

November 18th, 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 Ellsworth, Councillors Hann, Hickman, Lane, Puddister, Breen, Galgay, Tilley and Collins.

Regrets: Councilor Davis.

City Manager; Deputy City Manager, Corporate Services & City Clerk, Deputy City Manager, Financial Management, Deputy City Manager, Planning, Development & Engineering, Deputy City Manager Community Services, Deputy City Manager, Public Works, Director of Engineering, Chief Municipal Planner, City Solicitor and Manager, Corporate Secretariat, were also in attendance.

Call to Order and Adoption of the Agenda

SJMC2013-11-18/506R

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

Adoption of Minutes

SJMC2013-11-18/507R

It was decided on motion of Councillor Puddister; seconded by Councillor Galgay: That the minutes of November 12th, 2013 be adopted as presented.

Business Arising

Proposed Rezoning of Property Situate 200-232 Newfoundland Drive

Under business arising, Council considered a memorandum dated November 14, 2013 from the Director of Planning & Development.

SJMC2013-11-18/508R

It was moved by Councillor Hann; seconded by Councillor Puddister: That the revised LUAR and development application for proposed rezoning of property situate 200-232 Newfoundland Drive be referred to a public meeting which would be consistent with the decision of Council made on September 9, 2013 and reflected in Council Directive R2013-09-09/1.

The motion being put was unanimously carried.

Committee Reports

Development Committee Report dated November 12th, 2013

Council considered the following Development Committee Report dated November 12th, 2013:

- 1. Proposed Home Occupation for a Commercial Garage
Applicant: Chad Warren
Civic No. 566 Thorburn Road
Rural Residential (RR) Zone**

The Committee recommends that Council reject the above-noted application.

(original signed)

Dave Blackmore
Acting Chair – Development Committee

SJMC2013-11-18/509

It was moved by Councillor Hann; seconded by Councillor Puddister: That the Committee's recommendation of rejection be approved.

The motion being put was unanimously carried.

Development Permits List

Council considered the following Development Permits List for the period November 8 to 13, 2013:

**DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING, DEVELOPMENT AND ENGINEERING
FOR THE PERIOD OF November 8, 2013 TO November 13, 2013**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
COM	Newfoundland Power	Replacing of Existing Access Road	450 Kenmount Road	4	Approved	13-10-28
RES		Family Home Child Care	95 Jasper Street	1	Approved	13-10-28
RES		Demo/Rebuild	49 Fleming Street	2	Approved	13-10-28
OT		Proposed Building Lot	68 Clarks Hillview, Paradise		Rejected – Not permitted in Watershed- Contrary to 104 of City of St. John's Act	13-10-29
RES		Demo/Rebuild	136 Blackmarsh Road	2	Approved	13-11-01
AG		Backfilling of Land for Agriculture Use	Pipeline Road	5	Approved	13-11-05
RES		Home Office	2 Beaumont Street	2	Approved	13-11-07
RES		Extension to existing watermain	35-37 Hennessey's Line	5	Approved	13-11-08
AG		Backfilling of Land for Agriculture Use	381 Bay Bulls Road	5	Approved	13-11-08
RES		Home Office: Travel Agent	38 Browne Crescent	3	Approved	13-11-12
COM	EXP Services	Proposed Drive Thru Alterations & Site Work	283 Portugal Cove Road	4	Approved	13-11-13

* Code Classification:
 RES - Residential
 COM - Commercial
 AG - Agriculture
 OT - Other

INST - Institutional
 IND - Industrial

** 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 Officer
Department of Planning**

Building Permits List – November 8 to 13, 2013

SJMC2013-11-18//510R

**It was decided on motion of Councillor Collins; seconded by Councillor Tilley:
That the recommendation of the Director of Planning and Development with
respect to the following building permits, be approved:**

**Building Permits List
Council’s November 18, 2013 Regular Meeting**

Permits Issued: 2013/11/07 To 2013/11/13

Class: Commercial

418 Water St	Nc	Accessory Building
48 Kenmount Rd/Victoria Secret	Sn	Retail Store
137 Blackmarsh Rd	Ms	Convenience Store
203 Blackmarsh Rd	Ms	Retail Store
271 Blackmarsh Rd	Ms	Service Shop
271 Blackmarsh Rd	Ms	Office
711 Blackmarsh Rd	Ms	Retail Store
50 Kelsey Dr	Ms	Retail Store
177 Kenmount Rd	Ms	Car Sales Lot
468 Logy Bay Rd	Ms	Commercial Garage
358 Main Rd	Ms	Service Station
155 Queen's Rd	Sn	Service Shop
38 Ropewalk Lane	Ms	Service Shop
117 Ropewalk Lane	Ms	Retail Store
350 Torbay Rd	Ms	Eating Establishment
464 Torbay Rd	Ms	Office
585 Torbay Rd	Ms	Eating Establishment
18-28 Mews Pl	Cr	Clinic
13 Ricketts Rd	Rn	Church
136-140 Water St. 3rd Fl. L	Rn	Office
25 Hebron Way	Rn	Retail Store
470 Topsail Rd -Smart Style	Cr	Service Shop

This Week \$ 161,100.00

Class: Industrial

This Week \$.00

Class: Government/Institutional

This Week \$.00

Class: Residential

27 Athlone Pl	Nc	Accessory Building
298 Back Line	Nc	Single Detached Dwelling
2 Beaumont St	Nc	Swimming Pool

8 Spruce Grove Ave	Nc	Accessory Building
11 Duke Street, Lot 237	Nc	Single Detached & Sub.Apt
40 Forest Rd	Nc	Fence
130 Great Eastern Ave	Nc	Fence
Halliday Place- Buffer Fence	Nc	Fence
341 Hamilton Ave	Nc	Fence
62 Kenai Cres	Nc	Accessory Building
202 Ladysmith Dr	Nc	Accessory Building
91 Ladysmith Dr Lot 177	Nc	Single Detached Dwelling
96 Macbeth Dr	Nc	Accessory Building
16 Oberon St Lot 154	Nc	Single Detached Dwelling
170 Patrick St	Nc	Accessory Building
11 Sequoia Dr	Nc	Single Detached Dwelling
248 Stavanger Dr, Lot 69	Nc	Single Detached Dwelling
9 Stephano St, Lot 228	Nc	Single Detached Dwelling
19b Brookfield Rd	Cr	Subsidiary Apartment
16 Mcneily St	Cr	Subsidiary Apartment
16 Burdell Pl	Ex	Single Detached Dwelling
33 Ladysmith Dr	Ex	Patio Deck
18 Albany Pl	Rn	Apartment Building
50 Battery Rd	Rn	Single Detached Dwelling
21 Blackmarsh Rd	Rn	Single Detached Dwelling
136 Casey St	Rn	Townhousing
9 Cypress St	Rn	Single Detached Dwelling
111 Doyle's Rd	Rn	Subsidiary Apartment
50 Gil Eannes Dr	Rn	Single Detached Dwelling
6 John St	Rn	Single Detached Dwelling
23 Smithville Cres	Rn	Single Detached Dwelling
101 New Cove Rd	Sw	Single Detached & Sub.Apt

This Week \$ 1,894,500.00

Class: Demolition

This Week \$.00

This Week's Total: \$ 2,055,600.00

Repair Permits Issued: 2013/11/07 To 2013/11/13 \$ 179,500.00

Legend

Co	Change Of Occupancy	Sn	Sign
Cr	Chng Of Occur/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			
November 18, 2013			
TYPE	2012	2013	% VARIANCE (+/-)
Commercial	\$204,300,800.00	\$91,600,200.00	-55
Industrial	\$5,000,000.00	\$2,100,000.00	-58
Government/Institutional	\$16,200,300.00	\$79,800,000.00	393
Residential	\$164,700,400.00	\$150,600,300.00	-9
Repairs	\$4,800,200.00	\$4,500,100.00	-6
Housing Units (1 & 2 Family Dwellings)	546	418	-23
TOTAL	\$395,001,700.00	\$328,600,600.00	-17

Respectfully Submitted,

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

Payrolls and Accounts

SJMC2013-11-18//511R

**It was decided on motion of Councillor Collins; seconded by Councillor Tilley:
That the following Payrolls and Accounts for the week November 13th, 2013
be approved:**

**Weekly Payment Vouchers
For The
Week Ending November 13, 2013**

Payroll

Public Works \$ 357,846.54

Bi-Weekly Casual \$ 24,538.91

Accounts Payable \$3,229,600.84

Total: \$3,611,986.29

Other Business

Council Meetings, Christmas Season

Council considered a memorandum dated November 16th, 2013 from the Deputy City Manager Corporate Services & City Clerk regarding the above noted.

Council unanimously endorsed the following Schedule for Christmas Council meetings :

That Council suspend its meetings for the weeks of December 23rd and 30th, with the final meeting for 2013 being December 16th, 2013 and the first meeting for 2014 being Monday, January 6th, 2014.

37 Bannerman Street

Council considered a memorandum dated November 8, 2013 from the City Solicitor regarding the above noted.

SJMC2013-11-18//512R

It was moved by Councillor Breen; seconded by Councillor Puddister: That approval be given to grant a 2 (two) meter extension to the current easement over City land adjacent to 37 Bannerman Street, at a cost of \$200.00 plus usual fees and HST.

The motion being put was unanimously carried.

Deputy Mayor Ellsworth

Deputy Mayor Ellsworth asked the Deputy City Manager of Public Works to explain the process for dealing with contractors who use the Robin Hood Bay residential drop off site, and individuals borrowing vehicles with a commercial permit for the purpose of using the residential drop-off area as opposed to using the commercial landfill drop-off site. He noted that he has received complaints and concerns in this regard. The Deputy City Manager advised that the residential drop area is intended to be used by residents and is not setup for commercial dumping in order to keep it safe and convenient for residents. He noted that City staff, don't discourage the dumping of small amounts of materials, however, do monitor questionable vehicles and from time to time it becomes necessary to divert the vehicle to commercial landfill drop-off site.

Councillor Hann

Councillor Hann advised of a public meeting to be held on December 3, 2013 to discuss the proposed Siting Protocol for Wireless Facilities in the City of St. John's. The purpose of the Siting Protocol is to establish procedural standards that will allow the City of St. John's to effectively participate in and influence the placement of broadcasting antenna system structures, cellular towers and all wireless communications facilities.

Councillor Hann also advised that representatives of Bell Mobility and Industry Canada will be attending the Planning & Development Committee meeting to be held on November 20, 2013 to discuss the Cell Phone Protocol.

Councillor Puddister

Councillor Puddister advised of a public meeting to be held on November 21, 2013 to discuss the proposed redevelopment of land at **57 Margaret's Place** (formerly known as 53 & 67 Margaret's Place) and a proposed text amendment to the St. John's Municipal Plan to allow increased height in the Commercial General (CG) District specifically for the 'Belvedere Property' and a proposed text amendment to the St. John's Development Regulations to allow residential uses on the ground floor within the Commercial Office (CO) Zone, on a discretionary basis. This amendment is in reference to an application by 66459 Newfoundland and Labrador Ltd. to redevelop the former Belvedere orphanage building (currently being used by Newfoundland Medical Care Plan (MCP)).

Councillor Galgay

Councillor Galgay noted that he has received calls concerning local businesses and churches who are experiencing an increasing problem with people abandoning their cars and trucks, on their property. He noted that he will meet with the City Solicitor on the matter to see what the City can do about that situation.

Councillor Tilley

Councillor Tilley advised that the City of St. John's will hold a Public Meeting to discuss the proposed redevelopment of land at **17, 19, 21 & 25 Cashin Avenue** to accommodate the construction of a new medical clinic. An amendment to the St. John's Development Regulations is required to rezone the property from Residential Medium Density (R2) Zone to Commercial Mixed (CM) Zone. The new medical clinic would have a floor area of 198 square metres and feature six examination rooms and offices for three doctors on the second floor. A Municipal Plan Amendment will not be required for this application.

His Worship the Mayor

His Worship the Mayor noted he has learned that two departments of the Telegram are being phased out, there will be layoffs, moving of positions outside the City and the likelihood at some point moving managerial positions outside the province. He expressed concern relative to the impact of this action and disappointment given the Telegram's historic connection with the City and Province.

Adjournment

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

MAYOR

CITY CLERK