 KENMOUNT RD	MS	EATING ESTABLISHMENT
193 KENMOUNT RD	MS	RETAIL STORE
345-349 MAIN RD	MS	EATING ESTABLISHMENT
446 NEWFOUNDLAND DR	MS	EATING ESTABLISHMENT
57 OLD PENNYWELL RD	MS	RETAIL STORE
78 O'LEARY AVE	MS	RETAIL STORE
37 O'LEARY AVE	MS	RETAIL STORE
117 ROPEWALK LANE	MS	EATING ESTABLISHMENT
14 STAVANGER DR., MCDONALD'S	MS	RESTAURANT
16 STAVANGER DR	MS	RETAIL STORE
20 STAVANGER DR	MS	RETAIL STORE
386 STAVANGER DR	MS	COMMERCIAL SCHOOL
386 STAVANGER DR	MS	RETAIL STORE
15 STAVANGER DR	MS	RETAIL STORE
15-27 STAVANGER DR	MS	RETAIL STORE
95A STAVANGER DR	MS	RETAIL STORE
92 THORBURN RD	MS	EATING ESTABLISHMENT
390 TOPSAIL RD	MS	RETAIL STORE

390 TOPSAIL RD	MS	RETAIL STORE
506 TOPSAIL RD	MS	EATING ESTABLISHMENT
644 TOPSAIL RD	MS	RETAIL STORE
644 TOPSAIL RD	MS	CLUB
686 TOPSAIL RD	MS	RESTAURANT
248 TORBAY RD	MS	RESTAURANT
286 TORBAY RD COUNTRY KEEPSAKE	MS	RETAIL STORE
286 TORBAY RD JUNGLE JIM'S	MS	RESTAURANT
320 TORBAY RD	MS	TAVERN
320 TORBAY RD	MS	RESTAURANT
320 TORBAY RD	MS	EATING ESTABLISHMENT
436 TORBAY RD	MS	NURSERY SCHOOL
660 TORBAY RD	MS	RETAIL STORE
611 TORBAY RD	MS	RETAIL STORE
140 WATER ST	SN	OFFICE
15 ABERDEEN AVE	NC	ACCESSORY BUILDING
35 PEPPERRELL RD	NC	ACCESSORY BUILDING
8 MILITARY RD	NC	FENCE
1 AUSTIN ST ACUREN GROUP INC	RN	OFFICE
211 LEMARCHANT RD	CR	OFFICE
57 OLD PENNYWELL RD FIRE&EMERG	CR	OFFICE
9-11 PIPPY PL	RN	COMMERCIAL GARAGE
397 STAVANGER DR, UNIT 202	RN	OFFICE
191 KENMOUNT RD, STARBUCKS	RN	TAKE-OUT FOOD SERVICE
251 EMPIRE AVENUE	RN	COMMUNICATIONS USE
15 INTERNATIONAL PL CUPE	RN	OFFICE

THIS WEEK \$ 1,354,076.00

CLASS: INDUSTRIAL

THIS WEEK \$.00

CLASS: GOVERNMENT/INSTITUTIONAL

7 U.S. ARMY DOCK RD	NC	ADMIN BLDG/GOV/NON-PROFIT
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THIS WEEK \$ 98,000.00

CLASS: RESIDENTIAL

35 BELVEDERE ST	NC	PATIO DECK
116 BLUE PUTTEE DR	NC	PATIO DECK
2 GIBBONS PLACE, LOT 22	NC	SINGLE DETACHED DWELLING
24 CHERRYBARK CRES	NC	FENCE
513 EMPIRE AVE	NC	FENCE
32 GARY DRIVE, LOT 1	NC	SINGLE DETACHED DWELLING
12 GINGER ST, LOT 375	NC	SINGLE DETACHED & SUB.APT
57 KENAI CRES	NC	FENCE
24 LONDON RD	NC	ACCESSORY BUILDING
8 MARSLAND PL	NC	ACCESSORY BUILDING
387 OLD PENNYWELL RD	NC	ACCESSORY BUILDING
65 PARSONAGE DR, LOT 3.12	NC	SINGLE DETACHED DWELLING
131 PATRICK ST	NC	PATIO DECK
103 PORTUGAL COVE RD	NC	SINGLE DETACHED DWELLING
13 STANFORD PL., LOT #26	NC	SINGLE DETACHED DWELLING
4 TRITON PL	NC	FENCE
19 BALNAFAD PL	CO	OFFICE
50 HOYLES AVE	CR	SUBSIDIARY APARTMENT
16 OLD PETTY HARBOUR RD	CR	SUBSIDIARY APARTMENT
25 DAUNTLESS ST	EX	PATIO DECK
13 HALLEY DR	EX	ACCESSORY BUILDING

38 ROSE ABBEY ST	EX	SINGLE DETACHED DWELLING
93 BARNES RD	RN	SINGLE DETACHED DWELLING
12 BONAVENTURE AVE	RN	SINGLE DETACHED & SUB.APT
14 BONAVENTURE AVE	RN	SINGLE DETACHED & SUB.APT
80 BOULEVARD, UNIT #101	RN	APARTMENT BUILDING
80 BOULEVARD, UNIT 102	RN	APARTMENT BUILDING
80 BOULEVARD, UNIT 106	RN	APARTMENT BUILDING
80 BOULEVARD, UNIT 202	RN	APARTMENT BUILDING
80 BOULEVARD, UNIT 306	RN	APARTMENT BUILDING
80 BOULEVARD, UNIT 311	RN	APARTMENT BUILDING
80 BOULEVARD, UNIT 312	RN	APARTMENT BUILDING
80 BOULEVARD, UNIT 405	RN	APARTMENT BUILDING
80 BOULEVARD, UNIT 501	RN	APARTMENT BUILDING
80 BOULEVARD, UNIT 512	RN	APARTMENT BUILDING
80 BOULEVARD, UNIT 514	RN	APARTMENT BUILDING
80 BOULEVARD, UNIT 601	RN	APARTMENT BUILDING
80 BOULEVARD, UNIT 603	RN	APARTMENT BUILDING
80 BOULEVARD, UNIT 606	RN	APARTMENT BUILDING
80 BOULEVARD, UNIT 610	RN	APARTMENT BUILDING
80 BOULEVARD, LOT 612	RN	APARTMENT BUILDING
80 BOULEVARD, UNIT 613	RN	APARTMENT BUILDING
80 BOULEVARD, LOT 614	RN	APARTMENT BUILDING
80 BOULEVARD, UNIT 615	RN	APARTMENT BUILDING
80 BOULEVARD, UNIT 617	RN	APARTMENT BUILDING
80 BOULEVARD, UNIT 704	RN	APARTMENT BUILDING
80 BOULEVARD, UNIT 705	RN	APARTMENT BUILDING
80 BOULEVARD, UNIT 706	RN	APARTMENT BUILDING
80 BOULEVARD, UNIT 711	RN	APARTMENT BUILDING
80 BOULEVARD, UNIT 713	RN	APARTMENT BUILDING
80 BOULEVARD, UNIT 714	RN	APARTMENT BUILDING
80 BOULEVARD, UNIT 716	RN	APARTMENT BUILDING
63 CAMPBELL AVE	RN	SINGLE DETACHED DWELLING
22 CHERRYBARK CRES	RN	SINGLE DETACHED DWELLING
36 CORNWALL CRES	RN	SINGLE DETACHED DWELLING
632 EMPIRE AVE	RN	SEMI-DETACHED DWELLING
632A EMPIRE AVE	RN	SEMI-DETACHED DWELLING
634 EMPIRE AVE	RN	SEMI-DETACHED DWELLING
634A EMPIRE AVE	RN	SEMI-DETACHED DWELLING
69 FRESHWATER RD	RN	SINGLE DETACHED DWELLING
129 GOWER ST	RN	TOWNHOUSING
129 GOWER ST	RN	TOWNHOUSING
48 LADYSMITH DR	RN	SINGLE DETACHED & SUB.APT
12 LONDON RD	RN	SINGLE DETACHED & SUB.APT
78 MONROE ST	RN	TOWNHOUSING
55 NAVAJO PL	RN	SINGLE DETACHED DWELLING
22 SEQUOIA DR	RN	SINGLE DETACHED DWELLING
12 STANFORD PL	RN	SINGLE DETACHED DWELLING
240 STAVANGER DR	RN	SINGLE DETACHED DWELLING
604 WATER ST	RN	SERVICE SHOP
20 WOOD ST	RN	SINGLE DETACHED DWELLING
187-191 PETTY HARBOUR RD	SW	SINGLE DETACHED DWELLING
23 PINE BUD PL	SW	SINGLE DETACHED DWELLING
15 THOMPSON PL	SW	SINGLE DETACHED DWELLING
414 BLACKMARSH RD	MS	INDUSTRIAL USE

THIS WEEK \$ 2,936,401.00

CLASS: DEMOLITION

1 BOGGAN ST	DM	SINGLE DETACHED & SUB.APT
99 MAUNDER'S LANE	DM	SINGLE DETACHED DWELLING
623 TORBAY RD	DM	SINGLE DETACHED DWELLING
46 KENMOUNT RD, WOODFORD BLDG.	DM	COMMERCIAL GARAGE

THIS WEEK \$ 166,430.00
 THIS WEEK'S TOTAL: \$ 4,554,907.00

REPAIR PERMITS ISSUED: 2014/12/11 TO 2014/12/29 \$ 73,400.00

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			
January 05, 2015			
TYPE	2013	2014	% VARIANCE (+/-)
Commercial	\$106,338,000.00	\$174,912,000.00	64
Industrial	\$2,325,000.00	\$125,300.00	-95
Government/Institutional	\$79,798,000.00	\$78,479,000.00	-2
Residential	\$159,600,000.00	\$141,549,000.00	-11
Repairs	\$4,713,000.00	\$5,200,000.00	10
Housing Units (1 & 2 Family Dwellings)	446	324	
TOTAL	\$352,774,000.00	\$400,265,300.00	13

Respectfully Submitted,

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

SJMC2015-01-05/011R

It was decided on motion of Councillor Davis; seconded by Councillor Galgay: That the recommendations of the Director of Planning and Development with respect to the Building Permits list for the period December 11 – 29, 2014 be approved.

Requisitions, Payrolls and Accounts

Council considered the requisitions, payrolls and accounts for the weeks ending December 17 and 24, 2014.

**Weekly Payment Vouchers
For The
Week Ending December 17, 2014**

Payroll

Public Works	\$ 503,205.38
Bi-Weekly Administration	\$ 800,209.32
Bi-Weekly Management	\$ 809,263.40
Bi-Weekly Fire Department	\$ 659,115.07
Accounts Payable	\$ 4,167,277.08

Total: \$ 6,939,070.25

**Weekly Payment Vouchers
For The
Week Ending December 24, 2014**

Payroll

Public Works	\$ 493,573.81
Bi-Weekly Casual	\$ 22,573.81
Accounts Payable	\$ 3,162,022.98

Total: \$ 3,678,170.60

SJMC2015-01-05/012R

**It was decided on motion of Councillor Davis; seconded by Councillor Galgay:
That the Payrolls and Accounts for the week ending December 17 and 24, 2014
be approved.**

Tenders

Council considered the following tenders:

- Council Approval - Tender 2014124 Labrie Parts

Labrie Parts	
TENDER #2014124 – Dec 17, 2014 - 1:00 PM	
Saunders Equipment Ltd.	\$96,778.50
Reefer Repair Services Limited	\$2,975.49
WTC Parts Canada Inc.	\$2,686.49
Colonial Auto Parts Limited	\$563.53

- Council Approval - Tender 2014125 Caterpillar Parts

Caterpillar Parts	
TENDER #2014125 – Dec 18, 2014 - 1:00 PM	
Toromont Industries Ltd.	\$25,535.68
Colonial Auto Parts Limited	\$1,146.96
WTC Parts Canada Inc.	\$466.69
Reefer Repair Services Limited	\$229.75

- Council Approval - Tender – City Buildings - Mews Centre Lift Replacement
 - a. CMH Construction, for the tendered amount of \$172,102.00 which includes HST.

SJMC2015-01-05/013R

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

Ratification of E-poll – Curation of Art Exhibits

Council considered the above noted.

SJMC2015-01-05/014R

It was decided on motion of Councillor Collins; seconded by Councillor Puddister: That the e-poll to give approval for Patricia Grattan to curate three art exhibitions in the Great Hall in 2015 for a total cost of \$15,000 as per email from City Clerk dated December 16, 2014 be approved.

New Street Name – City View Terrace (Stage 3 – 54 lots)

Council considered a memorandum dated December 22, 2014 from the City Clerk regarding the above noted.

SJMC2015-01-05/015R

It was decided on motion of Councillor Davis; seconded by Councillor Hann: That the following street name be approved as it is also in keeping with the current theme of names from charitable/volunteer organizations for this residential area:

- **ELKS PLACE - A short cul-de-sac located directly off Shriners Road. The name is derived from the Elks of Canada established in 1912 with a St. John's location on Carpasian Road, Elks Lodge No. 245.**

This name has been approved by the St. John's Regional Fire Department.

Captain Whelan Drive

Council considered a memorandum dated December 8, 2014 from the City Solicitor regarding the above noted.

SJMC2015-01-05/016R

It was decided on motion of Councillor Tilley; seconded by Councillor Lane: That Council approve the Easement Agreement to be executed by the Mayor and City Clerk to sell city owned land to Karwood Estates as per the above mentioned memo to accommodate the installation by NL Power of a power distribution line for servicing the residential development on Blackmarsh Road as well as the proposed residential development by Karwood Estates.

Canadian Capital Cities Organization – Ottawa

Council considered a memorandum dated December 29, 2014 from the City Clerk regarding the above noted.

SJMC2015-01-05/017R

It was decided on motion of Councillor Galgay; seconded by Councillor Davis: That Council authorize travel for Councillor Hickman to attend the Canadian Capital Cities Organization Semi Annual Board Meeting in Ottawa from January 28 - 31, 2015.

Chairing of Public Meetings 2015 (January to December)

Council considered a memorandum dated December 23, 2014 from the City Clerk regarding the above noted.

SJMC2015-01-05/018R

It was decided on motion of Councillor Tilley; seconded by Councillor Puddister: That the following rotation be put in place for the chairing of public meetings in 2015 (January to December):

January	Deputy Mayor Ron Ellsworth
February	Councillor Breen
March	Councillor Galgay
April	Councillor Tilley
May	Councillor Davis
June	Councillor Collins
July	Councillor Hann
August	Councillor Hickman
September	Councillor Lane
October	Councillor Puddister
November	Deputy Mayor Ron Ellsworth
December	Councillor Breen

Adjournment

There being no further business the meeting adjourned at 5:28 p.m.

MAYOR

CITY CLERK