

**November 10, 2014**

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, Puddister, Hickman, Breen, Lane, Galgay, Davis, and Collins.

Regrets: Councillor Tilley

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

**Call to Order and Adoption of the Agenda**

**SJMC2014-11-10/496R**

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

**Adoption of Minutes**

**SJMC2014-11-10/497R**

**It was decided on motion of Councillor Breen; seconded by Councillor Galgay:  
That the minutes of November 3, 2014 be adopted as presented.**

**146-148 Ladysmith Drive**

Councillor Puddister referenced the recently approved application for rezoning of the above noted property. Mayor O'Keefe ruled that Councillor Puddister was reflecting on a past motion and was, therefore, out of order.

**Review of Rules of Procedure for Council Meetings**

Deputy Mayor Ellsworth requested that the City Manager and the City Clerk meet with members of Council to review the Rules of Procedure as well as other operational procedures prior to a future meeting Special Meeting of Council.

## **Notices Published**

Council considered the following notice published:

A Discretionary Use application has been submitted to the City of St. John's by Bell Mobility Inc. seeking approval of site design in relation to a telecommunications rooftop site at **1 Fort Townshend** on the Royal Newfoundland Constabulary building. In accordance with the City of St. John's Siting Protocol for Wireless Facilities, the City of St. John's hereby notifies residents in the vicinity of 1 Fort Townshend of the intention of Bell Mobility Inc. to install an antenna system consisting of six antennas which will be pipe mounted on the rooftop penthouse. The antenna system will be approximately 2.39 metres in height above the penthouse rooftop. The antennas and mounts will be of their original format and color.

One submission was received.

### **SJMC2014-11-10/498R**

**It was decided on motion of Councillor Hann; seconded by Councillor Davis: That Council approve the above noted application subject to all applicable City requirements.**

## **Committee Reports**

### **Community Services & Housing Standing Committee October 28, 2014**

Council considered the following report:

**In Attendance:** Councillor Bernard Davis, Chairperson  
Councillor Bruce Tilley  
Councillor Danny Breen  
Councillor Tom Hann  
Councillor Sandy Hickman  
Neil Martin, City Manager  
Jill Brewer, Deputy City Manager of Community Services  
Dave Blackmore, Deputy City Manager of Planning, Engineering & Development  
Tanya Haywood, Director – Recreation Division  
Judy Tobin, Manager of Housing  
Sean Janes, Senior Internal Auditor  
Susan Bonnell, Manager of Marketing and Communications  
Bruce Pearce, St. John's Community Advisory Committee on Homelessness  
Maureen Harvey, Senior Legislative Assistant

**1. Memorandum dated October 17, 2014 from the Deputy City Manager of Community Services re: 2014-2019 St. John's Community Plan to End Homelessness.**

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The Committee welcomed Mr. Bruce Pearce to the meeting who proceeded to present information on the above noted topic for the information of those in attendance. Detailed information was provided (a copy of which is available from the Office of the City Clerk).

Discussion concluded with agreement that the Committee fully endorses the initiative and that Council be made aware of the plans to move forward.

**Recommendation**

**That the public be informed of the 2014-2019 St. John's Community Plan to End Homelessness calls for the development of 7-10 units of Permanent Supportive Housing targeting chronically homeless, long-term shelter stayers between 2014-2016, using \$697,425 in Homelessness Partnering Strategy funds.**

**To this end, the City of St. John's issued a call for proposals in September, and the deadline is November 10.**

**Rationale: Available local shelter statistics indicate there is a minimum of 7 individuals who are long term stayers in St. John's, and are likely chronically homeless, with high levels of need. The Plan estimates there are likely more individuals in this category which is why we are proposing up to 10 supportive housing units for this chronically homeless population.**

**These individuals are very vulnerable and require targeted attention and long term support. This group would benefit from low barrier, long-term housing and supports using the Housing First approach that characterizes Permanent Supportive Housing. The aims of this investment are to further the priority of ending chronic homelessness, reducing pressure on shelters and public systems, and leveraging HPS funds. HPS funds for this capital investment activity require supplementary matching sources through federal, provincial, municipal contributions, or other sources.**

**2. Memorandum dated October 23, 2014 from the Director – Recreation Division re: Shea Heights Board of Directors – Approval of New Executive Members**

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The Committee reviewed the memorandum which reported that on September 9, 2014, during a meeting of the Shea Heights Board of Directors, Linda Scanlon, resigned from the position of Treasurer, however, was recommended to remain on the Board in an At Large position. This resulted in changes to the Executive Positions on the Board of Directors with voting and the following appointments:

- Chairperson Melissa Druken Vice-Chairperson Peter Jordan
- Past-Chairperson Harold Druken Treasurer Nicole Norman
- Secretary Kearney Druken

**Recommendation**

**Moved by Councillor Hann; seconded by Councillor Breen: That Council approve the new Executive of the Shea Heights Board of Directors and change the composition of the Board Structure removing the one (1) Stakeholder position and adding an At Large position.**

**Councillor Bernard Davis  
Chairperson**

**SJMC2014-11-10/499R**

**It was decided on motion of Councillor Davis; seconded by Councillor Lane: That Council adopt the recommendations contained in the Community Services & Housing Standing Committee Report of October 28, 2014.**

**Development Permits List**

Council considered as information the following Development Permits List for the period October 30 – November 5, 2014.

**DEVELOPMENT PERMITS LIST  
DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING  
FOR THE PERIOD OF October 30, 2014 TO November 5, 2014**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
COM	Baraco Atlantic Corp	Self-Storage Facility	790 Kenmount Road	4	Approved	14-10-30
COM	Para Engineering Inc.	Vehicle Turnaround	168 Military Road	2	Approved	14-11-05

<p>* Code Classification:</p> <p>RES - Residential INST</p> <p>COM - Commercial IND</p> <p>AG - Agriculture</p> <p>OT - Other - 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**

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**Building Permits List**

Council considered the Building Permits list for the period October 30 to November 5, 2014.

**Building Permits List  
Council's November 10, 2014 Regular Meeting**

Permits Issued: 2014/10/30 To 2014/11/05

**CLASS: COMMERCIAL**

50 Aberdeen Ave	Ms	Retail Store
Avalon Mall Glamour Secrets	Sn	Retail Store
10 Bay Bulls Rd, Circle K	Ms	Service Station
57 Blackmarsh Rd	Ms	Place Of Assembly
44 Crosbie Rd	Ms	Convenience Store
10 Elizabeth Ave	Ms	Retail Store
10 Elizabeth Ave	Ms	Retail Store
44 Elizabeth Ave	Ms	Eating Establishment
84-86 Elizabeth Ave	Ms	Service Shop
83 Elizabeth Ave.	Ms	Commercial Garage
395 Empire Ave	Ms	Club
391-395 Empire Ave	Ms	Retail Store
32 Frecker Dr	Ms	Service Station
324 Frecker Dr	Ms	Convenience Store
10 Hebron Way	Ms	Restaurant
25 Hebron Way	Sn	Retail Store
12-20 Highland Dr	Ms	Retail Store
189 Higgins Line	Ms	Office
61 James Lane	Ms	Warehouse
55 Kelsey Dr	Ms	Office
58 Kenmount Rd	Ms	Office
120 Kenmount Rd. Sign #1	Ms	Car Sales Lot
120 Kenmount Rd., Sign #2	Ms	Car Sales Lot
222 Kenmount Rd	Ms	Retail Store
274 Kenmount Rd	Ms	Retail Store
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
75 Kiwanis St,Max Athletics	Ms	Club
90 Logy Bay Rd	Ms	Club
326 Logy Bay Rd	Ms	Convenience Store
204-206 Main Rd, A.I.M.E.	Ms	Clinic
484 Main Rd	Ms	Club
10 Messenger Dr	Ms	Retail Store
6 Mullaly St	Ms	Warehouse
119 New Cove Rd	Ms	Clinic
446 Newfoundland Dr	Ms	Restaurant
87 Old Pennywell Rd	Ms	Convenience Store
60 O'leary Ave	Ms	Retail Store
52 Pippy Pl	Ms	Retail Store
59-61 Pippy Pl	Ms	Retail Store
279 Portugal Cove Rd	Ms	Service Shop
279 Portugal Cove Rd	Ms	Clinic
35 Ridge Rd	Ms	Club
46-50 Robin Hood Bay Rd	Ms	Industrial Use
20 Ropewalk Lane	Ms	Service Shop
38-42 Ropewalk Lane	Ms	Tavern
45 Ropewalk Lane	Ms	Retail Store
10 Stavanger Dr	Ms	Retail Store

16 Stavanger Dr	Ms	Restaurant
410 Stavanger Dr	Ms	Retail Store
3 Stavanger Dr	Ms	Restaurant
3 Stavanger Dr	Ms	Retail Store
415 Stavanger Dr	Ms	Restaurant
Thorburn Rd	Ms	Retail Store
Thorburn Rd	Ms	Convenience Store
390 Topsail Rd	Ms	Retail Store
390 Topsail Rd	Ms	Retail Store
446 Topsail Rd	Ms	Service Station
632 Topsail Rd	Ms	Service Station
660 Topsail Rd	Sn	Tavern
670 Topsail Rd, Starbucks	Sn	Restaurant
681 Topsail Rd	Ms	Place Of Amusement
10 Elizabeth Ave	Ms	Office
192-194 Torbay Rd	Ms	Eating Establishment
192-194 Torbay Rd	Ms	Eating Establishment
320 Torbay Rd	Ms	Club
340 Torbay Rd	Ms	Service Station
340 Torbay Rd	Ms	Service Station
426 Torbay Rd	Ms	Retail Store
430 Torbay Rd	Ms	Tavern
141 Torbay Rd	Ms	Restaurant
Torbay Road-Torbay Rd Mall	Ms	Restaurant
585 Torbay Rd	Ms	Retail Store
611 Torbay Rd	Ms	Retail Store
7 Airport Rd , Dent Wizard	Cr	Commercial Garage
460 Torbay Rd	Rn	Mixed Use
144 Torbay Rd	Nc	Patio Deck
150 Crosbie Rd	Rn	Undertakers Establishment
24 Road De Luxe	Nc	Home For Aged
		This Week \$ 5,288,176.00

**Class: Industrial**

This Week \$ .00

**Class: Government/Institutional**

100 Military Rd	Nc	Recreational Use
		This Week \$ 80,000.00

**Class: Residential**

38 Anthony Ave	Nc	Accessory Building
16 Caravelle Pl, Lot 12	Nc	Single Detached & Sub.Apt
4 Dunkerry Cres	Nc	Accessory Building
69 Eastbourne Cres	Nc	Accessory Building
7 Guernsey Pl, . Lot 30, Base	Nc	Condominium
224 Ladysmith Dr	Nc	Patio Deck
87 Ladysmith Dr	Nc	Patio Deck
18 Mahogany Pl	Nc	Accessory Building
19 Middleton St	Nc	Accessory Building
190 Old Petty Harbour Rd	Nc	Accessory Building
9 Sequoia Dr	Nc	Accessory Building
84 Springdale St	Nc	Fence
84 Springdale St	Nc	Patio Deck
14 Stanford Pl	Nc	Fence
204 Stavanger Dr, Lot 3	Nc	Single Detached Dwelling
63 Stirling Cres	Nc	Fence
63 Stirling Cres	Nc	Accessory Building
91 Ladysmith Dr	Cr	Subsidiary Apartment

95 Penney Cres	Cr	Subsidiary Apartment	
8 Pine Bud Pl	Cr	Subsidiary Apartment	
33 Janeway Pl	Ex	Single Detached Dwelling	
10 Powell Pl	Ex	Single Detached Dwelling	
117 Cabot St	Rn	Townhousing	
4 Dunscombe Pl	Rn	Single Detached Dwelling	
123 Gower St	Rn	Townhousing	
149 Gower St	Rn	Semi-Detached Dwelling	
61 Grenfell Ave	Rn	Single Detached Dwelling	
146 Hamilton Ave	Rn	Single Detached Dwelling	
81 Mayor Ave	Rn	Single Detached Dwelling	
142 Merrymeeting Rd	Rn	Single Detached Dwelling	
63 Otter Dr	Rn	Single Detached Dwelling	
8 Pine Bud Pl	Rn	Single Detached Dwelling	
165 Queen's Rd	Rn	Semi-Detached Dwelling	
14 St. Andrew's Pl	Rn	Single Detached Dwelling	
40 Serpentine St	Rn	Single Detached Dwelling	
43 Southern Shore Hwy	Rn	Single Detached Dwelling	
610 Southside Rd	Rn	Single Detached Dwelling	
66 Springdale St	Rn	Semi-Detached Dwelling	
40 Suvla St	Rn	Single Detached Dwelling	
2 Tobin Cres	Rn	Apartment Building	
16 Walsh's Sq	Rn	Semi-Detached Dwelling	
59 Whiteway St	Rn	Townhousing	
5 Curtis Pl	Sw	Single Detached Dwelling	
25 Rhodora St	Ms	Condominium	
			This Week \$ 1,446,141.00

**Class: Demolition**

7 Midstream Pl	Dm	Single Detached Dwelling	
			This Week \$ 7,500.00
			This Week's Total: \$ 6,821,817.00

Repair Permits Issued: 2014/10/30 To 2014/11/05 \$ 57,500.00

16 Old Petty Harbour Road - your application for a third residential dwelling unit is rejected as per Section 10.3.1 of the St. John's Development Regulations.

93 Barnes Road - your application for an accessory building is rejected as per Section 8.3.6 of the St. John's Development Regulations.

84 Springdale Street - your deck is rejected because it is in violation of Section 5.9.4 of the Development Regulations.

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			
November 10, 2014			
TYPE	2013	2014	% VARIANCE (+/-)
Commercial	\$91,348,000.00	\$163,951,000.00	79
Industrial	\$2,131,000.00	\$125,300.00	-94
Government/Institutional	\$79,541,000.00	\$77,940,000.00	-2
Residential	\$148,499,000.00	\$129,243,000.00	-13
Repairs	\$4,355,000.00	\$4,879,000.00	12
Housing Units (1 & 2 Family Dwellings)	410	293	
<b>TOTAL</b>	<b>\$325,874,000.00</b>	<b>\$376,138,300.00</b>	<b>15</b>

Respectfully Submitted,

Jason Sinyard, P. Eng., MBA

**SJMC2014-11-10/500R**

**It was decided on motion of Councillor Puddister; seconded by Councillor Galgay: That the recommendations of the Director of Planning and Development with respect to the Building Permits list for the period October 30 to November 5, 2014 be approved.**

**Requisitions, Payrolls and Accounts**

Council considered the requisitions, payrolls and accounts for the week ending November 5, 2014.

**Weekly Payment Vouchers  
For The  
Week Ending November 5, 2014**

**Payroll**

<b>Public Works</b>	<b>\$ 412,577.14</b>
<b>Bi-Weekly Administration</b>	<b>\$ 846,733.78</b>
<b>Bi-Weekly Management</b>	<b>\$ 762,981.94</b>
<b>Bi-Weekly Fire Department</b>	<b>\$ 651,779.26</b>
<b>Accounts Payable</b>	<b>\$3,960,456.10</b>
<b>Total:</b>	<b>\$ 6,634,528.22</b>



**SMC2014-11-10/501R**

**It was decided on motion of Councillor Puddister; seconded by Councillor Galgay: That the Payrolls and Accounts for the week ending November 5, 2014 be approved.**

**Tenders**

- **Tender 2014094 Snow Clearing BBBP and Various sites**
  - **Recommended Bidder: Mercers Paving (\$59,200.00) (HST extra)**
- **Tender 2014098 Supply (8) Honda Generators**
  - **Recommended Bidder: Honda One @ \$5,209.00 each for a total of \$41,672.00 (HST extra)**
- **Tender – Quidi Vidi Sanitary Sewer Outfall Diversion**
  - **Recommended Bidder: Newfound Construction Limited (\$923,921.90) including HST**

**SJMC2014-11-10/502R**

**It was decided on motion of Councillor Puddister; seconded by Councillor Galgay: That Council award the above noted tenders as recommended.**

**NL Power Easement – Protestant Cemetary**

Council considered a memo dated October 31, 2014 from the City Solicitor regarding NL Power's Easement of land on Reservoir Road for General Protestant Cemetery.

**SJMC2014-11-10/503R**

**It was decided on motion of Councillor Hann; seconded by Councillor Lane: That the easement fee of \$500 be waived as the developer, the General Protestant Cemetery Committee, is a non-profit organization.**

**Republic Properties: Lighthouse Project Re-development of 83 & 90 Duckworth St.**

Council considered a memorandum dated November 6, 2014 from the City Solicitor regarding the above noted.

**SJMC2014-11-10/504**

**It was decided on motion of Councillor Hann; seconded by Councillor Galgay: That Council declare and designate the properties on which the Lighthouse project is to be constructed (more particularly described in the plan attached to the subject memo) as a Development Area further to s. 98 of the City of St. John's Act, and further, that Council approve the expropriation of any and all property interests in civic number 90 Duckworth Street.**

**Councillor Jonathan Galgay**

- The Downtown Santa Clause Parade is scheduled for November 30, 2014. Last year there were some issues with cars parking illegally at Riverhead Towers and it was requested that Parking Enforcement monitor the situation this year and issue tickets if necessary.

**Adjournment**

There being no further business the meeting adjourned at 6:15 p.m.

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**MAYOR**

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**CITY CLERK**