

May 21st, 2013

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.

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

Call to Order and Adoption of the Agenda

SJMC2013-05-21/217R

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

Adoption of Minutes

SJMC2013-05-21/218R

It was decided on motion of Deputy Mayor Duff; seconded by Councillor Tilley: That the minutes of May 13th, 2013 be adopted as presented.

Downtown Parking Study, St. John's Municipal Plan Amendment Number 87, 2013 and St. John's Development Regulations Amendment Number 494, 2013

Under business arising, Council considered a memorandum dated May 15, 2013 from Acting Director of Planning regarding the above noted.

SJMC2013-05-21/219R

It was moved by Councillor Hann; seconded by Councillor Galgay: That the following Resolutions for St. John's Municipal Plan Amendment Number 87, 2013 and St. John's Development Regulations Amendment Number 494, 2013 be formally adopted which will then be referred to the Department of Municipal Affairs with a request for provincial registration:

**RESOLUTION
ST. JOHN'S MUNICIPAL PLAN
AMENDMENT NUMBER 87, 2013**

WHEREAS the City of St. John's wishes to implement the recommendations of the St. John's Downtown Parking Study that has been adopted by the City.

BE IT THEREFORE RESOLVED that the City of St. John's hereby adopts the following text and map amendments to the St. John's Municipal Plan in accordance with the provisions of the Urban and Rural Planning Act:

1. Repeal subsections (3) and (4) in Part III, Section 3.3.4 – "Building Height and Area" in the Commercial Downtown Land Use District.
2. Repeal Part IV, Section 2.2.10 ("Parking – Downtown Parking Exempt Area").
3. Repeal Map IV – 2 "Parking Exempt Areas".

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 21st day of May, 2013.

Mayor

City Clerk

Provincial Registration

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

MCIP

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 494, 2013**

WHEREAS the City of St. John's wishes to implement the recommendations of the St. John's Downtown Parking Study that has been adopted by the City.

BE IT THEREFORE RESOLVED that the City of St. John's hereby adopts the following text and map amendments to the St. John's Development Regulations in accordance with the provisions of the Urban and Rural Planning Act:

1. Repeal Map D in Section 3 – "Parking Exempt Areas".
2. Add a new map in Section 3 to be entitled "Map D – Area Subject to the Downtown Parking Standard".
3. Repeal Section 7.13 ("Parking Lot") and replace with the following new Section 7.13 to read as follows:

"7.13 PARKING LOT/INTERIM PARKING LOT

7.13.1 Parking Lots are subject to the following requirements:

- (a) the parking area shall be on a Lot having an area of not more than 0.5 ha;
- (b) the owner of the Parking Lot shall submit to Council an acceptable development plan including the following:
 - (i) number and location of parking spaces;
 - (ii) ingress and egress of Parking Lot;
 - (iii) area to be landscaped and screened and type of landscaping to be used;
 - (iv) profiles of same site plan showing grade elevations of parking area to the satisfaction of Council;
- (c) an agreement between the owner of the land and the City, including an approved development plan, shall be registered in the Registry of Deeds of Newfoundland restricting the use of such land to parking.

7.13.2 In the area subject to the Downtown Parking Standard, as described on Map D, Section 3, Council may permit Interim Parking Lots to which the following shall apply:

- (a) Council may, in relation to an application for an Interim Parking Lot, relax or waive, to such extent as may be recommended by the Director of Engineering following review of the application, the minimum standards or requirements that apply to permanent Parking Lots and Parking Areas under these Regulations.
- (b) The initial period of time for which an Interim Parking Lot may be permitted shall not exceed three (3) years. Upon application, Council, on the recommendation of the Director

of Engineering, may permit an extension of the initial period for a further period of not more than two (2) years.

- (c) Immediately on expiration of the period, including any permitted extension, during which an Interim Parking Lot is permitted, an Interim Parking Lot shall lose its designation as such and shall cease to be used for the parking of motor vehicles.

4. Repeal Section 9.1.2(1) “Parking Relief” and replace it with the following new section:

“9.1.2(1) Parking Relief

Except in the area which is subject to the Downtown Parking Standard, as described on Map D, Section 3, Council may relieve an applicant of all or part of the parking required under Section 9.1.1, provided that the applicant is able to show that because of the particular characteristics of the Development that the actual parking requirements within the foreseeable future are expected to be lower than those required by the City standard.”

5. Repeal Section 9.1.2(2) “Parking Exempt Area” and replace with a new section to read as follows:

“9.1.2(2) Downtown Parking Standard – Non-Residential/Residential

(I) Non-Residential Parking Standard

- (i) For new Developments involving commercial, retail, office, institutional and all other forms of non-residential Development, excepting Hotels, in the area subject to the Downtown Parking Standard as described on Map D, Section 3, the on-site, off-street parking requirement shall be as follows:
- (a) For Lots with a Lot Area greater than 350 square metres and less than 2500 square metres, one (1) on-site, off-street parking space for every 100 square metres of Net Floor Area of any new building or construction pertaining to non-residential Development on the Lot;
 - (b) For Lots with a Lot Area from 2500 square metres to 4000 square metres, inclusive, one (1) on-site, off-street parking space for every 75 square metres of Net Floor Area of any new building or construction pertaining to non-residential Development on the Lot;
 - (c) For Lots with a Lot Area greater than 4000 square metres, one (1) on-site, off-Street parking space for every 60 square metres of Net Floor Area of any new building or construction pertaining to non-residential Development on the Lot.
- (ii) For new Hotels constructed or developed on Lots in the area subject to the Downtown Parking Standard as described on Map D, Section 3, the on-site, off-street parking requirement shall be one (1) parking space for every four (4) guest sleeping rooms, in addition to one (1) parking space

for every seven (7) square metres of banquet/seminar/conference/meeting space.

- (iii) (a) Notwithstanding ss. 9.1.2(2) (I)(i) and (ii), where an existing non-residential Development was constructed further to an Approval issued prior to the coming into force of the Downtown Parking Standard which Approval permitted a lesser parking requirement than stipulated by ss. 9.1.2(2)(I)(i) and (ii), then the parking requirement for the said non-residential Development shall, except as s. 9.1.2(2) may otherwise, from time to time, apply, remain as established pursuant to the said Approval.
- (b) Notwithstanding ss. 9.1.2(I)(i) and (ii), where yet to be constructed non-residential Development is the subject of a valid, unexpired Approval-in-Principle issued prior to the coming into force of the Downtown Parking Standard which Approval-in-Principle contemplates a lesser parking requirement than that stipulated by ss. 9.1.2(2)(I)(i) and (ii), then the parking requirement for the said proposed non-residential Development shall, except as s. 9.1.2(2) may otherwise, from time to time, apply, be as established pursuant to such final Approval as may be forthcoming in relation to the said Approval-in-Principle. Where final Approval is not sought or is not forthcoming prior to the lapse or expiry of the Approval-in-Principle, then the applicable Downtown Parking Standard as set forth in s. 9.1.2(2) shall apply to any Development or re Development of the property.

(II) Residential Parking Standard

- (i) For new residential Developments in the area subject to the Downtown Parking Standard, as described in Map D, Section 3, excepting only residential Development on Water Street and Duckworth Street, on-site, off-street parking shall be required at the rate of one (1) on-site, off-street parking space per Dwelling Unit.
- (ii) (a) Notwithstanding ss. 9.1.2(II)(i), where an existing residential Development was constructed further to an Approval issued prior to the coming into force of the Downtown Parking Standard which Approval permitted a lesser parking requirement for the said residential Development, then the parking requirement for the said residential Development shall, except as s. 9.1.2(2) may otherwise, from time to time, apply, remain as established pursuant to the said Approval.
- (b) Notwithstanding ss. 9.1.2(II)(i), where yet to be constructed residential Development is the subject of a valid, unexpired Approval-in-Principle issued prior to the coming into force of the Downtown Parking Standard which Approval-in-Principle contemplates a lesser parking requirement than that stipulated by ss. 9.1.2(II)(i), then the parking requirement for the said proposed residential Development shall, except as s. 9.1.2(2) may otherwise,

from time to time, apply, be as established pursuant to such final Approval as may be forthcoming in relating to the said Approval-in- Principle. Where final Approval is not sought or is not forthcoming prior to the lapse or expiry of the Approval-in-Principle, then the applicable Downtown Parking Standard as set forth in s. 9.1.2(2) shall apply to any Development or re-Development of the property.

- (iii) No parking spaces are required for new residential Developments or renovations on Lots on Water Street or Duckworth Street containing up to five (5) Dwelling Units. One (1) on-site, off-street parking space shall be required for each Dwelling Unit exceeding five (5).

(III) Other

- (i) Where any building or construction pertaining to non-residential and/or residential Development in the area subject to the Downtown Parking Standard to which the Non-Residential Parking Standard or the Residential Parking Standard as set forth in s 9.2.1.2(2) does not apply is demolished or removed from the Lot on which it is situated, then any new Development that replaces the same shall, in its entirety, be subject to the applicable Downtown Parking Standard as determined pursuant to s. 9.1.2(2)(I)(i) or (ii) or s.9.1.2(2)(II)(i) or (iii) as the case may be.
- (ii) Excepting only s. 9.1.2(2)(II)(iii), neither the Residential nor the Non-Residential Downtown Parking Standard shall apply to building or construction pertaining to Development on Lots on Water Street and Duckworth Street that are less than 350 square metres in Lot Area.
- (iii) Where existing Development to which the Downtown Parking Standard does not apply by virtue of the operation of s. 9.1.2(2)(I)(iii) or s. 9.1.2(2)(II)(ii) is renovated so as to increase or expand the Net Floor Area, or the number of rooms, or the number of Dwelling Units, as the case may be, then the following shall apply:
 - (a) in the case of non-residential Development, excepting Hotels, the applicable Non-Residential Parking Standard as determined pursuant to s. 9.1.2(2)(I)(i) shall apply to the increased Net Floor Area;
 - (b) in the case of Hotels, the applicable Non-Residential Parking Standard as determined pursuant to s. 9.1.2(2)(I)(ii) shall apply to additional guest sleeping rooms and increased banquet/ seminar/ conference/meeting space;
 - (c) in the case of residential Development that is within the area subject to the Downtown Parking Standard but is not located on Water Street or Duckworth Street, the Residential Parking Standard as determined pursuant to s. 9.1.2(2)(II)(i) shall apply to each new Dwelling Unit created where the total number of Dwelling Units, whether existing or created, exceeds two (2);

- (d) in the case of residential Development that is within the area subject to the Downtown Parking Standard and is located on Water Street or Duckworth Street, the Residential Parking Standard as determined pursuant to s. 9.1.2(2)(II)(i) shall apply to each new Dwelling Unit created where the total number of Dwelling Units, either existing or created, exceeds five (5).

(IV) Discretion

- (i) Notwithstanding anything else contained in s. 9.1.2(2) or s. 9.2.1(3), Council may:
 - (a) where it determines that provision of the required on-site, off-street parking is not appropriate for a particular development, site, or property for reasons relating to safety, vehicular traffic, pedestrian traffic, access, servicing, other site infrastructure and/or development related issues, or archaeological/heritage issues; or
 - (b) where requested by the Applicant, permit the following:
 - (1) provision of a cash-in-lieu payment in satisfaction of part or all of the on-site, off-street parking space requirement pursuant to the Applicable Downtown Parking Standard in an amount as established, from time to time, by resolution of Council;
 - (2) provision of permanent or long-term off-site, off-street parking in satisfaction of part or all of the on-site, off-street parking space requirement pursuant to the applicable Downtown Parking Standard at a location and on terms acceptable to Council; or
 - (3) provision of any combination, as may be acceptable to Council, of a cash-in-lieu payment, acceptable off-site, off-street parking, and/or on-site, off-street parking in satisfaction of the on-site, off-street parking requirement pursuant to the applicable Downtown Parking Standard.
- (ii) Monies from cash-in-lieu payments to the City pursuant to s.2.1.2(2)(IV)(i) shall be:
 - (a) used to fund the creation of new or additional public parking spaces; and/or
 - (b) applied against costs incurred by the City in maintaining and/or retaining existing public parking spaces; and/or
 - (c) used to fund initiatives that will, in the opinion of Council, reduce demand for public parking spaces;

in the area which is subject to the Downtown Parking Standard.

- (iii) The amount of cash-in-lieu payment as established by Council from time to time shall be based on the estimated cost, as determined by the Director of Engineering,

of constructing indoor parking in the area which is subject to the Downtown Parking Standard.

(V) Damage/Destruction of Development

- (i) Where any building or construction pertaining to non-residential, Hotel, or residential Development that is not subject to the applicable Downtown Parking Standard by operation of s. 9.1.2(2)(I)(iii) or s. 9.1.2(2)(II)(ii) is destroyed or damaged or deteriorated so as to render the same uninhabitable or unfit for use, and where within three (3) years of the date of said destruction, damage or deterioration:

- (1) the building or construction pertaining to the Development is removed; and
- (2) a permit is issued by Council approving a new or replacement Development to be constructed at the site of the original Development;

then the applicable Downtown Parking Standard as required by ss. 9.1.2(2)(I)(i), or (ii), or ss. 9.1.2(2)(II)(i) or (iii) shall apply only to any increase in the Net Floor Area, or the number of rooms and/or the increase in banquet/seminar/conference/meeting space, or the number of Dwelling Units, as the case may be, beyond that which existed in the building or construction pertaining to the original Development. The parking standard applicable to the remainder of the Development shall be equivalent to the on-site, off-street parking that was available prior to the building or construction on the Lot becoming uninhabitable or unfit for use.

- (ii) If the building or construction pertaining to the original Development is not removed and/or a permit approving a new or replacement Development is not issued within the said three (3) year period, then the applicable Downtown Parking Standard as provided for in s. 9.1.2(2) (I)(i) or (ii) or s. 9.1.2(2)(II)(i) shall apply to the whole of any Development either existing or new, on the Lot.
- (iii) Subsection 9.1.2(2)(V)(i) is not applicable where the Lot, for purposes of Development or re-Development, is assembled with other lands to form a larger Lot. In such circumstances, the applicable Downtown Parking Standard as required by ss. 9.1.2(2)(I)(i) or (ii), or ss. 9.1.2(2)(II)(i) or (iii) shall apply to the whole Development or re-Development.

(VI) Unapproved Parking Reduction

- (i) If, at any time, the on-site and/or acceptable off-site, off-street parking for a particular Development is reduced below the level as stipulated, provided for, or otherwise approved pursuant to s.9.1.2(2), then any said reduction shall be immediately and fully redressed by the owner and/or the occupant of the Development and/or the Lot on which the Development exists.

6. Repeal Section 9.1.2(3) – “Downtown Residential Parking”.

7. Repeal Section 9.2.1(3) and replace it with the following new Section:

“9.2.1(3) A Parking Area shall be situated on the Lot on which the Use or Development it is accessory to is located except as otherwise provided in s. 9.2.1(4) or s. 9.1.2(2)(IV).”

8. Repeal Section 9.2.1(4) and replace it with the following new Section:

“(4) The Director of Planning or designate may except a Development, except an Infill Housing Development or a Development which is subject to the Downtown Parking Standard, from the requirements of Subsection 9.2.1(3) provided:

(a) the Lot accommodating the Parking Area shall be located not more than 200 metres from the Lot on which the Use requiring the off-street parking is located; and

(b) the Lot accommodating the Parking Area shall be used only for off-street parking for the Use to which it is accessory as long as the Use remains in operation or requires the Parking Area.”

9. Add a new section to Section 9, to read as follows:

“9.4 Access/egress points from a Public Street to a Parking Area or a private driveway are subject to the approval of the Director of Engineering or designate.”

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 21st day of May, 2013.

Mayor

City Clerk

Provincial Registration

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

MCIP

The motion being put was unanimously carried.

Business Arising

Under business arising, Councillor O’Leary referenced Councillor Breen’s request concerning animal control services on the weekends. Councillor O’Leary provided the following staff response “ Due to existing staffing levels the City does not provide animal control services on the weekends. We provide basic shelter operation and call outs for medical emergencies only. Service level increase requests have been submitted on a yearly basis to improve the level of service to the public, however, were not approved as part of the budget decision making process, and animal control services during this period but have been repeatedly denied.”

Councillor Breen clarified that his request is that the Animal Control Committee review their policies in place about the adequate coverage for animal control services on the weekends. Councillor O’Leary noted that the matter will be placed on the Committee’s agenda.

Development Committee Report of May 14, 2013

Council considered the following Development Committee Report of May 14, 2013:

The following matters were considered by the Development Committee at its meeting held on May 14, 2013. A staff report is attached for Council’s information.

**1. Proposed Condominium Building
49-53 Harvey Road (Ward 2)
Commercial Central Mixed (CCM Zone)**

The Committee recommends that Council grant a one (1) year extension on the Approval-in-Principle for the development, subject to the following conditions:

- a) Compliance with the requirements of the Department of Planning and Engineering, including conformance with the City’s Commercial Development Policy.
- b) Compliance with the requirements of Heritage Area 3 and recommendations of the Heritage Advisory Committee. On August 25, 2011, Council approved the recommendation of the following Heritage Advisory Committee conditions:
- c)
 - i. The glass used for windows is one uniform color for the entire building; and

- ii. The applicant submit more detailed information on the proposed façade for the Long’s Hill elevation for the committee’s review and consideration.
- d) The required Building Permits must be obtained from the City, prior to the commencement of any development.

**2. Proposed Extension to Mobile Home
Civic No. 106 Hussey Drive
Commercial Industrial (CI) Zone Ward 1**

The Development Committee recommends that Council approve the extension at 106 Hussey Drive pursuant to Section 7.12.1 of the St. John’s Development Regulations subject to the proponent satisfying the requirements of the Department of Planning and Development.



Robert F. Smart
City Manager
Chair – Development Committee

SJMC2013-05-21/220R

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

The motion being put was unanimously carried.

Development Permits

Council considered as information the following Weekly Development Permits for the period May 10 to 16, 2013.

**DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING
FOR THE PERIOD OF May 10, 2013 TO May 16, 2013**

Code	Applicant	Application	Location	Ward	Development Officer’s Decision	Date
COM		Home Office – General Contractor	14 Howlett Avenue	4	Approved	13-05-10
RES		Building Lot for Single Detached Dwelling	Lot 3 – Fleming’s Road	5	Approved	13-05-10

AG		Proposed Building Lot	50 Ruby Line	5	Rejected by Dept of Agriculture	13-05-10
RES		Building Lot for Single Detached Dwelling	612 Main Road	5	Approved	13-05-10
COM	Tim Horton's	Drive Thru Alterations and Site Work	139 Torbay Road	1	Approved	13-05-10
RES		Rebuild of Townhouse Dwelling	37 Bannerman Street	2	Approved	13-05-16
COM		Family Home Child Care	63 Stirling Crescent	1	Approved	13-05-16
COM		Home Office – Dental Hygienist Referral	10 Keith Drive	5	Approved	13-05-16

<p>* Code Classification: RES - Residential COM - Commercial AG - Agriculture OT - Other</p>	<p>INST - Institutional IND - 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 Officer
 Department of Planning

Building Permits List

SJMC2013-05-21/221R

It was decided on motion of Councillor Hanlon; seconded by Councillor O'Leary: That the recommendation of the Deputy City Manager of Planning, Development & Engineering be approved with respect to the following building permits:

**Building Permits List
 Council's May 21, 2013 Regular Meeting**

Permits Issued: 2013/05/09 To 2013/05/15

Class: Commercial

- | | | |
|--------------------------|----|----------------------|
| 15 Lemarchant Rd | Sw | Eating Establishment |
| 45 Bonaventure Ave | Sn | Place Of Amusement |
| 468 Topsail Rd | Sn | Service Shop |
| 141 Torbay Rd, Multicare | Sn | Retail Store |
| 30 White Rose Dr | Sn | Retail Store |
| 384 Duckworth St | Cr | Retail Store |
| 130 Ladysmith Dr | Nc | Communications Use |
| 65 Teakwood Dr | Nc | Communications Use |
| 195 Cbs Bypass Rd | Nc | Accessory Building |
| 496 Topsail Rd Lawton's | Rn | Pharmacy |
| 20 William St | Rn | Townhousing |

50 White Rose Dr	Rn	Retail Store
35 Major's Path	Nc	Office
30 White Rose Dr,Dollarama	Rn	Retail Store

This Week \$ 584,818.00

Class: Industrial

This Week \$.00

Class: Government/Institutional

98 Elizabeth Ave	Rn	Church
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This Week \$ 4,000.00

Class: Residential

32 Balnafad Pl	Nc	Swimming Pool
51 Spruce Grove Ave	Nc	Fence
197 Brookfield Rd	Nc	Fence
77 Cape Pine St	Nc	Fence
79 Cape Pine St	Nc	Fence
77 Castle Bridge Dr	Nc	Accessory Building
111 Castle Bridge Dr	Nc	Accessory Building
111 Castle Bridge Dr	Nc	Fence
44 Cedar Brae Cres	Nc	Patio Deck
18 Connemara Pl	Nc	Accessory Building
2 Country Grove Pl	Nc	Accessory Building
3 Country Grove Pl	Nc	Accessory Building
49 Country Grove Pl, Lot 73	Nc	Single Detached Dwelling
32 Dauntless St	Nc	Fence
402 Empire Ave	Nc	Patio Deck
6 Fallowtree Pl	Nc	Fence
21b Forde Dr	Nc	Fence
119 Forest Rd	Nc	Patio Deck
10 Galashiels Pl	Nc	Fence
Gillies Road, Lot # 2	Nc	Single Detached Dwelling
34 Glenlonan St	Nc	Accessory Building
204 Green Acre Dr	Nc	Fence
80 Guzzwell Dr	Nc	Fence
71 Hopedale Cres	Nc	Fence
18 Iceland Pl	Nc	Patio Deck
4 Jennmar Cres	Nc	Accessory Building
57 Jennmar Cres	Nc	Accessory Building
57 Jennmar Cres	Nc	Fence
1 Keane Pl	Nc	Patio Deck
9 Kensington Dr	Nc	Accessory Building
191 Ladysmith Dr., Lot 611	Nc	Single Detached Dwelling
9 Leonard Pl	Nc	Accessory Building
11 Mccrae St	Nc	Fence
1 Macgregor St	Nc	Accessory Building
847 Main Rd	Nc	Single Detached Dwelling
14 Marshall Pl	Nc	Accessory Building
113 Mayor Ave	Nc	Fence
18 Navajo Pl	Nc	Accessory Building
8 Nerissa Pl	Nc	Patio Deck
338 Newfoundland Dr	Nc	Accessory Building
4 Neville Pl	Nc	Accessory Building
34 Shortall St	Nc	Accessory Building
12 Stanford Pl Lot 25	Nc	Single Detached Dwelling

14 Stanford Pl Lot 27	Nc	Single Detached Dwelling
173 Topsail Rd	Nc	Patio Deck
48 Tunis Crt	Nc	Fence
34 Valleyview Rd	Nc	Patio Deck
32 Spruce Grove Ave	Cr	Subsidiary Apartment
8 Gisborne Pl	Ex	Patio Deck
22 Roche St	Ex	Single Detached Dwelling
9 Boncloddy St	Rn	Single Detached Dwelling
181 Cheeseman Dr, Lot 173	Rn	Single Detached Dwelling
68 Cherokee Dr	Rn	Single Detached Dwelling
23 Shaw St	Rn	Single Detached Dwelling
23 Shaw St	Rn	Single Detached Dwelling
77 Springdale St	Rn	Single Detached Dwelling
33 Warren Pl	Rn	Single Detached Dwelling
24 Ferryland St E	Sw	Single Detached Dwelling

This Week \$ 2,036,206.00

Class: Demolition

63 Aldershot St	Dm	Accessory Building
25 Cook St	Dm	Single Detached Dwelling

This Week \$ 5,000.00

This Week's Total: \$ 2,630,024.00

Repair Permits Issued: 2013/05/09 To 2013/05/15 \$ 141,000.00

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		

YEAR TO DATE COMPARISONS			
May 21, 2013			
TYPE	2012	2013	% VARIANCE (+/-)
Commercial	\$118,600,000.00	\$43,200,500.00	-64
Industrial	\$3,600,100.00	\$28,000.00	-99
Government/Institutional	\$11,500,700.00	\$7,200,600.00	-37
Residential	\$61,100,400.00	\$50,300,000.00	-18
Repairs	\$1,400,600.00	\$1,200,200.00	-14

Housing Units (1 & 2 Family Dwellings)	211	132	
TOTAL	\$196,201,800.00	\$101,929,300.00	-48

Respectfully Submitted,

David Blackmore, R.P.A.
Deputy City Manager - Planning, Development & Engineering

Payrolls and Accounts

SJMC2013-05-21/222R

It was decided on motion of Councillor Hanlon; seconded by Councillor O’Leary: That the following Payrolls and Accounts for the week ending May 16, 2013 be approved:

**Weekly Payment Vouchers
For The
Week Ending May 16, 2013**

Payroll

Public Works	\$ 390,506.66
Bi-Weekly Casual	\$ 19,128.66
Accounts Payable	\$ 2,359,901.20
Total:	\$ 2,769,536.52

Tenders

- a. Tender – Inspection Maintenance and Service of HVAC

SJMC2013-05-21/223R

It was moved by Councillor Hanlon; seconded by Councillor O’Leary: That the recommendations of the Deputy City Manager, Corporate Services be approved and the tender awarded as follows:

a. Atlantica Mechanical @ \$95,916.66, taxes extra

The motion being put was unanimously carried.

Neighbourhood Park – Messenger Drive, Kenmount Terrace Area

Council considered a memorandum dated May 15, 2013 from City Manager regarding the above noted.

SJMC2013-05-21/224R

It was moved by Councillor Hanlon; seconded by Councillor Galgay: That approval be granted to acquire approximately 8.4 acres of land, as per negotiations with Bristol Development, to be used as a Neighbourhood Park, Messenger Drive, Kenmount Terrace, subject to the following main conditions; with the Agreement of Purchase and Sale to be brought to a Regular Meeting of Council for approval to execute:

- 1. The owner will convey to the City of St. John's 8.4 acres of land for the price of Eight Hundred Thousand Dollars (\$800,000.00)**
- 2. The City will pay half of the cost of extending Messenger Drive. The estimated cost is One Million Five Hundred and Forty Two Thousand Dollars (\$1,542,000.00), therefore, the City's contribution is to be Seven Hundred and Seventy One Thousand Dollars (\$771,000.00) which is to be paid in trust pending satisfactory completion of the road by the developer.**
- 3. The owner will agree to convey 24 acres of adjacent wetlands to the City for One Dollar (\$1.00), once its debt to the RCEC has been retired and the mortgage released. This is anticipated to occur within the next 2-3 years.**

An independent appraisal indicates that the value of the 8.4 acres is \$1.9 million dollars plus half the cost of the construction of the road, therefore this is a good deal for the City.

All members of Council supported the proposed development of land near Kelsey Drive and Kenmount Terrace into a park and acknowledged the fact that the owner will agree to convey 24 acres of adjacent wetlands to the City. Deputy Mayor Duff asked that the Environmental Advisory Committee be kept apprised in this regard and that all pertinent information be made available to the Committee.

In response to the Deputy Mayor's question on the time lines for development of a concept plan, the City Manager advised that discussions towards a concept plan are underway, with the first step being consultation with the City's Department of Recreation. He further noted that it is anticipated that request for proposals for development of the concept plan will take place during the summer period.

Following discussion, the motion being put was unanimously carried.

Councillor Collins

Councillor Collins asked that St. John Bosco Elementary School be placed on the priority list for sidewalk installation.

Councilor Tilley

Councilor Tilley informed residents of Birmingham Street that the RNC have been notified of the problems with speeding and that speed limit signs will be installed.

Councillor Galgay

Councillor Galgay advised of the public hearing to be held on May 22, 2013 on the application by Republic Properties regarding the redevelopment of Civic #83 and #90 Duckworth Street.

Councillor Breen

Councillor Breen advised residents of the open house scheduled for June 5th, 2013 on the Wedgewood Park Recreation Centre.

Councillor Breen advised that staff are in the process of reviewing the feedback presented by the residents at the open house held on the Carrick Drive Traffic Calming Study. He noted that recommendations on how to proceed will be brought forward within the next few weeks.

Councillor Colbert

Councillor Colbert asked that His Worship the Mayor forward, on behalf of Council, letters of congratulations to employees of the St. John's Regional Fire Department, Mr. Peter Wall and Shawn Gillingham, recipients of the Master's Vehicle Repair award.

Councillor O'Leary

Councillor O'Leary advised of the upcoming Arts Forum, Arts & The City 3, on May 24 and 25 at City Hall.

Councillor O'Leary asked for a status report on the Seniors Housing Forum held in November, 2012 by the Mayor's Advisory Committee on Affordable Housing in conjunction with community groups and seniors. It was noted that a report had been presented to Council through the Planning and Housing Committee. The Deputy City Manager, Planning, Development and Engineering agreed to provide a copy of the report to members of Council.

Councillor O'Leary asked the status of her request for a tax deferral program for seniors on low income. The City Manager advised that staff have looked at the City of Mount Pearl's provisions and do not see their option as viable for the seniors of St. John's given the thresholds created to be eligible. He noted that the direction from the Finance Committee was to bring the options forward for the next budget cycle.

In this regard, His Worship the Mayor asked that the City Clerk bring forward the City's current program for assisting seniors who find it challenging to meet the increasing assessments and taxation.

Adjournment

There being no further business, the meeting adjourned at 5:30 p.m.

MAYOR

CITY CLERK