

January 23rd, 2012

The Regular Meeting of the St. John's Municipal Council was held in the Council Chamber, City Hall, at 4:30 p.m. today.

His Worship the Mayor presided.

There were present also Deputy Mayor Duff; Councillors O'Leary, Hickman, Hann; Colbert, Breen, Galgay, Tilley, Hanlon and Collins.

City Manager; Deputy City Manager/Director of Corporate Services & City Clerk; Deputy City Manager/Director of Public Works & Parks; Director of Planning; Director of Engineering; City Solicitor, and Manager, Corporate Secretariat were also in attendance.

Call to Order and Adoption of the Agenda

SJMC2012-01-23-/48R

**It was decided on motion of Councillor Hanlon; seconded by Councillor Collins:
That the Agenda be adopted as presented with the following additional item:**

- a. Recreation Space Tender
(Memorandum dated January 18, 2012 from the City Manager)

Adoption of Minutes

SJMC2012-01-23/49R

**It was decided on motion of Councillor Galgay; seconded by Councillor Collins:
That the minutes of the January 16th, 2011 meeting be adopted as presented.**

Business Arising

Wedgewood Park Design and Concept Plan

Under business arising, Council considered as follows a memorandum dated January 19, 2012 from Councillor Galgay, Chair, Parks and Recreation Standing Committee:

January 19, 2012

Memo to: Mayor and Council

**Re: Wedgewood Park Design and Concept Plan
Parks and Recreation Standing Committee: January 12, 2012**

Council, during its Regular Meeting of January 16, 2012, ratified the above-noted report, a portion of which is contained below and which requires further clarification:

- *That Council allocate funding toward the development of a design concept plan for the reconstruction of the Wedgewood Park facility in anticipation of possible funding from other government levels. It is also recommended that any future expansion of the Wedgewood Park site be subject to the realignment of St. Pat's soccer field (for a lighted minor baseball field) to accommodate the displacement of the Wedgewood Park baseball field as a result of the future facility's expansion.*

The actual amount of funding (\$200,000) was not specified within the report, and this must be clarified and approved by Council prior to further action being taken. Council is hereby requested to approve \$200,000 toward the development of a design and concept plan for the reconstruction of the Wedgewood Park facility.

I trust this is in order.

Councillor Frank Galgay
Chairperson
Parks and Recreation Standing Committee

SJMC2012-01-23/50R

It was moved by Councillor Galgay; seconded by Councillor Breen: That the \$200,000.00 be approved toward the development of a design and concept plan for the reconstruction of the Wedgewood Park facility.

The motion being put was unanimously carried.

Public Hearings

**Public Hearing Report dated January 12, 2012
Application to Redevelop Property
Civic Number 61 Hamilton Avenue (Ward 2)
Applicant: Snellen Holdings Ltd.**

Councillor Breen presented the report of a public hearing held on January 12, 2012 the purpose of which was to provide an opportunity for public review and comment on the application from Snellen Holdings to redevelop the property at Civic Number 61 Hamilton Avenue to include residential condominiums and to relocate the existing hydroponic operation within the building and to operate a Laundromat in the building.

In this regard, Council considered a memorandum dated January 19, 2012 from the Director of Planning.

SJMC2012-01-23/51R

It was moved by Councillor Breen; seconded by Councilor Galgay: That the following Resolution for St. John's Development Regulations Amendment Number 532, 2012:

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 532, 2012**

WHEREAS the City of St. John's wishes to make provision for residential dwelling units on the ground floor (first story) of buildings located in the Commercial Mixed Use (CM) Zone.

BE IT THEREFORE RESOLVED that the City of St. John's hereby adopts the following text amendment to the St. John's Development Regulations:

Add the following new clause to Section 10.22.2 of the Development Regulations ("Discretionary Uses in the Commercial Mixed Use (CM) Zone")

"Dwelling units located on the ground floor (1st storey) of a building"

BE IT FURTHER RESOLVED that the City of St. John's requests the Minister of Municipal Affairs to register the proposed amendment in accordance with the requirements of the Urban and Rural Planning Act, 2000.

IN WITNESS THEREOF the Seal of the City of St. John’s has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this 23rd day of January, **2012**.

Mayor

City Clerk

I hereby certify that this Amendment has been prepared in accordance with the Urban and Rural Planning Act, 2000.

MCIP

Provincial Registration

And further, that Council grant an Approval-in-Principle for Snellen Holdings Ltd. to redevelop the property at Civic Number 61 Hamilton Avenue subject to the following conditions:

- 1. Provincial registration of St. John’s Development Regulations Amendment Number 532, 2012 must be received from the Department of Municipal Affairs;**
- 2. The applicant must satisfy all applicable requirements of the City’s Departments of Engineering, Building and Property Management and Planning including the requirements of the City’s Heritage Officer as the application property is located in Heritage Area 3;**
- 3. The applicant must satisfy the applicable of-street parking requirement for all uses propose in the redevelopment of the property; and**
- 4. The applicant must satisfy all applicable requirements of the St. John’s Development Regulations and the City’s Commercial Development Maintenance By-Law.**

At this point, Councillor O’Leary expressed concern that the three public hearings scheduled for the upcoming week could potentially cause inconvenience for the residents since all pertain to the same demographic area. She asked that the issue of scheduling of public meetings be referred to Planning Committee for discussion.

The motion being put was unanimously carried.

Public Hearings

**Public Hearing Report dated January 10, 2012
Application to Rezone Property for a Mixed Use Development
Civic No. 25 Rhodora Street (Ward 4)
Applicant: Gibraltar Development**

Councillor Breen presented a public hearing report held on January 10, 2012 the purpose of which was to provide an opportunity for public review and comment on the application submitted by Gibraltar Development to rezone property at Civic No. 25 Rhodora Street, the site of the former Scotia Recycling operation from the commercial Industrial (CI) Zone and the Residential Low Density (R1) Zone, to the Apartment Medium Density (A2) Zone, the Residential Medium Density (R2) Zone and the Commercial Neighbourhood (CN) Zone. The purpose of the proposed rezonings is to allow the construction of a 4-storey residential condominium building with twenty-eight (28) residential units, a 2-storey office building with loft space, a single-detached house, two (2) semi-detached residential dwellings and three (3) townhouses.

In this regard, Council considered a memorandum dated January 19, 2012 from the Director of Planning advising that prior to the January 10, 2012 public meeting the Department of Planning referred the application from Gibraltar Development to the St. John's International Airport Authority for their review with regards to the proposed height of the new buildings to be construction on the property. To date a response has not yet been received from the Airport Authority.

SJMC2012-01-23/52R

It was moved by Councillor Breen; seconded by Councillor Hanlon: That Council defer making its decision on the proposed rezonings for the application property until such time as the Airport Authority has had an opportunity to complete its review of the application submitted by Gibraltar Development.

Both Councillors Breen and Hanlon outlined a number of concerns as contained in the public hearing report particularly in relation to traffic in the Torbay Road area, which will be looked at by the Police and Traffic Committee.

The motion to defer being put was unanimously carried.

Development Committee Report dated January 17th, 2012

Council considered the following Development Committee Report dated January 17th, 2012:

RECOMMENDATIONS OF APPROVAL

1. Proposed Extension to Dwelling

Mr. Chris Tucker

877 Thorburn Road

Town of Portugal Cove – St. Phillips

Broad Cove River Watershed (W) Zone

The Committee recommends that Council approve the noted application pursuant to Section 104(2)(b) of the City of St. John's Act.

2. Proposed New Dressing Rooms and Training Rooms Building

Portugal Cove Road (Ward 4)

Applicant: Fieldian Athletic Association

The Committee recommends that Council approve the above noted application for the construction of the proposed new building within the flood plain buffer.

**3. Proposed Subdivision for Two (2) Building Lots/Building Line Setback Request
Subdivision of Civic No. 219 Logy Bay Road (Ward 1)**

Applicant: Ms. Jennifer Dawe

It is the recommendation of the Development Committee that Council establish a minimum building line of 17.5 metres for the proposed building lots, in accordance with Section 8.3.1 of the Development Regulations, with the following conditions:

- a. Access is to be from Eastmeadows Drive only, no access will be permitted from Logy Bay Road;
- b. Each building lot will be limited to constructing a single width driveway;
- c. The existing dwelling must be removed from the site prior to commencement of construction of the new dwelling, or a security to be deposited with the City to ensure that the existing dwelling is removed from the site upon occupancy of the new houses. The amount of this deposit will be determined by the Department of Building & Property Management; and
- d. Compliance with the applicable requirements of the Departments of Planning and Engineering.

RECOMMENDATIONS OF REJECTION

4. **Proposed Sod Farm/Greenhouse/Hobby Farm/Vegetable Gardens
Sharona Estates Inc.
1382-1402 Portugal Cove Road
Town of Portugal Cove/St. Phillips
Windsor Lake Watershed (W) Zone**

It is the recommendation that Council reject the application from Sharona Estates Inc. pursuant to the Section 106 of the City of St. John's Act.

Robert F. Smart
City Manager
Chair – Development Committee

SJMC2012-01-23/53R

It was moved by Councillor Hann; seconded by Councillor Collins: That the Committee's recommendations be approved.

Regarding Item #3, Councillor Breen advised that he intends to meet with the proponent and area residents to discuss their concerns with respect to the proposed development.

Regarding Item #2, Deputy Mayor Duff suggested that approval of the application be conditional on the building being used for soccer only. It was pointed out that the applicant has indicated that the building will be used for soccer only and will not be rented for outside functions after hours. It was noted there are also no additional accesses or parking areas proposed.

Members of Council were satisfied that the operation will not infringe on the quiet and enjoyment of the adjacent property owners.

Following discussion, the motion being put was unanimously carried.

Planning & Housing Standing Committee Report dated January 17, 2012

Council considered the following Planning & Housing Standing Committee Report dated January 17, 2012:

In Attendance: Councillor Tom Hann, Chairperson
 Deputy Mayor Shannie Duff
 Councillor Sheilagh O’Leary
 Councillor Bruce Tilley
 Councillor Danny Breen
 Councillor Sandy Hickman
 Councillor Frank Galgay
 Councillor Wally Collins
 Councillor Debbie Hanlon
 Mr. Bob Smart, City Manager
 Mr. Cliff Johnston, Director of Planning
 Mr. Walt Mills, Director of Engineering
 Mr. Dave Blackmore, Director – Building and Property Management
 Mr. Brian Head, Acting Manager – Streets & Parks
 Mr. Ken O’Brien, Manager of Planning & Information
 Mr. Joe Sampson, Manager of Development
 Ms. Lindsay Lyghtle Brushett - Planner
 Ms. Maureen Harvey, Recording Secretary

Also in attendance were Mr. Dave Bartlett with The Telegram and Ashley Morrissey with the St. John’s Board of Trade.

DELEGATIONS

- a. Representatives from the Roundtable Steering Committee to continue discussion from September 22, 2011 meeting of the Planning and Housing Committee re: Community Roundtable Initiative

The Committee considered a presentation from the Roundtable Steering Committee giving an update of the activities of the Committee. Ms. Geralyn Christmas, facilitator with the Roundtable Initiative, noted that during the course of meetings the Committee has grown and many issues have been discussed so as to more definitively outline the objectives of the group as it moves forward in the interest of guiding the development of a healthy downtown.

The Planning and Housing Committee thanked the Committee for its continued dialogue with the City of St. John’s through the Planning and Housing Committee and encouraged the Roundtable Steering Committee’s involvement in the upcoming Municipal Plan Review.

- b. Representatives from Republic Properties re: Development of 83 and 90 Duckworth Street (Ward 2).

The Committee considered a delegation from Republic Properties regarding the proposed redevelopment of the properties at Civic Nos. 83 and 90 Duckworth Street. The Committee also considered the attached memorandum dated January 16, 2012 from the Department of Planning.

The Committee agreed that the applicants be asked to undertake a Land Use Assessment Report on their development and that upon submission of the assessment report and its review by City Staff, the application be referred to a public meeting to be chaired by a member of Council.

Note: Subsequent to the Committee meeting on January 17, 2012, the Department of Planning has prepared terms of reference for the land use assessment report which are attached to this report and which are referred to Council for consideration of approval.

BUSINESS ARISING

- a. Memorandum dated January 12, 2012 from the Director of Planning re – application rezoning for unserviced residential subdivision – Sugarloaf Road (Ward 1) Applicants: Jim Eustace and Carl Eustace

Councillor Debbie Hanlon declared a conflict of interest and refrained from discussion.

Jim and Carl Eustace have submitted an application to rezone their property situated on Sugarloaf Road to accommodate a 65-lot residential subdivision with private on-site water and septic systems. The property is within the Robin Hood Bay Sanitary Landfill Protection Area. The matter was discussed at a meeting of the Planning and Housing Committee on December 14, 2011 at which time it was deferred pending receipt of additional information from City staff regarding the issue of the environmental protection buffer around the Robin Hood Bay Sanitary Landfill/Recycling site.

The application received further consideration and it was noted by staff that it would not be appropriate to allow a large new unserviced residential subdivision in relative close proximity to the City's landfill operation both from the point of potential future constraints on landfill operations and on potential quality of life issues for new residents who would live in the new subdivision. Both the Department of Public Works and Parks and the St. John's Regional Fire Department have also noted their objection to a large new unserviced residential subdivision on the property.

On a motion from Councillor Wally Collins; seconded by Councillor Sandy Hickman, the Committee recommends that the application from the Eustace Family to rezone their property on Sugarloaf Road to permit the development of a 65-lot residential subdivision with private on-site water and septic services be rejected.

Note: Councillor Hanlon abstained from voting.

NEW BUSINESS

- a. Application to rezone property on Topsail Road – West End High School – Applicant – Provincial Department of Transportation. Memorandum dated January 16, 2012 from the Department of Planning attached. (Ward 3)

The Provincial Department of Transportation and Works has applied for the rezoning of Provincially owned land at 465 Topsail Road, opposite the Hamlyn Road intersection, to accommodate the proposed high school for the west end of St. John's.

Part of the property is zoned Apartment Medium Density (A2) and must be rezoned.

On a motion from Councillor Bruce Tilley; seconded by Deputy Mayor Shannie Duff, the Committee recommends that the application for rezoning for the proposed West End High School be referred to a public meeting to be chaired by a member of Council.

Recognizing the mandate of the Parks & Recreation Master Plan which suggests that incorporation of community use of schools and gymnasiums, it was agreed that the City would initiate discussions with the Eastern School District both in terms of infrastructure design (for new buildings) and access (for new and existing buildings).

- b. Memorandum dated January 13, 2012 from the Department of Planning re: proposed rezoning from Open Space (O) Zone to Residential Kenmount (RK) Zone – Applicant Bristol Development (Ward 4)

Bristol Development has submitted an application to rezone property within the Bristolwood Subdivision Stage 4, which is located between Kenmount Road and Kelsey Drive.

The area proposed for rezoning falls within a 50 metre wide buffer which is zoned Open Space (O). Half of this buffer (25 metres) is owned by the applicant, while the other half is owned by the adjacent commercial landowners.

The Committee recommends, on a motion from Councillor Debbie Hanlon; seconded by Councillor Sandy Hickman that the application for rezoning by Bristol Development be referred to a public meeting to be chaired by a member of Council.

- c. Memorandum dated January 13, 2012 from the Department of Planning re: application to rezone to Commercial Industrial (CI) – 257 Brookfield Road – Applicant: Sinnott's Auto Sales (Ward 5)

Sinnott's Auto Sales seeks to have property situated at 257 Brookfield Road rezoned from Rural Residential Infill (RRI) and Rural ® to Commercial Industrial (CI). The intent is to allow development as part of the subject property for a used-car sales lot.

On a motion from Councillor Wally Collins; seconded by Deputy Mayor Shannie Duff, the Committee recommends that, subject to submission of a suitable site plan from the applicant, the rezoning application be referred to a public meeting to be chaired by a member of Council.

- d. Memorandum dated January 13, 2012 from the Department of Planning re: rezoning of property for Commercial/light industrial development –Fowler's Road. Applicant: Metcalfe Holdings Ltd. (Ward 5)

Metcalfe Holdings Limited has applied to rezone a total of 31 hectares (76 acres) of land located within the municipal boundaries of both the Town of Conception Bay south and the City of St. John's. The portion of the subject property that is within the City of St. John's Municipal Boundary is 7.9 hectares. The applicant is proposing to rezone the area from the Rural (R) Zone to the Commercial Industrial (CI) Zone.

The Committee recommends, on a motion put forth by Deputy Mayor Shannie Duff; seconded by Councillor Sheilagh O'Leary, that because the proposed rezoning to accommodate a new unserviced industrial park is not consistent with the objectives of the St. John's Municipal Plan, the rezoning application be rejected.

OTHER BUSINESS

- a. Memorandum dated January 13, 2012 from the Department of Planning re: Review of the St. John's Municipal Plan - Mayor's Symposium Event Overview

The Committee discussed the details of the Municipal Plan Review Mayor's Symposium which is scheduled on Saturday, February 25, 2012 at the Foran/Greene Room, St. John's City Hall from 9:00 a.m. – 12:30 p.m.

The Rural Secretariat of the Provincial Government will be working with the City to design and carry out/facilitate the Mayor's Symposium.

- b. Appointments to the Advisory Group for the Review of the St. John's Municipal Plan

The Committee received an update from the Department of Planning regarding the names of the individuals received to date who will represent their respective agencies which have been invited to participate on the Municipal Plan Review Advisory Committee.

The Committee also discussed the selection of two people from the general public to serve on the Advisory Committee. The Committee has agreed on the names of the two people who will be invited to serve on the Advisory Committee.

Once all the agencies/associations have submitted the names of their respective representatives and once the two members from the general public who have been invited to serve on the Advisory Committee have confirmed their intention to serve, the final list will be brought forward to a Regular Meeting of Council.

Councillor Tom Hann
Chairperson

SJMC2012-01-23/54R

It was moved by Councillor Hann; seconded by Councilor Galgay: That the Committee's recommendations, with the exception of Item a (New Business) re West End High School; and a (Other Business) Mayor's Symposium Event Overview, be approved.

Regarding Item a (Business Arising) Re Sugarloaf Road rezoning application, Councillor Hanlon was declared in conflict of interest and therefore refrained from discussion.

Regarding this application, it was pointed out that it would not be appropriate to allow a large new unserviced residential subdivision in such close proximity to the City's landfill operation both from the point of potential future constraints on landfill operation and on potential quality of life issues for new residents who would live in the new subdivision.

In addition the land is located within the buffer reserved by the Provincial Department of Environment and the City for the Robin Hood Bay Regional Waste Management Facility.

Councillor Breen noted that Council will continue to work with the City's Department of Planning to determine if any uses can be found for the subject land.

The motion being put was carried with Councillor Hanlon abstaining on Item a (Sugarloaf Road rezoning application).

SJMC2012-01-23/55R

Regarding Item a (West End High School), it was moved by Councillor Hann; seconded by Councillor O’Leary: That the Committee’s recommendation be approved.

Discussion ensued during which members of Council agreed that the City and Eastern School Board should now commence discussions with the cooperation of the Province on how the proposed building can be used by both the City and the Eastern school district for community use to allow incorporation of community use of schools and gymnasiums.

Following discussion, the motion being put was unanimously carried.

Mayor’s Symposium Event Overview

Councillor Hann noted the proposed date for the Municipal Plan Review Mayor’s Symposium which will start February 25, 2012. Due to the room capacity and available technology resources, the Mayor’s Symposium will need to be capped at 100 participants who would be required to pre-register in order to assist with organizational details.

It was suggested that in order to ensure a fair and equitable process, a second symposium may be necessary and merits consideration.

Public Works & Environment Standing Committee Report dated January 13, 2012

Council considered the following Public Works & Environment Standing Committee Report dated January 13, 2012:

- Attendees:** Councillor Wally Collins, Chairperson
Deputy Mayor Shannie Duff
Councillor Frank Galgay
Councillor Bruce Tilley
Councillor Sheilagh O’Leary
Councillor Danny Breen
Councillor Sandy Hickman
Councillor Tom Hann
Robert Smart, City Manager
Paul Mackey, Deputy City Manager & Director of Public Works & Parks
Walt Mills, Director of Engineering
Dave Blackmore, Director of Building & Property Management

Cliff Johnston, Director of Planning
Linda Bishop, Senior Legal Counsel
Robin King, Transportation Engineer
Brendan O'Connell, Manager of Environmental Services
Jason Sinyard, Manager of Waste Management
Dave Wadden, Development Engineer
Joe Sampson, Manager of Development
Karen Chafe, Recording Secretary

Also present from the media were Dave Bartlett, Reporter, The Telegram and Adam Walsh, CBC Radio.

1. **Proposed Zero Net Increase in Run-off Policy**

The Committee considered in-depth the attached proposed scope for the development of a Zero Net Increase in Run-off Policy. The following points were outlined and debated:

- Concern was expressed by Deputy Mayor Duff and Councillor O'Leary about possible exemptions from the Policy which, they felt, do not support the Municipal Plan's direction of encouraging increased density within the City's core. Increased density, they asserted, requires increased investment in infrastructure such as that required to offset storm water run-off. Staff advised, however, that such exemptions would be rare and would mostly exist in the City's downtown area where run-off would naturally flow to the St. John's Harbour. To impose additional expense for storage detention in such areas would be unnecessary, unfair and expensive. It was also clarified that exemptions would not be discretionary, but rather, based on legitimate hydrological analysis.
- Deputy Mayor Duff and Councillor O'Leary also expressed major concern about the proposal to enlarge river channels to basically act as culverts and thereby offsetting the need for onsite storage detention. Though the enlargement of bridges and culverts was acceptable, there was adverse reaction to the use of rivers for such purpose.

Following discussion, this motion was put forth:

That the attached scope for the development of a Zero-Net Increase in Runoff Policy be adopted with the following revisions:

- **Removal of the wording *river channels* from the last sentence in Section 1 (A), which should read as follows: *Enlarging bridges and culverts may be acceptable alternatives to onsite detention.***
- **With regard to Section 3, it was requested that the consultation policy include the following groups/organizations:**

- **Department of Fisheries and Oceans**
- **Northeast Avalon ACAP (Atlantic Coastal Action Program).**

The Committee directed that staff proceed with the public consultation process and bring the results of that process back to the Committee for future discussion.

Councillor Wally Collins
Chairperson

SJMC2012-01-23/56R

It was moved by Councilor Collins; seconded by Councillor O’Leary: That the Committee’s recommendations be approved.

SJMC2012-01-23/57R

It was then moved by Deputy Mayor Duff; seconded by Councillor O’Leary: That the motion be amended to add the Quidi Vidi Village Foundation to the groups to be included in the consultation policy.

The motion as amended being put was unanimously carried.

Nomenclature Committee Report dated January 18, 2012

Council considered the following Nomenclature Committee Report dated January 18, 2012:

Council approval is recommended for the following Street Names:

A. Southlands Development Areas 3 and 4 – Phase 2
Developer – Fairview Investments Ltd.

1. Cypress Street
(Southlands Boulevard & Cheeseman Drive)

SJMC2012-01-23/58R

It was moved by Councillor Tilley; seconded by Councillor Hickman: That the Committee’s recommendation be approved.

The motion being put was unanimously carried.

Building Permits List

SJMC2012-01-23/59R

It was decided on motion of Deputy Mayor Duff; seconded by Councillor Hann: That the recommendation of the Director of Building and Property Management with respect to the following Building Permits List be approved:

2012/01/18

Permits List

CLASS: COMMERCIAL

BRAD SNOW	455 KENMOUNT RD	CO COMMERCIAL GARAGE
CORE INSIGHT CHIROPRACTIC	40 ABERDEEN AVE	MS CLINIC
PIZZA DELIGHT	46 ABERDEEN AVE	MS RESTAURANT
CHATTERS OUTLET NL LIMITED	98 ABERDEEN AVE	MS SERVICE SHOP
ADDITIONELLE	95C ABERDEEN AVE	MS RETAIL STORE
WEATHER SHORE WINDOWS INC.	77 BLACKMARSH RD	MS RETAIL STORE
BIG ERIC'S	99 BLACKMARSH RD	MS WAREHOUSE
PROFESSIONAL APPAREL MARKETING	203 BLACKMARSH RD	MS RETAIL STORE
KENNY ENTERPRISES LIMITED	245 BLACKMARSH RD	MS CONVENIENCE STORE
ST. JOHN'S LODGE #245 OF THE	CARPASIAN RD	MS CLUB
WLB SERVICES LIMITED	84-86 ELIZABETH AVE	MS SERVICE SHOP
NELLA LTD (J.W. ALLAN CO LTD)	94 ELIZABETH AVE	MS RETAIL STORE
SIMPLY FOR LIFE	295 EMPIRE AVE	MS RETAIL STORE
CUSTOM WHEELS	377 EMPIRE AVE	MS RETAIL STORE
PARKSIDE PIZZA	2 FOGWILL PL	MS RESTAURANT
NEEDS CONVENIENCE	172 FRESHWATER RD	MS CONVENIENCE STORE
FIRST CHOICE HAIRCUTTERS	336 FRESHWATER RD	MS SERVICE SHOP
MONEY MART	336 FRESHWATER RD	MS OFFICE
SALON 56 INC.	15 GOLDSTONE ST	MS SERVICE SHOP
UPTOWN HAIR DESIGN &	169 HAMLYN RD	MS SERVICE SHOP
KENNY ENTERPRISES LIMITED	12-20 HIGHLAND DR	MS RETAIL STORE
FIRST CHOICE HAIRCUTTERS	55C KELSEY DR	MS SERVICE SHOP
THE WOK BOX	55 KELSEY DR	MS RESTAURANT
CITY HOTELS LIMITED	102-108 KENMOUNT RD	MS HOTEL
DALE CARNEGRE	102-108 KENMOUNT RD	MS OFFICE
VALUE VILLAGE STORES, INC.	161 KENMOUNT RD	MS RETAIL STORE
VOGUE OPTICAL LIMITED	195 KENMOUNT RD	MS SERVICE SHOP
SUMMIT MOTORS	409 KENMOUNT RD	MS CAR SALES LOT
CAPITAL HYUNDAI	479 KENMOUNT RD	MS CAR SALES LOT
NEEDS CONVENIENCE	330 LEMARCHANT RD	MS CONVENIENCE STORE
ULTRAMAR LTD.	225 LOGY BAY RD	MS SERVICE STATION
NEEDS CONVENIENCE	430-432 MAIN RD	MS CONVENIENCE STORE
BIG R RESTAURANT	484-490 MAIN RD	MS RESTAURANT
TRAVEL QUEST	239 MAJOR'S PATH	MS OFFICE
RICK DAVIS	10 MESSENGER DR KENT	SN RETAIL STORE
MAXX	34 NEW COVE RD	SN CLUB
INTEGRATED CHIROPRACTIC	119 NEW COVE RD	MS CLINIC
CANTON RESTAURANT	200-232 NEWFOUNDLAND DR	MS RESTAURANT
NEEDS CONVENIENCE	449 NEWFOUNDLAND DR	MS CONVENIENCE STORE
HICKEY'S CONVENIENCE	87 OLD PENNYWELL RD	MS CONVENIENCE STORE
SURPLUS FREIGHT	28-30-32 O'LEARY AVE	SN WAREHOUSE
SIGNAL HOBBIES INC.	36 PEARSON ST	MS RETAIL STORE
NORTH ATLANTIC REFINING	154 PENNYWELL RD	MS SERVICE STATION
VIDEO CONNECTION INC.	279 PORTUGAL COVE RD	MS RETAIL STORE
STAND 'N' TAN LIMITED	20 ROPEWALK LANE	MS SERVICE SHOP
SELL OFF VACATIONS	38-42 ROPEWALK LANE	MS OFFICE
COLUMBUS HALL COMPANY LTD	ST. CLARE AVE	MS PLACE OF ASSEMBLY
CIRCLE K	2 STAVANGER DR	MS CONVENIENCE STORE

OLD NAVY (CANADA) INC.	22 STAVANGER DR	MS RETAIL STORE
MARIE'S MINI MART	286 STAVANGER DR	MS CONVENIENCE STORE
FIRST CHOICE HAIRCUTTERS LTD.	95E STAVANGER DR	MS SERVICE SHOP
NORTH ATLANTIC REFINING	86 THORBURN RD	MS OFFICE
MARIE'S MINI MART	462 TOPSAIL RD	MS CONVENIENCE STORE
PRECIOUS PEOPLE'S PLAYLAND	644 TOPSAIL RD	MS DAY CARE CENTRE
PRECIOUS PEOPLE PLAYLAND	393 TOPSAIL RD	MS OTHER
TOPSAIL BILLIARD INC.	681 TOPSAIL RD	MS PLACE OF AMUSEMENT
BELLA VISTA LIMITED	26-34 TORBAY RD	MS TAVERN
STEPPING STONE INC.	320 TORBAY RD	MS COMMERCIAL SCHOOL
FIRST CHOICE HAIRCUTTERS LTD.	350 TORBAY RD	MS SERVICE SHOP
KUMONT	145 TORBAY ROAD, TORBAY RD.MALL	MS RETAIL STORE
MANGA HOTELS (NEW GOWER) INC	43 SPRINGDALE ST	NC FENCE
BELL ALIANT	61 ALEXANDER ST	NC COMMUNICATIONS USE
BELL ALIANT	10 BEECH PL	NC COMMUNICATIONS USE
BELL ALIANT	24 BROWNRIGG PL	NC COMMUNICATIONS USE
BELL ALIANT	87 DILLON CRES	NC COMMUNICATIONS USE
BELL ALIANT	8 HAMILTON AVE	NC COMMUNICATIONS USE
BELL ALIANT	152 HAMILTON AVE	NC COMMUNICATIONS USE
BELL ALIANT	13 HAWTHORN PL	NC COMMUNICATIONS USE
BELL ALIANT	17 HILLVIEW DR E	NC COMMUNICATIONS USE
BELL ALIANT	5 MOOTREY PL	NC COMMUNICATIONS USE
BELL ALIANT	64 PINE BUD AVE	NC COMMUNICATIONS USE
BELL ALIANT	33 RICHMOND ST	NC COMMUNICATIONS USE
BELL ALIANT	671 SOUTHSIDE RD	NC COMMUNICATIONS USE
BELL ALIANT	25 WARFORD RD	NC COMMUNICATIONS USE
ARIZONA HEAT	140 STAVANGER DR -ARIZONA HEAT	RN SERVICE SHOP
DAVID M WARDLAW	8 ORDNANCE ST	SW LODGING HOUSE
CROMBIE REIT	46 KENMOUNT RD, OLD WOODWORD BL	CR CAR SALES LOT
HAROLD YOUNG	376 PADDY'S POND RD, LOT 23	NC TRANSPORTATION DEPOT
SHEPPARD CASE ARCHITECTS INC.	193 KENMOUNT RD, SWISS CHALET	RN RESTAURANT
CORE ARCHITECT INC.	56 KENMOUNT RD ALDO GROUP	RN RETAIL STORE
REDWOOD CONSTRUCTION LTD	25 WHITE ROSE DRIVE	NC CLINIC
		THIS WEEK \$ 1,746,025.00

CLASS: INDUSTRIAL

THIS WEEK \$.00

CLASS: GOVERNMENT/INSTITUTIONAL

THIS WEEK \$.00

CLASS: RESIDENTIAL

ERCO HOMES	40 SPRUCE GROVE AVE, LOT 141	NC SINGLE DETACHED DWELLING
ERCO HOMES	141 BLUE PUTTEE DR, LOT 74	NC SINGLE DETACHED DWELLING
JOHN QUINLAN & ANN QUINLAN	20 CAPE PINE ST	NC ACCESSORY BUILDING
TOM MARNELL	128 CHEESEMAN DR - LOT 25	NC SINGLE DETACHED & SUB.APT
GERALDINE MCDONALD	4 COLVILLE PL	NC ACCESSORY BUILDING

PATRICK DEMPSEY	138 EMPIRE AVE	NC PATIO DECK
JASON SHEARS	97 FAHEY ST	NC PATIO DECK
SHAWN GREEN	35 HALL'S RD	NC PATIO DECK
SKYMARK CONTRACTING	74 ICELAND PL, LOT 33	NC SINGLE DETACHED DWELLING
TRACEY LAWRENCE/FERGUS MURPHY	20 MYRICK PL	NC ACCESSORY BUILDING
TRACEY LAWRENCE/FERGUS MURPHY	20 MYRICK PL	NC FENCE
SKYMARK CONTRACTING LTD.	12 PLUTO ST, LOT 78	NC SINGLE DETACHED DWELLING

PROTECH CONSTRUCTION LTD.	45 ROSE ABBEY ST-LOT 129	NC SINGLE DETACHED DWELLING
WILLIAM STOYLES	602 SOUTHSIDE RD	NC ACCESSORY BUILDING
DION FINLAY	26 WATERFORD BRIDGE RD	CR LODGING HOUSE
NELSON STOKES	50 ROCHE ST	EX SINGLE DETACHED DWELLING
BRIAN & VELMA MULLOWNEY	32 BANNERMAN ST	RN APARTMENT BUILDING
HANN CONST. LTD.	121 BLUE PUTTEE DR, LOT 84	RN SINGLE DETACHED DWELLING
JASON COOMBS AND DORIAN COOMBS	30 DOWNING ST	RN SINGLE DETACHED DWELLING
SARAH F. TURNER	154 GREEN ACRE DR	RN SEMI-DETACHED DWELLING
SHARON WELLS	103 SPRINGDALE ST	RN SEMI-DETACHED DWELLING
TOM & CYNTHIA WALSH	13 VIGUERS RD	RN SINGLE DETACHED DWELLING
NEWFOUND DISPOSAL SYSTEMS	272-276 TORBAY RD, PIPERS	SW RETAIL STORE

THIS WEEK \$ 1,818,200.00

CLASS: DEMOLITION

CABOT DEVELOPMENT CORP LTD	10 BONAVENTURE AVE	DM ACCESSORY BUILDING
IMPERIAL OIL LIMITED	113 BLACKMARSH RD	DM SERVICE STATION

THIS WEEK \$ 136,500.00

THIS WEEK'S TOTAL: \$ 3,700,725.00

REPAIR PERMITS ISSUED: 2012/01/12 TO 2012/01/18 \$ 66,900.00

LEGEND

CO CHANGE OF OCCUPANCY	SN SIGN
CR CHNG OF OCC/RENOVTNS	MS MOBILE SIGN
EX EXTENSION	CC CHIMNEY CONSTRUCTION
NC NEW CONSTRUCTION	CD CHIMNEY DEMOLITION
OC OCCUPANT CHANGE	DV DEVELOPMENT FILE
RN RENOVATIONS	WS WOODSTOVE
SW SITE WORK	DM DEMOLITION
TI TENANT IMPROVEMENTS	

Payrolls and Accounts

SJMC2012-01-23/60R

**It was decided on motion of Deputy Mayor Duff; seconded by Councillor Hann:
That the following Payrolls and Accounts for the week ending January 19,
2012 be approved:**

**Weekly Payment Vouchers
For The
Week Ending January 19, 2012**

Payroll

Public Works	\$ 464,301.18
Bi-Weekly Administration	\$ 727,260.32
Bi-Weekly Management	\$ 648,743.81
Bi-Weekly Fire Department	\$ 569,411.28
Accounts Payable	\$4,280,170.25
Total:	\$6,689,886.84

Tenders

a. Tender – Supply and Maintenance of Flowers

SJMC2012-01-23/61R

It was decided on motion of Deputy Mayor Duff; seconded by Councillor Hann: That the recommendation of the Director of Finance and City Treasurer be approved and the tender awarded as follows:

- a. Tender 2011115 Pat’s Plants @ \$ 8,351.75**
- Tender 2011116 Stanley Flowers @ \$ 26,240.29**
- Tender 2011117 Stanley Flowers @ \$ 4,273.98**
- Tender 2011120 Stanley Flowers @ \$ 50,465.50**
- (taxes not included)**

b. Tender – Recreation Space

SJMC2012-01-23/62R

It was moved by Deputy Mayor Duff; seconded by Councillor Hann: That the tender for recreation space be awarded to maintain the Recreation Division in rental accommodations at its existing location for seven years, at a net effective rental cost of \$879,000 (excluding services), and further, that options for interim utilization of Metrobus Depot be pursued, but any utilization be temporary in nature and achievable at minimum cost.

The motion being put was unanimously carried.

Notice of Motion

Councillor Hickman gave the following Notice of Motion:

TAKE NOTICE that I will at the next Regular Meeting of the St. John's Municipal Council move the enactment of the St. John's Whistleblower Protection By-Law which will establish a process whereby employees can report unlawful, dangerous, or injurious matters related to the City and its employees without reprisal.

DATED at St. John's, NL this 23rd day of January, 2012.

Councillor Sandy Hickman

215 Blackmarsh Road

Council considered a memorandum dated January 19, 2012 from the City Manager regarding the above noted.

SJMC2012-01-23/63R

It was moved by Councillor Breen; seconded by Councillor Tilley: That approval be granted to compensate the owners of the land at 215 Blackmarsh Road , the site for the future West End Fire Station, in the amount of \$522,500.00 including all costs and interest, as recommended by the City Manager.

The motion being put was unanimously carried.

Livingstone Street

Council considered a memorandum dated January 19, 2012 from the City Solicitor regarding the above noted.

SJMC2012-01-23/64R

It was moved by Councillor Colbert; seconded by Councillor O'Leary: That City land located between the property at 72 Carter's Hill and the street right-of-way on Livingstone Street be sold to a developer interested in acquiring the

property, at a rate of \$10.00 per square foot (approximately \$10,000.00 plus HST), as recommended by the City Solicitor.

The motion being put was unanimously carried.

**Memorandum dated January 19, 2012 from Deputy Mayor Duff
Re: Urban Municipalities Committee: February 3-4, 2012
Request for Reception and Luncheon**

SJMC2012-01-23/65R

It was moved by Deputy Mayor Duff; seconded by Councillor O’Leary: That approval be granted for a small reception on the evening of February 3, 2012 and lunch on February 4, 2012 for approximately 25 people, during the hosting by the City of the Urban Municipalities Committee on February 3 to 4, 2012.

The motion being put was unanimously carried.

Councillor Collins

Councillor Collins referenced a request from a number of concerned Ward 5 residents in the area of Old Petty Harbour Road, Huntingdale Drive and Carondale Drive for a 30 day deferral of the public meeting scheduled for February 1, 2012 in relation to rezoning proposed by Seanic Inc .

SJMC2012-01-23/66R

It was moved by Councillor Collins; seconded by Councillor Hanlon: That the public meeting scheduled for February 1, 2012 in relation to rezoning proposed by Seanic Inc. be deferred for two weeks, to allow the area residents more time to prepare.

The motion being put was carried with Councillors Galgay, Hann and Tilley dissenting.

SJMC2012-01-23/67R

It was moved by Councillor Collins; seconded by Deputy Mayor Duff: That the City provide a \$1000 grant towards the Goulds Winter Carnival Volunteers’ celebration, in lieu of sponsoring a reception.

The motion being put was unanimously carried.

Councillor Hanlon

Councillor Hanlon advised that she has been approached on the possibility of developing a Mayor's Students Advisory Committee.

It was suggested to integrate the students into the Mayor's Advisory Committee on Youth. Councillor Breen agreed to follow-up on the matter with staff on how best to approach this matter.

Councillor Hanlon encouraged adults aged 19 to 36 to put their names forward to become involved in the Nexters Program, the deadline being January 31, 2012.

Councillor Tilley

Councillor Tilley noted that Iceberg Quest Ocean Tours has received an award for its website, winning the Canadian e-Tourism award for Best User-Generated Content.

Councillor Tilley noted that the Board of Management of the DDC for the first time in its history has elected a female Chairperson, Susan Ledrew. He also noted that Vice Chairperson is Kim Saunders. Councillor Tilley commended both ladies.

Councillor Tilley referenced a presentation today to Council by Destination St. John's. He indicated that it is very important that the City understand the role of Destination St. John's and the tremendous job they do with respect to the promotion of tourism events. He noted that in 2011, 22,705 delegates attended conventions in the City of St. John's. They are now going forward with a new branding to market and target markets and promote the City's convention centre. He further noted that the target markets with respect to meetings, conventions, sports and culture events, leisure and group tours will be the foundation that will build on the City's tourism.

Councillor Breen

Councillor Breen pointed out that the three public meetings to be held this week which are as follows, were scheduled in that manner to accommodate out of province travel arrangements of some of the people who are involved in all three of the proposed developments.

1. A public meeting will be held on Tuesday, January 24, 2012 at 7:00 p.m. at St. John's City Hall to provide an opportunity for public review and comment on the application submitted by Deacon Investments Ltd. to rezone property located at the intersection of Job Street and Hamilton Avenue from the Commercial Mixed Use (CM) Zone to the Commercial Central Office (CCO) Zone.
2. A public meeting will be held on Wednesday, January 25, 2012 at 7:00 p.m. at St. John's City Hall to provide an opportunity for public review and comment on the application submitted by Manga Hotels to rezone land located at New Gower Street / Springdale Street / Pleasant Street from the Residential Downtown (RD) Zone to the Commercial Central Office (CCO) Zone
3. A public meeting will be held on Thursday, January 26, 2012 at 7:00 p.m. at St. John's City Hall to provide an opportunity for public review and comment on the application from Manga Developments to rezone property at Civic Number 40 Henry Street (the site of the former Star of the Sea Hall Building) from the Residential Downtown (RD) Zone to the Commercial Central Mixed Use (CCM) Zone to allow the construction of a residential condominium building with approximately 55 residential condominium units.

Councillor Hickman

Councillor Hickman in referencing the Council's discussion regarding the new West End High School and using schools for community use, suggested the same scenario

for St. Theresa's Elementary School and suggested that discussion need to commence in this regard.

Councillor O'Leary

Councillor O'Leary referenced a letter dated September 28, 2011 forwarded to members of Council from Mr. Edward Power concerning 171 Old Bay Bulls Road, regarding his contaminated well. Councillor Collins has been in contract with Mr. Power regarding the situation. The matter was referred to the Public Works and Environment Committee for further discussion.

Councillor O'Leary noted that concern was expressed in relation to snow removal of the Belvedere Laneway which is an emergency access and should remain open at all times. The matter was referred to the Deputy City Management.

Councillor O'Leary also noted that it has been brought to her attention that there is an unnamed laneway at the top of Carter's Hill. The matter was referred to the Nomenclature Committee for consideration.

In terms of snow clearing of the laneway, the matter was referred to the Deputy City Manager Director of Public Works and Parks for clarification.

Councillor O'Leary congratulated St. John's Native Friendship Centre newly elected Board of Directors, whose interest is in supporting the Urban Aboriginal Community.

Deputy Mayor Duff

Deputy Mayor Duff referenced Council's discussions today concerning the City's bid for the FCM 2018 Federation of Canadian Municipalities Conference and Expo. She indicated that a lot will depend on the availability of a sufficient number of hotel rooms in the City. She asked that staff contact the proponents of the hotel

developments already approved by the City for a status report on where they are in the process.

Adjournment

There being no further business, the meeting adjourned at 6:00 p.m.

MAYOR

CITY CLERK