

MINUTES
REGULAR MEETING - CITY COUNCIL
September 14, 2015 – 4:30 p.m. - Council Chambers

Present Mayor D. O’Keefe
Deputy Mayor R. Ellsworth
Councillor T. Hann
Councillor S. Hickman
Councillor D. Lane
Councillor A. Puddister
Councillor D. Breen
Councillor J. Galgay
Councillor B. Tilley
Councillor B. Davis
Councillor W. Collins

Others City Manager
Deputy City Manager of Community Services
Deputy City Manager of Public Works
Deputy City Manager of Corporate Services
Acting Deputy City Manager of Financial Management
Acting Deputy City Manager of Planning, Development and
Engineering (moved to this location instead of at top after CM)
City Solicitor
Chief Municipal Planner
City Clerk
Senior Legislative Assistant

CALL TO ORDER/ADOPTION OF AGENDA

SJMC2015-09-14/409R

Moved – Councillor Breen; Seconded – Councillor Galgay

That the agenda be adopted as presented with the following additions:

- Letter dated September 8, 2015 from Tom Muclair, Leader of the New Democrat Party of Canada referencing the elimination of home delivery by Canada Post
- Notice of Motion re: Cost sharing agreement between the Provincial Government and the City to design and construct a pedway for Topsail Road and the New West End High School.

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

SJMC2015-09-14/410R

Moved – Councillor Breen; Seconded – Councillor Galgay

That the minutes of September 8, 2015 be adopted as presented.

CARRIED UNANIMOUSLY

BUSINESS ARISING

632 Topsail Road – Proposed Drive-Thru, Mary Brown’s Restaurant

Council considered the above noted item dated September 1, 2015 that was deferred from the Regular meeting of September 8, 2015.

SJMC2015-09-14/411R

Moved – Councillor Tilley; Seconded – Councillor Galgay

To approve the Drive-thru for Mary Brown’s on 632 Topsail Road.

CARRIED UNANIMOUSLY

Proposed Rezoning – 140 & 156 Ladysmith Drive (Ward 4)

Council considered a memo dated September 10, 2015 from the Chief Municipal Planner regarding the above noted application to rezone land at 140 & 156 Ladysmith Drive to the Residential Narrow Lot (RNL) Zone to allow for the subsequent development of 22 single detached dwellings on narrow lots.

SJMC2015-09-14/412R

Moved – Councillor Davis; Seconded – Councillor Hickman

That Council adopt the resolution for the St. John’s Development Regulations Amendment Number 133, 2015. The amendment will have the effect of rezoning 140 & 156 Ladysmith Drive to the Residential Narrow Lot (RNL) Zone to allow for the subsequent development of 22 single detached dwellings on narrow lots. Mr. Glenn Barnes, a member

of the City's commissioner list, as the commissioner to conduct a public hearing on the Municipal Plan and Development Regulations amendments. The proposed date for the public hearing is Tuesday, October 6, 2015 at 7:00 pm at City Hall.

CARRIED UNANIMOUSLY

Canada Post

The Mayor tabled as information a letter dated September 8, 2015 from Tom Muclair, leader of the New Democrat Party of Canada referencing the elimination of home delivery by Canada Post. A copy can be found with the office of the City Clerk.

COMMITTEE REPORTS

Development Committee Report – September 8, 2015

[Link to Report](#)

Council considered the above noted Committee report.

SJMC2015-09-14/413R

Moved – Councillor Hann; Seconded – Councillor Tilley

That the report be approved as presented.

CARRIED UNANIMOUSLY

DEVELOPMENT PERMITS LIST

[Link to List](#)

Council considered as information the Development Permits List for the period September 3 – September 9, 2015.

BUILDING PERMITS LIST

[Link to List](#)

Council considered the Building Permits list for the period of September 3 – September 9, 2015.

SJMC2015-09-14/414R

Moved – Councillor Hann; Seconded - Councillor Tilley

That the building permits list for the period September 3 – September 9, 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 September 9th, 2015.

SJMC2015-09-14/415R

Moved – Councillor Puddister; Seconded - Councillor Galgay

That the Payrolls and Accounts for the week ending September 9, 2015 be approved.

CARRIED UNANIMOUSLY

TENDERS/RFPS

Council considered the following tender:

1. Tender 2015104 Archives Building

SJMC2015-09-14/416R

Moved – Councillor Puddister; Seconded - Councillor Galgay

That the above noted tender be approved to the bidder as follows:

1. JMJ Holdings : \$1,309,313.00 (taxes included)

CARRIED UNANIMOUSLY

NOTICES OF MOTION, WRITTEN QUESTIONS AND PETITIONS

Notice of Motion

Councillor Puddister gave the following Notice of Motion:

Take Notice that at the next Regular Meeting of Council I will move a motion to have Staff enter into discussions with the Provincial Government and the Eastern School Board for a cost-sharing agreement for the design and construction of a pedway for Topsail Road and the New West End High School.

Also that Council approve one million dollars toward the construction and that the one million dollars to be approved and committed from the 2016 Capital Budget.

OTHER BUSINESS

Major's Path Street Widening

Council considered a memo dated from the City Solicitor regarding the above noted.

SJMC2015-09-14/417R

Moved – Councillor Hickman; Seconded – Councillor Davis

To give approval to proceed with the acquisition of 215 square metres of property at 77 Major's Path required for the purposes of street widening.

CARRIED UNANIMOUSLY

Riverhead Wastewater Treatment Facility (WWTF) Flow Metering

Council considered a memo dated September 9, 2015 from the Deputy City Manager, Public Works.

SJMC2015-09-14/418R

Moved –Deputy Mayor Ellsworth; Seconded – Councillor Davis

To approve installation of additional flow meters and flow transmitters at the Riverhead Wastewater Treatment Facility and to utilize funds from the Petty Harbour Long Pond operating budget for this purpose.

CARRIED UNANIMOUSLY

Deputy Mayor Ellsworth

- Referenced the ongoing work at the University on Elizabeth Avenue across from Newtown Road. The University has moved the entrance to the parking close to the crosswalk directly across from Newtown Road making it unsafe for pedestrians and vehicular traffic on Elizabeth Avenue.

Deputy Mayor Ellsworth requested that Engineering Staff meet with the University to determine what the City can do to mitigate this very dangerous situation and further that the University bear any costs involved to make this area safe for vehicular and pedestrian traffic .

Councillor Puddister

- Councillor Puddister referenced the driver feedback signs placed in school zones and asked that Staff determine if the one located at Mary Queen of Peace School on Torbay Road is working properly.

Councillor Galay

- In light of the Water Street infrastructure, Councillor Galgay requested that Councillors Collins, Davis and Deputy Mayor Ellsworth inquire at the next St. John's Transportation Commission meeting about the feasibility of establishing a Metrobus Park and Ride/Shuttle Service to and from the Downtown area and that a cost analysis be conducted in this regard

Councillor Davis

- Reiterated the positivity of driver feedback signs located at elementary schools and asked that staff give consideration to placing them outside both junior and high schools as he felt the students were probably more mobile than elementary students.

Councillor Collins

- Had previously requested traffic calming for all of Southside Road but it was only addressed from Southside Road to Blackhead Road. He asked that staff revisit this issue and have 3 or 4 speed bumps installed on the lower side of Southside Road.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:21 p.m.

MAYOR

CITY CLERK

REPORTS/RECOMMENDATION

Development Committee

September 8, 2015 – 10:00 a.m. – Conference Room A, 4th Floor, City Hall

1. 86 O'Leary Avenue – Request for 10% Side Yard Variance

It is recommended that Council approve the 10% variance on side yard to allow for 2.3 m.

David Blackmore, Deputy City Manager
Chair

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DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING
FOR THE PERIOD OF September 3, 2015 TO September 9, 2015

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
COM	62902 NL & Lab Limited	Marie's Mini Mart	65 Kiwanis Street	4	Approved	15-09-09
RES		Home Office (Develop Presentations for Clients)	255 Newfoundland Drive	1	Approved	15-09-09
COM	Bugden's Signs Limited	Parking Lot Upgrades	8 Hallett Crescent	4	Approved	15-09-09

* 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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Building Permits List

Council's September 14, 2015 Regular Meeting

Permits Issued: 2015/09/03 To 2015/09/09

Class: Commercial

330 Elizabeth Ave	Ms	Club
15 Goldstone St	Sn	Service Shop
181-183 Duckworth St	Rn	Mixed Use
177 Water St, Basement Level	Rn	Mixed Use
168 Water St	Rn	Mixed Use
166 Merrymeeting Rd	Rn	Take-Out Food Service
62 New Pennywell Rd	Rn	Townhousing
4 Patrick St	Rn	Personal Care Home
82 Kenmount Rd	Sw	Office
349 Incinerator Rd	Rn	Light Industrial Use
50 Duffy Pl	Rn	Office
65 Kiwanis St. Marie's	Nc	Retail Store

This Week \$ 3,188,104.00

Class: Industrial

This Week \$.00

Class: Government Institutional

This Week \$.00

Class: Residential

13 Beacon Hill Cres	Nc	Fence
76 Berteau Ave	Nc	Fence
10 Blackall Pl	Nc	Accessory Building
14 Brad Gushue Cres	Nc	Fence
269 Brookfield Rd	Nc	Patio Deck
269 Brookfield Rd	Nc	Fence
99 Ennis Ave	Nc	Accessory Building
13 Halifax St	Nc	Accessory Building
20 Hunt's Lane	Nc	Accessory Building
20 Lannon St	Nc	Single Detached & Sub.Apt
22 Lannon St	Nc	Patio Deck
140 Montague St	Nc	Fence
142 Mundy Pond Rd	Nc	Accessory Building
51 Nautilus St	Nc	Accessory Building
204 Petty Harbour Rd, Lot 1	Nc	Single Detached Dwelling
146 Prowse Ave Exten	Nc	Patio Deck
13 St. Shotts Pl	Nc	Fence
18 Silverton St	Nc	Accessory Building
10 Sprucedale Dr	Nc	Fence
51 Sugar Pine Cres, Lot 279	Nc	Single Detached Dwelling
5 Titania Pl - Lot 171	Nc	Single Detached & Sub.Apt
34 Veitch Cres	Nc	Accessory Building
26 Warbury St	Nc	Accessory Building
27 Willenhall Pl	Nc	Accessory Building
38 William St	Nc	Accessory Building
63 Winslow St	Nc	Fence

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29 Wishingwell Rd	Nc	Accessory Building
85 Macbeth Dr	Co	Home Office
147 Old Petty Harbour Rd	Ex	Single Detached Dwelling
19 Aldergrove Pl	Rn	Single Detached Dwelling
11 Angel Pl	Rn	Townhousing
61 Cabot St	Rn	Semi-Detached Dwelling
6 Country Grove Pl	Rn	Single Detached Dwelling
51 Empire Ave	Rn	Single Detached & Sub.Apt
47 Freshwater Rd	Rn	Townhousing
199 Gower St	Rn	Townhousing
9 Simms St	Rn	Apartment Building
4 Cabot St	Sw	Single Detached Dwelling

This Week \$ 1,264,179.00

Class: Demolition

200 Military Rd Dm Accessory Building

This Week \$ 20,000.00

This Weeks Total: \$ 4,472,283.00

Repair Permits Issued: 2015/09/08 To 2015/09/09 \$ 83,920.00

Legend

Co	Change of Occupancy	Rn	Renovations
Cr	Change of Occ/Renovtns	Sw	Site Work
Ex	Expansion	Ms	Mobile Sign
Nc	New Construction	Sn	Sign
Co	Occupant Change	Dm	Demolition

YEAR TO DATE COMPARISONS			
September 14, 2015			
TYPE	2014	2015	% VARIANCE (+/-)
Commercial	\$105,473,000.00	\$112,016,000.00	6
Industrial	\$125,300.00	\$0.00	-100
Government/Institutional	\$89,000,000.00	\$10,521,000.00	-88
Residential	\$110,878,000.00	\$61,743,000.00	-44
Repairs	\$3,703,000.00	\$3,010,000.00	-19
Housing Units (1 & 2 Family Dwellings)	243	157	
TOTAL	\$309,179,300.00	\$187,290,000.00	-39

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Respectfully Submitted,

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

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MEMORANDUM

**Weekly Payment Vouchers
For The
Week Ending September 9, 2015**

Payroll

Public Works	\$ 468,367.04
Bi-Weekly Administration	\$ 953,229.39
Bi-Weekly Management	\$ 855,929.12
Bi-Weekly Fire Department	\$ 691,388.31
Accounts Payable	\$6,562,975.92

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Total: \$ 9,531,889.78

ST. JOHN'S

DEPARTMENT OF FINANCE

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