

March 17, 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.

Deputy Mayor Ellsworth presided.

There were present also, Deputy Mayor Ron Ellsworth; Councillors Hann, Hickman, Lane, Puddister, Breen, Tilley, Davis, and Collins.

Regrets: Mayor O'Keefe and Councillor Galgay.

The Acting City Manager; Deputy City Manager of Public Works; Deputy City Manager of Finance & Administration; Deputy City Manager of Planning, Development & Engineering; Chief Municipal Planner; City Solicitor; City Clerk, and Senior Legislative Assistant were also in attendance.

Call to Order and Adoption of the Agenda

SJMC2015-03-17/106R

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

The motion being put was unanimously carried.

Adoption of Minutes

SJMC2015-03-17/107R

Moved by Councillor Breen; seconded by Councillor Collins: That the minutes of March 9, 2015 be adopted as presented.

The motion being put was unanimously carried.

Snow Clearing Report

Council was provided with the snow clearing report for the period January to March 2015. The report identifies a negative variance of \$640,472 which is largely attributed to the amount of salt used this winter.

Committee Reports

Heritage Advisory Committee Report – March 6, 2015

Council considered the above noted report:

In Attendance: Councillor Sandy Hickman, Co-Chairperson
Councillor Dave Lane, Co-Chairperson
Councillor Tom Hann
George Chalker, Heritage Foundation of NL
Peter Jackson, NL Historic Trust
Wayne Purchase, Downtown St. John's
Shannie Duff, Citizen Representative
Taryn Sheppard, Nexter Representative
Maria Lear, Citizen Representative
Garnet Kindervater, Canadian Homebuilders NL
Gerard Hayes, Citizen Representative
Lydia Lewycky, Planners' Institute
Jason Sinyard, Director of Planning & Development
Ken O'Brien, Chief Municipal Planner
Lindsay Lyghtle Brushett, Planner
Peter Mercer, Heritage Officer
Margaret Donovan, Tourism Industry Coordinator
Helen Miller, City Archivist
Karen Chafe, Supervisor of Legislative Services

1. **295 Water Street (Designated Heritage Building) Installation of Illuminated Sign**

The Committee considered the above noted application for the manufacture and installation of a set of halo letters by E.C. Boone Ltd. on behalf of the Golden Tulip.

The Committee recommends approval of the application subject to its dimensions fitting within the sign band of the front façade so as not to cover any architectural detailing on this heritage designated building.

2. **2 Holdsworth Court –Application for Wall Sign**

The Committee considered the above noted application for the manufacture and installation of LED backlit channel letters on a sculpted aluminum carrier cabinet. The proposed dimensions submitted exceed those outlined in the Heritage Sign By-law.

The Committee recommends approval of the application subject to the sign's dimensions conforming to those permitted under the Heritage Sign By-Law.

3. **O'Reilly's Roof Deck – 318 Water Street**

The Committee met with Mr. Craig Flynn to discuss proposed changes to his original application for a roof-top deck which was recommended for Council's approval by the Committee on June 22, 2011. The original design consisted of maintaining the existing parapet atop the front façade and to build behind it a higher brick parapet which would be wrapped around the side of the building, enclosing a roof-top garden.

The proponent has since exposed and restored the stone and brick cladding on the building's front; however, has installed a plywood wall above the original parapet instead of the brick wall originally proposed. In addition, the plywood wall facing the laneway side of the building actually protruded beyond the building's eave which is contrary to the original plan submitted. Mr. Flynn has since had the protrusion removed but would like to maintain the plywood wall in the interim of replacing it with a more aesthetic glass vertical slider wall which can extend to a height of 72 inches when fully extended. He circulated various samples of the glass product in this regard.

The Committee recommends approval of the suggested glass wall to replace the plywood wall extension. The glass wall should also be flush with the stone wall extended back as far as the staircase situated on the side of the building at William's Lane. The Committee expressed no objection to the applicant's retaining the plywood extension in the interim of it being replaced by the glass material, noting that once ordered, this will take 8-12 weeks for delivery.

4. 4 Park Place – Installation of Vinyl Windows

The Committee met with Mr. Lawrence Canning representing the property owner to discuss an application to replace the property's windows with vinyl single hung and casement windows that would have the same style as the existing. The property is heritage designated. It was noted that the owner of the property next door has agreed to replace his windows to conform to those of civic # 4 should they be approved by Council.

The Committee recommends approval of the replacement of the existing windows with vinyl windows of the same size and dimension as the originals.

5. Cochrane St. Church – Installation of Elevator Shaft

The Committee briefly considered the above noted.

The Committee recommends approval of the installation of an elevator shaft at Cochrane St. Church as shown on the attached photos.

Councillor Sandy Hickman
Councillor Dave Lane
Co-Chairs

SJMC2015-03-17/108R

Moved by Councillor Hickman; seconded by Councillor Lane: That the Heritage Advisory Committee report dated March 6, 2015 be adopted as presented and action taken on the recommendations contained therein.

The motion being put was unanimously carried.

Development Permits List

Council was provided with the following list of Development Permits for the period March 5 – March 11, 2015.

**DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING
FOR THE PERIOD OF March 5 TO March 11**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES		Home Office for AF Law	51 New Cove Road	4	Approved	15-03-06
RES		Home Office for Account work	21 Wedgeport Road	1	Approved	15-03-06
OT	Modern Holding Limited	Crown Land Lease to provide NL Power with an easement	2626 Trans Canada Hwy	5	Approved	15-03-06
OT	City Sand & Gravel Limited	Quarry Lease Renewal	Topsail Road		Approved	15-03-09
RES		Rebuild of Dwelling	384 Back Line	5	Approved	15-03-09
RES		Home Office for Allegiance Electrical Contracting	58 Lady Anderson Street	4	Approved	15-03-09
RES		Family Home Child Care Service	8 Irish Loop Street	5	Approved	15-03-11
RES		Family Home Child Care Service	25 Carmanville Street	3	Approved	15-03-11

<p>* Code Classification: RES- Residential COM- Commercial AG - Agriculture OT - Other</p>	<p>INST - Institutional IND - Industrial</p>
<p>** This list is issued for information purposes only. Applicants have been advised in writing of the Development Officer's decision and of their right to appeal any decision to the St. John's Local Board of Appeal.</p>	

**Gerard Doran
Development Supervisor
Department of Planning**

Building Permits List

Council considered the Building Permits list for the period of February 26 – March 11, 2015.

**Building Permits List
Council's March 17, 2015 Regular Meeting**

Permits Issued: 2015/03/05 To 2015/03/11

Class: Commercial

320 Torbay Rd	Co	Retail Store
276 Water St-Hancock Gallery	Co	Custom Workshop
197 Elizabeth Ave	Sn	Eating Establishment
30 Kenmount Rd- H & R Block	Sn	Retail Store
300 Kenmount Rd	Sn	Shopping Centre
5-7 Pippy Pl, Consumer Optical	Sn	Retail Store
258 Water St	Sn	Eating Establishment
300 Kenmount Rd	Nc	Accessory Building
446 Newfoundland Dr	Rn	Restaurant
335-337 Duckworth St, Unit 101	Rn	Mixed Use
536-538 Water St	Rn	Mixed Use
48 Kenmount Rd - Aldo Storage	Rn	Retail Store
8 Water St	Sw	Subdivision
12 Hebron Way, Pita Pit	Nc	Restaurant
80 Mews Pl, 2nd Floor	Rn	Office
291 Water St. Level 2 Raymonds	Cr	Restaurant

This Week \$ 2,294,940.00

Class: Industrial

This Week \$.00

Class: Government/Institutional

424 Kenmount Rd	Ms	Admin Bldg/Gov/Non-Profit
Kenmount Rd	Ms	Admin Bldg/Gov/Non-Profit

This Week \$ 1,000.00

Class: Residential

33 Gleneyre St	Nc	Patio Deck
35 Myrick Pl	Nc	Accessory Building
38 Galaxy Cres	Co	Office
21 Wedgeport Rd	Co	Home Office
42-44 Brazil St	Rn	Single Detached & Sub.Apt
176 Buckmaster's Cir	Rn	Townhousing
51 Calver Ave	Rn	Single Detached Dwelling
38 Cormack St	Rn	Single Detached Dwelling
38 Empire Ave	Rn	Single Detached Dwelling
4 Exmouth St	Rn	Single Detached Dwelling
14 Glenridge Cres	Rn	Single Detached Dwelling
75 Military Rd	Rn	Townhousing
9 Myrick Pl	Rn	Single Detached Dwelling
37 Stanford Pl	Rn	Single Detached Dwelling

563 Topsail Rd
7 Road De Luxe
300 Kenmount Rd

Rn Single Detached Dwelling
Sw Single Detached Dwelling
Sn Shopping Centre

This Week \$ 433,400.00

Class: Demolition

37 Bell's Turn
25 Winter Ave
141 Torbay Rd
16-72 Hamlyn Rd, Unit 160 & 161
118 George St W
122 George St W

Dm Accessory Building
Dm Single Detached Dwelling
Dm Office
Dm Retail Store
Dm Office
Dm Office

This Week \$ 207,252.00

This Week's Total: \$ 2,936,592.00

Repair Permits Issued: 2015/03/05 To 2015/03/11 \$ 31,150.00

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			
March 17, 2015			
TYPE	2014	2015	% VARIANCE (+/-)
Commercial	\$11,815,000.00	\$16,514,000.00	40
Industrial	\$0.00	\$0.00	0
Government/Institutional	\$42,439,000.00	\$7,501,000.00	-82
Residential	\$20,175,000.00	\$4,165,000.00	-79
Repairs	\$342,150.00	\$703,150.00	106
Housing Units (1 & 2 Family Dwellings)	20	5	
TOTAL	\$74,771,150.00	\$28,883,150.00	-61

Respectfully Submitted,

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

SJMC2015-03-17/109R

Moved by Councillor Hann seconded by Councillor Puddister: That the recommendations of the Director of Planning and Development with respect to the Building Permits List for the period February 26 – March 11, 2015 be approved.

The motion being put was unanimously carried.

Requisitions, Payrolls and Accounts

Council considered the requisitions, payrolls and accounts for the week ending March 11, 2015.

**Weekly Payment Vouchers
For The
Week Ending March 11, 2015**

Payroll

Public Works	\$ 538,285.05
Bi-Weekly Administration	\$ 783,892.50
Bi-Weekly Management	\$ 869,915.84
Bi-Weekly Fire Department	\$ 766,494.52
Accounts Payable	\$3,905,756.01
Total	\$ 6,864,343.92

SJMC2015-03-17/110R

It was decided on motion of Councillor Hann; seconded by Councillor Puddister: That the Payrolls and Accounts for the week ending March 11, 2015 be approved.

The motion being put was unanimously carried.

Tenders

Council considered the following tender for approval:

- Tender 2014123 Purchase of One (1) Traffic Poles

SJMC2015-03-17/111R

Moved by Councillor Hann; seconded by Councillor Puddister: That the Tender 2014123 for the purchase of traffic poles be awarded to Mallard Forestry Ltd. at a cost of \$78,666.92, (HST extra), the lowest qualified bidder that met specification as per the Public Tendering Act.

The motion being put was unanimously carried.

Memorandum dated March 9, 2015 from the City Solicitor re: Paradise Fire Station – Easement Agreement.

Council considered the above-noted which notes that in order to provide the Paradise Fire Station with power services, NL Power requires an easement from the City, as owner of that property.

SJMC2015-03-17/112R

Moved by Councillor Hann; seconded by Councillor Puddister: That approval be given for the Mayor and City Clerk to execute an easement agreement that would allow the Town of Paradise to access power services from NL Power.

The motion being put was unanimously carried.

Adjournment

There being no further business the meeting adjourned at 5:05 p.m.

MAYOR

CITY CLERK