

**MINUTES  
REGULAR MEETING - CITY COUNCIL  
October 17, 2016 – 4:30 p.m. - Council Chambers**

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- Present** Mayor D. O’Keefe  
Deputy Mayor R. Ellsworth  
Councillor A. Puddister  
Councillor D. Breen  
Councillor B. Tilley  
Councillor S. O’Leary  
Councillor W. Collins  
Councillor T. Hann  
Councillor S. Hickman  
Councillor J. Galgay  
Councillor D. Lane
- Others** Kevin Breen, City Manager  
Lynnann Winsor, Deputy City Manager of Public Works  
Jason Sinyard, Deputy City Manager of Planning, Development & Engineering  
Tanya Haywood, Deputy City Manager of Community Services  
Derek Coffey, Deputy City Manager of Financial Management  
Ken O’Brien, Chief Municipal Planner  
Maureen Harvey, Acting Supervisor – Legislative/Office Services

**CALL TO ORDER/ADOPTION OF AGENDA**

**SJMC2016-10-17/437R**  
**Moved – Councillor Collins; Seconded – Councillor Puddister**

**That the agenda be adopted as presented**

**CARRIED UNANIMOUSLY**

**ADOPTION OF MINUTES**

**SJMC2016-10-17/438R**  
**Moved – Councillor Tilley; Seconded – Councillor Hann**

**That the minutes of October 11, 2016 be approved as presented.**

**CARRIED UNANIMOUSLY**

**BUSINESS ARISING FROM MINUTES**

**Vote on Notice of Motion given by Councillor Galgay at the October 11<sup>th</sup> Council Meeting**

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Pursuant to the Notice of Motion given at the October 11, 2016 Council meeting the following was put forward with Councillor Galgay noting that a survey completed earlier this year revealed that 74% of the residents were in favor of the permit parking.

**SJMC2016-10-17/439R**

**Moved – Councillor Galgay; Seconded – Councillor O’Leary**

**That approval be given to implement permit parking only for William Street and the neighborhood of Georgetown**

**CARRIED UNANIMOUSLY**

**Application for Window Replacements – 112 Military Road, Designated Heritage Building.**

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Council considered a Decision Note dated September 26, 2016 from the Chief Municipal Planner recommending approval of the replacement of six windows.

**SJMC2016-10-17/440R**

**Moved – Councillor Puddister; Seconded – Councillor Hickman**

**That approval be given to the application to replace 6 windows at 112 Military Road as submitted.**

**CARRIED UNANIMOUSLY**

**150 Stavanger Drive - St. John’s Municipal Plan Amendment No. 140, 2016,  
and St. John’s Development  
Regulations Amendment No. 638, 2016  
Proposed Rezoning from the Commercial Regional (CR) Zone to the  
proposed new Residential Compact Lot (RCL) Zone  
PDE# MPA1500006**

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Council considered the Decision Note dated October 12, 2016 from the Chief Municipal Planner regarding the above-noted matter:

**SJMC2016-10-17/441R**

**Moved – Councillor Breen; Seconded – Councillor Galgay  
That Council reject the recommendations of the Commissioner**

**CARRIED UNANIMOUSLY**

**SJMC2016-10-17/442R**

**Moved – Councillor Breen; Seconded – Councillor Galgay**

**That Council approve the resolutions for St. John’s Municipal Plan Amendment Number 140,2016, and St. John’s Development Regulations Amendment Number 638, 2016, to rezone 150 Stavanger Drive from the Commercial Regional (CR) Zone to the new Residential Compact Lot (RCL) Zone. This would allow the development of 20 single detached houses on small lots along a new public street (a cul-de-sac).**

**CARRIED UNANIMOUSLY**

It was noted that once the amendments are registered with the Department of Municipal Affairs they will come into legal effect on the date they are published in the *Newfoundland and Labrador Gazette*, as required by the Urban and Rural Planning Act.

Discussion took place on the requirement to have a Commissioner conduct hearings once Council has made a decision regarding rezonings. The City Manager advised that this matter was raised at a recent meeting with MHA’s and the Province is very aware of the City’s position with respect to a review of the City of St. John’s Act – which includes legislation on rezoning and Commissioners.

**PUBLIC HEARINGS**

**St. John’s Municipal Plan Amendment No. 139, 2016, and  
St. John’s Development Regulations Amendment No. 639, 2016  
Application to rezone to the Commercial Office (CO) Zone  
PDE File# MPA1600005  
42 Sugarloaf Place**

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Consideration was given to the Decision Note dated October 5, 2016 from the Chief Municipal Planner regarding the above.

**SJMC2016-10-17/443R**

**Moved – Councillor Puddister; Seconded – Councillor Collins  
That Council approve the attached resolutions for St. John’s  
Municipal Plan Amendment Number 139, 2016, and St. John’s**

**Development Regulations Amendment Number 639, 2016, as adopted. These amendments would redesignate and rezone land at 42 Sugarloaf Place to the Commercial Office (CO) Zone for the development of two 4-storey office buildings.**

**CARRIED UNANIMOUSLY**

These amendments will now be referred to the Department of Municipal Affairs with a request for Provincial Registration in accordance with the provisions of the *Urban and Rural Planning Act*.

## **COMMITTEE REPORTS**

### **Finance & Administration Standing Committee – October 6, 2016**

Council considered the above noted report.

**SJMC2016-10-17/444R**

**Moved – Councillor Galgay; Seconded – Councillor Tilley**

**That the report be adopted and the following matters actioned:**

- **That approval be given to instruct the Cooperators to forward it's donation of \$1,000 to the REAL Program**
- **That approval be given to provide financial support to the following organizations in accordance with the terms of Policy 04-09-02:**
  - **Canadian Federation of University Women \$500**
  - **Canadian Federation of Engineering Students \$500**
  - **Arctic Technology Conference \$750**

**CARRIED UNANIMOUSLY**

### **Development Committee Report – October 11, 2016**

Council considered the above noted report.

**SJMC2016-10-117/445R**

**Moved – Councillor Puddister; Seconded – Councillor Hann**

**That the report be adopted and the following matters actioned:**

- **Approval of the request to construct accessory buildings,**

patios, and fences in the flood buffer in accordance with Section 11.2.4(2) of the St.John's Development Regulations.

**CARRIED UNANIMOUSLY**

#### **DEVELOPMENT PERMITS LIST**

[Link to List](#)

Council considered,for information, the above noted for the period October 6, 2016 to October 12, 2016

#### **BUILDING PERMITS LIST**

[Link to List](#)

Council considered the Building Permits list for October 17, 2016.

**SJMC2016-10-17/446R**

**Moved – Councillor Hann; Seconded – Councillor Tilley**

**That the building permits list dated October 3, 2016 be approved as presented.**

**CARRIED UNANIMOUSLY**

#### **REQUISITIONS, PAYROLLS AND ACCOUNTS**

[Link to Memo](#)

Council considered the requisitions, payrolls and accounts for the week ending October 12, 2016.

**SJMC2016-10-17/447R**

**Moved – Councillor Hann; Seconded – Councillor Tilley**

**That the requisitions, payrolls and accounts for the week ending October 12, 2016 be approved as presented.**

**CARRIED UNANIMOUSLY**

#### **TENDERS/RFPs**

**Insurance Renewal Terms 2016-2017**

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**SJMC2016-10-17/448R**

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

**That the City's Insurance Renewal Terms be approved for the period November 1, 2016 to November 1, 2017 with Amlin (Commercial General Liability Coverage) and Aviva (Property and Automobile Coverage) at a total cost of \$1,204,732**

**CARRIED UNANIMOUSLY**

**NOTICES OF MOTION, RESOLUTIONS, QUESTIONS AND PETITIONS**

**Petition from Scott's Street Neighborhood**

- Councillor Galgay tabled a petition re: Scott's Street Neighborhood regarding serious problems in the neighborhood with respect to a rental building. The petition states there have been problems with drugs, intoxication, conflicts, police presence, nuisance behavior, garbage infractions, and maintenance. The petition requests that the City intervene on their behalf. Councillor Galgay requested the RNC's assistance to resolve this matter.

**OTHER BUSINESS**

**Councillor O'Leary**

- Requested that Parking Enforcement step up efforts to address issues on Kenmount Terrace with particular emphasis on Great Eastern Avenue where people are parking on sidewalks and lawns. Residents were encouraged to contact 311 with any known incidents.

There being no further business, the meeting adjourned at 5:35 p.m.

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**MAYOR**

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**CITY CLERK**

DEVELOPMENT PERMITS LIST  
 DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING  
 FOR THE PERIOD OF October 6, 2016 TO October 12, 2016

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
COM	Bird Construction	Four (4) Storey, 175 room Hotel	65 Jetstream Avenue	1	Approved	16-10-06
RES		Home Office for Graphic Art Services	125 Green Acre Drive	5	Approved	16-10-12
RES		Building Lot	36 Cabot Avenue	2	Approved	16-10-12

Addendum to Minutes of October 17, 2016

\* 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  
 Development Division –  
 PDE Department

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# Building Permits List

## Council's October 17, 2016 Regular Meeting

Permits Issued: 2016/10/06 To 2016/10/12

**Class: Commercial**

11-13 Freshwater Rd	Co	Restaurant
409 Kenmount Rd	Co	Commercial Garage
10 Pearl Pl	Co	Place Of Amusement
Avalon Mall, Telus	Sn	Retail Store
16-72 Hamlyn Rd, Unit 150	Sn	Retail Store
80 Kenmount Rd., Units 2 & 3	Sn	Office
28 Logy Bay Rd	Sn	Office
Glencrest Roundabout	Sn	Other
21 Queen's Rd	Cr	Retail Store
25 Hebron Way	Rn	Warehouse
80 Kenmount Rd, Unit 2b	Cr	Retail Store
286 Duckworth St	Rn	Restaurant

This Week \$ 459,533.00

**Class: Industrial**

This Week \$ .00

**Class: Government/Institutional**

This Week \$ .00

**Class: Residential**

8 Cashin Ave	Nc	Accessory Building
215 Cheeseman Dr, Lot 1	Nc	Single Detached Dwelling
6 Cherrybark Cres	Nc	Fence
23 Dumbarton Pl	Nc	Accessory Building
10 Gary Dr	Nc	Fence
10 Gary Dr	Nc	Accessory Building
33 Great Southern Dr, Lot 12	Nc	Single Detached Dwelling
14 Gregory St	Nc	Fence
35 Keith Dr	Nc	Accessory Building
35 Keith Dr	Nc	Accessory Building
10 Kerry St	Nc	Patio Deck
15 Learning Rd	Nc	Accessory Building
304 Lemarchant Rd	Nc	Patio Deck
14 McLoughlan Street	Nc	Fence
14 McLoughlan Street	Nc	Accessory Building
798 Main Rd	Nc	Accessory Building
19 Nautilus St	Nc	Fence
356 Old Pennywell Road	Nc	Single Detached Dwelling
8 Ozark Pl	Nc	Accessory Building
74 Parsonage Dr	Nc	Patio Deck
77 Queen's Rd	Nc	Patio Deck
13 Solway Cres, Lot 344	Nc	Single Detached & Sub.Apt
574 Southside Rd	Nc	Accessory Building
810 Southside Rd	Nc	Swimming Pool
13 Tralee St	Nc	Fence
554 Newfoundland Dr	Co	Home Occupation

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7 Dover Pl	Ex	Single Detached Dwelling
4 Doyle St	Ex	Single Detached Dwelling
69 Gisborne Pl	Ex	Patio Deck
19 Bannerman St	Rn	Single Detached Dwelling
59 Chafe Ave	Rn	Single Detached Dwelling
112 Circular Rd	Rn	Single Detached Dwelling
9 Coronation St	Rn	Single Detached Dwelling
35 Gower St	Rn	Semi-Detached Dwelling
17&21 Mcdougall St	Rn	Boarding House(4 Or Less)
12 Mullock St	Rn	Semi-Detached Dwelling
23 Shea Street	Rn	Single Detached & Sub.Apt
337 Southside Rd	Rn	Single Detached Dwelling
798 Main Rd	Sw	Single Detached Dwelling
65 Portugal Cove Rd	Sw	Accessory Building
810 Southside Rd	Sw	Semi-Detached Dwelling

This Week \$ 1,482,362.00

**Class: Demolition**

This Week \$ .00

This Week's Total: \$ 1,941,895.00

Repair Permits Issued: 2016/09/29 To 2016/10/05 \$ 63,300.00

Legend

Co	Change Of Occupancy	Sw	Site Work
Cr	Chng Of Occ/Renovtns	Ms	Mobile Sign
Ex	Extension	Sn	Sign
Nc	New Construction	Cc	Chimney Construction
Oc	Occupant Change	Dm	Demolition
Rn	Renovations		

Addendum to Minutes of October 17 2016

YEAR TO DATE COMPARISONS			
October 13, 2016			
TYPE	2015	2016	% VARIANCE (+/-)
Commercial	\$117,375,000.00	\$104,647,000.00	-11
Industrial	\$0.00	\$0.00	0
Government/Institutional	\$15,000,000.00	\$6,000,000.00	-60
Residential	\$68,153,000.00	\$60,622,000.00	-11
Repairs	\$3,479,000.00	\$3,799,000.00	9
Housing Units (1 & 2 Family Dwelling)	177	192	
<b>TOTAL</b>	<b>\$204,007,177.00</b>	<b>\$175,068,000.00</b>	<b>-14</b>

Respectfully Submitted,

Jason Sinyard, P. Eng., MBA  
Deputy City Manger  
Planning & Development & Engineering

Addendum to Minutes of October 17, 2016

# MEMORANDUM

**Weekly Payment Vouchers  
For The  
Week Ending October 12, 2016**

## **Payroll**

<b>Public Works</b>	<b>\$ 397,486.92</b>
<b>Bi-Weekly Casual</b>	<b>\$ 23,262.07</b>
<b>Accounts Payable</b>	<b>\$1,381,580.60</b>

**Total: \$ 1,802,329.59**

*Addendum to Minutes of October 17, 2016*

# ST. JOHN'S

DEPARTMENT OF FINANCE

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