

PUBLIC COUNCIL MEETING MINUTES
October 2, 2018

Minutes of the Regular Meeting of Council held in the Council Chambers, City Hall, on October 2, 2018 at 4:30 pm.

MEMBERS PRESENT

Mayor Dave Aker
Deputy Mayor Jim Locke
Councillor Lucy Stoyles
Councillor Andrew Ledwell
Councillor Isabelle Fry
Councillor Andrea Power

STAFF PRESENT

Steve Kent, CAO
Gerry Antle, Director, Infrastructure & Public Works
Jason Collins, Director, Community Development
Mona Lewis, City Clerk

STAFF ABSENT

Jason Silver, Director, Corporate Services

MEMBERS ABSENT

Councillor Bill Antle

Mayor Aker chaired the meeting.

18-10-692 Adoption of Agenda

Motion – Councillor Power/Councillor Fry

RESOLVED THAT the agenda be adopted as presented.

Question called. Motion carried unanimously.

18-10-693 Adoption of Minutes

Motion – Councillor Ledwell/Councillor Stoyles

RESOLVED THAT the minutes of the public meeting held on September 18, 2018 be adopted as presented.

Errors & Omissions: None noted.

Question called. Motion carried unanimously.

BUSINESS ARISING/ACTION REPORT

No business arose from the previous minutes. The action report was accepted as presented.

PROCLAMATIONS/PRESENTATIONS

18-10-694 Fire Prevention Week

Mayor Aker signed a proclamation declaring October 7 – 13, 2018 as Fire Prevention Week in the City of Mount Pearl. Deputy Chief Robert Fowler and Fire Inspector Cara Pardy were in attendance and spoke on the significance of the proclamation and planned events.

18-10-695 World Breastfeeding Week

Mayor Aker signed a proclamation declaring October 1 – 7 as World Breastfeeding Week in the City of Mount Pearl. Lisa Roberts, Regional Lactation Consultant, other public health nurses, as well as the Pearson family, were in attendance. Ms. Roberts spoke on the significance of the proclamation and planned events.

18-10-696 Metrobus/VOCM Cares Thanksgiving Food Drive Week

Mayor Aker signed a proclamation declaring September 28 – October 8 as Metrobus/VOCM Cares Thanksgiving Food Drive Week in the City of Mount Pearl. Laurabel Mba, VOCM Cares Foundation, Eg Walters, Community Food Sharing Association and Ed Grouchy, Metrobus, were in attendance. They spoke on the significance of the proclamation and planned events.

CORRESPONDENCE

None presented.

COMMITTEE REPORTS

CORPORATE & COMMUNITY SERVICES COMMITTEE

18-10-697 Invoices for Approval

Motion – Councillor Power/Councillor Ledwell

RESOLVED THAT the following invoices be approved for payment:

1.	Action Car & Truck Accessories Inc (Units 595 & 596 Upfit)	\$ 21,662.58
2.	City of St. John's (Water Consumption August/18)	\$ 211,194.76

3.	City of St. John's (Robin Hood Bay Landfill August/18)	\$ 43,001.66
4.	Clearaway Contracting Limited (CPR18021 Street Markings PP# 3)	\$ 109,058.66
5.	Clearaway Contracting Limited (Parking Lot Line Painting)	\$ 27,491.47
6.	Dexter Construction Company Limited (CPR18003 Roosevelt Roland St. Andrew's PP#3)	\$ 748,187.25
7.	Electromega Limited (Traffic Loops)	\$ 17,675.50
8.	Envirosystems Incorporated (Powers Pond Oil Spill Cleanup)	\$ 7,583.91
9.	Fairview Investments Limited (Release of Holdback TP17010)	\$ 74,261.60
10.	Farrell's Excavating Limited (CPR18004 Donovan's Phase 2 PP#3)	\$ 311,048.17
11.	Harvey & Company Limited (Repairs Unit 730)	\$ 6,879.15
12.	Keep Cool Refrigeration & A/C Ltd. (Install Mini Splits in Animal Control)	\$ 6,077.75
13.	Murray's Landscape Services (Landscape Maintenance Sept 10- 15/18 TP16-010)	\$ 7,575.28
14.	Murray's Landscape Services (Landscape Maintenance Aug 27 - Sept 7/18 TP16-010)	\$ 11,637.26
15.	Murray's Landscape Services (Flower Maintenance Aug/18 TP18- 002)	\$ 6,816.63
16.	Murray's Landscape Services (Landscape Maintenance Aug 14- 24/18 TP16-010)	\$ 8,812.40
17.	Redwood Construction Ltd. (St David's Park Redevelopment TP16-002 PP# 13)	\$ 29,816.49
18.	Tobin's Auto Service (Repairs Unit 835)	\$ 5,633.19
19.	Vigilant Management Inc (Project Management Donovan's CPR18002)	\$ 9,084.60
20.	St. John's Transportation Commission (Metrobus Svcs Aug/18)	\$ 105,532.38
		\$1,769,030.69

Question called. Motion carried unanimously.

18-10-698 Payment Register

The payment register for the period of September 14 - 28, 2018 totalling, \$2,702,363.16, was presented.

18-10-699 Request for Proposals (RFP) Award Recommendation
Long Term Debt

Motion – Councillor Ledwell/Councillor Power

RESOLVED THAT approval be granted to award the RFP for financing a long-term loan, in the amount of \$5.2 million, to TD Bank at the proposed interest rate of 3.57% locked in for 20 years, to be repaid monthly over 20 years.

This loan represents the final of three loans that were required to finance the construction of the Summit Centre.

Question called. Motion carried unanimously.

18-10-700 Request for Proposals (RFP) Award Recommendation
Marketing, Communications & Economic Development Campaign

Motion – Councillor Ledwell/Councillor Power

RESOLVED THAT approval be granted to award the RFP for the Marketing, Communications and Economic Development Campaign to Target Marketing & Communications in the amount of \$113,925.00 (net of HST).

Question called. Motion carried unanimously.

18-10-701 Octoberfest Craft Fair - Monday, October 8
Reid Community Centre

For the information of the public, the annual Octoberfest Craft Fair will take place on Monday, October 8, from 10:00am to 4:00pm at the Reid Community Centre.

INFRASTRUCTURE AND PUBLIC WORKS COMMITTEE

18-10-702 Request for Change Order Approval (RCO)
#4 Accessibility Construction Changes
Infrastructure Improvements: Commonwealth Avenue

Motion – Deputy Mayor Locke/Councillor Fry

RESOLVED THAT the following change order for the Commonwealth Avenue Infrastructure Improvements project be approved:

Request for Change Order # (RCO#)	Description	Value (HST Included)
	Original Construction Contract Price	\$8,639,133.50
04	Accessibility Construction Commonwealth Avenue	\$65,969.75
	Previously Approved Construction Change Orders (#1,2,3)	\$83,950.00
	Total Construction Cost to Date	\$8,789,053.25

Accessibility construction items include: tactile plates, traffic poles, catch basin relocation, supply and installation of conduit and junction box.

Question called. Motion carried unanimously.

18-10-703 Fall Maintenance – Update

An update on maintenance activities for Infrastructure and Public Works was presented.

PLANNING AND DEVELOPMENT COMMITTEE

18-10-704 Application for Telecommunications Tower Eastlink on Behalf of M & J Developments 201-203 Commonwealth Avenue

Motion – Councillor Ledwell/Councillor Stoyles

RESOLVED THAT an application from Eastlink, on behalf of M&J Developments, to construct a 42.7m tall telecommunications tower in the rear yard of 201-203 Commonwealth Avenue be approved subject to the following conditions:

1. meeting the requirements/conditions of:
 - Industry, Science, Economic Development Canada
2. meeting the requirement/conditions of:
 - Community Development Department,
 - Mount Pearl Development Regulations 2010; and
3. meeting the *National Building Code* 2015 Edition and ancillary codes.

Discussion: Councillor Stoyles spoke against the motion; she suggested that the tower should be located adjacent to a highway and that the public notification radius for property owners should have expanded beyond the required 150 m radius of the tower site. She noted that Innovation, Science and Economic Development Canada has the authority to overturn a decision of Council.

Other members of Council noted that Innovation, Science and Economic Development Canada usually supports the municipality's decision; no response to the public notification was received; staff worked with the applicant to find a suitable site; and the tower would provide improved technology. With respect to Council's request to illuminate the proposed tower, Eastlink advised they're receptive to discussion but there may be limitations due to Navigation Canada regulations.

Question called. Motion carried with Councillor Stoyles voting against the motion.

18-10-705 Proposed Mount Pearl Municipal Plan 2010 Amendment No. 21, 2018, and Mount Pearl Development Regulations 2010 Amendment No. 66, 2018 (Kenmount Hill CDS Amendment)

The purpose of the amendment is to approve the Kenmount Hill Comprehensive Development Scheme and its policies and land use designations as they relate to the Kenmount Hill Comprehensive Development Area, to allow for the orderly growth, development and use of land in the area in a sustainable, efficient and environmentally sensitive manner.

The Kenmount Hill CDS will provide the land use framework for the future growth of the area as a mixed density residential area allowing a variety of housing styles, linked with recreational and environmentally important open spaces, and appropriate locations for commercial uses, including an area west of Mount Carson Avenue.

To implement the CDS, amendments to the Municipal Plan 2010 and Development Regulations 2010 were required to provide the appropriate land use policies, land use designations, use zones, development standards and zoning to afford Council the authority to consider future applications for development.

Motion – Councillor Stoyles/Councillor Ledwell

RESOLVED THAT the Mount Pearl Municipal Plan 2010 Amendment No. 21, 2018, and the Mount Pearl Development Regulations 2010 Amendment No. 66, 2018 (Kenmount Hill CDS Amendment) be adopted as presented AND FURTHER THAT a public hearing be scheduled for October 25, 2018, and George Trainor be appointed as Commissioner.

Discussion: Councillor Fry advised that she was not opposed to development in the area but she acknowledged the residents' concerns with the extreme difference between the existing neighbourhood and what was proposed. She's reassured that applications will be referred to Council for consideration. She noted her concern with increased traffic and her discomfort with the proposed roundabout. Her biggest concern related to the mandatory minimum 35% of the new residential units being in a form other than single detached dwellings. It was noted that this will allow for multiple styles of housing in accordance with the

market. She agrees with progression and development and to proceed with the hearing.

It was clarified that the amendments are required to move forward with the process and that residents will have another opportunity for input at the public hearing.

Councillor Ledwell noted that this was a parcel of several pieces of land and that discussions with owners have been ongoing for quite some time. The amendments allow for better management of the process and for Council to consider a plan going forward. There has been an unprecedented level of consultation and the residents' concerns were heard.

Deputy Mayor Locke noted that change is difficult, however, some changes were made to the initial proposal because of the concerns raised by the residents. Measures must be taken to make Mount Pearl attractive for young families. Council will continue to listen and take the public's response into consideration when moving forward.

Councillor Power supported the development and advancing to the next stage; Council has a responsibility to all residents and as the City has limited space, this development will provide an increased tax base, create an attractiveness to move to our City. The wetland will be protected. The changes to allow development above the 190-m contour were made by the Province and the City should take advantage of that. If Council said "no" to this development, it would alter the City's course for the future. She makes the decision to support the development knowing that it's going to be for the greater good of the City.

Mayor Aker noted that the concerns raised are typical when there is infill development. The developers know that residents need different types of housing options. He is satisfied that engagement with the public was significant.

Councillor Stoyles acknowledged with appreciation the work undertaken by staff in assembling this scheme. She noted that Council listened to the residents and that Council works together for the betterment of the community.

Question called. Motion carried unanimously.

18-10-706 Ratification of Order – 980 Topsail Road

Motion – Councillor Stoyles/Councillor Ledwell

RESOLVED THAT the Order issued to Cowan's Optical (2006) Ltd., at 980 Topsail Road, for operating without an occupancy permit, be ratified pursuant to Section 109 of the *Urban and Rural Planning Act, 2000*.

Question called. Motion carried unanimously.

18-10-707 Development Permits

Motion – Councillor Stoyles/Councillor Ledwell

RESOLVED THAT development permits issued for the period of September 17 - 28, 2018 be approved.

Question called. Motion carried unanimously.

18-10-708 Building Permit List

Motion – Councillor Stoyles/Councillor Ledwell

RESOLVED THAT building permits issued for the period of September 17 - 28, showing a total construction value of \$1,688,900.00, be approved.

Question called. Motion carried unanimously.

NEW BUSINESS

18-10-709 Night Market

Members of Council noted the success of the recently held Night Market and the positive comments received from the vendors and residents. Congratulations were extended to staff for organizing the event.

18-10-710 Admiralty House Communications Museum

Deputy Mayor Locke commented on the items discovered when work was being done on the parking lot at Admiralty House.

18-10-711 Annual Peace and Police Officers Ceremony

Councillor Fry advised that she attended the above ceremony; she acknowledged that Cst. Georgina Short was instrumental in implementing the memorial. Congratulations were extended to her as well as the City's Municipal Enforcement Officers.

18-10-712 International Day of Older Persons

Councillor Fry advised that the International Day of Older Persons was October 1. She extended congratulations to the recipients of the Seniors of Distinction Awards but noted none were from Mount Pearl. She encouraged people to take the time to nominate someone for next year's awards.

18-10-713 Cabot Toastmasters Club

Councillor Fry advised that the Toastmasters Club meets bi-weekly at City Hall with the next meeting being October 10.

18-10-714 Mount Pearl School of Martial Arts

Councillor Fry advised of a program entitled “bully beware” being offered by the Mount Pearl School of Martial Arts.

18-10-715 Fire Ops 101

Councillor Power advised that she, along with Councillor Antle and Director Silver, participated in the “Fire Ops 101” hosted by the St. John’s Firefighters Association, an event held to show what firefighters face in carrying out their job.

18-10-716 Walk/Run Stuttering Awareness

Councillor Power advised that she attended the inaugural walk/run for Stuttering Awareness. Congratulations were extended to the organizers, volunteers and sponsors.

18-10-717 Sport Alliance

Councillor Ledwell advised that the Sport Alliance has placed a call for nominations for the Sports Hall of Fame and Annual Athletic Awards. Individuals and groups were encouraged to submit nominations.

18-10-718 Opening Signal Hill Campus

Councillor Stoyles advised that she attended the opening of the Signal Hill Campus. She advised that it was a state of the art facility and it was important for the City to continue with the A1Next principles.

18-10-719 Mount Pearl-Paradise Chamber of Commerce

Councillor Stoyles extended congratulations to the Chamber for hosting a successful job fair. She advised of a couple of businesses that were considering opening in Mount Pearl and this information had been forwarded to the Economic Development Division.

18-10-720 Congratulations – Janet Kent

Councillor Stoyles extended congratulations to Janet Kent who recently received one of Scouts Canada’s highest honours, the Silver Acorn, for especially distinguished service to Scouting. She asked Mayor Aker to forward a letter of congratulations.

18-10-721 Congratulations – Sysco

Councillor Stoyles advised that Sysco, a local business, recently won their company's President's Award. She asked that the Mayor to forward a letter of congratulations.

18-10-722 Bulk Garbage

Councillor Stoyles advised of recent calls to a radio talk show from two residents regarding bulk garbage collection. She encouraged residents to contact the Infrastructure and Public Works Department to resolve their problems with the collection. Mayor Aker noted that a collection is currently ongoing for Zone 5 and there were four opportunities (free of charge) for residents to participate. Any resident in a hardship situation was encouraged to contact the City.

18-10-723 One Year Anniversary

Mayor Aker noted that it was Council's one-year anniversary since being sworn in and that being on Council offers many perspectives which ultimately benefits residents.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:30 pm on a motion by Deputy Mayor Locke and seconded by Councillor Stoyles.

Chairperson

City Clerk