

**MINUTES**  
**REGULAR MEETING - CITY COUNCIL**  
**June 29, 2015 – 4:30 p.m. – Council Chambers**

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<b>Present</b>	Mayor D. O’Keefe Deputy Mayor R. Ellsworth Councillor T. Hann Councillor S. Hickman Councillor D. Lane Councillor D. Breen Councillor J. Galgay Councillor B. Tilley Councillor B. Davis Councillor W. Collins	<b>Absent</b>	Councillor A. Puddister
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**Others**

- Acting City Manager
- Deputy City Manager of Planning, Development and Engineering
- Deputy City Manager of Public Works
- Acting Deputy City Manager of Financial Management
- City Solicitor
- Acting Chief Municipal Planner
- City Clerk
- Supervisor of Legislative Services

**CALL TO ORDER/ADOPTION OF AGENDA**

**SJMC2015-06-29/306R**

**Moved – Councillor Tilley; Seconded – Councillor Davis**

**That the agenda be adopted with the following two additions.**

- Planning & Development Standing Committee Report of June 16, 2015
- Memo dated June 25, 2015 from Director of Engineering Re: Water Street – Infrastructure Works – Streets Revitalization Options

**CARRIED UNANIMOUSLY**

**ADOPTION OF MINUTES**

**SJMC2015-06-29/307**

**Moved – Councillor Lane; Seconded – Councillor Davis**

**That the minutes of June 15, 2015 be adopted as presented.**

**CARRIED UNANIMOUSLY**

**BUSINESS ARISING**

**NOTICES PUBLISHED**

- A Change of Non-Conforming Use Application has been submitted requesting permission to convert a portion of 71 Casey Street into an Art Gallery. The gallery will occupy 50m<sup>2</sup> of the first level (ground level) of the building. Hours of operation will be Thursday & Friday 3 – 7 p.m., and Saturday & Sunday 10 a.m. – 7 p.m. Two (2) on-site parking spaces are provided.
- A Discretionary Use Application has been submitted requesting municipal approval to occupy 32 O'Reilly Street as a home occupation for a music studio. The studio will have a total floor area of 25.2m<sup>2</sup> and will specialize in private vocal lessons. Hours of operation will be Monday from 3 - 9:30 p.m., Tuesday from 3:30 – 9 p.m., Wednesday from 4:30 - 9:30 p.m., and Thursday from 5:30 - 8:30 p.m. There will be one client per private lesson and lessons will be 30-60 minutes in duration. The applicant is the sole employee. There are two (2) parking spaces available on-site.

**SJMC2015-06-29/308R**

**Moved – Councillor Davis; Seconded – Councillor Tilley**

**That the 71 Casey Street application be approved subject to all applicable City requirements.**

**CARRIED UNANIMOUSLY**

**SJMC2015-06-29/309R**

**Moved – Councillor Hann; Seconded – Councillor Hickman**

**That the 32 O’Rielly Street application be approved subject to all applicable City requirements.**

**CARRIED UNANIMOUSLY**

**COMMITTEE REPORTS**

**Public Works Standing Committee Report – June 18, 2015** [Link to Report](#)

Council considered the above noted report:

**SJMC2015-06-29/310R**

**Moved – Councillor Galgay; Seconded – Councillor Davis**

**That the recommendations of the Public works Standing Committee Report of June 18, 2015 be approved with the exception of #8 which is to be deferred for Staff’s review.**

**CARRIED UNANIMOUSLY**

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**Development Committee Report – June 24, 2015** [Link to Report](#)

Council considered the above noted report:

**SJMC2015-06-29/311R**

**Moved – Councillor Hann; Seconded – Councillor Hickman**

**That the recommendations of the Development Committee Report dated June 24, 2015 be approved.**

Councillor Tilley noted that the family next door to the property in question would like to have a fence installed around their property, and they also have concerns with the retention of trees. The Deputy City Manager of Planning, Development & Engineering advised that there is no requirement for a fence to be installed. The matter was referred to the Deputy City Manager of Planning, Development &

Engineering for review of possible concessions that could be made to offset privacy issues.

**CARRIED UNANIMOUSLY**

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**Special Events Committee Report – June 3, 2015** [Link to Report](#)

Council considered the above noted report:

**SJMC2015-06-29/312R**

**Moved – Councillor Galgay; Seconded – Councillor Hickman**

**That the recommendations of the Special Events Committee Report dated June 25, 2015 be approved.**

**CARRIED UNANIMOUSLY**

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**Planning & Development Standing Committee Report – June 16, 2015** [Link to Report](#)

Council considered the above noted report:

**SJMC2015-06-29/313R**

**Moved – Councillor Hann; Seconded – Councillor Hickman**

**That the recommendations of the Planning & Development Committee Report dated June 25, 2015 be approved.**

**SJMC2015-06-29/314R**

**Moved – Councillor Collins; Seconded Councillor Galgay**

**That Item #3 (267 Mundy Pond Road Application) be referred to a public meeting as per staff's recommendation.**

Those speaking against the motion to refer item # 3 to a public meeting felt that it would be more beneficial for staff through its Development Team to meet with the proponent to determine what the best uses for the land would be. A public meeting on this particular application would be counter-productive given that the majority of Council feels it is inappropriate intensification of the small tract of land and would likely be rejected irrespective of the feedback received from a public meeting.

**Those voting in favour of the motion to refer to a public meeting were the mover, the seconder and Councillor Tilley.**

**MOTION LOST**

Regarding item # 1 of the report, Councillors Davis and Galgay spoke in support of and commended Shoppers' Drug Mart for revitalizing the property.

Regarding item # 2 of the report, Councillor Breen wished to clarify that though the report states there would be no objection from area residents, he felt that this was not entirely correct given that there has yet to be a consultation process which should occur once the LUAR has been completed.

**The motion to adopt the report being put, was carried with Councillors Collins, Galgay and Tilley dissenting to item # 3.**

**CARRIED**

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

Council considered as information the Development Permits List for the period June 18 – June 24, 2015.

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

Council considered the Building Permits list for the period of June 18 – June 24, 2015.

**SJMC2015-06-29/315R**

**Moved - Councillor Tilley; Seconded - Councillor Lane**

**That the building permits list for the period June 18 – June 24, 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 June 24, 2015.

**SJMC2015-06-29/316R**

**Moved – Councillor Collins; Seconded – Councillor Galgay**

**That the Payrolls and Accounts for the week ending June 24, 2015 be approved.**

**CARRIED UNANIMOUSLY**

**TENDERS**

Council considered the following tender:

- Tender 2015086 Bowring Park Poolhouse CP#1 – \$523,663.47
- Tender 2015084 Purchase of One (1) New Dump Truck – **\$148,198.00**

**SJMC2015-06-29/317R**

**Moved - Councillor Collins; Seconded – Councillor Galgay**

**That the following tenders be approved:**

- **Bowring Park Pool House: Redwood Construction \$523,663.47**
- **New Dump Truck: Royal Freight Liner \$148,198.00**

**CARRIED UNANIMOUSLY**

**RFP for Assessible Taxi Licences**

Council considered a memo dated June 16, 2015 from the Director of Planning & Development regarding the above noted.

**SJMC2015-06-29/318R**

**Moved by Deputy Mayor Ellsworth; Seconded by Councillor Davis**

**That the following be approved:**

- **The accessible licenses be awarded to Big Al's Auto;**
- **The required start-up funds to come from the capital out of revenue budget which currently has a balance of \$840,000; and**

- **As a condition of funding, Big Al's Auto be contractually obligated to provide accessible taxi service for a minimum of two years.**

**CARRIED UNANIMOUSLY**

## **OTHER BUSINESS**

### **Water Street – Infrastructure Works – Street Revitalization Options**

Council tabled a memo dated June 25, 2015 from the Director of Engineering regarding the above noted.

#### **SJMC2015-06-29/319R**

**Moved – Councillor Collins; Seconded – Councillor Galgay**

**That the City award the additional consulting services to CBCL Limited at \$1.68 million including HST.**

**CARRIED UNANIMOUSLY**

### **Victoria Park Concept Plan**

Council considered a memo dated June 26, 2015 from the Director of Planning & Development regarding the above noted:

#### **SJMC2015-06-29/320R**

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

**That the Victoria Park Concept plan be approved.**

**CARRIED UNANIMOUSLY**

### **Review of Cycling Master Plan**

Council considered a memo dated June 25, 2015 from the Director of Planning & Development regarding the above noted:

#### **SJMC2015-06-29/321R**

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

**That the Department of Planning, Development & Engineering work with the Office of Strategy & Engagement to develop a request for expressions of interest for the re-establishment of a Cycling Master Plan Committee, with the goal of ensuring adequate representation from a variety of stakeholders including those residents affected by the current bike lanes. The Committee once established would continue to work with facilitation from the Office of Strategy & Engagement so as to evaluate the state of the existing Master Plan and recommend a way forward which may include the eventual requirement of an expert consultant to conduct a professional technical review.**

Mayor O’Keefe, Deputy Mayor Ellsworth and Councillor Davis spoke against the deferral of hiring of a consultant. They agreed instead with staff’s recommendation to immediately develop the terms of reference for an RFP at the anticipated cost of \$125,000. They felt that if a qualified firm was selected right away, this would better inform the deliberations and findings of the newly established committee.

Those speaking in favour of the motion felt that the hiring of a consultant right away would be premature and that the newly formed committee would provide greater guidance toward the development of any future RFP terms of reference.

**The motion being put was carried with Mayor O’Keefe, Deputy Mayor Ellsworth and Councillor Davis dissenting.**

**CARRIED**

**ADJOURNMENT**

There being no further business, the meeting adjourned at 5:36 pm.

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**MAYOR**

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**CITY CLERK**



**Report/Recommendations  
Public Works Standing Committee  
June 18, 2015**

In Attendance: Councillor Jonathan Galgay, Chairperson  
Councillor Bruce Tilley  
Councillor Danny Breen  
Councillor Sandy Hickman  
Councillor Bernard Davis  
Paul Mackey, Deputy City Manager of Public Works  
Don Brennan, Director of Roads & Traffic  
Lynnann Winsor, Director of Water & Wastewater  
Steve Colford, Manager of Waste & Recycling  
Brian Head, Manager of Parks & Open Spaces  
Karen Chafe, Supervisor of Legislative Services

**1. Recycling Survey**

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The Manager of Marketing & Communications was present to discuss the results of the recycling survey. The survey was conducted in an effort to determine general views about why recycling numbers are down. Overall the vast majority of citizens recycle at the curb (74.74%). This average is based on 194 respondents.

The "Family Recycling Challenge" is a year long campaign being conducted in which residents are invited to sign up and be eligible to win a \$1500 gift card from RONA. Currently, 185 people are registered. Each week, there is a recyclable of the week, such as tin foil, milk cartons, etc. Given the feedback expressed by some in the survey about not having adequate storage space for recyclables, the City will also have an interior decorator do a promotion about space saving tips to offset that problem. Staff will continue to monitor the numbers to see if there is any correlation with the City's promotional efforts.

**2. Results of the Winter Maintenance Public Survey**

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The Manager of Strategic Development conducted a power point presentation on the above noted, a copy of which is on file with the Office of Strategy & Engagement. The following results were outlined:

- The survey was fully completed by 403 people from all locations of the city
- Question responses ranged from 25-850 responses.
- Segmented Participation:
  - 618 (94%) respondents indicated that they live in St. John's
  - 599 indicated they have lived in the St. John's for 2+ winter seasons
  - 25 respondents who own or operate a downtown business
  - 114 users of public transit
  - 122 St. John's residents who live on a cul-de-sac
- Sidewalk Pilot 2014-15 was thought to be successful in improving overall walkability in the City with work still to be done on salting, consistency.

## Summary



### Sidewalks and Accessibility

Responses indicate a clear upward trend in the perceived level of service to sidewalks designated for winter maintenance according to City policy, and suggested that residents would like to see more improvement in the future.



### Downtown

Most respondents noticed some improvement in drivability, access to parking meters, and sidewalk maintenance in the downtown area.



### Downtown Businesses

Most respondents indicated that they noticed at least "somewhat" of an improvement to walkability, driveability and access to parking in the downtown area this year.

ST. JOHN'S

## Summary



### Cul-de-sacs:

40% of respondents were at least "Somewhat satisfied" with the level of winter maintenance operations provided to their cul-de-sac.



### Public Transit and Modes of Transport

44% of respondents who use public transit were at least "Somewhat satisfied" with accessibility/ease of access to bus stops and shelters this winter.



### Roadways

In the survey's General section 66% of respondents indicated they were at least "Somewhat satisfied" with City winter maintenance services provided to roadways this winter.

ST. JOHN'S

### **3. Registering of License Plates for Uncovered Loads**

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The Committee considered a memo dated June 9, 2015 from the Manager of Waste & Recycling regarding the above noted.

The memo states that individuals travelling to the Residential Drop Off (RDO) are responsible for the majority of uncovered loads coming to Robin Hood Bay. Presently, there is not always an employee at the kiosk at the RDO. When the position is staffed the employee records license plates and material types of vehicles entering that facility. Recording license plate numbers of people who have uncovered loads can be done when the kiosk is occupied. However, if the goal is to charge these people, it would be just one step in a cumbersome approach to enforcing the Highway Traffic Act. It is thought that direct ticketing is a better means of enforcement. This issue was discussed at a meeting attended by Council, the RNC and staff on June 4 as part of a larger plan to address unsecured and uncovered loads coming to the Robin Hood Bay Landfill.

**The Committee agreed with this approach presented by staff, noting that there is a need for the general public to know that they can be issued a ticket for \$120 for non-compliance.**

### **4. Discarded Needles in Downtown**

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The Committee considered a Council Directive from the regular meeting of April 21, 2015 wherein reference was made to the problem of discarded needles in the downtown area and what if anything the City can do to offset this problem. The following was provided by staff:

- The Parks and Open Spaces Division is primarily responsible for the collection of discarded needles on City owned public property. After hours service is provided by the Water and Waste Water Division Utility Crew.
- Best practices are followed utilizing protective gloves, long handled litter pickers and “sharps” containers.
- Staff receive appropriate training during orientation meetings and tool box talks.
- Collected needles are placed in “sharps” containers securely attached to the vehicles. Once full the unopened containers are placed in a secured storage unit at the City Depot. The contents of the unit are then transported to the Tommy Sexton Centre for disposal, as required.
- Needles are collected as a result of staff observation and calls to the Citizen Service Center.
- There were approximately 200 Citizen Request Cases submitted since May 2014.
- Calls for service are addressed within a twenty four (24) hour period, dependent on time of notification.

**The Committee recommends the status quo be maintained given the work being done already by staff as noted above, to offset the problem of discarded needles.**

#### **5. Notices for Water Service Leaks (rental properties)**

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The Committee considered a memo dated June 11, 2015 from the Director of Water & Wastewater regarding the above noted. The City's current practice is to issue three notices to property owners once a leak is discovered. The process could take as long as six weeks before the final notice and water shut-off occur. Council felt that this timeframe was much too long to allow water to flow unchecked.

**The Committee on motion of Councillor Breen; seconded by Councillor Davis recommends that the present guidelines for the issuance of written notices regarding service lateral leaks be compressed from three written notices to two, with the second notice identifying the water shut-off date and time, should the property owner fail to have the leak repaired.**

#### **6. Roncalli School Playground**

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Councillor Davis requested that the Committee consider incorporating a wheelchair accessible park in Airport Heights. Staff did advise that the Open Space Master Plan indicates the City is 30% over capacity for parks in this area and there are four playgrounds in the area, though none are accessible.

**The Committee on motion of Councillor Davis; seconded by Councillor Breen: recommends that Council purchase a piece of accessible playground equipment up to a cost of \$3000 for installation at the Roncallie School playground.**

#### **7. 132 Waterford Bridge Road Sanitary Sewer**

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The Committee considered a memo dated June 11, 2015 from the Director of Water & Wastewater regarding the above noted. Three options were presented to address the required replacement of a private on-site septic system:

- i. Connection to Sanitary Sewer System at the Rear of the Property  
There is an existing sanitary sewer located at the rear of this property however it is located approximately 120 meters from the house and at an elevation approximately 2 meters higher than the house. In addition the sanitary sewer is located on private property and it is not a City owned or maintained sewer. In order to connect the sewer service for the property to this sanitary sewer it would require a pump system and easement and approvals from the third party. Due to these reasons this option is not recommended.
- ii. Construction of a New On-Site Septic System  
The property owner could construct a new on-site septic system for this property.
- iii. Connection to City's Sanitary Sewer System  
A new sanitary sewer service for the property could be constructed and connected to the City's existing sanitary sewer system. However the existing sanitary sewer along Waterford Bridge Road terminates approximately 30 meters east of this property. The property owner would be required to extend the existing sanitary sewer along the frontage of their property on Waterford Bridge Road and then connect the sanitary sewer service to the new sanitary sewer main.

The Committee recommends that the property owner be presented with the above noted options, particularly options 2 and 3. With regard to Option # 3, it should be noted that the City has received similar requests for the extension of water and/or sewer services in the past and it has been the responsibility of the property owner / developer to install the new infrastructure.

Should Option # 3 be the preferred option of the property owner, it is further recommended that this request be forwarded to the Planning, Development and Engineering Division for their review as well as referral to the Capital Works program.

### **8. New Gower Street Landscape Upgrading**

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The Committee considered a memo dated June 15, 2015 from the Manager of Parks and Open Spaces regarding the above noted in response to Councillor Galgay's previous request (CD#R2014-08-11/26) to look into options for the beautification of the entrance to the Downtown coming off Pitts Memorial Drive.

In this regard, the following is provided;

- The Parks and Open Spaces Division is primarily responsible for the horticultural displays on municipal publicly accessible property.
- Significant horticultural displays are exhibited in the "Downtown Core".
- The entrance to New Gower Street at the Hamilton Avenue intersection would benefit from an enhanced display.
- The New Gower Street- Hamilton Avenue intersection will receive an enhanced floral display including additional hanging baskets and shrub bed by June 30, 2015.
- Additional median treatments and lighting are suggested.
- The Water Street, Duckworth Street, New Gower Street horticulture and lighting themes should be compatible.

The Committee recommends that the horticultural and lighting themes be developed for the Downtown Core as part of the redevelopment of the Water Street Infrastructure enhancement project. A landscape professional will be engaged to address both sites in a comprehensive plan and the plan would be phased in over a period of 2-3 years.

**Councillor Jonathan Galgay**  
**Chairperson**

**REPORT/RECOMMENDATIONS TO COUNCIL**  
**Development Committee Report**  
**June 23, 2015**

1. **Department of Planning, Development & Engineering File No. SUB1500018**  
**Proposed Subdivision for One (1) Additional Building Lot/**  
**Re-establish Building Line Setback for both lots**  
**Subdivision of Civic No. 16 Murphy's Lane - Ward 3**
- 

It is recommended by the Development Committee that Council approve the above listed application to re-establish the building line for the existing lot at 25 metres, to establish the building line for the new lot at eight (8) metres, and require that the new dwelling also be constructed at the eight (8) metre building line, in order to accommodate the proposed subdivision of the property.

Appendix to Council Minutes for June 29, 2015

# MEMORANDUM

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Date: 2015-06-25

To: His Worship the Mayor and Members of Council

From: Natalie Godden, Acting Director, Recreation Division  
Department of Community Services

Re: **Special Events Advisory Committee**

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The following recommendation of the Committee is forwarded to Council for approval in principle subject to route confirmation by the Traffic Division.

- Event:** Mews Memorial 8K  
**Road/Lane Closures:** See attached document for complete listing  
**Date:** June 12, 2015  
**Time:** 7:00 a.m. to 9:00 a.m.

**Special Events Advisory Recommendation:**

It is the recommendation of the Committee that Council approve the above noted event, subject to the conditions set out by the Special Events Advisory Committee.

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Natalie Godden  
Acting Director, Recreation Division  
Department of Community Services

**ST. JOHN'S**

# Report

## Planning & Development Standing Committee

### Tuesday, June 16, 2015

**In Attendance:** Councillor Tom Hann, Chairperson  
Deputy Mayor Ron Ellsworth  
Councillor Bruce Tilley  
Councillor Sandy Hickman  
Councillor Danny Breen  
Kevin Breen, Acting City Manager (arrived at 1:30 pm)  
Dave Blackmore, Deputy City Manager of Planning, Development & Engineering  
Jason Sinyard, Director of Planning & Development  
Brendan O'Connell, Director of Engineering  
Ken O'Brien, Chief Municipal Planner  
Judy Powell, General Manager – Metrobus  
Brian Head, Manager – Parks and Open Spaces  
Councillor Bernie Davis  
Kathy Driscoll, Senior Legislative Assistant

#### Delegations

#### 1. 198 and 204 Freshwater Road : Rezoning and Redevelopment of Shoppers Drug Mart

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The Committee welcomed a delegation from Dillon Consulting on behalf of Shoppers Realty Inc. They presented a Powerpoint providing an overview of their intended redevelopment of Shopper's Drug Mart.

Discussion ensued and Council questioned access to the property. The proponents advised that vehicular access to the property will be from Winchester Street, same as at present. Currently 198 and 204 Freshwater Road are split by Liverpool Avenue. Shoppers Drug Mart wishes to purchase two parcels of land from the City: Liverpool Avenue (between Freshwater Road and Winchester Street), and a small parcel of land between Empire Avenue and the Shoppers Drug Mart property. The purchase of these two parcels of land will provide for more efficient use and access to the site, along with additional room for parking. Legal Services has reviewed the proposed sale, and have noted there are no issues with the lands being conveyed to Shoppers, as they contain no water or sewage services and do not impact traffic flow. Legal has requested that the description for Liverpool Street specifically reference the right of 196 Freshwater to cross over the lands being conveyed so as to access their property. This change should have no impact upon any plotting of the overall site. Public Works, Roads and Traffic Division, has also reviewed the proposed sale and has no concerns with it.



Council suggested that the applicant acquire the property at 196 Freshwater Road to facilitate a more accessible entry to the property from Winchester Street. Dillon Consulting advised that 196 Freshwater Road uses Liverpool Avenue to gain access to their property and even with the development, nothing would change. The applicants did assure Council they would explore the option of purchasing 196 Freshwater Road.

**Recommendation**

**It was moved by Councillor Hickman; seconded by Councillor Davis: That Council support staff's recommendation to approve the draft Terms of Reference and after subsequent receipt of a satisfactory Land Use Assessment Report, the application be referred to a public meeting chaired by a member of Council. At a later stage, a public hearing chaired by independent commissioner will be required.**

**2. 627 Torbay Road – Rezoning for two Apartment Buildings**

The Committee welcomed Mr. Jim Ford and Mr. Greg Hussey of Karywood Estates Inc. Mr. Ford advised that they wished to construct two 6-storey apartment buildings for a total of 246 units. He proceeded to give an overview of their proposed development noting it would be outside the NEF Zone boundary.

Mr. Hussey advised there was potential retail development in the area which would result in the need for more residential development. The plan was to keep the buildings set back off Torbay Road. The arterial road would deal with the extra traffic as it connects with Major's Path and would address issues involving the Anne Jeannette area. There has been no objection from area residents and the development's proximity to Massey Drive would still allow for privacy. There would also be more open space provided with proposed underground parking.

**Recommendation**

**The Committee agreed to staff's recommendation that the applicant be required to prepare a Land Use Assessment Report (LUAR) under the draft Terms of Reference and once completed, the report would be referred to a public meeting chaired by a member of Council. At a later date, a public hearing chaired by an independent commissioner would be required.**

**New Business**

**3. 267 Mundy Pond Road – Rezoning for Semi-Detached Houses**

The Committee considered a memorandum dated June 2, 2015 from the Chief Municipal Planner. DH Consulting has applied to have land situated at the east side of Mundy Pond Road (Parcel ID #17732) from the Residential Low Density (R1) Zone to the Residential Medium Density (R2) Zone. This is to allow for four (4), three-storey, semi-detached residential units. This rezoning would not require an amendment to the St. John's Municipal Plan.

The committee expressed the following concerns:

- whether there is enough room for the proposed semi-detached houses;
- potential traffic issues, as the property is near a sharp bend in the road and there may be conflicts with vehicles backing out of new driveways;
- potential for what else might be permitted at the property if rezoning took place. The application is for two sets of semi-detached houses (4 houses in total) but the R2 Zone also permits townhouses;
- the change in the neighbourhood, which is mostly single detached houses in the immediate area (though there are semi-detached houses and row houses on Blackmarsh Road nearby).

**Recommendation:**

**The Committee recommends rejection of rezoning of 260 Mundy Pond Road from the Residential Low Density (R1) Zone to the Residential Medium Density (R2) Zone.**

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Councillor Tom Hann  
Chairperson

Appendix to Council Minutes for June 29, 2015

**DEVELOPMENT PERMITS LIST**  
**DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING**  
**FOR THE PERIOD OF June 18, 2015 TO June 24, 2015**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
COM	Costco Wholesale Limited	Expansion of Fuel Facility – Approval of Revisions to site	28 Stavanger Drive	1	Approved	15-06-19
COM	JAG Hotel	Parking Lot for Jag Hotel	118 George Street West	2	Approved	15-06-23

\* 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  
 Department of Planning

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Appendix to Council Minutes for June 29, 2015

# Building Permits List

## Council's June 29, 2015 Regular Meeting

Permits Issued: 2015/06/18 To 2015/06/24

**Class: Commercial**

11 Major's Path	Nc	Accessory Building
40 Aberdeen Ave	Ms	Service Shop
40 Aberdeen Ave	Ms	Office
40 Aberdeen Ave	Ms	Service Shop
40 Aberdeen Ave	Ms	Clinic
40 Aberdeen Ave	Ms	Retail Store
46 Aberdeen Ave	Ms	Restaurant
12 Bay Bulls Rd. Tim Hortons	Ms	Eating Establishment
57 Blackmarsh Rd	Ms	Place Of Assembly
77 Blackmarsh Rd	Ms	Retail Store
245 Blackmarsh Rd	Ms	Convenience Store
Carpasian Rd	Ms	Place Of Assembly
23 Cashin Ave	Ms	Clinic
44 Crosbie Rd	Ms	Convenience Store
395 East White Hills Rd	Ms	Commercial Storage
84-86 Elizabeth Ave	Ms	Service Shop
84-86 Elizabeth Ave	Ms	Retail Store
92 Elizabeth Ave	Ms	Club
92 Elizabeth Ave	Ms	Club
92 Elizabeth Ave	Ms	Office
94 Elizabeth Ave	Ms	Retail Store
71-77 Elizabeth Ave	Ms	Service Station
391-395 Empire Ave	Ms	Club
2 Fogwill Pl	Ms	Restaurant
32 Frecker Dr	Ms	Service Station
324 Frecker Dr	Ms	Convenience Store
336 Freshwater Rd	Ms	Service Shop
336 Freshwater Rd	Ms	Communications Use
336 Freshwater Rd	Ms	Office
12 Gleneyre St	Ms	Retail Store
15 Goldstone St	Ms	Service Shop
169 Hamlyn Rd	Ms	Service Shop
179 Hamlyn Rd	Ms	Club
25 Hebron Way	Ms	Retail Store
35 Hebron Way	Ms	Office
12-20 Highland Dr	Ms	Convenience Store
189 Higgins Line	Ms	Office
61 James Lane	Ms	Warehouse
55b Kelsey Dr	Ms	Communications Use
58 Kenmount Rd	Ms	Office
102 Kenmount Dr	Ms	Hotel
102 Kenmount Dr	Ms	Office
120 Kenmount Rd	Ms	Car Sales Lot
120 Kenmount Rd	Ms	Car Sales Lot
150 Kenmount Rd	Ms	Car Sales Lot
222 Kenmount Rd	Ms	Retail Store
33 Kenmount Rd	Ms	Office
35 Kenmount Rd	Ms	Retail Store
85-95 Kenmount Rd	Ms	Car Sales Lot
161 Kenmount Rd	Ms	Retail Store
193 Kenmount Rd	Ms	Place Of Amusement
195 Kenmount Rd	Ms	Service Shop
275 Kenmount Rd	Ms	Eating Establishment

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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
497 Kenmount Rd	Ms	Car Sales Lot
515 Kenmount Rd	Ms	Retail Store
541 Kenmount Rd	Ms	Retail Store
147 Lemarchant Rd	Ms	Service Shop
90 Logy Bay Rd	Ms	Club
484 Main Rd	Ms	Club
53-59 Main Rd	Ms	Retail Store
355b Main Rd	Ms	Service Shop
355-367 Main Rd	Ms	Office
215 Major's Path	Ms	Retail Store
10 Messenger Dr	Ms	Retail Store
6 Mullaly St	Ms	Warehouse
6 Mullaly St	Ms	Warehouse
120 Mundy Pond Rd	Ms	Place Of Assembly
34 New Cove Rd	Ms	Clinic
119 New Cove Rd	Ms	Clinic
446 Newfoundland Dr	Ms	Restaurant
22 O'leary Ave	Ms	Take-Out Food Service
60 O'leary Ave	Ms	Retail Store
78 O'leary Ave	Ms	Retail Store
37 O'leary Ave	Ms	Retail Store
36 Pearson St	Ms	Retail Store
154 Pennywell Rd	Ms	Service Station
34 Pippy Pl	Ms	Office
52 Pippy Pl	Ms	Retail Store
5-7 Pippy Pl	Ms	Retail Store
59-61 Pippy Pl	Ms	Retail Store
260 Portugal Cove Rd	Ms	Retail Store
279 Portugal Cove Rd	Ms	Service Shop
279 Portugal Cove Rd	Ms	Clinic
279 Portugal Cove Rd	Ms	Eating Establishment
150 Clinch Cres	Ms	Lodging House
25 Rhodora St	Ms	Condominium
35 Ridge Rd	Ms	Club
46-50 Robin Hood Bay Rd	Ms	Industrial Use
38-40 Ropewalk Lane	Ms	Retail Store
117 Ropewalk Lane	Ms	Eating Establishment
10 Stavanger Dr	Ms	Retail Store
16 Stavanger Dr	Ms	Restaurant
16 Stavanger Dr	Ms	Restaurant
16 Stavanger Dr	Ms	Retail Store
386 Stavanger Dr	Ms	Commercial School
386 Stavanger Dr Soulful Sound	Ms	Retail Store
410 Stavanger Dr	Ms	Retail Store
3 Stavanger Dr	Ms	Retail Store
3 Stavanger Dr	Ms	Retail Store
25 Stavanger Dr	Ms	Retail Store
15-27 Stavanger Dr	Ms	Retail Store
415 Stavanger Dr	Ms	Restaurant
86 Thorburn Rd	Ms	Office
86 Thorburn Rd	Ms	Service Station
86 Thorburn Road	Ms	Convenience Store
86 Thorburn Rd	Ms	Convenience Store
88 Thorburn Rd	Ms	Retail Store
92 Thorburn Rd	Ms	Eating Establishment
446 Topsail Rd	Ms	Service Station
644 Topsail Rd	Ms	Service Shop
644 Topsail Rd	Ms	Club
644 Topsail Rd	Ms	Day Care Centre
668 Topsail Rd	Ms	Retail Store

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660 Topsail Rd	Ms	Tavern
656 Topsail Rd	Ms	Tavern
393 Topsail Rd	Ms	Day Care Centre
681 Topsail Rd	Ms	Retail Store
681 Topsail Rd	Ms	Place Of Amusement
26 Torbay Rd	Ms	Tavern
26 Torbay Rd	Ms	Tavern
10 Elizabeth Ave	Ms	Office
10 Elizabeth Ave	Ms	Office
192-194 Torbay Rd	Ms	Eating Establishment
192-194 Torbay Rd	Ms	Eating Establishment
286 Torbay Rd	Ms	Retail Store
286 Torbay Rd	Ms	Restaurant
286 Torbay Rd	Ms	Retail Store
320 Torbay Rd	Ms	Club
320 Torbay Rd	Ms	Retail Store
320 Torbay Rd	Ms	Retail Store
320 Torbay Rd	Ms	Retail Store
340 Torbay Rd	Ms	Clinic
350 Torbay Rd	Ms	Service Shop
426 Torbay Rd	Ms	Retail Store
430 Torbay Rd	Ms	Tavern
141 Torbay Road-Torbay Rd Mall	Ms	Retail Store
141 Torbay Rd	Ms	Office
585 Torbay Rd	Ms	Retail Store
377 Duckworth St, Lower Level	Cr	Tavern
673 Topsail Rdunits 3 & 4	Sw	Retail Store
31 Peet St. , Christian Missio	Co	Office
Petty Harbour Rd, Zipline	Nc	Patio Deck
1 Fort Townshend-Bell Mobility	Rn	Adm. Bldg/Gov/Non-Profit
385 Old Pennywell Rd	Nc	Accessory Building
446 Newfoundland Dr, Wok Box	Cr	Eating Establishment
369 Duckworth St	Nc	Mixed Use

This Week \$ 1,714,000.00

**Class: Industrial**

This Week \$ .00

**Class: Government/Institutional**

This Week \$ .00

**Class: Residential**

14 Amherst Pl	Nc	Fence
22 Balnafad Pl	Nc	Swimming Pool
16 Bowring Pl	Nc	Fence
4 Caravelle Place - Lot 6	Nc	Single Detached Dwelling
82 Castle Bridge Dr	Nc	Patio Deck
23 Chafe Ave	Nc	Accessory Building
68 Cypress St	Nc	Fence
716 Empire Ave	Nc	Fence
94 Firdale Dr	Nc	Fence
53 Firdale Dr	Nc	Single Detached Dwelling
49 Gold Medal Dr	Nc	Patio Deck
116 Gower St	Nc	Patio Deck
114 Great Eastern Ave	Nc	Fence
88 Kenai Cres	Nc	Fence

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20 Kerry St	Nc	Fence
13 Legacy Pl , Lot 35	Nc	Single Detached & Sub.Apt
35 Linegar Ave	Nc	Patio Deck
14 Mccrae St	Nc	Accessory Building
55 Meadowbrook Dr	Nc	Accessory Building
51 Meighen St	Nc	Patio Deck
38 Mullock St	Nc	Accessory Building
286 New Pennywell Rd	Nc	Fence
24 O'neil Ave	Nc	Patio Deck
42 O'reilly St	Nc	Accessory Building
40 Orlando Pl, Lot 242	Nc	Single Detached & Sub.Apt
201 Petty Harbour Rd	Nc	Accessory Building
20 Roche St	Nc	Accessory Building
94 Royal Oak Dr	Nc	Patio Deck
12 Sackville St	Nc	Accessory Building
6 Sequoia Dr	Nc	Fence
41 Spratt Pl	Nc	Accessory Building
6 Stephano St	Nc	Fence
27 Suez St	Nc	Accessory Building
4 Torngat Cres	Nc	Patio Deck
22 Tullamore St	Nc	Single Detached Dwelling
139 Waterford Bridge Rd	Nc	Fence
14 Willenhall Pl	Nc	Single Detached Dwelling
18 Glenlonan St	Co	Single Detached & Sub.Apt
30 Pleasantville Ave	Cr	Subsidiary Apartment
49 Kenai Cres	Ex	Patio Deck
51 Monkstown Rd	Ex	Single Detached Dwelling
34 Shaw St	Ex	Single Detached Dwelling
416 Back Line	Rn	Single Detached Dwelling
20 Cherrybark Cres	Rn	Single Detached Dwelling
26 Gros Morne Pl	Rn	Townhousing
28 Gros Morne Pl	Rn	Townhousing
30 Gros Morne Pl	Rn	Townhousing
32 Gros Morne Pl	Rn	Townhousing
34 Gros Morne Pl	Rn	Townhousing
36 Gros Morne Pl	Rn	Townhousing
25 Gros Morne Pl	Rn	Townhousing
27 Gros Morne Pl	Rn	Townhousing
29 Gros Morne Pl	Rn	Townhousing
31 Gros Morne Pl	Rn	Townhousing
14 King's Rd	Rn	Townhousing
33 Meadowbrook Park Rd	Rn	Mobile Home
30 Merrymeeting Rd	Rn	Single Detached & Sub.Apt
72 Merrymeeting Rd	Rn	Townhousing
63 Military Rd	Rn	Townhousing
21 Monkstown Rd	Rn	Semi-Detached Dwelling
2 Prim Place	Rn	Townhousing
4 Prim Pl	Rn	Townhousing
6 Prim Pl	Rn	Townhousing
21 Prim Place	Rn	Townhousing
25 Prim Pl	Rn	Townhousing
9 Exeter Ave	Sw	Single Detached & Sub.Apt
12 Exmouth St	Sw	Single Detached & Sub.Apt
38 Ladysmith Dr	Sw	Single Detached Dwelling
86 Main Rd	Sw	Single Detached Dwelling
10 Powell Pl	Sw	Single Detached Dwelling
9 Rhodora St	Sw	Single Detached Dwelling
22 Rigolet Cres	Sw	Single Detached Dwelling
19 Tupper St	Sw	Single Detached Dwelling

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**Class: Demolition**

This Week \$ .00

This Week's Total: \$ 3,578,871.00

Repair Permits Issued: 2015/06/18 To 2015/06/24 \$ 81,800.00

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      Dn Demolition

YEAR TO DATE COMPARISONS			
June 29, 2015			
TYPE	2014	2015	% VARIANCE (+/-)
Commercial	\$18,442,000.00	\$92,100,000.00	90
Industrial	\$125,300.00	\$0.00	-100
Government/Institutional	\$74,512,000.00	\$8,625,000.00	-88
Residential	\$54,587,000.00	\$40,280,000.00	-26
Repairs	1,878,000.00	1,979,000.00	5
Housing Units (1 & 2 Family Dwellings)	134	105	
<b>TOTAL</b>	<b>\$179,544,300.00</b>	<b>\$142,984,000.00</b>	<b>-20</b>

Respectfully Submitted,

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



# MEMORANDUM

**Weekly Payment Vouchers  
For The  
Week Ending June 24, 2015**

**Payroll**

<b>Public Works</b>	<b>\$ 453,455.52</b>
<b>Bi-Weekly Casual</b>	<b>\$ 49,060.89</b>
<b>Accounts Payable</b>	<b>\$ 1,814,472.22</b>

**Total: \$ 2,316,988.63**

*Appendix to Council Minutes for June 29, 2015*

**ST. JOHN'S**

DEPARTMENT OF FINANCE

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