

# ST. JOHN'S

---

## Committee of the Whole Agenda

May 27, 2025

3:00 p.m.

4th Floor City Hall

Pages

1. Call to Order
2. Announcements
3. Approval of the Agenda
4. Adoption of the Minutes
  - 4.1 Minutes of May 13, 2025 3
5. Presentations/Delegations
  - 5.1 AccessAbility Week Proclamation
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 SHAD Memorial 2025 Sponsorship Breakfast 7
13. Planning - Councillor Maggie Burton
  - 13.1 7 Waterford Bridge Road – REZ2500013 9

13.2	4A Middle Battery Road – DEV2400079- New Dwelling	14
14.	Development - Councillor Carl Ridgeley	
15.	Engineering and Regulatory Services - Councillor Sandy Hickman	
15.1	Temporary Traffic Calming Locations - 2025	22
16.	Sustainability - Deputy Mayor Sheilagh O'Leary	
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**

**May 13, 2025, 3:00 p.m.**

Present: Mayor Danny Breen  
Deputy Mayor Sheilagh O'Leary  
Councillor Ron Ellsworth  
Councillor Jill Bruce  
Councillor Greg Noseworthy  
Councillor Tom Davis  
Councillor Carl Ridgeley

Regrets: Councillor Maggie Burton  
Councillor Sandy Hickman  
Councillor Ophelia Ravencroft

Staff: Kevin Breen, City Manager  
Derek Coffey, Deputy City Manager of Finance & Corporate Services  
Jason Sinyard, Deputy City Manager of Planning, Engineering & Regulatory Services  
Lynnann Winsor, Deputy City Manager of Public Works  
Cheryl Mullett, City Solicitor  
Tracy-Lynn Goosney, Manager of Development Engineering  
Theresa Walsh, City Clerk  
Jackie O'Brien, Manager of Corporate Communications  
Stacey Baird, Legislative Assistant

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

Recommendation

**Moved By** Councillor Noseworthy

**Seconded By** Councillor Bruce

That the agenda be adopted as presented.

For (7): Mayor Breen, Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Bruce, Councillor Noseworthy, Councillor Davis, and Councillor Ridgeley

**MOTION CARRIED (7 to 0)**

4. **Adoption of the Minutes**

4.1 **Adoption of Minutes - April 29, 2025**

Recommendation

**Moved By** Deputy Mayor O'Leary

**Seconded By** Councillor Davis

That the minutes of April 29, 2025, be adopted as presented.

For (7): Mayor Breen, Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Bruce, Councillor Noseworthy, Councillor Davis, and Councillor Ridgeley

**MOTION CARRIED (7 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 & Immigration - Councillor Tom Davis**

11. **Arts & Culture - Councillor Sandy Hickman**

12. **Governance & Strategic Priorities - Mayor Danny Breen**

13. **Planning - Councillor Maggie Burton**

**13.1 331 Water Street – SGN2500034 – Wall Sign**

Deputy Mayor O'Leary expressed concerns about the negative impact the light from the sign may have on customers staying at the Murray Premises. She requested that staff engage with the business owner on the issue.

Recommendation

**Moved By** Councillor Davis

**Seconded By** Councillor Ellsworth

That Council approve the wall sign at 331 Water Street, as proposed.

For (7): Mayor Breen, Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Bruce, Councillor Noseworthy, Councillor Davis, and Councillor Ridgeley

**MOTION CARRIED (7 to 0)**

**13.2 56 Brazil Street – DEV2500001 – New Dwelling**Recommendation

**Moved By** Councillor Davis

**Seconded By** Councillor Noseworthy

That Council accept this staff report on 56 Brazil Street as the Heritage Report for a proposed new dwelling in Heritage Area 3, as per Section 8(3) of the St. John's Heritage By-Law, and approve the building elevations dated April 17, 2025.

For (7): Mayor Breen, Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Bruce, Councillor Noseworthy, Councillor Davis, and Councillor Ridgeley

**MOTION CARRIED (7 to 0)**

**14. Development - Councillor Carl Ridgeley****14.1 2023 Flood Risk Mapping Study**

Recommendation

**Moved By** Councillor Ridgeley

**Seconded By** Councillor Ellsworth

That Council approve the 2023 Flood Risk Mapping Study and adopt the Flood Risk Mapping as presented.

For (7): Mayor Breen, Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Bruce, Councillor Noseworthy, Councillor Davis, and Councillor Ridgeley

**MOTION CARRIED (7 to 0)**

**15. Engineering and Regulatory Services - Councillor Sandy Hickman**

**15.1 Adoption of the Commercial Property Tax and Vacancy Relief By-Law**

**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 3:11 p.m.

---

Mayor

## Decision Note

**Title:** SHAD Memorial 2024 Sponsorship Breakfast

**Date Prepared:** May 20, 2025

**Report To:** Committee of the Whole

**Councillor and Role:** Mayor Danny Breen, Governance & Strategic Priorities

**Ward:** N/A

---

### Decision/Direction Required:

Seeking Council's approval to host a breakfast for the staff and students of Shad Memorial 2025.

### Discussion – Background and Current Status:

The City has received a request from the Program Director of Shad Memorial requesting that the City sponsor a breakfast at City Hall with the Mayor and/or councillors, followed by a tour of and time spent with Councillors in Chambers. The event consists of about 80 people in total. They have requested the date Tuesday, July 22<sup>nd</sup>. This annual event has been sponsored by Council since 2007.

Memorial University is one of 18 university campuses in Canada offering the Shad program ([www.shad.ca](http://www.shad.ca)), a nation-wide program designed to offer high-potential high school students the opportunity to be surrounded by other talented youth from across the country. The program strives to hone the skills of tomorrow's potential leaders and provide first-hand access to industry and career options to assist the students in choosing educational and career paths.

Shad is a not-for-profit organization and relies on the support of public and private sector organizations to provide an expansive and high-quality program.

### Key Considerations/Implications:

1. Budget/Financial Implications: Estimated cost of breakfast is \$4000.00.
2. Partners or Interested Parties: Memorial University of NL; SHAD Canada

## Decision Note

### Title

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.

N/A

5. Alignment with Adopted Plans: N/A

6. Accessibility and Inclusion: N/A

7. Legal or Policy Implications: N/A

8. Privacy Implications: N/A

9. Engagement and Communications Considerations: N/A

10. Human Resource Implications: N/A

11. Procurement Implications: N/A

12. Information Technology Implications: N/A

13. Information Management Implications: N/A

14. Other Implications: N/A

### **Recommendation:**

That Council sponsor breakfast for the SHAD Memorial 2025.

**Prepared by: Theresa Walsh, City Clerk**

**Approved by:**



# DECISION/DIRECTION NOTE

**Title:** 7 Waterford Bridge Road – REZ2500013

**Date Prepared:** May 21, 2025

**Report To:** Committee of the Whole

**Councillor and Role:** Councillor Tom Davis, Planning

**Ward:** Ward 3

---

## **Decision/Direction Required:**

To consider rezoning a portion of 7 Waterford Bridge Road to enable an Apartment Building.

## **Discussion – Background and Current Status:**

An application to rezone 7 Waterford Bridge Road came before Council at the Regular Meeting on March 25, 2025, and was rejected. The City has since received two new applications for the property: an application to subdivide 7 Waterford Bridge Road into two Lots and a revised application to rezone a portion of 7 Waterford Bridge Road, which contains the existing dwelling.

The new rezoning application is from Harbour Capital Corp., which proposes to rezone the developed portion of the property from the Residential 1 (R1) Zone to the Apartment 2 (A2) Zone to enable a six (6) unit Apartment Building. Similar to the previous application, the existing Single Detached Dwelling is proposed to be renovated into an Apartment Building.

One driveway is proposed to provide access for both Lots. An access agreement, which is currently being prepared, is required prior to subdivision approval. The application to subdivide will be processed along side the application to rezone. The design of the Apartment Building proposal has not changed from the previous application. Staff have reviewed the application and have no concerns.

Should Council consider rezoning, staff recommend public notification in accordance with Section 4.8 of the Envision St. John's Development Regulations. Please note that since a Municipal Plan amendment is not required, there will not be a commissioner's public hearing so public notification would be the only form of public consultation.

## **Key Considerations/Implications:**

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

# ST. JOHN'S

4. Alignment with Strategic Directions:

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.

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

5. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations.

6. Accessibility and Inclusion: Any accessibility requirements from the National Building Code or Service NL will be applied at the building permit stage.

7. Legal or Policy Implications: A map amendment to the Envision St. John's Development Regulations is required.

8. Privacy Implications: Not applicable.

9. Engagement and Communications Considerations: Consultation will be carried out as per Section 4.8 of the Envision St. John's Development Regulations. Public notification alone is recommended. A project page will be created on the Engage St. John's website.

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 a portion of 7 Waterford Bridge Road from the Residential 1 (R1) Zone to the Apartment 2 (A2) Zone and that the application be advertised in accordance with the Envision St. John's Development Regulations.

**Prepared by: Lindsay Church, MCIP, Planner III – Urban Design and Heritage**

**Approved by: Lindsay Lyghtle Brushett, MCIP, Supervisor - Planning and Development**

**Report Approval Details**

Document Title:	7 Waterford Bridge Road - REZ2500013.docx
Attachments:	- 7 WATERFORD BRIDGE ROAD - Location Map - Feb 3.pdf - 7 Waterford Bridge Road - Lot Layout - May 2025.pdf
Final Approval Date:	May 21, 2025

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

**No Signature - Task assigned to Ken O'Brien was completed by delegate Lindsay Lyghtle Brushett**

**Ken O'Brien - May 21, 2025 - 10:34 AM**

**Jason Sinyard - May 21, 2025 - 11:49 AM**





**SUBJECT PROPERTY**

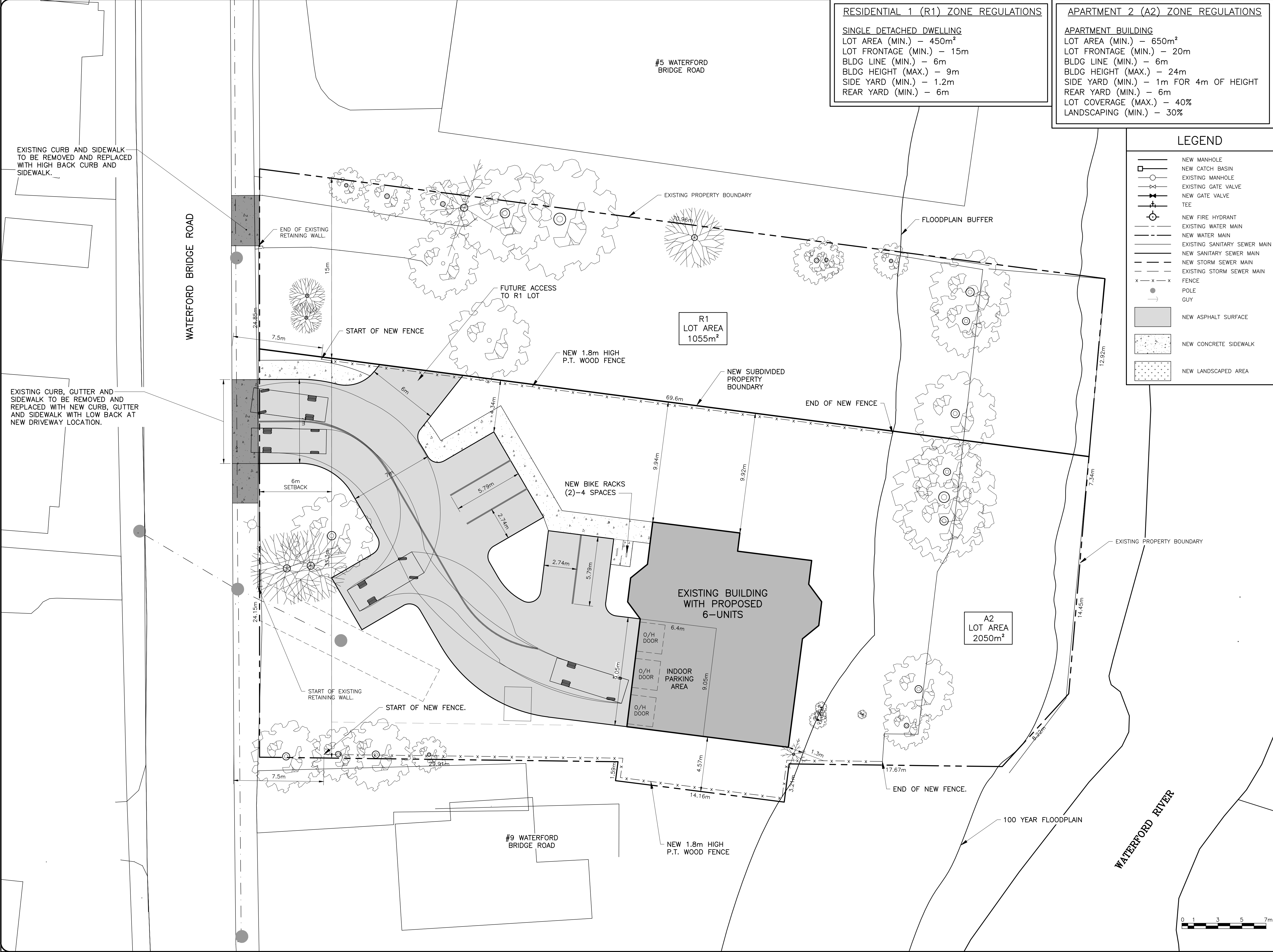
**5**  
**CM**

**WATERFORD BRIDGE RD**

**BUCKLEY'S LANE**

**AREA TO BE REZONED**





NOTES:

- DO NOT SCALE FROM DRAWINGS. ALL ELEVATIONS AND DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED.
- ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE SECTIONS OF THE CITY OF ST. JOHN'S SPECIFICATIONS BOOK, LATEST EDITION.
- CONTRACTOR SHALL CONFIRM LOCATION, ALIGNMENT, INVERTS AND TYPE OF MATERIAL OF ALL UNDERGROUND INFRASTRUCTURE AND SHALL NOTIFY THE ENGINEER/OWNER PRIOR TO COMMENCING ANY WORK.
- THE MINIMUM WIDTH OF ASPHALT REINSTATEMENT FOR TRENCHING SHALL BE 3.0m. ASPHALT REINSTATEMENT MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF ITEMS NO. 352 (FULL DEPTH ASPHALT PATCH) AND NO. 358 (RE-PROFILING AND ASPHALT PATCHING) OF THE CITY OF ST. JOHN'S SPEC. BOOK.
- STREET EXCAVATION PERMIT MUST BE OBTAINED PRIOR TO STARTING ANY WORK WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
- A PERMIT TO CONNECT MUST BE OBTAINED PRIOR TO PERFORMING ANY SERVICING WORK.
- ALL WORK ON EXISTING WATER MAINS SHALL BE DONE BY CITY FORCES.

F	REVISED FOR LUR	D.J.M.	04/23/25
E	REVISED FOR LUR	D.J.M.	01/30/25
D	REVISED FOR LUR	D.J.M.	11/25/24
C	REVISED FOR LUR	D.J.M.	06/25/24
B	REVISED FOR LUR	D.J.M.	02/20/24
A	ISSUED FOR LUR	D.J.M.	01/26/24

No.	REVISIONS	BY	DATE
A	A - PLAN, SECTION, ELEVATION, OR DETAIL No.		
B	B - No. OF DRAWING WHERE ABOVE IS DRAWN		

REFERENCE:

STAMP:

PERMIT STAMP:

**DYNAMIC**  
ENGINEERING LTD.

Civil • Management • Consulting

62 CAMPBELL AVENUE TEL: (709) 368-1669  
ST. JOHN'S, NL FAX: (709) 368-0318  
A1E 2Z6 info@DynamicEngineering.ca

PRELIMINARY ONLY  
NOT FOR CONSTRUCTION

CLIENT:

HARBOUR CAPITAL CORP.

PROJECT TITLE:

PROPOSED  
RESIDENTIAL DEVELOPMENT  
7 WATERFORD BRIDGE RD.

DRAWING TITLE:

PRELIMINARY  
LOT LAYOUT

DRAWN/DESIGNED BY:	D.J.M.	DATE:	MARCH 2025
APPROVED BY:	D.J.M.	SCALE:	AS SHOWN
PROJECT No.:	22235	DRAWING No.:	PR1
		REV.:	F

# DECISION/DIRECTION NOTE

---

**Title:** 4A Middle Battery Road – DEV2400079- New Dwelling

**Date Prepared:** May 20, 2025

**Report To:** Committee of the Whole

**Councillor and Role:** Councillor Tom Davis, Heritage

**Ward:** Ward 2

---

## **Decision/Direction Required:**

To approve the design of a new house in a Heritage Area 4 (Battery) at 4A Middle Battery Road.

## **Discussion – Background and Current Status:**

The subject property is located within the Residential District of the Envision St. John's Municipal Plan, is zoned Residential Battery (RB), and is located within Heritage Area 4 (Battery). A location map is attached.

The proposed elevations of the house are attached and meet the requirements of the St. John's Heritage By-Law, Schedule D - Heritage Design Standards for residential buildings in Heritage Area 4 (Battery). Window sizes will be confirmed at the building permit stage to ensure they meet building code, fire, and life safety requirements.

According to section 8(2) of the Heritage By-Law, an application for a new development in a Heritage Area shall require a Heritage Report. Notwithstanding this, "Council may accept a staff report in lieu of the Heritage Report." Staff recommends that Council accept this staff report in lieu of a Heritage Report.

## **Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable,
2. Partners or Other Stakeholders: Neighbouring residents and property owners; heritage advocates.
3. Is this a New Plan or Strategy: No

---

# ST. JOHN'S

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

5. Alignment with Adopted Plans: St. John's Municipal Plan and Development Regulations; St. John's Heritage By-Law.

6. Accessibility and Inclusion: Not applicable.

7. Legal or Policy Implications: Meets the St. John's Heritage By-Law, Schedule D Heritage Design Standards.

8. Privacy Implications: Not applicable.

9. Engagement and Communications Considerations: Not applicable.

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 accept this staff report on 4A Middle Battery Road as the Heritage Report for a proposed Single Detached Dwelling in Heritage Area 4 (Battery), as per Section 8(3) of the St. John's Heritage By-Law, and approve the building elevations dated May 2, 2025.

**Prepared by: Lindsay Church, MCIP, Planner III – Urban Design and Heritage**

**Approved by: Lindsay Lyghtle Brushett, MCIP, Supervisor – Planning and Development**

**Report Approval Details**

Document Title:	4A Middle Battery Road - DEV2400079 - New Dwelling.docx
Attachments:	- 4A MIDDLE BATTERY ROAD - Location Map.pdf - 4A Middle Battery Road - Elevations - May 2, 2025.pdf
Final Approval Date:	May 22, 2025

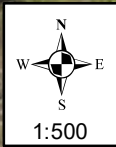
This report and all of its attachments were approved and signed as outlined below:

**No Signature - Task assigned to Ken O'Brien was completed by delegate Lindsay Lyghtle Brushett**

**Ken O'Brien - May 21, 2025 - 1:54 PM**

**Jason Sinyard - May 22, 2025 - 2:56 PM**





SUBJECT PROPERTY

4A

MIDDLE BATTERY RD

BATTERY RD

LOWER BATTERY RD

U.S. ARMY DOCK RD

TOP BATTERY RD





FRONT ELEVATION

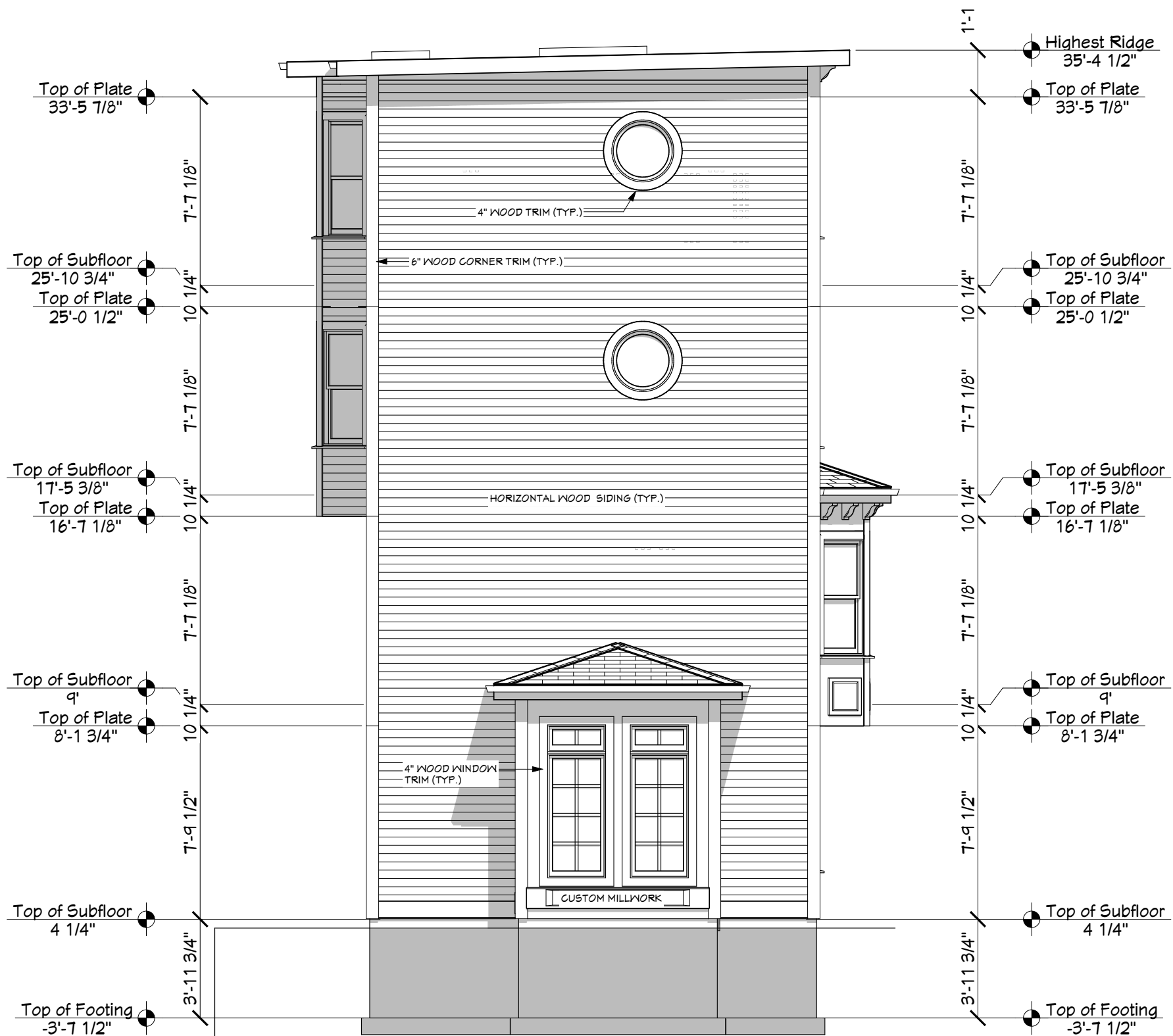
Andrews House Plans  
Winterton, NL  
andrewshouseplans@gmail.com  
Tel: 709-702-5622  
Cell: 709-325-7526

RAJPUT  
4A MIDDLE BATTERY RD.

FRONT ELEVATION

REVISION TABLE	
NUMBER	DATE
1	2024/09/16
2	2025/01/24
3	2025/04/14
4	2025/05/01

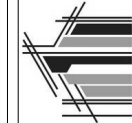
SHEET NUMBER  
**A10**  
DRAWN BY: G.R.A.

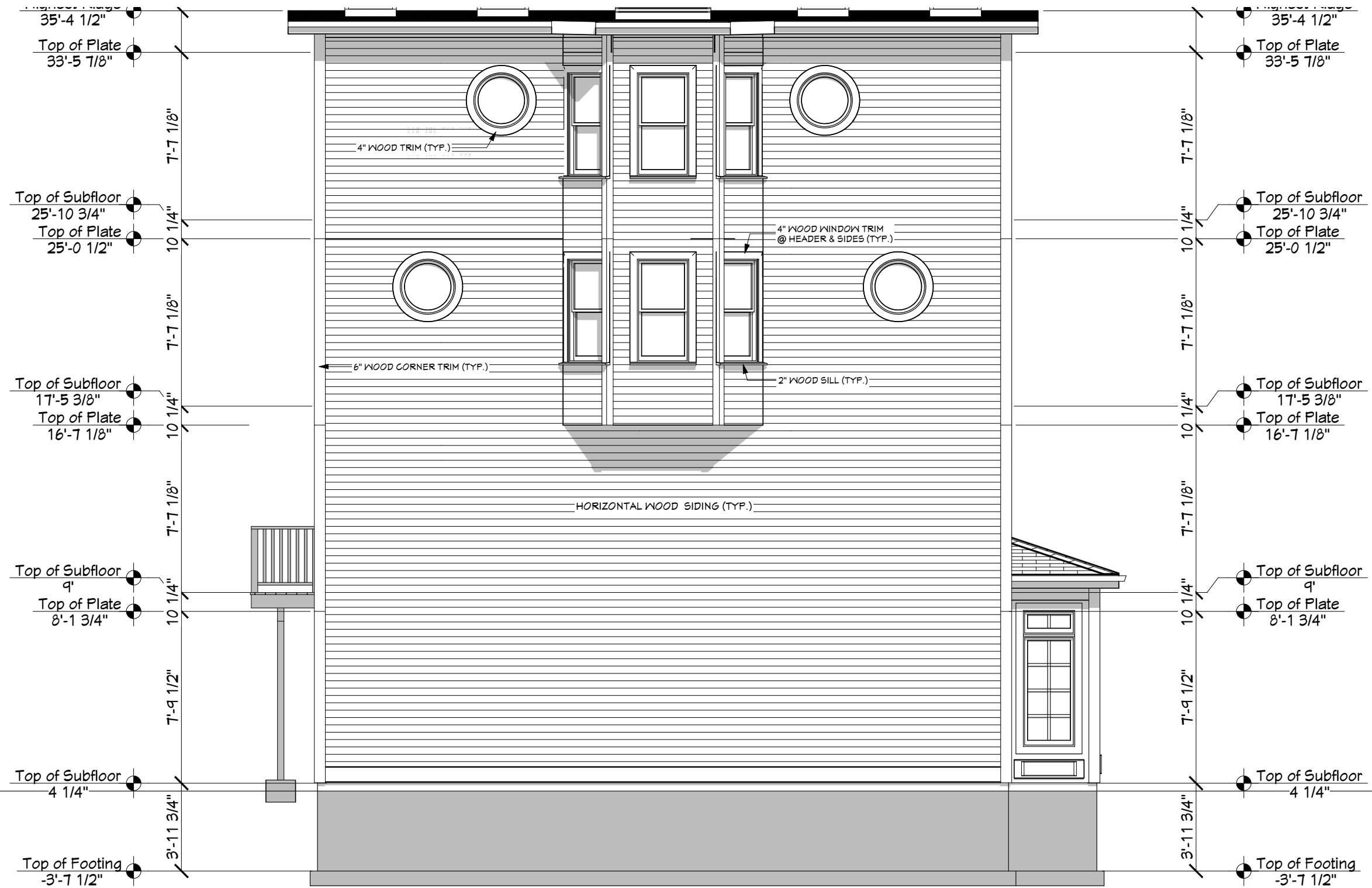


**LEFT ELEVATION**

REVISION	NUMBER	DATE
1	1	2024/09/16
2	2	2025/01/34
3	3	2025/04/14
4	4	2025/05/01

**LEFT ELEVATION**





**REAR ELEVATION**

REVISION TABLE	NUMBER	DATE
	1	2024/09/16
	2	2025/01/24
	3	2025/04/14
	4	2025/05/01

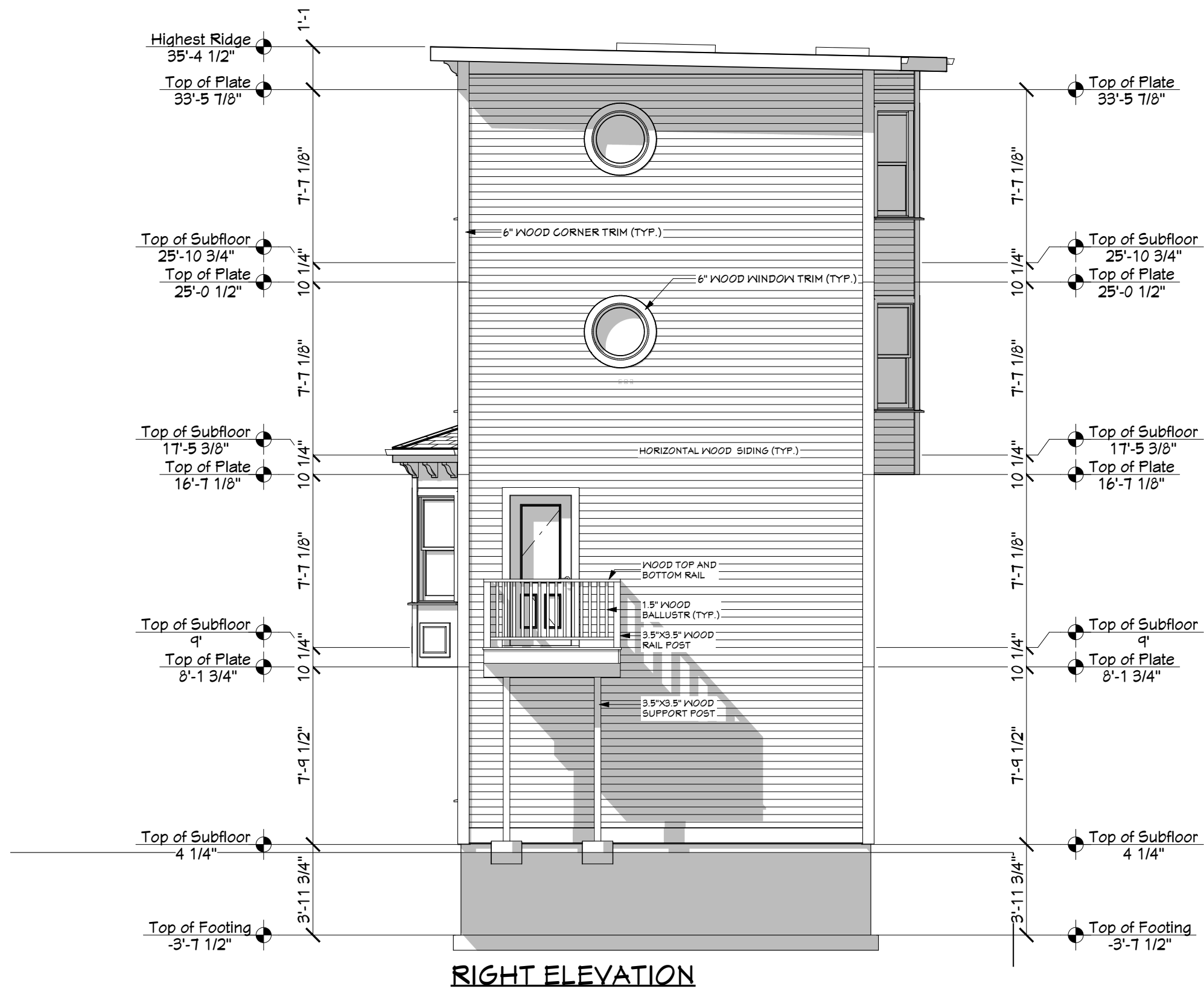
**REAR ELEVATION**

RAJPUT

**4A MIDDLE BATTERY RD.**

Andrews House Plans  
Winterton, NL  
andrewshouseplans@gmail.com  
Tel: 709-702-5622  
Cell: 709-325-7526





**RIGHT ELEVATION**

REVISION TABLE	
NUMBER	DATE
1	2024/09/16
2	2025/01/24
3	2025/04/14
4	2025/05/01

**RIGHT ELEVATION**

**RAJPUT**  
**4A MIDDLE BATTERY RD.**



# INFORMATION NOTE

<b>Title:</b>	<b>Temporary Traffic Calming Locations - 2025</b>
<b>Date Prepared:</b>	May 21, 2025
<b>Report To:</b>	<b>Committee of the Whole</b>
<b>Councillor and Role:</b>	Councillor Sandy Hickman, Engineering and Regulatory Services
<b>Ward:</b>	N/A

## Issue:

This information note provides an update on the Temporary Traffic Calming Projects that will be installed in 2025.

## Discussion – Background and Current Status:

We will install Temporary Traffic Calming at the following locations in the Summer of 2025:

- Glenyere Street between Birchwynd Street and Virginia Road
- Empire Avenue between Circular Road and Rennies Mill Road
- Smithville Crescent between Strawberry Marsh Road and Long Pond Road

These cushions will remain in place until late fall when they will be removed ahead of the winter weather. Households along these streets will then be surveyed to determine if the traffic calming cushions will be installed permanently. In order for a traffic calming project to move ahead to permanent implementation, at least 60% of households responding to the City survey must be in support of the construction. If the required support is not achieved, the traffic calming project is considered closed and no traffic calming measures are constructed.

## Key Considerations/Implications:

1. Budget/Financial Implications: Deployment of Temporary Traffic Calming installations is funded through the City's Traffic Calming Budget.
2. Partners or Other Stakeholders: N/A
3. Alignment with Strategic Directions:

A City that Moves: Improve safety for all users on a well-maintained street network.

Choose an item.

# ST. JOHN'S

4. Alignment with Adopted Plans: N/A
5. Accessibility and Inclusion: N/A
6. Legal or Policy Implications: N/A
7. Privacy Implications: N/A
8. Engagement and Communications Considerations: Households of streets where Temporary Traffic Calming will be trialed will be surveyed after removal and notified of outcomes.
9. Human Resource Implications: N/A
10. Procurement Implications: N/A
11. Information Technology Implications: N/A
12. Other Implications: N/A

**Conclusion/Next Steps:**

Temporary Traffic Calming will be installed on the above-mentioned streets this summer 2025 as per the approved adopted Traffic Calming Policy and Procedures.

### Report Approval Details

Document Title:	Temporary Traffic Calming Locations - 2025.docx
Attachments:	
Final Approval Date:	May 22, 2025

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

**Amer Afridi - May 21, 2025 - 2:07 PM**

**Scott Winsor - May 21, 2025 - 2:12 PM**

**Jason Sinyard - May 22, 2025 - 2:50 PM**