

October 31st, 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.

Deputy Mayor Duff presided.

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

Regrets: His Worship the Mayor.

Acting City Manager/Director of Public Works & Parks; Director of Planning, Director of Engineering; City Solicitor, Acting City Clerk and Recording Secretary were also in attendance.

Call to Order and Adoption of the Agenda

SJMC2011-10-31/541R

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

- a. Memorandum dated October 31, 2011 from the Director of Planning Re: Proposed Rezoning of Properties in the area of Civic Number 560 Topsail Road (**Ward 3**) - Applicant: Redwood Management Ltd.
- b. Tender – Pleasantville Affordable Housing
- c. Letter dated October 27, 2011 from Wayne Stoyles and Christine McGrath, 6 Hamel Street
- d. Revised Heritage Advisory Committee Report dated October 27, 2011

Adoption of Minutes

SJMC2011-10-31/542R

It was decided on motion of Councillor Breen; seconded by Councillor Hanlon: That the minutes of the October 17th, 2011 meeting be adopted as presented.

Notices Published

1. A Variance of Non-Conformity Application has been submitted by Sean Vinnicombe requesting permission to demolish the residential dwelling at **Civic No. 399 Blackhead Road** and construct a new dwelling. The proposed dwelling will comprise a floor area of 550 square metres, which is a 40% increase in floor area from the size of the home which will be removed. **(Ward 5)**

SJMC2011-10-31/543R

It was moved by Councillor Collins; seconded by Councillor Tilley: That the application be approved.

The motion being put was unanimously carried.

Public Hearings

Public Hearing Report dated October 19, 2011 Re Application to Rezone Property for a Proposed Residential Subdivision, Stavanger Drive (Ward 1)

Applicant: Pinnacle Engineering on behalf of Cabot Development Corporation

(Memorandum dated October 26, 2011 from the Director of Planning)

Councillor Hickman presented a public meeting report dated October 19, 2011. The purpose of the public meeting was to provide an opportunity for public review and comment on the application submitted by Pinnacle Engineering on behalf of Cabot Development Corporation to rezone vacant land on the south side of Stavanger Drive, east of Aberdeen Avenue, from the Commercial Regional (CR) Zone to the Residential Low density (R1) Zone. The purpose of the proposed rezoning is to enable the development of a residential subdivision for approximately sixty-five residential building lots for single detached houses with minimum 15 metres lot frontages.

In this regard, Council considered a memorandum dated October 26, 2011 from the Director of Planning.

Copies of written public representations received by the City Clerk's Department were also presented. One of the submissions regarding the rezoning application is a letter from Mayor Kennedy of the Town of Logy Bay Middle Cove Outer Cove, noting that the town "objects to this proposal and further requests a moratorium on all future development in the area of Stavanger Drive until the problems with the downstream flooding are mitigated with solutions satisfactory to both parties".

Councillor Hickman advised that only a few residents attended the public meeting and no significant issues were raised noting that many residents are in favour of a residential zone vs a commercial zone.

In response to concerns raised by the town of Logy Bay Middle Cove Outer Cove, Councillor Hickman also advised that the existing Outer Cove Bridge at Logy Bay Road in the town will be addressed through a cost sharing commitment between the Province and the City of St. John's for the bridge replacement. The Director of Engineering advised that in discussions with the Province it was indicated that funding for the bridge will be considered during 2012 provincial budget discussions. He also noted that the installation of the flow monitoring equipment will commence in the fall.

SJMC2011-10-31/544R

It was moved by Councillor Hickman; seconded by Councillor Breen: That staff be directed to proceed with the rezoning process to rezone the property on the south side of Stavanger Drive east of Aberdeen Avenue from the Commercial Regional (CR) Zone to the Residential Low Density (R1) Zone to permit a residential development of single-detached houses with 15 metre frontage; and further, that the following Resolutions for St. John's Municipal Plan Amendment Number 100, 2011 and St. John's Development Regulations Amendment Number 526, 2011, be adopted-in-principle, which will then be sent to the Department of Municipal Affairs with a request for the issuance of a Provincial release against any applicable provincial interests and policies:

**RESOLUTION
ST. JOHN'S MUNICIPAL PLAN
AMENDMENT NUMBER 100, 2011**

WHEREAS the City of St. John's wishes to allow a residential subdivision with an associated buffer on property located on the south side of Stavanger Drive, east of Aberdeen Avenue.

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

Redesignate land on the south side of Stavanger Drive, east of Aberdeen Avenue, from the Commercial General Land Use District to the Residential Low Density Land Use District and the Open Space 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 31st day of October, 2011.

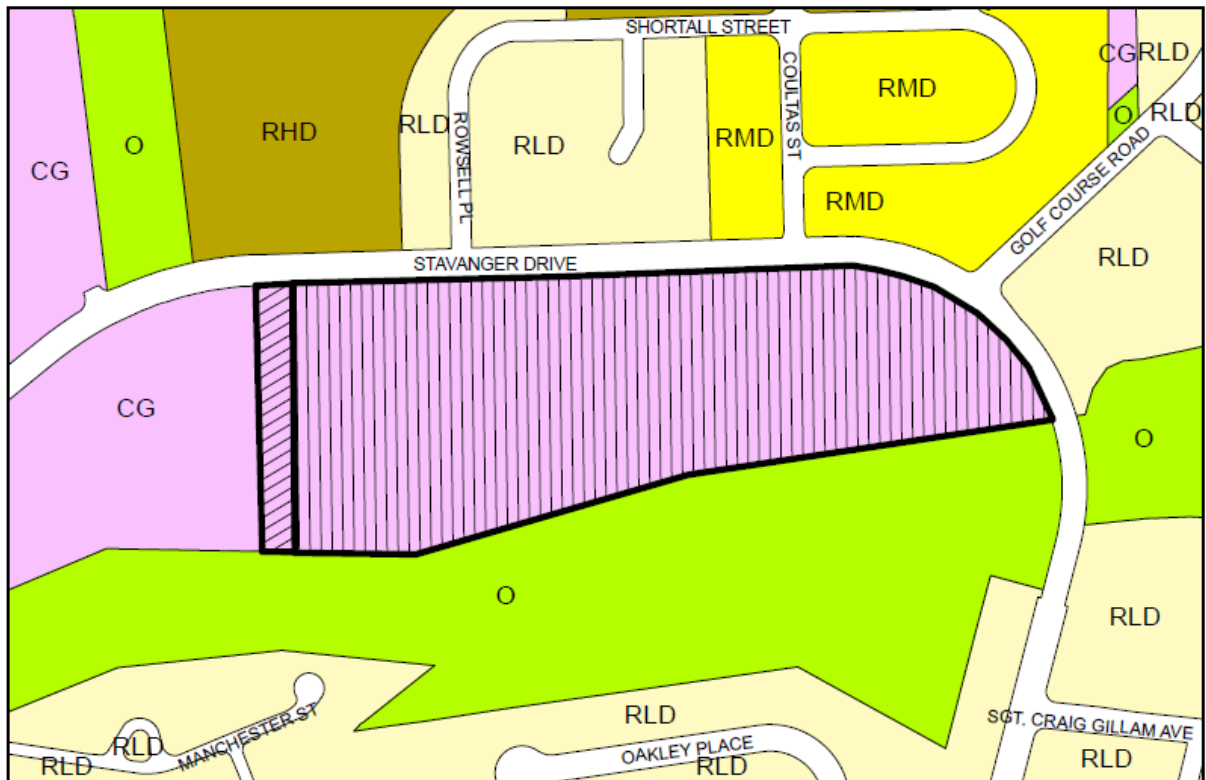
Mayor

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
MUNICIPAL PLAN
Amendment No. 100, 2011
[Map III-1A]**

2011 10 19 SCALE: 1:3000
CITY OF ST. JOHN'S
DEPARTMENT OF PLANNING



AREA PROPOSED TO BE REDESIGNATED FROM COMMERCIAL GENERAL (CG) LAND USE DISTRICT TO RESIDENTIAL LOW DENSITY (RLD) LAND USE DISTRICT



AREA PROPOSED TO BE REDESIGNATED FROM COMMERCIAL GENERAL (CG) LAND USE DISTRICT TO OPEN SPACE (O) LAND USE DISTRICT

STAVANGER DRIVE - SOUTH SIDE

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

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 526, 2011**

WHEREAS the City of St. John's wishes to allow a residential subdivision with an associated buffer on property located on the south side of Stavanger Drive, east of Aberdeen Avenue.

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

Rezone land on the south side of Stavanger Drive, east of Aberdeen Avenue, from the Commercial Regional (CR) Zone to the Residential Low Density (R1) Zone and the Open Space (O) Zone as shown on Map Z-1A 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 31st day of October, 2011.

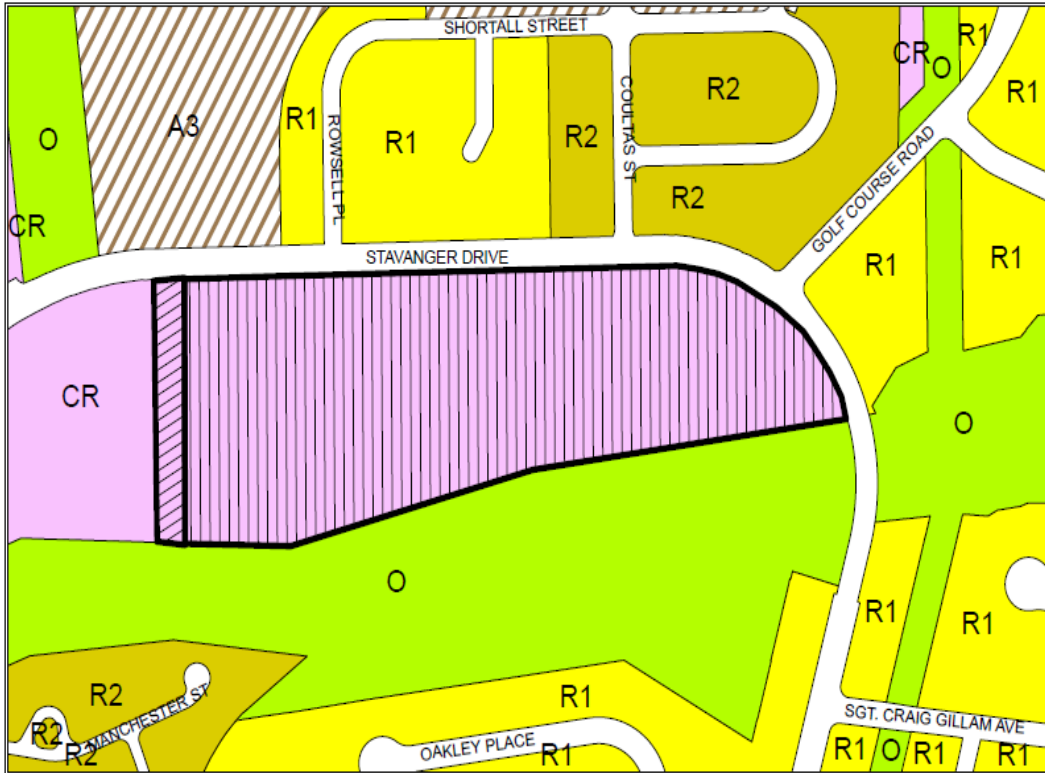
Mayor

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
DEVELOPMENT REGULATIONS
Amendment No. 526, 2011
[Map Z-1A]**

2011 10 19 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
COMMERCIAL REGIONAL (CR) LAND USE ZONE TO
RESIDENTIAL LOW DENSITY (R1) LAND USE ZONE
-  AREA PROPOSED TO BE REZONED FROM
COMMERCIAL REGIONAL (CR) LAND USE ZONE
TO OPEN SPACE (O) LAND USE ZONE

STAVANGER DRIVE - SOUTH SIDE

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

Discussion ensued during which, members of Council indicated their support of the proposed rezoning to enable the development of a residential subdivision for approximately sixty five (65) residential building lots for single detached houses with minimum 15 metre lot frontages.

The motion being put was unanimously carried.

SJMC2011-10-31/545R

It was then moved by Councillor O’Leary; seconded by Councillor Hickman: That the City write the Provincial Government requesting that favourable consideration be given to funding the replacement of the existing Outer Cove Bridge at Logy Bay Road during 2012 budget discussions.

The motion being put was unanimously carried.

Development Committee Report dated October 25, 2011

Council considered the following Development Committee Report dated October 25, 2011:

RECOMMENDATION OF APPROVAL

1. **351 Water Street**
Proposed Temporary Signage East Port Properties
Applicant: E.C. Boone Ltd. (Ward 2)

The Development Committee recommends that Council approve this signage for the duration of the construction phase of this project.

RECOMMENDATIONS OF REJECTION

2. **Discretionary Use Application**
Proposed Home Occupation – Ice Skate Sharpening Business
Applicant: Charles Dyke
28 Banyan Place (Ward 5)

RECOMMENDATION

The Development Committee recommends that this application be rejected in accordance with Section 7.8 of the St. John's Development Regulations.

OTHER

**3. Proposed New Dressing Rooms and Training Room Building
Applicant: Fieldian Athletic Association
Portugal Cove Road (Ward 4)**

Where the proposed location of the new building is approximately 25 metres from the rear property boundaries of the residential properties on Winter Place, it is the recommendation of the Development Committee to notify these property owners of the application which will provide an opportunity for the residents to view the building elevations and its location. Further, should the ward councillor decide other properties in close proximity to the site should be notified, Council could extend the notification radius.

Robert Smart, City Manager
Chair – Development Committee

SJMC2011-10-31/546R

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

The motion being put was unanimously carried.

Heritage Advisory Committee Report dated October 27, 2011

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

In Attendance: David Kelland, NL Association of Architects, Acting Chairperson
Deputy Mayor Shannie Duff, Chairperson
Wayne Purchase, Downtown St. John's
Debbie O'Rielly, NL Historic Trust
Tony Lockyer, Canadian Homebuilders – NL Chapter
Gerard Hayes, Citizen Representative
Melanie Del Rizzo, Business Owner Representative
Peter Mercer, Heritage Officer
Mark Hefferton, Planner

Helen Miller, City Archivist
Margaret Donovan, Tourism Industry Coordinator
Allan Byrne, Student at Archives
Karen Chafe, Recording Secretary

1. 3 Park Place (Heritage Designated Property) Construction of New Deck at Rear

The Committee met with Mr. Bill Parsons, co-owner of 3 Park Place to discuss his application to replace the rear deck. He submitted background information, which is on file with the City Clerk's Dept. outlining photos of other similar style decks in the neighbourhood. Mr. Parsons intends to replace with pressure treated wood in a similar design to the previous deck but with a less obtrusive color that complements the building.

The Committee recommends approval of the deck design as presented.

2. 55 Bonaventure Avenue – Holy Heart School – Proposed Digital Billboard

The Committee considered an application for a digital billboard to replace the existing sign at Holy Heart, the dimension for which is 3.5 ft x 6.5 ft. According to the Heritage Sign By-Law, such a sign is discretionary upon the recommendation of the Heritage Advisory Committee.

The Committee recommends rejection of the proposed digital billboard on the basis that a similar sign for The Rooms was previously rejected by the Committee as being inappropriate in the heritage area. Such would be particularly so in this case as the predominant character of the neighbourhood is residential.

3. 134 Water St. – Proposed Kitchen Exhaust Duct Work at Exterior of Building

The Committee considered an application to install kitchen exhaust duct work at the exterior of 134 Water St. on the Prescott St. façade. Another option that the applicant may consider is to have the ventilation system incorporated through the chimney so as not to affect the appearance of the building's exterior.

The Committee was receptive to the internal option if it can be practically and safely implemented; however, should this not be the case, the Committee is willing to meet with the owner and contractor to further discuss and devise alternative options for exterior ventilation which would address the Committee's concerns about obtrusiveness, especially on a high profile street.

4. Chapter 43 – Building Rehabilitation and Historic Buildings (Life Safety Code)

The Committee considered background information provided by the Heritage Officer regarding the above noted issue and as a follow-up to the previous Committee meeting whereby exterior renovations to 336 Water St. for a proposed fourth story could not be considered because of building code restrictions. The Committee at that time recommended that a study be commissioned of fire-exiting equivalencies under the National Building Code of Canada to enable adaptive reuse of upper floors in many downtown properties.

The Committee recommends that as the Municipal Plan encourages the adaptive reuse of heritage buildings, and more should be done to facilitate this over-riding objective, that a sub-committee be struck to review and compare the National Building Code with the Life Safety Code for Building Rehabilitation, particularly for historic buildings. The Committee further recommends that the sub-committee consist of the following members:

- **Wayne Purchase, Downtown St. John's**
- **David Kelland, NL Association of Architects**
- **Peter Mercer, Heritage Officer**
- **Mark Hefferton, Planner**
- **Dave Blackmore and/or designate Sylvester Crocker, Dept. of Building & Property Management**

**Deputy Mayor Shannie Duff
Chairperson**

SJMC2011-10-31/547R

It was moved by Councillor O'Leary; seconded by Councillor Hickman: That the Committee's recommendations be approved.

The motion being put was unanimously carried.

Development Permits List

Council considered as information the following Development Permits List for the period of October 21, 2011 to October 27, 2011:

**DEVELOPMENT PERMITS LIST
DEPARTMENT OF PLANNING
FOR THE PERIOD OF October 21, 2011 TO October 27, 2011**

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
COM	Gary Williams	Parking Lot Expansion	12 Ropewalk Lane	3	Approved	11-10-21
RES	Chris Moore	Building Lot #3	57 Gillies Road	4	Approved	11-10-21
AG	Jodie Gladney/ Anthony Ross	Building Lot for Dwelling	Heavy Tree Road	5	Rejected by LDAA – Contrary to development in AG zone	11-10-24
RES	Mary Dwyer	Two (2) lot subdivision	Ryan's Place	5	Rejected – Contrary to Section 8.1.2. Property does not have frontage on Public Street.	11-10-25
COM	Genivar	Site and Drive-thru Improvement – McDonalds Restaurant	54 Kenmount Road	4	Approved	11-10-24

* 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

SJMC2011-10-31/548R

**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:**

2011/10/26

Permits List

CLASS: COMMERCIAL

ISLAND FURNITURE ASSOCIATION	50 ABERDEEN AVE	MS RETAIL STORE
AVALON RECYCLING SERVICES LTD	61 JAMES LANE	MS LIGHT INDUSTRIAL USE
ATHOME FURNISHINGS	193 KENMOUNT RD	MS RETAIL STORE
PAYDAY LOANS	261 KENMOUNT RD	MS OFFICE
PRO-TECH CONSTRUCTION LIMITED	255 MAJOR'S PATH	SN OFFICE
ABC SIDING & WINDOWS INC.	1 MARCONI PL	MS RETAIL STORE
HICKEY'S CONVENIENCE LIMITED	87 OLD PENNYWELL RD	MS CONVENIENCE STORE
PETER'S PIZZA	22 O'LEARY AVE	SN RESTAURANT
HICKMAN MOTORS LIMITED	20 PEET ST	MS CAR SALES LOT
HICKMAN MOTORS LIMITED	20 PEET ST	MS CAR SALES LOT
EASTERN PROPANE	29-31 PIPPY PL	MS OFFICE
THE BUSINESS DEPOT LTD.	34 STAVANGER DR	MS RETAIL STORE
THE BUSINESS DEPOT LTD.	34 STAVANGER DR	MS RETAIL STORE
SECOND CUP	3 STAVANGER DR, SECOND CUP	SN EATING ESTABLISHMENT
LOBLAWS PROPERTIES LIMITED	55 STAVANGER DR	MS RETAIL STORE
HALLMARK CARDS	95A STAVANGER DR	MS RETAIL STORE
PIPERS DEPARTMENT STORES	681 TOPSAIL RD	MS RETAIL STORE
PIPERS DEPARTMENT STORE	272-276 TORBAY RD	MS RETAIL STORE
NORTH ATLANTIC REFINING	280 TORBAY RD	MS SERVICE STATION
COLOR YOUR WORLD	464 TORBAY RD	MS RETAIL STORE
NORTH ATLANTIC	660 TORBAY RD	MS SERVICE STATION
SUN SPA	145 TORBAY RD	MS SERVICE SHOP
JOSADA HAIR STUDIO	TORBAY ROAD-TORBAY RD MALL	MS SERVICE SHOP
FRENCHY'S CLOTHING STORE LTD.	TORBAY ROAD-TORBAY RD MALL	MS RETAIL STORE
TROPICAL AND MARINE PETS INC.	611 TORBAY RD	MS RETAIL STORE
APM CONSTRUCTION	MESSENGER DRIVE	NC ACCESSORY BUILDING
ATLANTIC SHOPPING CENTER LTD.	AVALON MALL NO. 1	RN SHOPPING CENTRE
BELL ALIANT	11 BALTIMORE ST	NC COMMUNICATIONS USE
BELL ALIANT	129 MERRYMEETING RD	NC COMMUNICATIONS USE
BELL ALIANT	95 NEWTOWN RD	NC COMMUNICATIONS USE
BELL ALIANT	1 PENNYWELL RD	NC COMMUNICATIONS USE
BELL ALIANT	47 WHITEWAY ST	NC COMMUNICATIONS USE
J & B ENGINEERING INC.	26 O'LEARY AVE	SW RETAIL STORE
FORTIS PROPERTIES CORPORATION	15 PRESCOTT ST	SW PARKING LOT
FORTIS PROPERTIES CORPORATION	154 WATER ST	SW OFFICE
PAUL CHAFE	392 PADDY'S POND RD - LOT 27	NC TRANSPORTATION TERMINAL
CARNELL MANAGEMENT INC.	13-15 PIPPY PL	RN OFFICE
HICKMAN MOTORS LIMITED	20 PEET ST	EX CAR SALES LOT
CARA OPERATIONS LTD	3 STAVANGER DR -MONTANA'S	NC RESTAURANT
APM CONSTRUCTION SERVICES	10 MESSENGER DR - KENT	NC RETAIL STORE

THIS WEEK \$ 9,742,500.00

CLASS: INDUSTRIAL

SCOTIA RECYCLING	350 EAST WHITE HILLS RD	MS LIGHT INDUSTRIAL USE
		THIS WEEK \$ 500.00

CLASS: GOVERNMENT/INSTITUTIONAL

PENTECOSTAL ASSEMBLIES OF	565 KENMOUNT RD	SN CHURCH
		THIS WEEK \$ 4,500.00

CLASS: RESIDENTIAL

GARY BEATON	51 AMHERST HTS	NC ACCESSORY BUILDING
PARKDALE PROPERTIES LIMITED	7 CALVER ST	NC SINGLE DETACHED & SUB.APT
MELVILLE & CAROLYN SQUIRES	62 CHEROKEE DR	NC ACCESSORY BUILDING
THOMAS G. WHELAN/FIONA O'SHEA	14 CORNWALL HTS	NC ACCESSORY BUILDING
NATHAN WHIFFEN	43 COUNTRY GROVE PL	NC PATIO DECK
DAVID SMITH	12 DUMBARTON PL	NC ACCESSORY BUILDING
TWYLA & KATHLEEN FRADSHAM	40 EASTMEADOWS CRES	NC FENCE
REARDON CONSTRUCTION & DEV LTD	4 FALLOWTREE PL, LOT 123	NC SINGLE DETACHED DWELLING
REARDON CONSTRUCTION & DEV LTD	6 FALLOWTREE PL, LOT 122	NC SINGLE DETACHED DWELLING
REARDON CONSTRUCTION & DEV LTD	5 FALLOWTREE PL, LOT 117	NC SINGLE DETACHED DWELLING
CHRIS QUINLAN	25 GEORGINA ST	NC ACCESSORY BUILDING
CRAIG FOLEY	15 GIL EANNES DR	NC FENCE
R. LEW OSMOND	106 GREAT EASTERN AVE	NC ACCESSORY BUILDING
FAIRVIEW INVESTMENTS LIMITED	176 GREAT EASTERN AVE, LOT 124	NC SINGLE DETACHED DWELLING
ROBERT AND KAREN WILLIAMS	8 JAMIE KORAB ST	NC ACCESSORY BUILDING
BARRY FRANCIS	151 LADYSMITH DR	NC FENCE
BRET PILGRAM	2 LONG BEACH ST	NC ACCESSORY BUILDING
ERCO DEVELOPMENTS INC.	111 MAYOR AVE	NC TOWNHOUSING
ERCO DEVELOPMENTS INC.	111A MAYOR AVE	NC TOWNHOUSING
ERCO DEVELOPMENTS INC.	113 MAYOR AVE	NC TOWNHOUSING
ERCO DEVELOPMENTS INC.	113A MAYOR AVE	NC TOWNHOUSING
ERCO DEVELOPMENTS INC.	115 MAYOR AVE	NC TOWNHOUSING
PHILIP FINLAY	19 MIRANDA ST, LOT 93	NC SINGLE DETACHED & SUB.APT
SUSAN E. NORMAN AND	118 OLD BAY BULLS RD	NC ACCESSORY BUILDING
SUSAN E. NORMAN AND	118 OLD BAY BULLS RD	NC SWIMMING POOL
PETER G. & PAULINE M. RYAN	137 OLD PETTY HARBOUR RD	NC ACCESSORY BUILDING
SCOTT CHUBBS	256 PETTY HARBOUR RD	NC ACCESSORY BUILDING
THOMAS BURKE	252 PORTUGAL COVE RD	NC ACCESSORY BUILDING
SHARON CUMMINGS	65 PRESCOTT ST	NC PATIO DECK
DAVID MCNIVEN	2 RANKIN ST	NC PATIO DECK
ANDREW VARDY & JILL PERRY	6 RODNEY ST	NC FENCE
CARDINAL HOMES LIMITED	80 ROTARY DR - LOT 93	NC SINGLE DETACHED & SUB.APT
RIAN MUGFORD	18 ST. SHOTTS PL	NC ACCESSORY BUILDING
IAN KIELEY	15 SCOUTS PL	NC SINGLE DETACHED DWELLING
DBH ENTERPRISES LTD.	57 TEAKWOOD DR, LOT 72	NC SINGLE DETACHED DWELLING
JANET ANDERSON	16 WALSH'S LANE	NC ACCESSORY BUILDING
COLIN MERDSOY	7 APPLEDORE PL	CR SUBSIDIARY APARTMENT
SEAN & SHERRI PARRELL	62 PADDY DOBBIN DR	CR SINGLE DETACHED DWELLING

ROGER & GAIL NORMAN	76 VIKING RD	CR APARTMENT BUILDING
ELIZABETH KING	32 HUSSEY DR	EX PATIO DECK
ROBERT & ELIZABETH CAMPBELL	12 LAUGHLIN CRES	EX SINGLE DETACHED DWELLING
MELVIN FITZGERALD	5 BANTING PL	RN SINGLE DETACHED & SUB.APT
RICHARD K. RYDER	46 BATTERY RD	RN SINGLE DETACHED DWELLING
PAT SILVER	280 BAY BULLS RD	RN SINGLE DETACHED DWELLING
REGINALD & ELIZABETH ANSTEY	46 COTTONWOOD CRES	RN SINGLE DETACHED & SUB.APT
STEPHANIE L. NEWELL &	10 COWAN AVE	RN SINGLE DETACHED DWELLING
RICKY JACOBS	3 DARCY ST	RN SINGLE DETACHED DWELLING
DAN LEHR	10 GOSLING ST	RN SINGLE DETACHED DWELLING
RONALD BUTLER	73 HAYWARD AVE	RN SEMI-DETACHED DWELLING
ALICE COLLINS	8 LAUGHLIN CRES	RN SINGLE DETACHED DWELLING
AUSTIN'S CONTRACTING	14 OBERON ST	RN SINGLE DETACHED DWELLING
KRISTA COLLINS	89 QUIDI VIDI RD	RN SEMI-DETACHED DWELLING
NEW VICTORIAN HOMES	18 SOLDIER CRES	RN SINGLE DETACHED DWELLING
NEW VICTORIAN HOMES	243 STAVANGER DR	RN SINGLE DETACHED DWELLING
CHRIS YETMAN AND	6 LAGGAN PL	SW SINGLE DETACHED DWELLING
LESLIE PENNEY	30 PETITE FORTE DR	SW SINGLE DETACHED DWELLING

THIS WEEK \$ 3,864,029.00

CLASS: DEMOLITION

GERARD FITZPATRICK	67 CAMPBELL AVE	DM SEMI-DETACHED DWELLING
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THIS WEEK \$ 5,000.00

THIS WEEK'S TOTAL: \$ 13,616,529.00

REPAIR PERMITS ISSUED: 2011/10/20 TO 2011/10/26 \$ 97,850.00

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

SJMC2011-10-31/549R

It was decided on motion of Councillor Tilley; seconded by Councillor O’Leary: That the following Payrolls and Accounts for the weeks ending October 27, 2011 be approved:

**Weekly Payment Vouchers
For The
Week Ending October 27, 2011**

PAYROLL

Public Works	\$ 338,447.04
Bi-Weekly Administration	\$ 723,865.37
Bi-Weekly Management	\$ 636,700.23
Bi-Weekly Regional Fire Department	\$ 572,298.24

ACCOUNTS PAYABLE \$4,421,392.73

Total: \$6,692,703.61

Tender

a. Tender – Pleasantville Affordable Housing Project

SJMC2011-10-31/550R

It was moved by Councillor Colbert; seconded by Councillor O’Leary: That the recommendation of the Director of Building and Property Management be approved and the tender awarded as follows:

a. Baraco-Atlantic Corp. in the amount of \$6,809,365.00 (\$7,694,583.00 HST 13% included)

The motion being put was unanimously carried.

Notice of Motion

Councillor Hanlon gave the following Notice of Motion

TAKE NOTICE that I will at a future Regular Meeting of Council introduce a Motion to Rescind CD#R2011-09-06/28 in which Council agreed to purchase the shares of the Johnson Family Foundation in the Railway Coastal Museum Foundation.

**Travel Request – Deputy Mayor Duff
FCM Board Meetings – Advocacy Days**

SJMC2011-10-31/551R

It was moved by Councillor Colbert; seconded by Councillor Breen: That travel by Deputy Mayor Duff to Ottawa, November 29, 2011 to December 4, 2011 to attend FCM Board Meetings, Advocacy Days, be approved.

The motion being put was unanimously carried.

Letter dated October 19, 2011 from the Downtown Development Commission requesting a contribution of \$3000.00 plus HST to fund the shuttle service for the Santa Claus Parade

SJMC2011-10-31/552R

It was moved by Councillor Tilley; seconded by Councillor Galgay: That the Downtown Development Commission's request for a contribution of \$3000.00 plus HST to fund the shuttle service for the Santa Claus Parade, be approved.

The motion being put was unanimously carried.

Proposed Rezoning of Properties in the area of Civic Number 560 Topsail Road (Ward 3) - Applicant: Redwood Management Ltd.

Under business arising, Council considered a memorandum dated October 31, 2011 from the Director of Planning regarding the above noted.

SJMC2011-10-31/553R

It was moved by Councillor Tilley; seconded by Councillor Hickman: That the following Resolutions for St. John's Municipal Plan Amendment Number 98, 2011 and St. John's Development Regulations Amendment Number 522, 2011, be adopted; and further, that Dr. Chris Sharpe, a member of the City's commissioner list (subject to his availability), be appointed as the commissioner to conduct a public hearing on the amendments, the proposed date for the hearing being Tuesday, November 22, 2011.

**RESOLUTION
ST. JOHN'S MUNICIPAL PLAN
AMENDMENT NUMBER 98, 2011**

WHEREAS the City of St. John's wishes to allow the construction of a four (4) storey residential condominium building at the property located in the area of Civic Number 560 Topsail Road.

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

Redesignate properties in the area of Civic Number 560 Topsail Road from the Residential Low Density Land Use District to the Residential Medium Density 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 31st day of October, 2011.

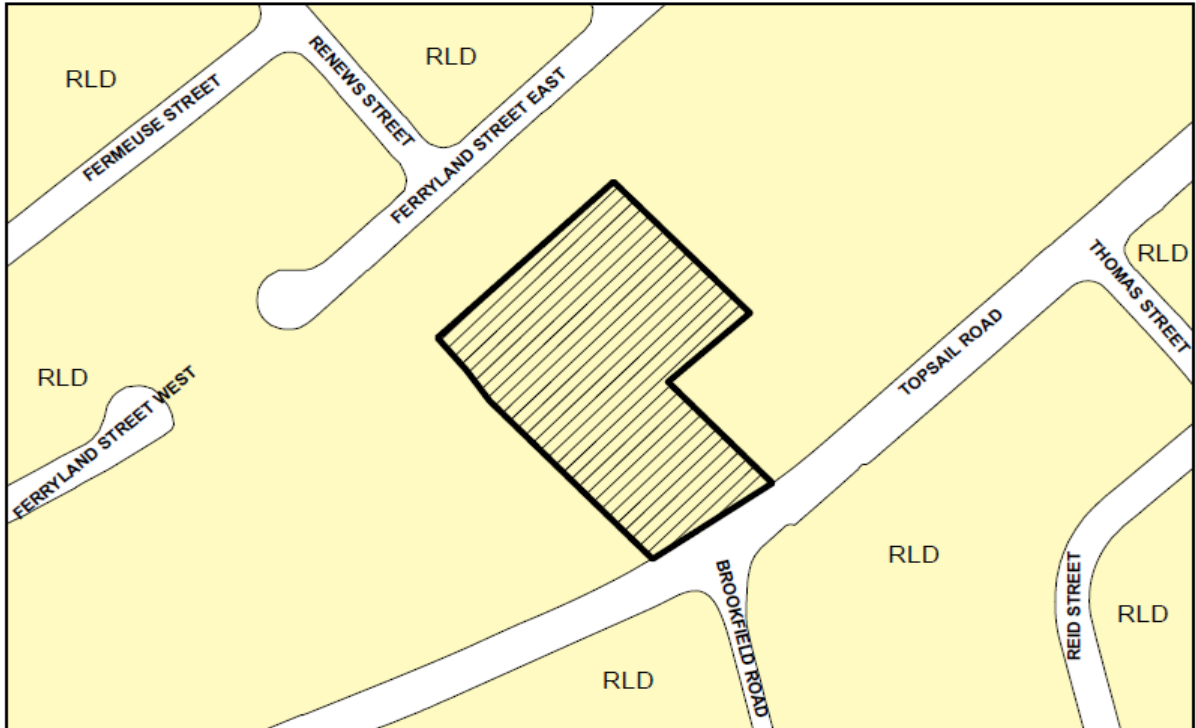
Mayor

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
MUNICIPAL PLAN
Amendment No. 98, 2011
[Map III-1A]**

2011 10 13 SCALE: 1:2000
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
RESIDENTIAL LOW DENSITY (RLD) LAND USE DISTRICT TO
RESIDENTIAL MEDIUM DENSITY (RMD) LAND USE DISTRICT

560 TOPSAIL ROAD

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 522, 2011**

WHEREAS the City of St. John's wishes to allow the construction of a four (4) storey residential condominium building at the property located in the area of Civic Number 560 Topsail Road.

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

Rezone properties in the area of Civic Number 560 Topsail Road from the Residential Low Density (R1) Zone to the Apartment Medium Density (A2) Zone as shown on Map Z-1A 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 31st day of October, 2011.

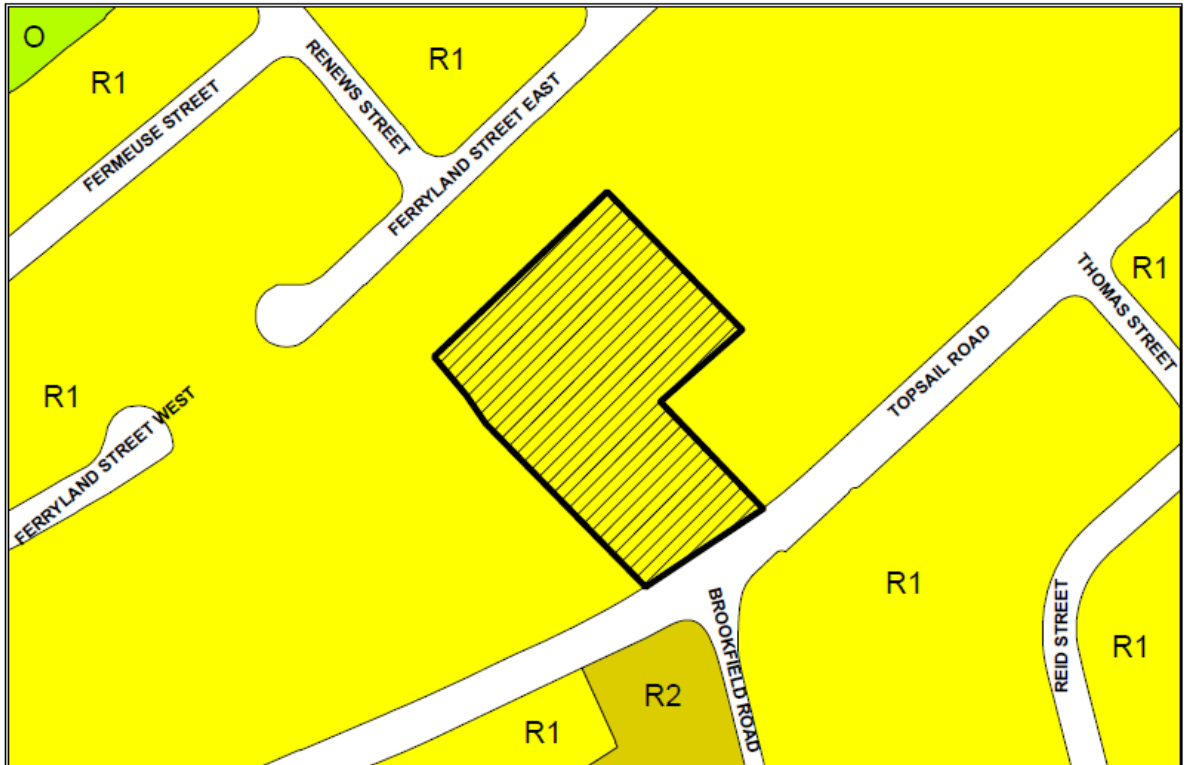
Mayor

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
DEVELOPMENT REGULATIONS
Amendment No. 522, 2011
[Map Z-1A]**

2011 10 13 SCALE: 1:2000
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
RESIDENTIAL LOW DENSITY (R1) LAND USE ZONE TO
APARTMENT MEDIUM DENSITY (A2) LAND USE ZONE

560 TOPSAIL ROAD

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

The motion being put was unanimously carried.

Letter from Wayne Stoyles and Christine McGrath

Councillor Galgay tabled a letter dated October 27, 2011 from Wayne Stoyles and Christine McGrath concerning damage to their property at 6 Hamel Street due they say to the changes to the parking lot of the Ultramar Store located on 172 Freshwater Road. **The matter was referred to the Director of Engineering for follow up.**

Acting Mayor Duff

Acting Mayor Duff advised that she has received emails and phone requests to cancel Halloween due to the inclement weather. The City Solicitor advised that Halloween is not a municipal celebration or holiday and Council has no power to postpone it.

Councillor Hanlon

Councillor Hanlon extended congratulations to Ann Squires of Exit Realty, rated #1 in North America in revenues, and commended her leadership and significant contribution to the community. She asked that the Mayor's office write a letter of congratulations on behalf of Council.

Councillor Hanlon extended congratulations to all the winners of the 2011 NL Music Awards.

Councilor Galgay

Councillor Galgay referenced the upcoming MNL Annual Convention and Trade Show to be held November 2 to 5, 2011 in Corner Brook, NL. He noted he will be attending as the City's representative on MNL Board of Directors. Councillors Hickman and O'Leary will also attend.

Councillor Breen

Councillor Breen advised that there will be public budget consultation on November 1, 2011 in the Foran/Green Room and encouraged residents to attend.

Councillor Colbert

Councillor Colbert advised of Council's decision to invite the newly elected members of the New Democratic Party to meet with Council to give them an opportunity to become familiar with civic issues and subsequently bring them to the forefront on behalf of the residents of St. John's. He also noted that staff will prepare an issue paper prior to the meeting. The same invitation will be extended to the members of the governing party following the meeting with the New Democratic Party.

Councillor Hann

Councillor Hann commended Dr. Bob Miller of the Health Science who was recently recognized nationally for his outstanding commitment to his patients and faculty through his work as a family physician. He asked that the Mayor write him a letter of congratulations on behalf of Council.

Councillor Hickman

Councillor Hickman congratulated NL Volleyball Association on another successful Volleyfest event which took place this past weekend.

Councillor O'Leary

Councillor O'Leary encouraged the general public to view the City's art procurement on display in the Great Hall.

Councillor O'Leary noted the recent announcement by the Federal Government with respect to the funding cuts to the Canadian Environmental Network and asked the public who would like to see the funding reinstated to do so through the appropriate website.

Acting Mayor Duff

Acting Mayor Duff extended best wishes to the Hindu community as they celebrate Diwali and important time in their calendar.

Adjournment

There being no further business, the meeting adjourned at 6:40 p.m.

MAYOR

CITY CLERK