

**February 10<sup>th</sup>, 2014**

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, Davis and Collins.

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

**Call to Order and Adoption of the Agenda**

**SJMC2014-02-10/58R**

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

**Adoption of Minutes**

**SJMC2014-02-10/59R**

**It was decided on motion of Councillor Puddister, seconded by Councillor Hickman: That the minutes of February 3<sup>rd</sup>, 2014 be adopted as presented.**

**Business Arising**

**Other Matters**

**SJMC2014-02-10/60R**

**It was moved by Councillor Puddister, seconded by Councillor Galgay: That the City undertake a review of the Ward Boundaries ByLaw.**

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

**Public Hearings**

**Public Hearing Report dated January 14, 2014**

**RE: Proposed Rezoning from RR to RRI Zone**

**Ryan's Place – Various Properties (Ward 5)**

**Memorandum dated February 5, 2014 from the Chief Municipal Planner**

Councillor Davis presented a report of a public meeting held on January 14, 2014 the purpose of which was to discuss the proposed rezoning of various properties in Ryan's Place from Rural Residential (RR) Zone to the Rural Residential Infill (RRI) Zone. This was a follow-up to a public meeting chaired by former Councillor Colbert held on August 22, 2013. In this regard, Council considered a memorandum dated February 5, 2014 from the Chief Municipal Planner.

**SJMC2014-02-10/61R**

**It was moved by Councillor Davis; seconded by Deputy Mayor Ellsworth: That the following Resolution for St. John's Developments Regulations Amendment Number 551, 2013 be adopted which will be referred to the Department of Municipal Affairs with a request for Provincial registration of the amendment:**

**RESOLUTION  
ST. JOHN'S DEVELOPMENT REGULATIONS  
AMENDMENT NUMBER 551, 2013**

**WHEREAS** the City of St. John's wishes to accommodate unserviced residential development along the western end of Ryan's Place,

**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 land on the western end of Ryan's Place from the Rural Residential (RR) Zone to the Rural Residential Infill (RRI) 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 10<sup>th</sup> day of February, 2013.

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

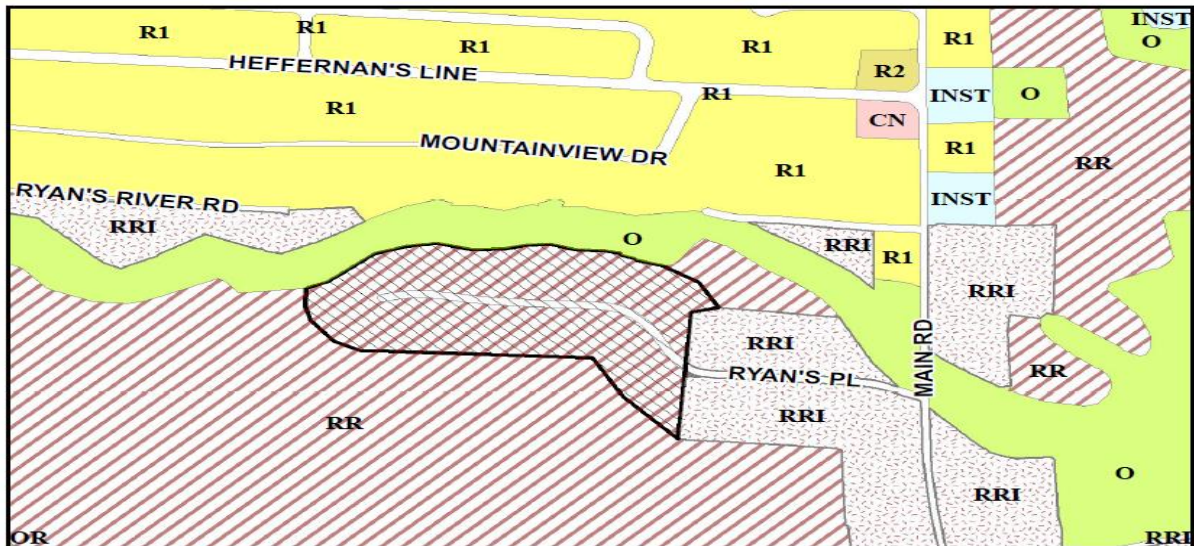
\_\_\_\_\_  
**MCIP**

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

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


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

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



**CITY OF ST. JOHN'S  
DEVELOPMENT REGULATIONS  
Amendment No. 551, 2014  
[Map Z-1A]**

2014 02 06 SCALE: 1:5000  
CITY OF ST. JOHN'S  
DEPARTMENT OF PLANNING,  
DEVELOPMENT & ENGINEERING

 AREA PROPOSED TO BE REZONED FROM RURAL RESIDENTIAL (RR) ZONE TO RURAL RESIDENTIAL INFILL (RRI) ZONE

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

RYAN'S PLACE

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

\_\_\_\_\_  
Mayor

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

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

Provincial Registration

**The motion being put was carried with Councillor Puddister dissenting.**

**Committee Reports**

**Development Committee Report dated February 4, 2014**

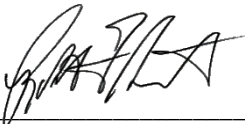
Council considered the following Development Committee Report dated February 4, 2014:

1. **Department of Planning and Development File No. DEV1300013  
Proposed Five (5) Storey Condominium Building  
Civic Number 41 Tiffany Lane (WARD 4)  
Applicant: Sheppard Case Architects Inc., on behalf of Redwood  
Construction  
Apartment Medium Density (A2) Zone**

**Recommendation:**

The Development Committee recommends that Council grant an Approval-in-Principle to the application, subject to the following conditions:

- a) The City maintains a right-of-way easement over the property for public and City access. The width of such right-of-way shall be determined by the City's Park Services Division;
- b) The Developer shall, at its expense, construct to City standards, a vehicular roundabout at the entrance to the private property;
- c) The Developer shall, at its expense, upgrade, to City standards, the public parking lot directly off the vehicular roundabout and adjacent to the R.C. Episcopal Corporation property; and
- d) Final Approval of the application should be subject to all requirements of the Department of Planning, Development & Engineering and Department of Public Works and Parks,



Robert F. Smart, City Manager  
Chair – Development Committee

**SJMC2014-02-10/62R**

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

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

**Community Services & Housing Standing Committee Report dated January 28, 2014**

Council considered the following Community Services & Housing Standing Committee Report dated January 28, 2014:

**Attendees:** Councillor Bernard Davis, Chairperson  
Deputy Mayor Ron Ellsworth  
Councillor Tom Hann  
Councillor Sandy Hickman  
Councillor Danny Breen  
Bob Smart, City Manager  
Jill Brewer, Deputy City Manager of Community Services  
Dave Blackmore, Deputy City Manager of Planning, Development & Engineering  
Bob Bursey, City Solicitor  
Tanya Haywood, Director of Recreation  
Deborah Cook, Manager of Tourism & Culture  
Judy Tobin, Senior Housing Officer – Urban Living  
Bruce Pearce, Community Development, St. John's Community Advisory Committee on Homelessness  
Scott Morton-Ninomiya, Affordable Housing Coordinator  
Sean Janes, Internal Auditor  
Karen Chafe, Recording Secretary

1. **City Involvement in Licensed Daycare Programming**

The Committee considered an issue paper from the Director of Recreation regarding the City's involvement in Licensed Daycare Programming. The Committee on motion of Deputy Mayor Ellsworth; seconded by Councillor Hickman recommends Council's approval of the following option outlined by the Department of Recreation:

**All Children's and Youth Programs, including those operated at the Wedgewood Park Recreation Centre and Airport Heights Community Centre (which are currently licensed), operate using the Recreation Industry Standard as outlined within the High Five/Quest Quality Assurance System.**

2. **15 Wrist Bands for a Free Swim Session**

The Committee considered an issue paper prepared by the Director of Recreation on the current practice of providing a free swim session for submission of 15 wrist bands. The Committee on motion of Councillor Breen; seconded by Deputy Mayor Ellsworth recommends Council's approval of the following:

**Phase out the "15 bands for a free swim" and implement the new pass system to begin on April 1, 2014. The current procedure will be honored for the next few months and during this period, the new procedure will be advertised.**

3. **Walk of Fame**

The Committee considered a memo from the Manager of Tourism and Culture outlining suggested guidelines for establishing a Walk of Fame for the City of St. John's. The Committee on motion of Deputy Mayor Ellsworth; seconded by Councillor Breen with Councillors Hann and Hickman dissenting, recommends the following:

**That in terms of establishing a walk of fame, staff be directed to investigate option 3 encompassing various sectors but with a focus on the arts component. This option would consider artists and cultural workers, as well as significant contributors in other sectors that could include research and academics, science and technology, sports and athletics, humanitarianism, business, government and military service, etc.**

4. **Neighbourhood Watch Advisory Committee**

The Committee considered a memo dated January 21, 2014 from the Deputy City Manager of Community Services requesting Council representation to sit on the Neighbourhood Watch Advisory Committee.

**The Committee recommends that Deputy Mayor Ron Ellsworth be appointed as Council's representative to the Neighbourhood Watch Advisory Committee.**

5. **Seniors Housing Research Project**

The Committee considered a memo dated January 23, 2014 from the Deputy City Manager of Community Services regarding the proposed Seniors Housing Research Project and requesting funding in addition to the committed \$10,000 through the Provincial Government's Health and Wellness Grant Program. The Committee on motion of Councillor Breen; seconded by Deputy Mayor Ellsworth recommends the following for Council's approval:

**That Council commit \$12,000 to complete the Seniors Housing Research Project.**

**Councillor Bernard Davis  
Chairperson**

**SJMC2014-02-10/63R**

**It was moved by Councillor Davis; seconded by Councillor Breen: That the Committee's recommendations pertaining to Items 1, 2, 4 and 5 be approved.**

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

**SJMC2014-02-10/64R**

**Regarding Item #3 it was moved by Councillor Hann; seconded by Councillor Tilley: That the Committee's recommendation be rejected.**

Councillor Hann pointed out that the Committee's recommendation with respect to establishing a walk of fame for the City of St. John's does not reflect the intent of his motion made at the regular meeting of Council on September 9, 2013, in terms of suggested guidelines in which it was agreed that staff look at the possibility of establishing a St. John's Walk of Fame in front of the Convention Centre as a tribute to the community of actors and musicians of the Province of Newfoundland who have succeeded both nationally and internationally.

Some members of Council though supporting the motion to reject the Committee's recommendation, felt that the idea merits further analysis and a narrowing down of the guidelines.

**Following discussion, the motion to reject being put there voted for it the mover, seconder, His Worship the Mayor, Councillors Puddister, Hickman and Collins. Voting against the motion were Deputy Mayor Ellsworth, Councillors Davis, Galgay, Lane and Breen.**

**The motion to reject the Committee's recommendation was carried.**





*	<b>Code Classification:</b> 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**

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**Building Permits List – February 10, 2014**

**SJMC2014-02-10/66R**

**It was moved by Councillor Breen; seconded by Councillor Puddister: That the recommendation of the Director of Planning and Development with respect to the following building permits, be approved:**

**Building Permits List**  
**Council's February 10, 2014, Regular Meeting**

Permits Issued: 2014/01/30 to 2014/02/05

**Class: Commercial**

3-7 Cashin Ave, Suite 3	Co	Office
82 O'leary Ave, 2nd Floor	Co	Recreational Use
84 Gower St	Sn	Retail Store
18 Mews Place	Sn	Retail Store
430 Topsail Rd - Sahara	Sn	Eating Establishment
84 Gower St - Food For Thought	Cr	Mixed Use

This Week \$ 60,500.00

**Class: Government/Institutional**

90 Densmore's Lane	Rn	Admin Bldg/Gov/Non-Profit
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This Week \$ .00

**Class: Residential**

298 Back Line	Nc	Accessory Building
101 Doyle's Rd	Nc	Single Detached Dwelling
101 Doyle's Rd	Nc	Accessory Building
16 Dunkerry Cres-Lot 282	Nc	Single Detached Dwelling
3 Guernsey Pl, Lot 32, Base B	Nc	Condominium
55 Lady Anderson St	Cr	Subsidiary Apartment
29 Laurier St	Cr	Subsidiary Apartment
34 Beothuck St	Rn	Townhousing
9 Boncloddy St	Rn	Single Detached & Sub.Apt
6 Capulet St	Rn	Single Detached Dwelling
47 Cochrane St	Rn	Single Detached Dwelling

15 Green St Rn Single Detached Dwelling  
 20 Peppertree Pl Rn Subsidiary Apartment  
 129 Portugal Cove Rd Sw Single Detached Dwelling

This Week \$ 378,750.00

**Class: Demolition**

13-15 Pippy Pl Dm Commercial Garage

This Week \$ 5,000.00

This Week's Total: \$ 444,250.00

Repair Permits Issued: 2014/01/30 To 2014/02/05 \$ 32,300.00

Legend

Co Change Of Occupancy Cr Chng Of Occ/Renovtns  
 Nc New Construction Sw Site Work  
 Rn Renovations Ex Extension  
 Ms Mobile Sign Dm Demolition  
 Sn Sign

<b>YEAR TO DATE COMPARISONS</b>			
<b>February 10, 2014</b>			
<b>TYPE</b>	<b>2013</b>	<b>2014</b>	<b>% VARIANCE (+/-)</b>
Commercial	\$29,600,800.00	\$5,000,800.00	-83
Industrial	\$0.00	\$0.00	0
Government/Institutional	\$0.00	\$36,900,400.00	0
Residential	\$10,000,000.00	\$16,900,000.00	69
Repairs	\$132,800.00	\$247,500.00	86
Housing Units (1 & 2 Family Dwellings)	24	12	
<b>TOTAL</b>	<b>\$39,733,600.00</b>	<b>\$59,048,700.00</b>	49

Respectfully Submitted,

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

**Payrolls and Accounts**

**SJMC2014-02-10/67R**

**It was decided on motion of Councillor Breen; seconded by Councillor Puddister: That the following Payrolls and Accounts for the week ending February 5, 2014 be approved:**

**Weekly Payment Vouchers  
For The  
Week Ending February 5, 2014**

Payroll

Public Works	\$ 717,406.81
Bi-Weekly Casual	\$ 20,105.06
Accounts Payable	\$4,891,038.36
Total:	\$5,628,550.23

**Tenders**

- a. Tender – Oils and Lubricants
- b. Tender - Nederman, Vehicle Exhaust System, Kenmount Fire Station
- c. Tender – Supply of Flowers
- d. Tender – Supply, Install and Maintain Flowers
- e. Tender – Supply Flower Bulbs
- f. Tender – Supply, Install, Maintain Lamp Post and Hanging Baskets

**SJMC2014-02-10/68R**

**It was decided on motion of Councillor Breen; seconded by Councillor Puddister: That the recommendations of the Deputy City Manager Corporate Services & City Clerk, and the Deputy City Manager, Planning Development & Engineering be approved and the tenders awarded as follows:**

- a. **Harvey's Oil Limited(21 Items) \$68,783.82**  
**Parts For Trucks Incorporated (12 Items) \$50,804.05**  
**Traction (3 items) \$ 9,679.86**  
**Atlantic Oilfield Limited (3 Items) \$ 1,833.28**  
**(Item by item basis, Prices exclude HST)**
  
- b. **Keep Cool Refrigeration and A/C Ltd. in the amount of \$85,750.00 (HST Included)**
- c. **Stanley Flowers in the amount of \$53,793.00 (Taxes Extra)**
- d. **Stanley Flowers in the amount of \$40,337.85 (Taxes Extra)**
- e. **Pat's Plants in the amount of \$17,002.00 (Taxes Extra)\**
- f. **Stanley Flowers Ltd. In the amount of \$39,320.00 (Taxes Extra)**

**15 Terra Nova Road**

Council considered a memorandum dated February 5, 2013 from the City Solicitor regarding the above noted.

**SJMC2014-02-10/69R**

**It was decided on motion of Councillor Puddister; seconded by Councillor Lane: That the matter be deferred and referred to staff to carry out a research of the property.**

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

**Snow Clearing Report**

Council considered as information the Snow Clearing Report for the period January 1 to February, 2014 showing a negative variance of \$242,372.00.

**Councillor Davis**

Councillor Davis asked that the Police and Traffic Committee look at installing a crosswalk and signage on Viscount Street near the children's park located between Piper's Street and Malta Street.

**Councillor Tilley**

Councillor Tilley noted that both he and Councillor Puddister met with residents with respect to bicycle lanes and the matter will be taken up at the next meeting of the Police and Traffic Committee.

**Councillor Galgay**

Councillor Galgay acknowledged and welcomed to the Public Chamber residents from Riverhead Towers. He noted that he met with the residents last Monday to discuss some of their concerns. Councillor Galgay indicated that he would like to present an update on that meeting to the Community Services and Housing Standing as well as discuss some of the issues presented at the meeting.

He advised the residents of Riverhead Towers that replacement furniture has been ordered for the reception area and progress is being made towards making the space more accessible.

Councillor Galgay asked that the Police and Traffic committee consider installing no parking signs on the corner of Job Street to the bottom of Power Street.

He asked for an assessment of the parking situation at Riverhead Towers to ensure every resident has a parking space, as well as visitor parking.

He asked that wheelchair parking be increased from one to two spaces. Deputy Mayor Ellsworth asked that the City go beyond the provincial standards for blue zone parking if it decides to increase blue zone parking, noting the provincial standards are not necessarily adequate.

Councillor Galgay noted that there are a number of other issues that need to be looked at such as the development of programs for the residents, eg, recreation and the creation of a vision for Riverhead Towers.

**Councillor Breen**

Councillor Breen asked that His Worship the Mayor on behalf of Council write a letter to John Slaney congratulating him on his induction into the AHL Hockey Hall of Fame.

**Councillor Hann**

Councillor Hann alluded to a news cast wherein the Conference Board of Canada forecast predicts a drop in population for the province over the coming decades. He asked that staff provide an explanation on how the Board arrived at that conclusion.

**Adjournment**

There being no further business the meeting adjourned at 5:55 p.m.

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**MAYOR**

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**CITY CLERK**