

March 23, 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, Hickman, Lane, Puddister, Breen, Galgay, Tilley, Davis, and Collins.

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

Call to Order and Adoption of the Agenda

SJMC2015-03-23/113R

**It was decided on motion of Councillor Davis; seconded by Councillor Galgay:
That the agenda be adopted as presented.**

Adoption of Minutes

SJMC2015-03-24/114R

**It was decided on motion of Councillor Tilley; seconded by Councillor Breen:
That the minutes of March 17, 2015 be adopted as presented.**

Business Arising

Department of Planning File# REZ1400025

Proposed Text Amendment and Rezoning to the Residential Medium Density (R2) Zone for 11 Single Detached Dwellings, 591-609 Southside Road, Ward 5, Applicant: RJC Services

The Committee considered a memorandum dated March 13, 2015 from the Chief Municipal Planner regarding the above noted matter.

SJMC2015-03-24/115R

**It was decided on motion of Councillor Collins; seconded by Councillor Hann:
That Council adopt as presented the resolutions for St. John's Municipal Plan Amendment Number 129, 2015; and St. John's Development Regulations Amendment Number 602, 2015 to rezone land from Open Space Reserve (OR)**

and Residential Low Density (R1) Zones to the Residential Medium Density (R2) Zone, to allow the development of 11 single detached dwellings.

Council also approved the appointment of Mr. Chris Sharpe, a member of the City's commissioner list, to conduct a public hearing on the amendments in accordance with the requirements of the Urban and Rural Planning Act, the date for the public hearing being set for Tuesday, April 14, 2015.

Electric Vehicles Pilot Project

Under business arising, Councillor Galgay tabled a letter from Andy Wells, former mayor, objecting to Council's recently approved pilot project to purchase two electric vehicles and asking for Council's reconsideration of this matter. The letter briefly references the questionable history of electric vehicles. Councillor Galgay reminded the public that once the RFP comes back before Council, it is then that Council has to make a decision as to whether or not to proceed with the project. He suggested that staff review the use of electric vehicles across Canada and bring that information before Council to consider in conjunction with the RFP.

Councillor Lane tabled a compilation of facts with regard to the efficiencies of electronic vs. gas-powered vehicles which are based on recent information as opposed to the past history referenced by Mr. Wells. There are residents in the City who have been using electrical vehicles for years and are very pleased with them. Councillor Lane reiterated that Council's intent is to test the viability of these vehicles and it is a great move on Council's part.

Notices Published

- **286 Torbay Road - Commercial Neighbourhood (CN) Zone**
A Discretionary Use Application has been submitted requesting approval to establish and operate Adley's Eats Inc. take-out at 286 Torbay Road (Coakers Meadow Plaza). The proposed business will occupy a floor area of approximately 939.15 m² with an additional 69.7 m² for an office area. There will be take-out services only and will operate seven (7) days a week from 3 p.m.-8 p.m.
- **74 O'Leary Avenue - Commercial Industrial (CI) Zone**
A Discretionary Use Application has been submitted requesting permission to occupy a portion of 74 O'Leary Avenue as a medical office/clinic. The proposed business will occupy a floor area of approximately 244 m². The space will be occupied by office space and one examination room. The office will operate Monday - Thursday 9 a.m.-4 p.m. and Friday 9 a.m.-12:30 p.m. The clinic will be by appointment only with one

client per appointment and will take place approximately 2 days per month. On-site parking is available.

- **430-432 Main Road - Commercial Neighbourhood (CN) Zone**

A Discretionary Use Application has been submitted requesting approval to establish and operate a Greco Pizza and Frozu Restaurant at 430-432 Main Road. The total floor area of the business will be 175.7m². The Restaurant will operate seven (7) days a week from 11 a.m. - 11 p.m. The business will consist of take-out and eat in services. On-site parking is available.

SJMC2015-03-23/116R

It was decided on motion of Councillor Collins; seconded by Councillor Tilley: That the above noted applications be approved subject to all applicable City requirements. With respect to 430-432 Main Road, Council further directed that approval be subject to the installation of a privacy fence for the next door neighbour. As well Council directed that the dumpster be situated on the opposite side of the property from where this neighbour resides. Councillor Collins has advised that the applicant has been approached on this matter and has no issues with the requests made.

Public Hearings

**Department of Planning File Number: REZ1400008
Proposed Rezoning from Residential Low Density (R1) Zone to Apartment
Medium Density (A2) Zone
16 Francis Street, Ward 5**

Council considered a memorandum dated March 11, 2015 from the Chief Municipal Planner regarding the above noted matter.

SJMC2015-03-23/117R

It was moved by Councillor Collins; seconded by Councillor Puddister: That Council reject the proposed rezoning of 16 Francis Street from Residential Low Density (R1) Zone to Apartment Medium Density (A2) Zone.

Those speaking in favour of the motion to reject referenced the strong opposition from residents which is reflected in the background information received by members of Council and the Office of the City Clerk as well as the attendance by over 200 people at the December 15, 2014 public meeting. Those members of Council also felt that the real issue is the drastic change in rezoning from Residential Low Density (R1) to Apartment Medium Density (A2) Zone. It was also suggested that Council consider holding off on the review of such applications until the revised Municipal Plan is adopted.

Those speaking against the motion to reject the rezoning asserted that the new Municipal Plan supports enhanced density and diversity and that this is a great example of such. Mixed used neighbourhoods promote walkability and a more enhanced quality of life as amenities are close by and neighbourhoods are more diversified.

The motion to reject the proposed rezoning being put, there voted for it, the mover, the seconder and Councillors Galgay, Hann, Tilley, Breen, Davis, Hickman and Mayor O’Keefe. Those voting against were Deputy Mayor Ellsworth and Councillor Lane.

The motion was carried.

Committee Reports

Heritage Advisory Committee Report – March 13, 2015

Council considered the above noted report:

In Attendance: Councillor Dave Lane, Co-Chairperson
 Councillor Tom Hann
 Peter Jackson, NL Historic Trust
 Wayne Purchase, Downtown St. John’s
 Shannie Duff, Citizen Representative
 Taryn Sheppard, Nexter Representative
 Garnet Kindervater, Canadian Homebuilders NL
 Gerard Hayes, Citizen Representative
 Jason Sinyard, Director of Planning & Development
 Lindsay Lyghtle Brushett, Planner
 Karen Chafe, Supervisor of Legislative Services

1. **Proposed Heritage Designation of 124 Military Road**

The Committee considered a heritage designation application as submitted by the Tammy Pike Farrell on behalf of the property owner of 124 Military Road. One of the purposes for designation is to convert the building to office space. The building’s date of construction is possibly as early as 1835 though the builder and architect were unknown. The building has won a Southcott award and certainly merits consideration of heritage designation given the information supplied by the applicant.

The Committee recommends that consideration be given to the property’s heritage designation, subject to the development of a Statement of Significance prepared by the City’s Heritage Officer. The Heritage Officer will also ensure that the application process is in line with Section 355 of the City of St. John’s Act dealing with heritage preservation.

2. **The Architectural Heritage of St. John's: An Evaluative Inventory**

The Committee reviewed the above noted document prepared by the NL Historic Trust under the direction of Shane O'Dea in 1977. The Committee recommends the following:

That in keeping with best practices for heritage conservation at the municipal level, consideration be given to a comprehensive revision and update of the Inventory of Architectural Heritage currently in use by the City. This would provide a more accurate and informative evaluative tool for city staff and the Heritage Advisory Committee.

**Councillor Dave Lane
Co-Chairperson**

Councillor Lane referenced the demolition today of 25 Winter Avenue. On a point of order, Councillor Puddister asserted that it was not appropriate to raise this matter at this time point in the agenda. Mayor O'Keefe agreed with Councillor Puddister and suggested that Councillor Lane may wish to speak to the matter at the end of the meeting.

SJMC2015-03-23/118R

It was moved by Councillor Lane; seconded by Councillor Hickman: That the Heritage Advisory Committee report dated March 13, 2015 be adopted with one amendment to item # 2 as follows:

That instead of the phrasing "consideration be given to", that staff explore a proposed plan for the comprehensive revision and update of the Inventory of Architectural Heritage currently in use by the City. This would provide a more accurate and informative evaluative tool for city staff and the Heritage Advisory Committee.

Councillors were generally in favour of the report but some expressed caution about imposing heritage designation on properties against the will of property owners, expecting them to invest sometimes hundreds of thousands of dollars toward the property's upkeep. Council is also not in a position to subsidize the refurbishment of properties. Councillor Lane stated, however, that the development of an inventory is simply that; and it will be used as a tool to reach out to homeowners.

The motion being put was carried unanimously.

Finance and Administration Committee Report – March 10, 2015

Council considered the above noted report:

IN ATTENDANCE:

Councillor Danny Breen, Chairperson
Councillor Tom Hann
Councillor Wally Collins
Councillor Bruce Tilley
Councillor Sandy Hickman
Councillor Jonathan Galgay
Councillor Art Puddister
Councillor Bernard Davis
Mr. Kevin Breen, Acting City Manager
Mr. Dave Blackmore, Deputy City Manager- Planning, Development & Engineering
Mr. Robert Bishop, Deputy City Manager, Financial Management
Ms. Jill Brewer, Deputy City Manager, Community Services
Ms. Lynnann Winsor, Director of Water and Waste Water
Ms. Diane Winsor, Manager HR Advisory Services
Ms. Sarah Hayward, Manager HR Operations
Ms. Maureen Harvey, Senior Legislative Assistant

1. Rainbow Riders – Request for Funding

The Committee welcomed a delegation from Rainbow Riders.

A video and powerpoint presentation was delivered which provided the Committee with information on the organization.

For the past 20 years, Rainbow Riders has operated a therapeutic riding program to help Newfoundland and Labrador children grow and develop despite physical, cognitive and emotional disabilities – all through horseback riding. By uniting these children with an equine partner and a team of volunteers, Rainbow Riders provides the rider with a progressive form of therapy, improving the rider’s strength, circulation, muscle tone and sensory integration.

Given the proven value of a therapeutic riding program, the organization is attempting to raise funds for the construction of a new facility the purpose of which is to:

- a. Enable any child to ride.
- b. Children will be able to ride for longer periods, ensuring they avail of therapeutic riding benefits.
- c. Enable the organization to hire staff and attract more volunteers

The full re-development of the site will cost \$4 million and multiple stakeholders – including both levels of government, have been approached for funding.

Rainbow Riders is requesting an investment of \$500,000 and if approved would be happy to a pro-rated contribution over a period of up to three years. The Committee requested information on how the organization intends to fund the ongoing operation of the facility, year to year.

Discussion took place with agreement that the following recommendation be brought forward for Council's consideration:

Recommendation

The Committee recommends support for the initiative taken by Rainbow Riders in developing a new facility for therapeutic horseback riding but defers consideration on a financial contribution to 2016 budget preparations.

2. Memorandum from Deputy City Manager of Community Services re: Council Directive – R2015-01-26/12 Parking Agreement, Department of Justice

The Committee reviewed a memorandum dated February 2, 2015 in response which was in response to Councillor Galgay's request on January 26, 2015 to review the existing parking agreement between the City and the Department of Justice as it relates to rental of parking spaces.

By way of this memorandum, Council was informed that the Department of Justice utilizes twenty-one dedicated parking spaces for an annual fee of \$31,037.72 (including HST) equating to \$1,478 per meter per annum.

Recommendation

The Committee recommends that staff enter into discussions with the Department of Justice to formalize an agreement for the use of dedicated meter spaces at the daily rental fee of \$15 per meter.

3. Council Directive R-2014-12/15/30 – Consideration of residential tax payments on a quarterly basis.

Discussion took place on the above noted matter in response to Councillor Puddister's suggestion that consideration be given to charging residential tax on a quarterly basis in arrears, similar to commercial tax.

Recommendation

The Committee recommends that staff continue to research the possibility of bringing the billing and payment periods associated residential taxation in line with commercial taxation for discussion with Council during the 2016 budget preparation.

- 4. Memorandum dated March 4, 2014 from the Chair of the Arts Advisory Committee re: increase in grants to artists and arts organizations.**
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Consideration was given to the above-noted memorandum from the Chair of the Arts Advisory Committee to increase grants to artists and arts organizations by \$20,950 to meet the Arts Jury funding recommendations. The memorandum outlined the rationale for the request including but not limited to an increase in the number of applicants, the overall funding request amount, and alignment with the City's Economic Roadmap 2021.

Recommendation

Moved by Councillor Hickman; That the Grants to Arts and Arts Organization be increased by an amount of \$20,950 to meet the Arts Jury funding recommendations

Voting in favor of the recommendation was Councillor Hickman. Dissenting were Councillors Breen, Puddister, Collins, Hann, Tilley, Galgay and Davis.

There being no seconder, the recommendation failed.

Recommendation

Moved by Councillor Tilley; seconded by Councillor Galgay: That the request for additional funding by the Arts Jury be referred to 2016 budget discussions.

Councillor Hickman dissented.

- 5. Request from Holy Heart of Mary High School for financial support re: Mental Health Matters.**
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The Committee considered the following request from Holy Heart of Mary High School for financial support re: Mental Health Matters which is an initiative designed to create and increase awareness of mental health issues for youth.

Recommendation

The Committee recommends that the above-noted request be denied as it is outside the scope of Council's policy for donations/financial support. Further that staff be authorized to deny requests at the staff level if it does not comply with policy. If denied, and a Councillor feels that the request merits further consideration, it can then be referred to the Committee.

6. Memorandum dated March 4, 2015 from the Deputy City Manager of Community Services and Manager of Tourism and Culture to host reception as part of Irish Connections Gathering that will take place on September 23, 2015.

The above-noted memorandum requests the City to consider the possibility of hosting a reception as part of the Irish Connections Gathering. The event, if approved, would take place on September 23, 2015. The cost would be in the range of \$3,000.

Recommendation

The Committee recommends that the City host a reception as part of Irish Connections Gathering on September 23, 2015 with funds from the Financial Support Policy for Meetings and Conventions.

7. Memorandum dated March 2, 2015 from the Deputy City Manager, Community Services re: requesting in-kind support for the National Learning Community of Youth Homelessness Conference/Annual Meeting/Public Event to be held November 23-25, 2015.

The Committee reviewed a memorandum requesting in-kind support for the National Learning Community of Youth Homelessness Conference/Annual Meeting/Public Event to be held November 23-25, 2015. The in-kind support includes the following:

- a. Use of Foran Greene Room for three days
- b. Catering for the conference/meetings (35 people)
- c. Use of AV equipment and technical assistance

Recommendation

The Committee recommends that the request for in-kind support for the Learning Community of Youth Homelessness Conference/Annual Meeting/Public Event be approved at an estimated cost of \$1,000 under the Financial Support Policy for Meetings and Conventions.

8. Memorandum dated February 24, 2015 from the Deputy City Manager, Corporate Services re: Employment Policy

The Committee discussed the above noted regarding Employment Policy and was advised that while the policy has not changed substantially, the City's recruitment and selection

process has evolved over the last several years and as such the policy has been updated to reflect current practice.

Recommendation

Moved by Councillor Hann; seconded by Councillor Davis: That the Employment Policy be approved as presented.

9. Memorandum dated February 17, 2015 from the Deputy City Manager, Corporate Services re: Policy on Alcohol in the Workplace.

Consideration was given to a memorandum dated February 17, 2015 from the Deputy City Manager of Corporate Services regarding the implementation of an Alcohol in the Workplace Policy.

The memorandum notes that the City (including Metrobus Transit and the St. John's Sports and Entertainment Ltd. is committed to protecting the health and safety of its employees in the workplace and as such wishes to ensure that the responsible use of alcohol in the workplace is promoted and controlled to manage the risk of the liability.

Discussion ensued with the following recommendation brought forward.

Recommendation:

Moved by Councillor Collins; seconded by Councillor Puddister: The In order to manage the risk associated with alcohol-related events and to be consistent with all employees, it is recommended that Council eliminate all alcohol from City facilities and at all events with the following exceptions:

- **City Social Club Events at Christmas, St. Patrick's Day and one other during the year**
- **The Long Service and Retirement Function**
- **Any Other Special Functions as Approved by the City Manager**

At the above noted events:

- **There will be a maximum of 3 drink tickets per attendee.**
- **No employee will be permitted to return to work after consuming alcohol at one of these events.**
- **The City will ensure oversight and appropriate supervision of these events.**

- **There will be alcohol-free alternatives and food available and all servers will be trained.**
- **Only one drink will be served at a time and there will be no double or triple drinks.**

10. Requests for Financial Support for Meetings and Conventions (Policy 04-09-02)

The Committee reviewed a memorandum from the City Clerk which outlined a request from CANQUA 2015 which is a conference being held in St. John's in August 2015.

The request meets the criteria of the policy and as such the following recommendation was brought forward as follows:

Recommendation

Moved by Councillor Hann; seconded by Councillor Puddister: That approval be given to award a grant in the amount of \$500 to CANQUA 2015 for its upcoming conference in August 2015.

11. Requests from Beaconsfield High School

On behalf of Beaconsfield High School, Councillor Tilley, tabled a request for funding to assist with a student exchange program.

Recommendation

The Committee recommends rejection of the request from Beaconsfield High School as it outside the scope of City policy.

Councillor Danny Breen
Chairperson

SJMC2015-03-23/119R

It was decided on motion of Councillor Breen; seconded by Councillor Tilley: That items 1, 3, and 5 – 11 of the Finance and Administration Standing Committee report of March 10, 2015 be approved as presented and that items 2 and 4 be dealt with separately.

The motion being put was carried.

SJMC2015-03-23/120R

It was moved by Councillor Breen; seconded by Councillor Galgay: That item # 2 of the Finance and Administration Standing Committee report of March 10, 2015 be approved and that staff enter into discussions with the Department of Justice to formalize an agreement for the use of dedicated meter spaces at the

daily rental fee of \$15 per meter for the twenty-one dedicated parking spaces used by the Department of Justice.

SJMC2015-03-23/121R

It was then moved by Councillor Davis; seconded by Deputy Mayor Ellsworth: That the previous motion be amended so that the daily rental fee for the twenty-one dedicated parking spaces used by the Department of Justice is \$10.32 per meter per day and not the recommended \$15 per meter.

Councillor Davis speaking to the amended motion advised that the reduced amount of \$10.32 per meter per day is more equitable as it is the average amount charged overall. Councillor Galgay advised that staff has done a full assessment of this issue and this amendment discredits that work. Staff's recommendation is consistent with what is charged downtown for bagged meters overall. He added that the amendment will also have a ripple effect on the charge for all bagged meters which Council should be prepared to adjust should this amendment pass, resulting in the loss of the revenue to the City. Councillor Puddister also agreed with Councillor Galgay's assertion, particularly given the expectation that these meters will be conveniently situated in front of the court house which is more than fair.

SJMC2015-03-23/122R

It was then moved by Councillor Collins; seconded by Councillor Hickman: That the motion be deferred pending clarification of the facts and a staff review.

The motion to defer was lost.

The amended motion SJMC2015-03-23/121R being put was carried with Mayor O'Keefe and Councillors Galgay, Puddister and Collins dissenting.

SJMC2015-03-23/123R

It was then moved by Councillor Breen; seconded by Councillor Puddister: That item # 4 of the Finance and Administration Standing Committee report of March 10, 2015 be adopted so that the request for additional funding in the amount of \$20,950 for the Arts Jury be referred to the 2016 budget discussions.

Councillors Hickman and Lane spoke against the deferral and felt that the funding requested should be released as soon as possible, noting that it would be a one-time amount and would facilitate the work of the Arts Jury. Those speaking in favour of the motion to defer referenced the budget process which has to be followed and for which there is presently no allocation in the 2016 budget for additional funding. It was also noted that the City

contributes significantly to the arts community having increased funding over the past few years to approximately \$900,000.

The motion to defer being put was carried with Councillors Hickman and Lane dissenting.

Planning and Development Committee Report – March 17, 2015

Council considered the above noted report:

In Attendance: Councillor Tom Hann, Chairperson
Deputy Mayor Ron Ellsworth
Councillor Bruce Tilley
Councillor Sandy Hickman
Councillor Dave Lane
Councillor Art Puddister
Kevin Breen, Acting City Manager
Paul Mackey, Deputy City Manager – Public Works
Jason Sinyard, Director of Planning & Development
Brendan O’Connell, Director of Engineering
Ken O’Brien, Chief Municipal Planner
Judy Powell, General Manager – Metrobus
Maureen Harvey, Senior Legislative Assistant

1. Memorandum dated March 10, 2015 from the Director of Planning and Development re: Achieving neighbourhood mix and affordable housing while providing snow clearing at a reasonable cost.

The Committee considered the above-noted memorandum. The Director of Planning and Development noted that while it was the Committee’s intention to hold a separate meeting to discuss this issue, staff have been able to identify a recommended for capacity on lots based on a snow storage calculation. This will enable developers to be use the new standard to modify home designs to meet the City’s criteria.

Recommendation

Moved by Councillor Hickman; seconded by Councillor Lane that:

- 1. Developers be required to meet the new snow storage equivalency standard for reduced lots in high snow areas;**
- 2. Driveway widths be strictly enforced on these lots;**
- 3. Developers that cannot meet this standard must provide the following for consideration of the Planning Committee:**
 - a. the reason why they cannot meet the standard;**
 - b. ways to reduce snow removal costs (ie: providing snow dump areas, limiting the number of nonstandard lots, etc); and**

- c. **a cost benefit analysis of their proposal that factors in the impact on snow removal, the tax base, the creation of affordable units, etc.**

2. Proposed Rezoning to the Residential Medium Density (R2) Zone – 670 Kenmount Road – Kenmount Terrace Subdivision (Ward 4) – Application by Pinnacle Engineering Limited.

The City has received an application from Pinnacle Engineering Limited on behalf of their clients, to rezone land which has frontage along Kenmount Road and connects into the Kenmount Terrace Subdivision. The area is proposed to be rezoned from Residential Kenmount (RK) to the Residential Medium Density (R2) Zone. The purpose of the rezoning application is to allow for the development of a 110 lot semi-detached subdivision.

Recommendation

Moved by Councillor Tilley; seconded by Deputy Mayor Ellsworth; That the application by Pinnacle Engineering Limited on behalf of their clients to rezone land which has frontage along Kenmount Road and connects into the Kenmount Terrace Subdivision, move forward such that the application be advertised and a public meeting chaired by a member of Council be scheduled.

3. 140 – 156 Ladysmith Drive (Ward 5) – Proposed Rezoning to Residential Kenmount – Application by 11368 NL. Ltd.

The Chief Municipal Planner advised that *11368 NL. Ltd.* submitted an application to have property at 140-156 Ladysmith Drive rezoned from the Institutional (INST) Zone to the Residential Kenmount (RK) Zone. The purpose of the rezoning is to accommodate subdivision of the land for development of 22 non-standard building lots along Ladysmith Drive for single detached houses, a Discretionary Use in the RK Zone. The lots would have a minimum frontage of 10-metres (32 feet), a minimum building line setback of 8-metres (26 feet), and a single-width driveway. The applicant has provided preliminary subdivision and development concept plans/survey drawings.

To accommodate the rezoning an amendment to the Municipal Plan will be required to redesignate the property from the Institutional (INST) District to the Residential Low Density (RLD) District. In addition, a text amendment to the Development Regulations would be required to accommodate the lot characteristics and building setbacks proposed by the applicant as a Discretionary Use. A Land Use Assessment Report (LUAR) will be required. It was noted that the snow clearing calculation will work with these lots.

Recommendation

Moved by Deputy Mayor Ellsworth; seconded by Councillor Hickman: That the application by 11368 NL. Ltd. to have property at 140-156 Ladysmith Drive rezoned from the Institutional (INST) Zone to the Residential Kenmount (RK) advance in the process such that it be advertised and a public meeting scheduled which will be

chaired by a member of Council. At a later time, a commissioner's public hearing will be scheduled as a Municipal Plan Amendment is also required.

**4. Department of Planning File Number REZ 1400032
Proposed Rezoning to the Residential Medium Density (R2) Zone
1 Howlett Avenue - Ward 4**

An application has been submitted to rezone property located at 1 Howlett Avenue from the Residential Low Density (R1) Zone to the Residential Medium Density (R2) Zone to allow for the construction of three (3) townhouses. The subject property is within the Residential Low Density (RLD) District under the St. John's Municipal Plan. To rezone this property a Municipal Plan amendment would not be required. This application warrants further review.

Recommendation

Moved by Councillor Tilley; seconded by Councillor Puddister: That the application to rezone property at 1 Howlett Avenue from Residential Low Density (R1) Zone to Residential Medium Density (R2) Zone to facilitate the development of three townhouses be approved, as the proposed development is consistent with other developments in the neighborhood.

Councillor Tom Hann
Chairperson

SJMC2015-03-23/124R

It was moved by Councillor Hann; seconded by Councillor Tilley: That the Planning and Development Committee report dated March 17, 2015 be adopted as presented.

Councillors Collins and Puddister expressed concern about the snow storage equivalency standards for reduced lots, particularly in Southlands and the Goulds area which are higher elevated and therefore subject to higher snow accumulation. Where possible, the trucking of snow from areas should be avoided. It was noted by Councillor Hann, however, that this is not a cart blanche policy and each application will be considered on its individual merit.

The motion being put was carried unanimously.

Building Permits List

Council considered the Building Permits list for the period of March 12 – March 18, 2015.

Building Permits List Council's March 23, 2015 Regular Meeting

Permits Issued: 2015/03/12 To 2015/03/18

CLASS: COMMERCIAL

82 O'LEARY AVE	CO	OFFICE
82 O'LEARY AVE-STATEGIC BUS	CO	OFFICE
82 O'LEARY AVE-AL FUELS	CO	OFFICE
82 O'LEARY AVE - ACE INDUST	CO	OFFICE
120 KENMOUNT RD	MS	CAR SALES LOT
150 KENMOUNT RD	MS	CAR SALES LOT
484 MAIN RD	MS	CLUB
120 MUNDY POND RD	MS	PLACE OF ASSEMBLY
36 PEARSON ST	MS	RETAIL STORE
154 PENNYWELL RD	MS	SERVICE STATION
35 RIDGE RD	MS	CLUB
16 STAVANGER DR	MS	RESTAURANT
26 TORBAY RD	MS	TAVERN
291 WATER ST	SN	RESTAURANT
75 SOUTHSIDE RD, TANK FARM	NC	ACCESSORY BUILDING
375 DUCKWORTH ST	RN	TAVERN
760 KENMOUNT RD	SW	VACANT LAND
155 QUEEN'S RD., SOOTHE SPA	RN	SERVICE SHOP
10 CLANCEY DR	NC	COMMUNICATIONS USE
166 DUCKWORTH ST, NL CHOCOLATE	RN	RETAIL STORE
900 BLACKMARSH RD	SW	COMMUNICATIONS USE
12 GLENEYRE ST	RN	OFFICE
354 WATER ST, SUITE 209	CR	OFFICE

THIS WEEK \$ 1,105,000.00

CLASS: INDUSTRIAL

THIS WEEK \$.00

CLASS: GOVERNMENT/INSTITUTIONAL

THIS WEEK \$.00

CLASS: RESIDENTIAL

12 DUNKERRY CRES, LOT 284	NC	SINGLE DETACHED DWELLING
6 POINT VERDE PL	NC	FENCE
6 STONELEY PL, LOT 2.07	NC	SINGLE DETACHED DWELLING
19 BONAVIDA ST	CR	SUBSIDIARY APARTMENT
30 SPRUCE GROVE AVE	RN	SINGLE DETACHED DWELLING
15 DUBLIN RD	RN	SINGLE DETACHED DWELLING
16 GIBBS PL	RN	SINGLE DETACHED DWELLING
26 HERCULES PL	RN	SINGLE DETACHED DWELLING
11 JAMES PL	RN	TOWNHOUSING
13 JAMES PL	RN	TOWNHOUSING
15 JAMES PL	RN	TOWNHOUSING
17 JAMES PL	RN	TOWNHOUSING
19 JAMES PL	RN	TOWNHOUSING

21 JAMES PL	RN	TOWNHOUSING
23 JAMES PL	RN	TOWNHOUSING
2 POND VIEW CRT	RN	SEMI-DETACHED DWELLING
4 POND VIEW CRT	RN	SEMI-DETACHED DWELLING
1 POND VIEW CRT	RN	SEMI-DETACHED DWELLING
3 POND VIEW CRT	RN	SEMI-DETACHED DWELLING
55 RENNIE'S MILL RD	RN	APARTMENT BUILDING
16 ROSTELLAN PL	RN	SINGLE DETACHED DWELLING
2 ST. TERESA'S CRT	RN	SEMI-DETACHED DWELLING
4 ST. TERESA'S CRT	RN	SEMI-DETACHED DWELLING
1 ST. TERESA'S CRT	RN	SEMI-DETACHED DWELLING
3 ST. TERESA'S CRT	RN	SEMI-DETACHED DWELLING
28 YOUNG ST	RN	SINGLE DETACHED DWELLING
11 CANSO PL	SW	SINGLE DETACHED & SUB.APT
41 PRINCE OF WALES ST	SW	SINGLE DETACHED DWELLING

THIS WEEK \$ 1,716,482.00

CLASS: DEMOLITION

THIS WEEK \$.00

THIS WEEK'S TOTAL: \$ 2,821,482.00

REPAIR PERMITS ISSUED: 2015/03/12 TO 2015/03/18 \$ 20,000.00

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 23, 2015			
TYPE	2014	2015	% VARIANCE (+/-)
Commercial	\$15,396,000.00	\$17,619,000.00	14
Industrial	\$0.00	\$0.00	0
Government/Institutional	\$42,454,000.00	\$7,501,000.00	-82
Residential	\$22,118,000.00	\$5,882,000.00	-73
Repairs	\$363,300.00	\$723,150.00	99
Housing Units (1 & 2 Family Dwellings)	31	7	
TOTAL	\$80,331,300.00	\$31,725,150.00	-61

Respectfully Submitted,

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

SJMC2015-03-23/125R

It was decided on motion of Councillor Davis; seconded by Councillor Collins: That the building permits list for the period March 12 – 18, 2015 be approved as presented.

Requisitions, Payrolls and Accounts

Council considered the requisitions, payrolls and accounts for the week ending March 18, 2015.

**Weekly Payment Vouchers
For The
Week Ending March 18, 2015**

Payroll

Public Works	\$ 514,665.83
Bi-Weekly Casual	\$ 24,173.86
Accounts Payable	\$ 1,725,217.94
Total:	\$ 2,264,057.63

SJMC2015-03-23/126R

It was decided on motion of Councillor Davis; seconded by Councillor Collins: That the Payrolls and Accounts for the week ending March 18, 2015 be approved.

Tenders

Council considered the following tender:

- Request for Proposals – Warehouse Management System for the City’s Material Management Division

SJMC2015-03-23/127R

It was decided on motion of Councillor Puddister; seconded by Councillor Breen: That the awarding of this tender be deferred pending clarification as to whether or not the recommended bid from Focus Field Solutions was indeed the lowest bid received as per the Public Tendering Act.

Notice of Motion

Councillor Galgay gave the following Notice of Motion:

Take Notice that I will move a motion to amend fees for bagged meters in the City to reflect the \$10.32 fee which will be consistent with parking fees in the Downtown

DATED at St. John's, NL this 23rd day of March, 2015

Councillor Jonathan Galgay

1 Spruce Grove Avenue

Council considered a memorandum dated March 13, 2015 from the City Solicitor regarding the above noted matter.

SJMC2015-03-23/128R

It was decided on motion of Councillor Tilley; seconded by Councillor Davis: That Council approve the City Solicitor's recommendation to proceed with the acquisition of 10 square feet of land at the corner of 1 Spruce Grove Avenue for the installation of sidewalks at a cost of \$200.00 for the land plus legal fees for closing the transaction.

Adjournment

There being no further business the meeting adjourned at 6:47 p.m.

MAYOR

CITY CLERK