

ST. JOHN'S

Committee of the Whole Agenda

March 18, 2025

3:00 p.m.

4th Floor City Hall

Pages

1. Call to Order
2. Announcements
 - 2.1 World Poetry Day - March 21, 2025
Proclamation
3. Approval of the Agenda
4. Adoption of the Minutes
 - 4.1 Minutes of March 4, 2025 3
5. Presentations/Delegations
6. Finance & Administration - Councillor Ron Ellsworth
7. Public Works - Councillor Ophelia Ravencroft
8. Community Services and Special Events - Councillor Jill Bruce
9. Housing - Councillor Ron Ellsworth
10. Economic Development & Immigration - Councillor Tom Davis
11. Arts & Culture - Councillor Sandy Hickman
12. Governance & Strategic Priorities - Mayor Danny Breen
 - 12.1 Review of Social Media Channels 7
13. Planning - Councillor Maggie Burton
 - 13.1 75 Lady Anderson Street – REZ2500006 13

14.	Development - Councillor Carl Ridgeley	
15.	Engineering and Regulatory Services - Councillor Sandy Hickman	
15.1	Amendment to Building By-Law	21
15.2	Amendment to Commercial Maintenance By-Law	25
15.3	Amendment to Residential Property Standards By-Law	29
16.	Sustainability - Deputy Mayor Sheilagh O'Leary	
16.1	Earth Day 2025	33
17.	Parks, Open Spaces, and Facilities - Councillor Greg Noseworthy	
18.	Other Business	
19.	Adjournment	

ST. JOHN'S

Minutes of Committee of the Whole - City Council

Council Chambers, 4th Floor, City Hall

March 4, 2025, 3:00 p.m.

Present: Mayor Danny Breen
 Deputy Mayor Sheilagh O'Leary
 Councillor Maggie Burton
 Councillor Sandy Hickman
 Councillor Jill Bruce
 Councillor Ophelia Ravencroft
 Councillor Greg Noseworthy
 Councillor Tom Davis
 Councillor Carl Ridgeley

Regrets: Councillor Ron Ellsworth
 Councillor Debbie Hanlon

Staff: Kevin Breen, City Manager
 Derek Coffey, Deputy City Manager of Finance & Corporate Services
 Tanya Haywood, Deputy City Manager of Community Services
 Jason Sinyard, Deputy City Manager of Planning, Engineering & Regulatory Services
 Cheryl Mullett, City Solicitor
 Ken O'Brien, Chief Municipal Planner
 Theresa Walsh, City Clerk
 Stacey Baird, Legislative Assistant

-
1. **Call to Order**
 2. **Announcements**
 3. **Approval of the Agenda**

Moved By Councillor Ravencroft

Seconded By Deputy Mayor O'Leary

That the agenda be adopted as presented.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Noseworthy, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (9 to 0)

4. Adoption of the Minutes

4.1 Adoption of Minutes - February 18, 2025

Recommendation

Moved By Councillor Bruce

Seconded By Councillor Davis

That the minutes of February 18, 2025, be adopted as presented.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Noseworthy, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (9 to 0)

5. Presentations/Delegations

6. Finance & Administration - Councillor Ron Ellsworth

7. Public Works - Councillor Ophelia Ravencroft

8. Community Services and Special Events - Councillor Jill Bruce

9. Housing - Councillor Ron Ellsworth

10. Economic Development, Tourism & Immigration - Councillor Tom Davis

11. Arts & Culture - Councillor Sandy Hickman

12. Governance & Strategic Priorities - Mayor Danny Breen

13. Planning - Councillor Maggie Burton

13.1 425 Blackmarsh Road (Welland Street) – REZ2500001

Councillor Hickman inquired if there were any plans to develop the land behind 425 Blackmarsh Road. He was under the impression that the property was to serve as an access point to the land. The Chief Municipal Planner responded that the land would likely be developed and that access to it was not an issue.

Recommendation

Moved By Councillor Burton

Seconded By Councillor Noseworthy

That Council consider rezoning a portion of land at 425 Blackmarsh Road, between 48 and 56 Welland Street, from the Apartment 2 (A2) Zone to the Residential 3 (R3) Zone to enable the creation of one new lot for a Single Detached Dwelling.

Further, that the application be publicly advertised in accordance with the Envision St. John's Development Regulations.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Noseworthy, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (9 to 0)

13.2 9 Buchanan Street – SGN2400132 – Ground Signs

Recommendation

Moved By Councillor Burton

Seconded By Councillor Hickman

That Council approve three (3) ground signs located at 9 Buchanan Street, facing Water Street, as proposed.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Noseworthy, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (9 to 0)

14. **Development - Councillor Carl Ridgeley**
15. **Engineering and Regulatory Services - Councillor Sandy Hickman**
16. **Sustainability - Deputy Mayor Sheilagh O'Leary**
17. **Parks, Open Spaces, and Facilities - Councillor Greg Noseworthy**
18. **Other Business**
19. **Adjournment**

There being no further business the meeting adjourned at 3:13 p.m.

Mayor

DECISION/DIRECTION NOTE

Title: Review of Social Media Channels

Date Prepared: March 6, 2025

Report To: Committee of the Whole

Councillor and Role: N/A

Ward: N/A

Decision/Direction Required: To review recommendations for the use of social media platforms for the City of St. John's.

Discussion – Background and Current Status:

Social media continues to be a critical tool for communicating with residents of the City of St. John's. In 2024, the City published over 1,000 posts across its corporate accounts. The communications department has been asked to review social media channels, particularly the use of X (formerly known as Twitter), in relation to Motion passed by council on February 25.

The City's Marketing and Communications Team currently oversees multiple social media channels. This report provides a breakdown of analytics for each page in 2024. YouTube is excluded from this report as it is used primarily for video content rather than daily outreach. Additionally, LinkedIn is not included as the City only began using the platform in 2025.

Social Media Performance Overview

Below are key stats for the City's social media accounts. Most stats provide a year-over-year comparison in brackets from the 2023 calendar year. Please note that X (formerly Twitter) has changed access to account insights, making reach and views data available only through a premium paid feature. As a result, the City cannot report on this data.

Key definitions for the analytics are as follows:

- **Likes/Followers:** The number of users who have liked or followed the page. Likes for X content refers to the feature of liking a post.
- **Reach:** The total number of unique users who have seen the content. This represents how widely messaging has been distributed.
- **Views:** The total number of times the page and its posts or videos have been watched or seen. This may include multiple views from the same user.

ST. JOHN'S

- **Content Interactions:** The total number of actions users take on a post, such as likes, comments, shares, or reactions, indicating engagement levels. The only interaction data available for X are likes and retweets.
-

City of St. John's

Facebook

- **Likes:** 45,225 (+23.3%)
- **Reach:** 967,582 (+61.1%)
- **Views:** 4,136,745
- **Content Interactions:** 60,608 (+86.75%)

Instagram

- **Total Followers:** 18,511 (+4.3%)
- **Reach:** 60,811 (+54.9%)
- **Views:** 4,255,440
- **Content Interactions:** 5,188 (+100%)

X

- **Followers:** 65,524 (+0.3%)
 - **Total Likes:** 4,761
 - **Retweets:** 2,593
-

What's Happening St. John's

Facebook

- **Likes:** 10,284 (+34.5%)
- **Reach:** 220,762 (+25.9%)
- **Views:** 328,035
- **Content Interactions:** 7,948 (-45.4%)

Instagram

Note: No year-over-year stats available due to changes in account structure in 2024.

- **Total Followers:** 731
- **Reach:** 21,107
- **Views:** 21,696
- **Content Interactions:** 535

X

- **Followers:** 2,304 (+3.8%)
- **Total Likes:** 185
- **Retweets:** 173

Local Immigration Partnership (LIP)**X**

- **Followers:** 1,042 (+1.4%)
- **Total Likes:** 355
- **Retweets:** 470

Humane Services**Facebook**

- **Likes:** 17,154 (+38.5%)
 - **Reach:** 424,026 (+30.2%)
 - **Views:** 588,081
 - **Content Interactions:** 37,393 (+35.6%)
-

Analysis & Considerations

- **Facebook remains the most effective engagement tool.** The City's Facebook account has the highest reach, interactions, and referral traffic, making it the most valuable platform for communication with residents.
- **Declining engagement on X.** While the City's X account maintains over 65,000 followers, it has seen a decline of over 500 followers since January 1. Additionally, the use of X as a referral tool for website traffic has dropped significantly. Based on the analysis, X is no longer a key engagement tool for the City. By shifting focus to Facebook and Instagram—where the City sees the highest interaction and referral rates—communication with residents can remain effective and accessible.
- **Challenges with X's content environment.** There is uncertainty around content moderation, the spread of misinformation, and the platform's approach to addressing hate speech and harassment. Increasing levels of disrespectful and negative discourse on the platform have been observed, which does not align with the City's core values of fostering a positive and respectful community. Some residents have requested that the City leave the platform.
- **Limited engagement for What's Happening St. John's and LIP on X.** These accounts show low interaction and declining referral traffic, making their continued operation on X ineffective.
- **Humane Services Facebook account remains valuable.** Given its strong engagement levels, no changes are recommended for this account at this time.
- **Potential future adoption of Bluesky.** While the City has been asked to consider joining Bluesky, there is currently limited data on its use in Canada. Additionally, the platform is not yet supported by the City's social media management software, though this may change as it grows. The Communications team recommends monitoring its development before making a decision to join the platform.

Key Considerations/Implications:

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders: N/A
3. Is this a New Plan or Strategy: No

If yes, are there recommendations or actions that require progress reporting?

If yes, how will progress be reported? (e.g.: through the strategic plan, through Cascade, annual update to Council, etc.)

4. Alignment with Strategic Directions:

A Connected City: Increase and improve opportunities for residents to connect with each other and the City.

Choose an item.

5. Alignment with Adopted Plans: Strategic Plan

6. Accessibility and Inclusion: n/a

7. Legal or Policy Implications: n/a

8. Privacy Implications: n/a

9. Engagement and Communications Considerations: change in communication's social media practices and protocols

10. Human Resource Implications: n/a

11. Procurement Implications: n/a

12. Information Technology Implications: n/a

13. Other Implications:

Recommendation:

That Council:

1. Deactivate the City's corporate X account and rely on Facebook and Instagram as the primary communication tools.

2. Deactivate the What's Happening St. John's X account and continue promoting event-related news through Facebook and Instagram.

3. Deactivate the Local Immigration Partnership (LIP) X account and integrate newcomer and immigration-related updates into the City's corporate Facebook and Instagram accounts.

4. Monitor Bluesky's growth and reconsider adoption at a later date when more data on its effectiveness and user engagement in Canada becomes available.

Prepared by: Jackie O'Brien

Approved by:

DECISION/DIRECTION NOTE

Title: 75 Lady Anderson Street – REZ2500006

Date Prepared: March 11, 2025

Report To: Committee of the Whole

Councillor and Role: Councillor Maggie Burton, Planning

Ward: Ward 4

Decision/Direction Required:

To consider rezoning land at 75 Lady Anderson Street from the Residential Reduced Lot (RRL) Zone to the Residential 1 (R1) Zone to accommodate parking and an outdoor play area for a Child Care Centre (daycare) in a new building proposed at 175 Ladysmith Drive.

Discussion – Background and Current Status:

The City has received an application to rezone 75 Lady Anderson Street from the Residential Reduced Lot (RRL) Zone to the Residential 1 (R1) Zone to accommodate parking and an outdoor play area for a daycare that is proposed immediately north of the subject property at 175 Ladysmith Drive.

The property at 175 Ladysmith Drive is not part of this rezoning application. That property, on the corner of Ladysmith and Lady Anderson, is zoned Commercial Neighbourhood (CN). There is a proposal for a mixed-use building multi-storey building, with residential apartments above and a daycare on the ground floor. These are permitted uses in the existing Commercial Neighbourhood (CN) Zone there.

While the building with the daycare will be located entirely within the CN Zone on the 175 Ladysmith Drive property, the applicant seeks additional parking for approximately seven (7) vehicles and an outdoor play area for the daycare on the 75 Lady Anderson Street property. The outdoor area is classed as a Child Care Centre use, while the proposed parking area is a Parking Lot use. The RRL Zone does not allow these uses, therefore a rezoning is requested.

The applicant is asking for the R1 Zone, where a Parking Lot and a Child Care Centre are discretionary uses. Should the rezoning proceed, the two properties will be consolidated into one, with the bulk of the site zoned CN and the southern sliver zoned R1. The applicant has provided a draft site plan (attached).

Alignment with Envision St. John's Municipal Plan

The subject property is surrounded by residential uses to the north, south, east, and west. The neighbourhood consists of primarily Single Detached Dwellings. The proposed development meets Policy 4.2.1 of the Municipal Plan to accommodate daycare services in appropriate locations within residential neighborhoods. If the proposed daycare centre on the neighbouring

ST. JOHN'S

lot at 175 Ladysmith Drive does not proceed, the subject property at 75 Lady Anderson Street could still be used for a Single Detached Dwelling or any use that is permitted in the R1 Zone.

Alignment with the Envision St. John's Development Regulations

Under Section 4.9(2)(a) of the Development Regulations, all applications for an amendment to the Development Regulations require a land use report (LUR). However, where Council agrees that the scale or circumstances of the proposed development does not merit an LUR, Council may accept a staff report in lieu of the LUR. In this case, because the rezoning is to enable parking and an outdoor area for a daycare, and the property is already zoned for low density residential use and the R1 Zone would continue to allow that, staff recommend accepting a staff report in lieu of a LUR.

Public Engagement

Should Council decide to consider the rezoning, staff recommend public notification (not a public meeting) because the proposed development and R1 Zone is compatible with the surrounding neighbourhood. Most of the properties surrounding the subject property contain houses and are zoned R1 or Residential Reduced Lot (RRL). As Child Care Centre and Parking Lot uses are discretionary in the R1 Zone, the proposed uses will be advertised along with the proposed rezoning.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring residents and property owners.
3. Is this a New Plan or Strategy: No
4. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

A Sustainable City: Facilitate and create the conditions that drive the economy by being business and industry friendly; and being a location of choice for residents, businesses and visitors.

5. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations.
6. Accessibility and Inclusion: Not applicable.
7. Legal or Policy Implications: A map amendment (rezoning) to the Envision St. John's Development Regulations is required.

8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Public consultation as per Section 4.8 of the Envision St. John's Development Regulations is required. Staff recommend public notification (not a public meeting).
10. Human Resource Implications: Not applicable.
11. Procurement Implications: Not applicable.
12. Information Technology Implications: Not applicable.
13. Other Implications: Not applicable.

Recommendation:

That Council consider rezoning 75 Lady Anderson Street from the Residential Reduced Lot (RRL) Zone to the Residential 1 (R1) Zone.

Further, that the application be publicly advertised (public notice only) in accordance with the Envision St. John's Development Regulations.

Prepared by: Faith Ford, MCIP, Planner III

Approved by: Ken O'Brien, MCIP, Chief Municipal Planner

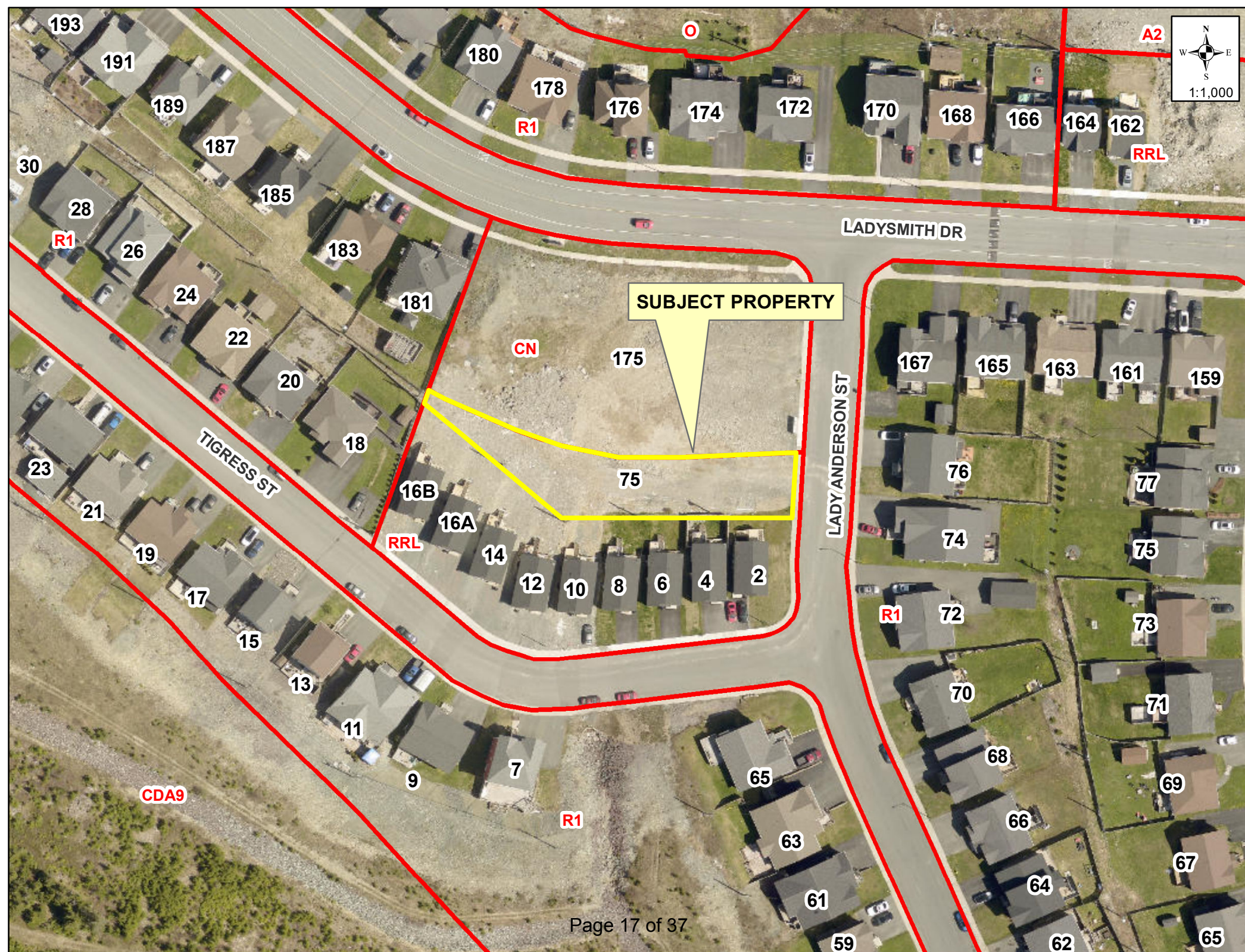
Report Approval Details

Document Title:	75 Lady Anderson Street - REZ2500006.docx
Attachments:	- 75 LADY ANDERSON STREET.pdf - Draft Site Plan - REZ2500006.pdf - Development Regulations-R1 Zone.pdf
Final Approval Date:	Mar 13, 2025

This report and all of its attachments were approved and signed as outlined below:

Ken O'Brien - Mar 12, 2025 - 3:38 PM

Jason Sinyard - Mar 13, 2025 - 3:31 PM





SITE STATISTICS

• PROPERTY AREA	0.412 ha (1.018 ac)
• TOTAL No. OF UNITS	
• VEHICLE PARKING PROVIDED	
STANDARD	36
BARRIER FREE	2
• BICYCLE PARKING	12
(MIN. 1 PER 2 UNITS)	
• LANDSCAPING	
STANDARD LANDSCAPING	1,618 m ² (39.3%)
• LOT COVERAGE	664 m ² (16.1%)

PINNACLE
ENGINEERING

COMMERCIAL/RESIDENTIAL CONDO OPTION #3

Civic 175 LADYSMITH DRIVE

Date: 24 OCTOBER 2024

Scale: 1:400

FIGURE 1

RESIDENTIAL 1 (R1) ZONE**R1****(1) PERMITTED USES**

Accessory Building	Home Office
Backyard Suite (2024-07-19)	Park
Community Garden	Single Detached Dwelling
Family Child Care Service (2024-03-15)	Subsidiary Dwelling Unit
Four-Plex on a Corner Lot (2024-07-19)	

(2) DISCRETIONARY USES

Adult Day Centre	Home Occupation
Bed and Breakfast	Parking Lot
Child Care Centre (2024-03-15)	Public Utility
Heritage Use	

(3) ZONE STANDARDS FOR SINGLE DETACHED DWELLINGS

(a) Lot Area (minimum)	450 metres square
(b) Lot Frontage (minimum)	15 metres
(c) Building Line (minimum)	6 metres
(d) Building Height (maximum)	9 metres (2024-07-19)
(e) Side Yards (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(f) Rear Yard (minimum)	6 metres

(4) ZONE STANDARDS FOR FOUR-PLEX (2024-07-19)

- | | | |
|-----|---------------------------|--|
| (a) | Lot Area (minimum) | 360 metres square |
| (b) | Lot Frontage (minimum) | 20 metres |
| (c) | Building Line (minimum) | 6 metres |
| (d) | Building Height (maximum) | 10 metres |
| (e) | Side Yard (minimum) | 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 meters |
| (f) | Rear Yard (minimum) | 6 meters |
| (g) | Landscaping (minimum) | 40% of Front Yard |

(5) ZONE STANDARDS FOR ACCESSORY BUILDING SHALL BE IN ACCORDANCE WITH SECTION 6.2. (2024-07-19)

(6) ZONE STANDARDS FOR BACKYARD SUITES SHALL BE IN ACCORDANCE WITH SECTION 6.7 (2024-07-19)

(7) ZONE STANDARDS FOR ALL OTHER USES SHALL BE IN THE DISCRETION OF COUNCIL.

DECISION/DIRECTION NOTE

Title: Amendment to Building By-Law

Date Prepared: March 11, 2025

Report To: Committee of the Whole

Councillor and Role: Councillor Sandy Hickman, Engineering and Regulatory Services

Ward: N/A

Decision/Direction Required:

Amendment of Building By-Law

Discussion – Background and Current Status:

The Building By-Law is being amended to take into account the Life Safety Code, 2024, which is the newest version of that Code. The Building By-Law adopts the Life Safety Code as if that Code was part and parcel of the By-Law, so it is necessary to amend the By-Law to adopt the latest version of the Code.

Key Considerations/Implications:

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders: General Public, contractors, developers
3. Is this a New Plan or Strategy: No
4. Alignment with Strategic Directions:

An Effective City: Ensure accountability and good governance through transparent and open decision making.

5. Alignment with Adopted Plans: N/A
6. Accessibility and Inclusion: N/A
7. Legal or Policy Implications: Should Council adopt the amendment to the Building By-Law, the amendment is required to be advertised before it comes legally into effect.
8. Privacy Implications: N/A

ST. JOHN'S

9. Engagement and Communications Considerations: The amendment to the Building By-Law will need to be advertised in the local newspaper and the King's Printer Gazette.

10. Human Resource Implications: N/A

11. Procurement Implications: N/A

12. Information Technology Implications: N/A

13. Other Implications: N/A

Recommendation:

That Council adopt the proposed amendments to the Building By-law.

Prepared by: Robert Fedder

Approved by: Cheryl Mullett

Report Approval Details

Document Title:	Amendment to Building By-Law (No. 1-2025).docx
Attachments:	- Building By-Law Amendment No 1-2025.doc
Final Approval Date:	Mar 11, 2025

This report and all of its attachments were approved and signed as outlined below:

Cheryl Mullett - Mar 11, 2025 - 11:13 AM

BY-LAW NO.

ST. JOHN'S BUILDING (AMENDMENT NO. 1 – 2025) BY-LAW

PASSED BY COUNCIL ON _____, 2025

Pursuant to the powers vested in it under the City of St. John's Act, RSNL 1990, c.C-17, as amended and all other powers enabling it, the City of St. John's enacts the following By-Law relating to the regulation of building in the City of St. John's.

BY-LAW

1. This By-Law may be cited as the "St. John's Building (Amendment No. 1 – 2025) By-Law."
2. Section 48 of the St. John's Building By-Law is repealed and the following substituted:

"48. The Life Safety Code, 2024 Edition, being Document 101 of the National Fire Code Standards of the National Fire Protection Association (USA) is hereby declared to be and shall be taken as part and parcel of this By-Law as if the same were repeated herein in full."

3. Section 48.2 of the St. John's Building By-Law is repealed and the following substituted:

"48.2 Where the requirements of the Life Safety Code, 2024 conflict with the requirements of the National Building Code of Canada, 2020 then the National Building Code of Canada, 2020 shall prevail."

IN WITNESS WHEREOF the Seal of the City of St. John's was hereunto affixed and this By-Law was signed by the Mayor and City Clerk this _____ day of _____, 2025.

MAYOR

CITY CLERK

DECISION/DIRECTION NOTE

Title: Amendment to Commercial Maintenance By-Law

Date Prepared: March 11, 2025

Report To: Committee of the Whole

Councillor and Role: Councillor Sandy Hickman, Engineering and Regulatory Services

Ward: N/A

Decision/Direction Required:

Amendment of the Commercial Maintenance By-Law

Discussion – Background and Current Status:

The Commercial Maintenance By-Law is being amended to take into account the Life Safety Code, 2024, which is the newest version of that Code. The Commercial Maintenance By-Law adopts the Life Safety Code as if that Code was part and parcel of the By-Law, so it is necessary to amend the By-Law to adopt the latest version of the Code.

Key Considerations/Implications:

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders: General Public, contractors, developers
3. Is this a New Plan or Strategy: No
4. Alignment with Strategic Directions:

An Effective City: Ensure accountability and good governance through transparent and open decision making.

5. Alignment with Adopted Plans: N/A
6. Accessibility and Inclusion: N/A
7. Legal or Policy Implications: Should Council adopt the amendment to the Commercial Maintenance By-Law, the amendment is required to be advertised before it comes legally into effect.
8. Privacy Implications: N/A

ST. JOHN'S

9. Engagement and Communications Considerations: Should Council adopt the amendment to the Commercial Maintenance By-Law, the amendment is required to be advertised before it comes legally into effect.

10. Human Resource Implications: N/A

11. Procurement Implications: N/A

12. Information Technology Implications: N/A

13. Other Implications: N/A

Recommendation:

That Council adopt the proposed amendments to the Commercial Maintenance By-Law

Prepared by: Robert Fedder

Approved by: Cheryl Mullett

Report Approval Details

Document Title:	Amendment to Commercial Maintenance By-Law (No. 1-2025).docx
Attachments:	- Commercial Maintenance By-Law Amendment No 1-2025.docx
Final Approval Date:	Mar 11, 2025

This report and all of its attachments were approved and signed as outlined below:

Cheryl Mullett - Mar 11, 2025 - 11:08 AM

BY-LAW NO.

ST. JOHN'S COMMERCIAL MAINTENANCE (AMENDMENT NO. 1 – 2025)

BY-LAW

PASSED BY COUNCIL ON _____, 2025

Pursuant to the powers vested in it under the City of St. John's Act, RSNL 1990 c.C-17, as amended and all other powers enabling it, the City of St. John's hereby enacts the following By-Law relating to the regulation and maintenance of commercial properties.

BY-LAW

1. This By-Law may be cited as "The St. John's Commercial Maintenance (Amendment No. 1 –2025) By-Law.

2. Section 39.3 of the St. John's Commercial Maintenance By-Law is repealed and the following substituted:

"39.3 The Life Safety Code, 2024, being Document 101 prepared by the National Fire Protection Association of the United States of America is hereby declared to be and shall be taken as part and parcel of this By-Law as if the same were repeated herein in full. Provided that if any section or part thereof of the said Code shall conflict with any other section of this By-Law, then the provisions of the Code shall prevail."

3. Section 39.5 of the St. John's Commercial Maintenance By-Law is repealed and the following substituted:

"39.5 Where the requirements of the Life Safety Code, 2024 conflict with the requirements of the National Building Code of Canada, 2020 then the National Building Code of Canada, 2020 shall prevail."

IN WITNESS WHEREOF the Seal of the City of St. John's has been hereunto affixed and this By-Law has been signed by the Mayor and City Clerk this _____ day of _____, 2025.

MAYOR

CITY CLERK

DECISION/DIRECTION NOTE

Title: Amendment to Residential Property Standards By-Law

Date Prepared: March 11, 2025

Report To: Committee of the Whole

Councillor and Role: Councillor Sandy Hickman, Engineering and Regulatory Services

Ward: N/A

Decision/Direction Required:

Amendment of Residential Property Standards By-Law

Discussion – Background and Current Status:

The Residential Property Standards By-Law is being amended to take into account the Life Safety Code, 2024, which is the newest version of that Code. The Residential Property Standards By-Law adopts the Life Safety Code as if that Code was part and parcel of the By-Law, so it is necessary to amend the By-Law to adopt the latest version of the Code.

Key Considerations/Implications:

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders: General Public, contractors, developers
3. Is this a New Plan or Strategy: No
4. Alignment with Strategic Directions:

An Effective City: Ensure accountability and good governance through transparent and open decision making.

5. Alignment with Adopted Plans: N/A
6. Accessibility and Inclusion: N/A
7. Legal or Policy Implications: Should Council adopt the amendment to the Residential Property Standards By-Law, the amendment is required to be advertised before it comes legally into effect.

ST. JOHN'S

8. Privacy Implications: N/A
9. Engagement and Communications Considerations: The amendment to the Residential Property Standards By-Law will need to be advertised in the local newspaper and the King's Printer Gazette.
10. Human Resource Implications: N/A
11. Procurement Implications: N/A
12. Information Technology Implications: N/A
13. Other Implications: N/A

Recommendation:

That Council adopt the proposed amendments to the Residential Property Standards By-Law.

Prepared by: Robert Fedder

Approved by: Cheryl Mullett

Report Approval Details

Document Title:	Amendment to Residential Property Standards By-Law (No. 1-2025).docx
Attachments:	- Residential Property Standards Amd No 1-2025.docx
Final Approval Date:	Mar 11, 2025

This report and all of its attachments were approved and signed as outlined below:

Cheryl Mullett - Mar 11, 2025 - 11:07 AM

**BY-LAW NO.
RESIDENTIAL PROPERTY STANDARDS (AMENDMENT NO. 1 – 2025) BY-LAW
PASSED BY COUNCIL ON _____, 2025**

Pursuant to the powers vested in it under the City of St. John's Act, RSNL. 1990 c.C-17, as amended and all other powers enabling it, the City of St. John's enacts the following By-Law relating to minimum standards for occupancy and maintenance of residential property.

1. This By-Law may be cited as the Residential Property Standards (Amendment No. 1 –2025) By-Law.
2. Section 35.4 of the Residential Property Standards By-Law is repealed and the following substituted:

"35.4 The Life Safety Code, 2024, being Document 101 prepared by the National Fire Protection Association of the United States of America is hereby declared to be and shall be taken as part and parcel of this By-Law as if the same were repeated herein in full. Provided that if any section or part thereof of the said Code shall conflict with any other section of this By-Law, then the provisions of the Code shall prevail."
3. Section 35.6 of the Residential Property Standards By-Law is repealed and the following substituted:

"35.6 Where the requirements of the Life Safety Code, 2024 conflict with the requirements of the National Building Code of Canada, 2020 then the National Building Code of Canada, 2020 shall prevail."

IN WITNESS WHEREOF the Seal of the City of St. John's was hereunto affixed and this By-Law was signed by the Mayor and City Clerk this _____ day of _____, 2025.

MAYOR

CITY CLERK

DECISION/DIRECTION NOTE

Title: Earth Day 2025

Date Prepared: March 5, 2025

Report To: Committee of the Whole

Councillor and Role: Deputy Mayor Sheilagh O'Leary, Sustainability

Ward: N/A

Decision/Direction Required:

That Council approve the proposed events and approach to commemorate Earth Day 2025.

Discussion – Background and Current Status:

Earth Day was first celebrated on April 22, 1970, marking the inception of the environmental movement. It has since evolved into the largest participatory environmental movement on the planet. In 1990, Earth Day Canada became established to mobilize local stakeholders and facilitate the growth of this initiative within Canada.

The City of St. John's has been an Earth Day Canada 'mobilizing municipality' since at least 2022 and have signed up to continue as an Earth Day Canada Mobilizing Municipality for 2025 joining over 130 other municipalities across Canada.

The 2025 Earth Day Canada theme is "Biodiversity", with the goal to encourage as many citizens, municipalities, and organizations as possible to reconnect with nature and better understand the importance of preserving biodiversity for ecosystem balance, food security, and resilience to climate change.

Using the Earth Day Canada suggested activities for 2025, Staff are proposing a multi-faceted approach to reinforce and support the sustainability efforts of City Council:

1. Earth Day Flag Raising Event (April 22, 2025)
 - Hosted by City Council at City Hall
 - To commemorate and recognize Earth Day, the Earth Day flag will be raised in the morning.
 - The event will have an invited guest expert to speak about the importance of biodiversity in a sustainable community.
2. In-person Backyard Composting Information Session (April 19, 2025)
 - Hosted at Memorial University Botanical Garden, 306 Mount Scio Road.

ST. JOHN'S

- After the session participants will receive a Certificate of Completion, which qualifies them to purchase a backyard compost bin from the City.
 - Hosted on same day and in conjunction with the Botanical Garden's 4th Annual Seedy Saturday event where visitors can join fellow gardeners, homesteaders, and seed savers for a day of learning, networking, and seed sharing.
 - Opportunity for members of Council to welcome attendees to the composting information session and support the benefit of this growing practice to enrich and build healthy soil, reduce organic wastes going to landfill and fight against climate change.
3. Virtual Workshop with Discussion on Reducing Food Waste
- Hosted by Earth Day Canada
 - Workshop gives residents the opportunity to share positive successes while offering keys to understanding how to reduce food waste from your grocery list to your storing and cooking habits.
 - Space will be limited and pre-registration will be required.
 - Recording of the session will be available to those who cannot attend for another 90 days
 - Opportunity for members of Council to welcome attendees at beginning of workshop.
 - Date TBD
4. Guided Hike at Bowring Park
- Participants will enjoy a guided walk around Bowring Park with Parks and Recreation staff to learn more about the biodiversity in plant / tree species within the park.
 - City staff will also present some of the horticultural practices employed to protect the health and biodiversity in the urban landscape.
 - Opportunity for members of Council to welcome and thank participants for attending and stress the importance of green space and the urban forest to the sustainability of the community.
 - Date TBD

In addition to these activities, the City will publish on its website and further promote through social media an overview of City services and programs that protect, enhance or restore our local biodiversity. Some of the potential topics include but are not limited to:

- Residential ReLeaf program (Parks)
- Tree planting and Naturalization in Parks and Open Spaces (Parks)
- Promotion of Tree and Yard Care (Parks)
- No cosmetic pesticides used in City Parks and Open Spaces (Parks)
- Yard waste collection, composting and giveaway (Waste)
- Backyard Composting information course/sessions & distribution of low-cost bins (Waste)
- Household Hazardous and Electronic Waste proper disposal (Waste)

- Community Gardens & composting (Community Services)
- Trail Explorers (Community Services)

Once approved by Council and as an Earth Day Mobilizing Municipality, all of our events will be listed on the Earth Day Canada website (earthday.ca). Earth Day Canada recognizes that community events are a great way to come together and make a positive impact on the environment.

Key Considerations/Implications:

1. Budget/Financial Implications: All events have no additional cost except for the virtual workshop (\$1075)
2. Partners or Other Stakeholders: Earth Day Canada, MUN Botanical Gardens
3. Is this a New Plan or Strategy: No

If yes, are there recommendations or actions that require progress reporting?

If yes, how will progress be reported? (e.g.: through the strategic plan, through Cascade, annual update to Council, etc.)

4. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

An Effective City: Achieve service excellence through collaboration, innovation and modernization grounded in client needs.

5. Alignment with Adopted Plans: NA
6. Accessibility and Inclusion: All events will consider accessibility and inclusion
7. Legal or Policy Implications: NA
8. Privacy Implications: NA
9. Engagement and Communications Considerations: Communications strategy to be fully developed once proposal approved.
10. Human Resource Implications: NA
11. Procurement Implications: NA

12. Information Technology Implications: NA

13. Other Implications: NA

Recommendation:

That Council approve the proposed plan detailed to commemorate Earth Day 2025

Prepared by:

Approved by:

Report Approval Details

Document Title:	Earth Day 2025 .docx
Attachments:	
Final Approval Date:	Mar 10, 2025

This report and all of its attachments were approved and signed as outlined below:

Andrew Niblock - Mar 10, 2025 - 3:23 PM

Lynnann Winsor - Mar 10, 2025 - 4:22 PM