

October 3, 2011

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; Hann, Colbert, Breen, Galgay, Tilley, Hanlon and Collins.

Regrets: Councillor Hickman.

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

#### **Adoption of the Agenda**

##### **SJMC2011-10-03/491R**

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

#### **Adoption of Minutes**

##### **SJMC2011-10-03/492R**

**It was decided on motion of Councillor Hanlon; seconded by Councillor Breen: That the Minutes of the September 26<sup>th</sup>, 2011 meeting be adopted as presented.**

#### **Business Arising**

**Re: Proposed Rezoning of Properties, Maddox Cove Road (Ward 5)**

**Applicants: Stan Murphy, Bernard Chafe, Colleen Stack & Samuel Stack**

Council considered a memorandum dated September 29, 2011 from the Director of Planning regarding the above noted.

**SJMC2011-10-03/493R**

**It was moved by Councillor Collins; seconded by Councillor Hann: That the following Resolutions for St. John’s Municipal Plan Amendment Number 95, 2011 and St. John’s Development Regulations Amendment Number 512, 2011 be adopted in principle, subject to the issuance of a Provincial release from the Department of Municipal Affairs:**

**RESOLUTION  
ST. JOHN’S MUNICIPAL PLAN  
AMENDMENT NUMBER 95, 2011**

**WHEREAS** the City of St. John’s wishes to redesignate land on the west end of Maddox Cove Road, adjacent to the municipal boundary of the City with the Town of Petty Harbour-Maddox Cove, to allow residential development with private on-site water and septic sewer services.

**BE IT THEREFORE RESOLVED** that the City of St. John’s hereby adopts the following map amendment to the St. John’s Municipal Plan pursuant to the provisions of the Urban and Rural Planning Act:

**Redesignate land at the west end of Maddox Cove Road, adjacent to the municipal boundary of the City with the Town of Petty Harbour-Maddox Cove, from the Restricted Land Use District to the Rural Land Use District as shown on Map III-IA attached.**

**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

3<sup>rd</sup> day of October, 2011.

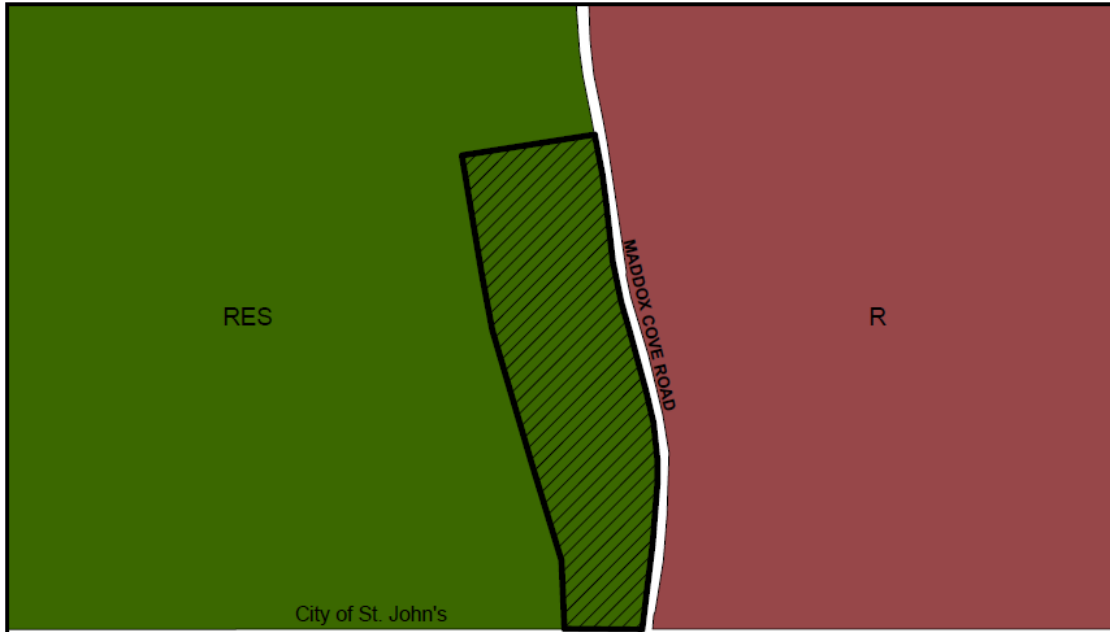
\_\_\_\_\_  
**Mayor**

\_\_\_\_\_  
**City Clerk**

\_\_\_\_\_  
**Provincial Registration**

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

\_\_\_\_\_  
MCIP



Town of Petty Harbour - Maddox Cove

**CITY OF ST. JOHN'S  
MUNICIPAL PLAN  
Amendment No. 95, 2011  
[Map III-1A]**

2011 09 21 SCALE: 1:3000  
CITY OF ST. JOHN'S  
DEPARTMENT OF PLANNING

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



AREA PROPOSED TO BE REDESIGNATED FROM  
RESTRICTED (RES) LAND USE DISTRICT TO  
RURAL (R) LAND USE DISTRICT

**MADDOX COVE ROAD PROPERTIES**

\_\_\_\_\_  
M.C.I.P. signature and seal

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Council Adoption

Provincial Registration

**RESOLUTION  
ST. JOHN'S DEVELOPMENT REGULATIONS  
AMENDMENT NUMBER 512, 2011**

**WHEREAS** the City of St. John's wishes to rezone land on the west end of Maddox Cove Road, adjacent to the municipal boundary of the City with the Town of Petty Harbour-Maddox Cove to allow residential development with private on-site water and septic sewer services.

**BE IT THEREFORE RESOLVED** that the City of St. John's hereby adopts the following map amendment to the St. John's Development Regulations pursuant to the provisions of the Urban and Rural Planning Act.

**Rezone land at the west end of Maddox Cove Road, adjacent to the municipal boundary of the City with the Town of Petty Harbour-Maddox Cove, from the Open Space Reserve (OR) Zone to the Rural Residential Infill (RRI) Zone as shown on Map Z-IA attached.**

**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 3<sup>rd</sup> day of October, 2011.

\_\_\_\_\_  
**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

City of St. John's  
Town of Petty Harbour - Maddox Cove

**CITY OF ST. JOHN'S  
DEVELOPMENT REGULATIONS  
Amendment No. 512, 2011  
[Map Z-1A]**

2011 09 21 SCALE: 1:3000  
CITY OF ST. JOHN'S  
DEPARTMENT OF PLANNING

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

 AREA PROPOSED TO BE REZONED FROM  
OPEN SPACE RESERVE (OR) LAND USE ZONE TO  
RURAL RESIDENTIAL INFILL (RRI) LAND USE ZONE

**MADDOX COVE ROAD PROPERTIES**

\_\_\_\_\_

Mayor

\_\_\_\_\_

City Clerk

\_\_\_\_\_

Council Adoption

\_\_\_\_\_  
M.C.I.P. signature and seal

Provincial Registration

Deputy Mayor Duff expressed concern with granting approval to this rezoning application given the Committee's recommendation to defer a proposed rezoning of property outlined in Item #9 of the Planning Committee report pending completion of a report by staff on the City's current land use planning policy for rural unserved development in the City.

The motion being put was carried with Deputy Mayor Duff dissenting.

## **Committee Reports**

### **Planning Standing Committee Report dated September 22, 2011**

Council considered the following Planning Standing Committee Report dated September 22, 2011:

In Attendance:

- Councillor Frank Galgay, Chairperson
- Deputy Mayor Shannie Duff
- Councillor Sheilagh O’Leary
- Councillor Sandy Hickman
- Councillor Tom Hann
- Councillor Danny Breen
- Councillor Bruce Tilley
- Councillor Debbie Hanlon
- Mr. Bob Smart, City Manager
- Mr. Paul Mackey, Deputy City Manager/Director of Public Works & Parks
- Mr. Cliff Johnston, Director of Planning
- Mr. Walt Mills, Director of Engineering
- Ms. Elizabeth Lawrence, Director of Economic Development, Tourism & Culture
- Mr. Gordon Tucker, Acting Director of Building & Property Management
- Mr. Joe Sampson, Manager of Development
- Mr. Ken O’Brien, Manager of Planning & Information
- Mr. Robin King, Transportation Engineer
- Mr. Mark Hefferton, Planner
- Ms. Jennifer Mills, Communications Officer
- Ms. Kelly Butler, Recording Secretary

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

#### **1. Delegation – St. John’s Board of Trade Community Roundtable Initiative**

The Committee met with representatives of the St. John’s Board of Trade (Mr. Derek Sullivan, Mr. Strat Canning, and Ms. Chip Clarke) and reviewed correspondence and a Power Point presentation regarding the results of their Community Roundtable Initiative. (A copy of the Board of Trade’s correspondence and presentation is **attached**.)

**The Committee agreed that a further meeting between the Planning Committee and representatives of the Board of Trade be held to discuss the Community Roundtable Initiative in further detail.**

**2. Delegation – Mr. Kevin King re: Proposed Rezoning of Property on Stavanger Drive (Ward 1)**

---

The Committee met with Mr. Kevin King to discuss the proposed rezoning of property on Stavanger Drive from the Commercial Regional (CR) Zone to the Residential Low Density (R1) to accommodate a residential subdivision for single detached dwellings with approximately 65 building lots. The Committee also considered the **attached** memorandum dated September 16, 2011, from the Director of Planning and the Manager of Planning and Information.

**The Committee agreed to direct the Department of Planning to schedule a public meeting on the rezoning application which will be chaired by a member of Council.**

**The public meeting on this rezoning application has been scheduled for Wednesday, October 19, 2011, at 7:00 p.m. in the Foran Greene Room, City Hall. Councillor Hickman is scheduled to chair this public meeting.**

**3. Delegation – Mr. Kevin King re: Proposed Rezoning of Property at Civic No. 385-397 Blackmarsh Road (former Gulliver Farm Property) (Ward 3)**

---

The Committee met with Mr. Kevin King to discuss the proposed rezoning of a portion of the Gulliver's Farm property from the Residential Low Density (R1) Zone to the Apartment Medium Density (A2) Zone. The Committee also considered the **attached** memorandum dated September 16, 2011, from the Director of Planning and the Manager of Planning and Information. Council previously made a decision to rezone the majority of the subject property to the Apartment Medium (A2) Zone in February, 2010.

(Councillor Collins entered the meeting at 1:20 p.m.)

**The Committee recommends, on motion of Councillor Tilley; seconded by Councillor Collins: That, subject to completion of discussions between the proponent and the Departments of Public Works and Parks, Engineering, and Planning regarding the subdivision layout along Blackmarsh Road, the rezoning application be referred to a public meeting which will be chaired by a member of Council. (Subsequent to the Planning Committee meeting of September 22<sup>nd</sup>, Department of Planning staff had discussed the application with the Department of Public Works and Parks and it has been determined that the proposed subdivision layout along Blackmarsh Road is acceptable. Consequently, the public meeting on the rezoning application can now be scheduled by City Staff.)**

**The public meeting on this rezoning application has been scheduled for Tuesday, October 18, 2011, at 7:00 p.m. in the Foran Greene Room, City Hall. Councillor Hickman is scheduled to chair this public meeting.**

**4. Delegation – Mr. Ron Fougere, Architect re: Redevelopment of the Former Star of the Sea Hall Site – Civic No. 40 Henry Street (Ward 2)**

The Committee met with Mr. Ron Fougere to discuss the proposed rezoning of the former Star of the Sea Hall site at Civic No. 40 Henry Street from the Residential Downtown (RD) Zone to the Commercial Central Mixed (CCM) Zone to accommodate a residential condominium building with approximately 50 residential units.

**The Committee recommends, on motion of Councillor Hanlon; seconded by Councillor Hann: That the applicant be asked to undertake a Land Use Assessment Report on the proposed residential condominium building development. (The proposed Terms of Reference for the Land Use Assessment Report are attached for Council’s consideration of approval.)**

**It is further recommended that upon completion of the Land Use Assessment Report and review of the report by City Staff, that the proposed rezoning of the property and the Land Use Assessment Report for the residential condominium building development be referred to a public meeting to be chaired by a member of Council.**

**5. Proposed Standards for Drive-Thru Operations**

The Committee considered the **attached** memorandum dated September 16, 2011, from the Director of Planning and a report from the Department of Planning staff regarding a survey taken of standards for drive-thrus in other Canadian municipalities. (A copy of the survey is on file with the City Clerk’s Department.) The Committee also considered a report on draft proposed standards for consideration of implementation in the City of St. John’s.

**The Committee agreed with staff’s recommendation that the proposed standards for drive-thrus be reviewed in detail by the Departments of Planning and Engineering. Upon completion of the review, the proposed text amendments will be referred back to the Planning Committee for further consideration and a recommendation to Council.**

**6. Proposed Text Amendment – Paving Existing Parking Lots in Flood Plains**

The Committee considered the **attached** memorandum dated September 16, 2011, from the Director of Planning regarding the above noted matter.

**The Committee recommends, on motion of Councillor Breen; seconded by Councillor Collins, with Deputy Mayor Duff and Councillor O’Leary opposed: That staff be directed to prepare the proposed text amendment to the St. John’s Development Regulations in conjunction with the City’s Legal Department, and advertise the proposed text amendment for public review and comment. Upon completion of the advertising process, the proposed text amendment will be referred to a future Regular Meeting of Council for consideration of adoption.**



**7. Proposed Text Amendment – Residential Special (RA) Zone for Heritage Uses – Civic No. 18 Topsail Road (Ward 2)**

---

The Committee considered the **attached** memorandum dated September 15, 2011, from the Director of Planning and the Manager of Planning and Information regarding the above noted matter.

**The Committee agreed to direct City Staff to advertise the proposed text amendment to the St. John’s Development Regulations to introduce “Heritage Uses” as a Discretionary Use in the Residential Special (RA) Zone. Upon completion of the advertising process, the proposed text amendment will be referred to a future Regular Meeting of Council for consideration of adoption.**

**It is further recommended that Council set the building line for the proposed new cul-de-sac, at Civic No. 18 Topsail Road, at six (6) metres.**

**8. Proposed Rezoning of Property – Civic No. 267 Mundy Pond Road (Ward 3) – Roy Squires**

---

The Committee considered the **attached** memorandum dated September 15, 2011, from the Director of Planning and the Manager of Planning and Information regarding the above noted matter.

**The Committee recommends, on motion of Councillor Tilley; seconded by Councillor Hanlon: That the application be rejected in light of the current zoning and restrictions on townhousing development in Planning Area 4 along Mundy Pond Road. In addition, the Department of Public Works and Parks has indicated that the proposed development may hinder snow clearing efforts due to high quantities of snow in this area, along with the creation of narrow lots and multiple driveways.**

**9. Proposed Rezoning of Property – Maddox Cove Road (Ward 5) – Kevin Heffernan**

---

The Committee considered the **attached** memorandum dated September 15, 2011, from the Director of Planning and the Manager of Planning and Information regarding the above noted matter.

**The Committee recommends, on motion of Councillor Breen; seconded by Councillor Hanlon: That a decision on the application be deferred pending completion of a report by City Staff on the City’s current land use planning policy for rural unserviced development in the city.**

**10. Proposed Rezoning of Property – Civic No. 402 Back Line Road (Ward 5) – Daniel Pike**

---

The Committee considered the **attached** memorandum dated September 15, 2011, from the Director of Planning and the Manager of Planning and Information regarding the above noted matter.

The Committee agreed to direct City Staff to advertise the rezoning application for public review and comment. Upon completion of the advertising process, the application will be referred to a future Regular Meeting of Council for a decision.

**11. Proposed Rezoning of Property – Fowler’s Road (Ward 5) – George McIssac**

The Committee considered the **attached** memorandum dated September 15, 2011, from the Director of Planning and the Manager of Planning and Information regarding the above noted matter.

The Committee recommends, on motion of Deputy Mayor Duff; seconded by Councillor Hann, with Councillors Hanlon, Tilley and Collins opposed: That the application be rejected as the rezoning of the property on Fowler’s Road would set a trend for future unserviced development along Fowler’s Road. This would place pressure on the City to open up land along Fowler’s Road for unserviced commercial development and residential rural sprawl, along with the necessary upgrading of services and roads.

**12. Proposed Rezoning of Property – Donovan’s Road (Ward 5) – Jeff McGrath**

The Committee considered the **attached** memorandum dated September 16, 2011, from the Director of Planning and the Manager of Planning and Information regarding the above noted matter.

The Committee agreed to direct City Staff to advertise the rezoning application for public review and comment. Upon completion of the advertising process, the rezoning application will be referred to a future Regular Meeting of Council for a decision.

**13. Proposed Rezoning of Property – Civic No. 85 Old Petty Harbour Road (Ward 5) – Republic Properties Inc.**

The Committee considered the **attached** memorandum dated September 16, 2011, from the Director of Planning and the Manager of Planning and Information regarding the above noted matter.

The Committee agreed to direct the Department of Planning to schedule a public meeting on the rezoning application which will be chaired by a member of Council.

***The public meeting on this rezoning application has been scheduled for Wednesday, October 26, 2011, at 7:00 p.m. in the meeting hall at Corpus Christi Church on Waterford Bridge Road. Councillor Hickman is scheduled to chair this public meeting.***

**14. Density Bonusing for New Developments to Encourage Investments in the Arts**

---

The Committee considered Council Directive No. R2011-08-22/5 regarding the above noted matter.

**The Committee recommends that staff from the Department of Economic Development, Tourism and Culture and the Department of Planning prepare an issue paper on density bonusing for new developments to encourage investment in the arts.**

**15. Grade Alterations for Established Residential Property**

Councillor O'Leary referenced an ongoing issue in an existing residential neighbourhood where one neighbour received permission for an extension to his property as well as some other site work, including construction of a retaining wall, which resulted in a change in the grade of the property to the detriment of the abutting property owner. Several meetings have been held with the affected property and various City Staff to try and address his concerns. Unfortunately, no resolution has been forthcoming as it appears there is nothing in the City's regulations that sets a limit on how much the grade of an existing property can be changed.

**The Committee recommends, on motion of Councillor O'Leary; seconded by Deputy Mayor Duff: That the Department of Building and Property Management undertake a review of the City's existing regulations governing the alteration of grades for established residential properties.**

Councillor Frank Galgay  
Chairperson

**SJMC2011-10-03/494R**

**It was moved by Councillor Galgay; seconded by Councillor Colbert: That the Committee's recommendations be approved.**

The Deputy Mayor noted the number of major construction sites within the City and suggested that staff should take a proactive approach and develop a plan to facilitate worker parking and laydown sites

**Following discussion, the motion being put was unanimously carried.**

**Heritage Advisory Committee Report dated September 27, 2011**

Council considered the following Heritage Advisory Committee Report dated September 27, 2011:

In Attendance: Deputy Mayor Shannie Duff, Chairperson  
George Chalker, Heritage Foundation of NL  
Ann Hart, Resident Representative  
Debbie O’Rielly, NL Historic Trust  
Ken O’Brien, Manager of Planning & Information  
Peter Mercer, Heritage Officer  
Mark Hefferton, Planner  
Helen Miller, City Archivist  
Margaret Donovan, Tourism Industry Coordinator  
Karen Chafe, Recording Secretary

**1. Meeting with Architect - Ron Fougere re: Condo Development at 40 Henry Street  
(Star of the Sea site)**

---

The Committee met with Mr. Ron Fougere to discuss the above noted application. A copy of a power point presentation was circulated to members outlining the aerial location, layout and floor plans for the proposed development and design elevations.

**The Committee recommends approval of the design as presented.**

**2. Exterior Renovation to 336 Water St. (Melendy’s Store)**

---

The Committee met with Mr. Jim Case of Sheppard Case Architects and Mr. Alfred Marshall, Proponent and owner of 336 Water St. Design elevations were circulated for the proposed renovation which are attached to this report.

**The Committee recommends approval of the proposed renovations as presented with the assurance that the quoins along the corner edge of Water St. and Adelaide Street be raised from the surface, as per the existing façade and captured in the elevation (A-003) attached.**

Mr. Case presented the Committee with a second option, adding a fourth storey to the building, similar to the original (the fourth storey was removed many decades ago). This addition is made impractical by the requirement for an additional stairway for fire exiting, which removes much of the useable space on the proposed fourth floor. He previously submitted a letter to the Dept. of Building & Property Management about applying an equivalency under the National Building Code which would enable the fourth floor to be built. Such equivalencies, if permitted, could enable this and similar renovations to occur and would facilitate adaptive reuse of the upper levels of small downtown buildings, many of which are vacant or used only for dead storage. The Committee notes with regret that the fourth-storey option would have been in keeping with the building’s original roof as shown in the archival photograph attached.

**The Committee recommends that Council commission a study of fire-exiting equivalencies under the National Building Code of Canada, to enable the adaptive reuse of upper floors in many downtown properties. A similar study was done by the City several years ago for bed-and-breakfast homes. The Committee further recommends that the City solicit proposals for a pilot project to link two or more buildings on their upper floors so as to create a larger useable space with common fire exits, as was recommended in the Downtown St. John's Strategy in 2001.**

**3. Request from Deer Park Contracting to Use Smaller Corner Boards on a New Home – Civic No. 6 Top Battery Road**

---

Council, during its Regular Meeting of September 6<sup>th</sup>, 2011 approved the recommendation of the Heritage Advisory Committee to defer a decision on the above-noted matter pending the Committee's opportunity to conduct a site visit of the property. The Heritage Officer has now advised that the site visit has been completed and the following recommendation is hereby referred to Council:

**The Committee recommends approval of the corner trims as installed at Civic No. 6 Top Battery Road. (Tony Lockyer and Melanie Del Rizzo both not present at today's meeting have abstained from voting on this issue).**

**4. 49-51 Harvey Road – Rear Elevations on Longs Hill**

---

The Committee reviewed the exterior rendering for the Longs Hill elevation of the proposed condominium project at 49-51 Harvey Road. The elevator shaft at the center of the building and the balcony facings are proposed to be composed of glass panelling. A composite panelling is also proposed for the remainder of the façade situated north of the balconies. The Committee questioned the encroachment of the steps on the sidewalk as well as how the top floor south balcony will connect with the adjoining building. There appears to be a gap in the submitted elevation.

**The Committee recommends approval subject to the following suggestions:**

- **There is an opportunity to reflect adjacent building materials. By removing the first three glass panels on the elevator shaft, as shown in the rendering, a horizontal material (i.e. siding) – similar to the horizontal ventilation louvers on either side of the elevator shaft could be added.**
- **The first floor could then be capped with a cornice/concrete banding with a similar thickness and overhang as the cornice detail at the very top of the building. Above this first cornice detail could begin the glass panelled elevator shaft and balcony railings.**

**Deputy Mayor Shannie Duff**

**Chairperson**

**SJMC2011-10-03/495R**

**It was moved by Deputy Mayor Duff; seconded by Councillor O’Leary: That the Committee’s recommendations be accepted.**

**Following discussion, the motion being put was carried with Councillor O’Leary abstaining on Item #2 (Exterior renovation to 336 Water Street (Melendy’s Store), due to a conflict of interest.**

**Development Permits List**

Council considered the following Development Permits List for the period September 23 to 29, 2011 be approved

**DEVELOPMENT PERMITS LIST  
DEPARTMENT OF PLANNING  
FOR THE PERIOD OF September 23, 2011 TO September 29, 2011**

Code	Applicant	Application	Location	Ward	Development Officer’s Decision	Date
RES	Vimac Limited	3 lot subdivision for townhouse construction	263-265 Pennywell Road	2	Approved	11-09-23
COM	NewLab Engineering Ltd	Site Redevelopment/Extension to Building	83 Thorburn Road	4	Approved	11-09-23
RES	Eric Rendell	Residential Building Lot	599 Topsail Road	3	Approved	11-09-26
RES	Peter Batson	Demolition & Rebuild of Dwelling	2 Pringle Place	4	Approved	11-09-26
INST	Eastern School District	Proposed Vehicle Lay-By for Brother Rice School	75 Bonaventure Ave.	2	Approved	11-09-27
RES	Paul Dunne	Building Lot for Single Detached Dwelling	144 Old Pennywell Road	4	Approved	11-09-27
RES	Bonnie Butler	2 Lot Subdivision	454 Old Pennywell Road	4	Approved	11-09-27

\* 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**

**SJMC2011-10-03/496R**

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

2011/09/28

Permits List

**CLASS: COMMERCIAL**

ROBERT AYMONT	16-72 HAMLYN RD HALLOWEEN ALLY	CO RETAIL STORE
AIR CADETS	PLEASANTVILLE BLDG 311-CHARTER	MS PLACE OF ASSEMBLY
TULK'S GLASS &	21 LEMARCHANT RD	MS SERVICE SHOP
ST. KEVIN'S SCHOOL	434-438 MAIN RD	MS SCHOOL
ALL SOURCE ENTERPRISES LTD.	431-435 MAIN RD	MS TAKE-OUT FOOD SERVICE
APS LTD.	117 ROPEWALK LANE	MS OFFICE
MCDONALD'S RESTAURANTS OF	14 STAVANGER DR	SN EATING ESTABLISHMENT
ALISON HALLERAN OPAL + ONYX	140 STAVANGER DR OPAL + ONYX	SN RETAIL STORE
IRVING OIL LTD.	632 TOPSAIL RD IRVING OIL	MS SERVICE STATION
SHOTOKAN KARATE	TOPSAIL RD	MS CLUB
PIZZA EXPRESS LIMITED	TORBAY ROAD-TORBAY RD MALL	MS RESTAURANT
PETERS PIZZA	411 TORBAY RD	MS EATING ESTABLISHMENT
PETER'S PIZZA & GOLDEN FOODS	411 TORBAY RD	MS EATING ESTABLISHMENT
BEST CHINESE FOOD/PETERS PIZZA	215 WATER ST BEST CHINESE FOOD	RN RESTAURANT
ZORIN INDUSTRIES INC.	365-367 WATER ST	SW PARKING LOT
COBALT PROPERTIES LIMITED	192-194 TORBAY RD	NC ACCESSORY BUILDING
CROMBIE DEVELOPMENTS LIMITED	30 KENMOUNT RD	RN RETAIL STORE
LESTER FAMRS INC	90 PEARLTOWN RD	EX AGRICULTURE
55731 NL & LAB INC	100 ELIZ AVE UNITS 414,504	RN CONDOMINIUM
JENNIFER S. MURRAY	40 QUIDI VIDI RD, SUITE 105	RN OFFICE
NEWFOUNDLAND INDEPENDENT	100 GOWER ST	NC OFFICE
COBALT PROPERTIES LIMITED	632 TOPSAIL RD	SW SERVICE STATION
EMPIRE THEATRES LIMITED	AVALON MALL	RN PLACE OF AMUSEMENT
HARBOUR VIEW INN INC.	131 DUCKWORTH ST	RN HOTEL

THIS WEEK \$ 2,015,026.00

**CLASS: INDUSTRIAL**

THIS WEEK \$ .00

**CLASS: GOVERNMENT/INSTITUTIONAL**

GRAND CONCOURSE AUTHORITY	305 WATERFORD BRIDGE RD	SW ADMIN BLDG/GOV/NON-PROFIT
ST. JOHN'S PORT AUTHORITY	PIER 17, TERRY FOX MARKER SITE	SW ADMIN BLDG/GOV/NON-PROFIT

THIS WEEK \$ 324,352.00

**CLASS: RESIDENTIAL**

BEVERLEY BENSON	11 AMHERST PL	NC FENCE
GARY DUFFETT	AUTUMN DRIVE	NC SINGLE DETACHED DWELLING
MICHELLE PETTEN	196 BAY BULLS RD	NC ACCESSORY BUILDING
TRUE NORTH HOMES INC.	74 CAPE PINE ST, LOT 77	NC SINGLE DETACHED DWELLING
BALNAFAD COMPANY LTD.	65 CAPE PINE ST, LOT 31	NC SINGLE DETACHED DWELLING

JOHN PROWSE CONSTRUCTION	139 CASTLE BRIDGE DR - LOT 189	NC SINGLE DETACHED DWELLING
GUARDIAN HOMES INC	122 CHEESEMAN DR, LOT 22	NC SINGLE DETACHED DWELLING
DENNIS HICKS , LORRAINE HICKS	73 CHEYNE DR, LOT 309	NC SINGLE DETACHED DWELLING
WILLIAM & PATRICIA HARRIS	64 CORNWALL CRES	NC ACCESSORY BUILDING
VICTOR BLACKWOOD	23 COWAN AVE	NC ACCESSORY BUILDING
TIMOTHY CROSBIE	CROSBIE DR-LOT 3	NC SINGLE DETACHED DWELLING
RONALD MASON	5 DRUGGET PL	NC ACCESSORY BUILDING
CHRISTOPHER/ROSE BRAGG	8 ELDERBERRY PL	NC ACCESSORY BUILDING
MICHAEL COX	50 FRANCIS ST	NC PATIO DECK
GIBRALTAR DEVELOPMENT	154 FRESHWATER RD	NC CONDOMINIUM
ALLAN WHITE	12 GOLF AVE	NC FENCE
GUARDIAN HOMES INC.	103 GREAT EASTERN AVE, LOT 86	NC SINGLE DETACHED DWELLING
SHERIE CRAIK	190 GREEN ACRE DR	NC ACCESSORY BUILDING
KARWOOD CONTRACTING	24 GULLAGE ST - LOT 32	NC SINGLE DETACHED DWELLING
HAROLD JANES	26 HAWKER CRES	NC ACCESSORY BUILDING
REARDON CONSTRUCTION & DEV LTD	36 JENNMAR CRES, LOT 127	NC SINGLE DETACHED DWELLING
TAMMY MARIE KING,	34 LADY ANDERSON ST	NC ACCESSORY BUILDING
MARK NORMAN	137 LADYSMITH DR	NC FENCE
JEREMY BONIA	38 MCNEILY ST	NC ACCESSORY BUILDING
JEREMY BONIA	38 MCNEILY ST	NC PATIO DECK
RONALD BROWN	121 MCNIVEN PL	NC ACCESSORY BUILDING
ROBERT DOUGLAS FOWLER	34 MUSGRAVE ST	NC FENCE
TIMOTHY HOSKINS & SUSAN PENNEY	13 OAKRIDGE DR	NC PATIO DECK
JEFF DRISCOLLEN AND	3 O'GRADY ST	NC PATIO DECK
NATASHA A. LUBY	86 OLD PETTY HARBOUR RD	NC PATIO DECK
JOHN LEWIS & KELLY HUDSON	99 PEARLTOWN RD	NC SINGLE DETACHED & SUB.APT
PETER BATSON	2 PRINGLE PL	NC SINGLE DETACHED DWELLING
MICHELLE GRIFFIN	19 REGIMENT RD	NC FENCE
BARRY LAKE	18 REID ST	NC FENCE
KEITH RIDEOUT	71 REID ST	NC ACCESSORY BUILDING
MICHAEL PARSONS FINISH	33 ROSALIND ST - LOT 442	NC SINGLE DETACHED & SUB.APT
CARDINAL HOMES LIMITED	26 ROTARY DR - LOT 66	NC SINGLE DETACHED DWELLING
CARDINAL HOMES LIMITED	73 ROTARY DR - LOT 110	NC SINGLE DETACHED & SUB.APT
CARDINAL HOMES LIMITED	77 ROTARY DR, LOT 108	NC SINGLE DETACHED & SUB.APT
JAMES & ENDINA STONE	142 ST. CLARE AVE	NC PATIO DECK
GUARDIAN HOMES INC.	5 SUMAC ST, LOT 83	NC SINGLE DETACHED DWELLING
DARRIN CROFT	58 TEAKWOOD DR	NC PATIO DECK
TERRY POWER	92 TEAKWOOD DR	NC FENCE
DBH ENTERPRISES LTD.	59 TEAKWOOD DR, LOT 71	NC SINGLE DETACHED DWELLING
D. HAZEN SCARTH	6 WOODWYND ST	NC ACCESSORY BUILDING
STEPHEN MURPHY	88 DOOLING'S LINE	CO HOME OFFICE
DONALD MACKEY	39 GIL EANNES DR	CR SINGLE DETACHED & SUB.APT
JOHN FITZGERALD	18 ICELAND PL	CR SUBSIDIARY APARTMENT
GUARDIAN HOMES INC.	7 ROSEMARKIE ST	CR SUBSIDIARY APARTMENT
RYAN R. FROUDE &	31 SPRUCEDALE DR	EX PATIO DECK
VLASTAMIL MASEK	16 WARREN PL	EX SINGLE DETACHED DWELLING
CLETUS & RITA PARSONS	82 BONAVIDA ST	RN PATIO DECK
MELISSA CANNING	5 CABOT ST	RN TOWNHOUSING
ROBERT HULL AND	8 COMPTON PL	RN SINGLE DETACHED DWELLING
55736 NFLD INC	100 ELIZABETH AVE, UNIT 208	RN CONDOMINIUM
ROGER SAMSON	122 GOWER ST	RN SEMI-DETACHED DWELLING
BRENDA O'BRIEN & MARK FERGUSON	5 MASONIC TERR	RN SEMI-DETACHED DWELLING
RICHARD & JENNIFER SINCLAIR	7 MASONIC TERR	RN SEMI-DETACHED DWELLING
CLARE M. SMITH	12 LIONS RD	RN SINGLE DETACHED DWELLING
LORI MITCHELL	44 MARK NICHOLS PL	RN SINGLE DETACHED DWELLING
DR. K. BELL	25 MONKSTOWN RD	RN TOWNHOUSING
REGINALD NEIL	1 MURPHY'S SQ	RN SINGLE DETACHED DWELLING
DWAIN GALLANT	53 PRINCE OF WALES ST	RN SEMI-DETACHED DWELLING
DAMIAN CASTRO	100 SPRINGDALE ST	RN SINGLE DETACHED DWELLING
TERRY POWER	92 TEAKWOOD DR	RN SINGLE DETACHED DWELLING
PAUL PATRICK TOBIN	26 FAHEY ST	SW SINGLE DETACHED DWELLING
HOPE GREEN	79 GLOUCESTER ST	SW SINGLE DETACHED & SUB.APT
KEITH HILLIER	167 OLD PETTY HARBOUR RD	SW SINGLE DETACHED DWELLING
KAREN BURT	487 SOUTHSIDE RD	SW SINGLE DETACHED DWELLING



THIS WEEK \$ 12,134,901.00

**CLASS: DEMOLITION**

JOHN WALSH	16 ALLANDALE RD	DM SINGLE DETACHED DWELLING
EMPIRE THEATRES LIMITED	AVALON MALL	DM PLACE OF AMUSEMENT
CROMBIE DEVELOPMENTS LIMITED	56 KENMOUNT RD	DM RETAIL STORE

THIS WEEK \$ 73,000.00

THIS WEEK'S TOTAL: \$ 14,547,279.00

REPAIR PERMITS ISSUED: 2011/09/22 TO 2011/09/28 \$ 99,410.00

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**

**SJMC2011-10-03/497R**

**It was decided on motion of Councillor Hann; seconded by Councillor Tilley: That the following Payrolls and Accounts for the week ending September 29, 2011, be approved:**

**Weekly Payment Vouchers  
For The  
Week Ending September 29, 2011**

**PAYROLL**

Public works	\$ 371,044.49
Bi-Weekly Administration	\$ 717,568.95
Bi-Weekly Management	\$ 636,981.31
Bi-Weekly Regional Fire Department	\$ 560,958.52

ACCOUNTS PAYABLE \$2,383,200.93

**Total: \$4,669,754.20**

**Petition**

Councillor Tilley tabled a petition the prayer of which reads as follows, and which was referred to the Director of Recreation for follow-up:

**“We the seniors, are on a fixed income and we PROTEST the cost of bridge being raised from \$4.00 to \$6.00 (a 50% hike). This would cost a couple \$4.00 extra.”**

**MNL Travel**

Council considerer a memorandum dated September 29, 2011 from the Deputy City Manager/Director of Corporate Services & City Clerk Regarding the above noted.

**SJMC2011-10-03/498R**

**It was moved by Councillor Hanlon; seconded by Councillor Galgay: That travel by Deputy Mayor Duff, Councillors Hickman and O’Leary to Corner Brook to attend Municipalities Newfoundland & Labrador Annual Convention & Trade Show, November 2 to 5, 2011, be approved.**

**The motion being put was unanimously carried.**

**Storm Sewer Easement – Barrows Road – Randy Ring**

Council considered a memorandum dated September 27, 2011 from the City Solicitor regarding the above noted.

**SJMC2011-10-03/499R**

**It was moved by Councillor Galgay; seconded by Councillor Breen: That compensation in the amount of \$4,500 (appraised value) plus legal fees for a storm sewer easement over land of Randy Ring, on Barrows Road, expropriated by the City, be approved.**

**The motion being put was unanimously carried.**

**Press Release – City Receives Top Grade for Freedom of Information**

Council acknowledged the above noted Press Release advising of the City receiving an A Grade from the 2011 National Freedom of Information Audit conducted by Newspapers Canada.

**October 2011 Economic Update**

Councillor Hanlon presented the highlights of the October 2011 Economic Update.

**Deputy Mayor Duff**

Deputy Mayor Duff advised residents that Council has endorsed a recommendation of the Mayor's Advisory Committee on Affordable Housing to call on candidates to stand with the City and take action on a number of priorities to address affordable housing in St. John's.

**Councillor O'Leary**

Councillor O'Leary advised that St. John's Clean and Beautiful is calling for Expressions of Interest for new board members and the deadline for submissions is October 14, 2011 and encouraged residents to apply.

Councillor O'Leary noted that she was advised that a street light located at the bottom of Margaret's Place is not working properly. The matter was referred to the Director of Engineering for follow-up

Councillor O'Leary advised that the Multicultural Women's Organization of Newfoundland and Labrador is organizing trans-cultural competency and awareness training noting that anyone interested in taking part can find the information online.

**Councillor Hann**

Councillor Hann advised that City employees conducting an inspection of the Broad Cove River watershed discovered illegal dumping on property in the Broad Cove River Watershed, within the boundaries of Paradise, and presented pictures of the garbage. Councillor Hann asked that His Worship the Mayor write the

Mayor of the Town of Paradise requesting that the town take steps to ensure this land is cleaned up by the owner.

**Councillor Breen**

Councillor Breen expressed concern about businesses operating out of hotels without holding City business permits and indicated he has asked that staff contact the hotels to advise them that those businesses are not permitted to operate under their business permit. Councillor Breen also asked that staff look at the City's permit fee structure compared to other jurisdictions to ensure a level playing field.

**Councillor Galgay**

Councillor Galgay tabled a letter from Ms. Melanie Davis on behalf of residents of Calver Avenue and surrounding area, requesting that priority be given to replacement of the sidewalks. The matter was referred to the Director of Engineering for follow-up.

**Councillor Tilley**

Councillor Tilley tabled a letter from Mr. Chad Decker, 11 Boggy Hall Place asking that the City consider installing a fence at the end of Boggy Hall Place in the interest of safety. The matter was referred to the Deputy City Manager/ Director of Public Works & Parks for follow-up.

**Councillor Hanlon**

Councillor Hanlon asked that the City consider providing information on its website similar to the provincial government with respect to crisis centres for women.

**Councillor Collins**

Councillor Collins advised that the situation with respect to the low water levels experienced by some residents on Old Bay Bulls Road has been referred to staff and is hopeful the situation will be resolved within a week.

**Adjournment**

There being no further business the meeting adjourned at 5:45 p.m.

---

**MAYOR**

---

**CITY CLERK**