

ST. JOHN'S

Committee of the Whole Agenda

June 10, 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 Adoption of Minutes - May 27, 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
 - 11.1 Civic Art Collection – Urban Art Gallery 7
12. Governance & Strategic Priorities - Mayor Danny Breen
13. Planning - Councillor Maggie Burton
 - 13.1 8 Shaw Street and 4 McLea Place - REZ2500007 10
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
 - 18.1 Youth Engagement Working Group Sustainability Event
- 19. Adjournment

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ST. JOHN'S

Minutes of Committee of the Whole - City Council

Council Chambers, 4th Floor, City Hall

May 27, 2025, 3:00 p.m.

Present: Mayor Danny Breen
Councillor Ron Ellsworth
Councillor Sandy Hickman
Councillor Jill Bruce
Councillor Greg Noseworthy
Councillor Tom Davis
Councillor Carl Ridgeley

Regrets: Deputy Mayor Sheilagh O'Leary
Councillor Maggie Burton
Councillor Ophelia Ravencroft

Staff: Tanya Haywood, Deputy City Manager of Community Services
Lynnann Winsor, Deputy City Manager of Public Works
Cheryl Mullett, City Solicitor
Theresa Walsh, City Clerk
Stacey Baird, Legislative Assistant
Brandon Mullins, Communications and PR Officer
Lindsay Lyghtle Brushett, Supervisor of Planning & Development

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

Recommendation

Moved By Councillor Ridgeley

Seconded By Councillor Noseworthy

That the agenda be adopted as presented.

For (7): Mayor Breen, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Noseworthy, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (7 to 0)

4. Adoption of the Minutes

4.1 Minutes of May 13, 2025

Recommendation

Moved By Councillor Ellsworth

Seconded By Councillor Bruce

That the minutes of May 13, 2025, be approved as presented.

For (7): Mayor Breen, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Noseworthy, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (7 to 0)

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

The cost identified for the breakfast is an estimate. The final price cannot be confirmed until the number of attendees is determined.

Recommendation

Moved By Councillor Ellsworth

Seconded By Councillor Ridgeley

That Council sponsor breakfast for the SHAD Memorial 2025.

For (7): Mayor Breen, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Noseworthy, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (7 to 0)

13. Planning - Councillor Maggie Burton

13.1 7 Waterford Bridge Road – REZ2500013

Recommendation

Moved By Councillor Davis

Seconded By Councillor Ridgeley

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.

For (7): Mayor Breen, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Noseworthy, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (7 to 0)

13.2 4A Middle Battery Road – DEV2400079- New Dwelling

Recommendation

Moved By Councillor Davis

Seconded By Councillor Hickman

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.

For (7): Mayor Breen, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Noseworthy, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (7 to 0)

14. Development - Councillor Carl Ridgeley

15. Engineering and Regulatory Services - Councillor Sandy Hickman

15.1 Temporary Traffic Calming Locations - 2025

Councillor Hickman advised Council of the three temporary traffic calming locations. He then outlined the process that will be followed to assess whether permanent traffic calming measures should be implemented.

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 3:15 p.m.

Mayor

Decision Note

Title: Civic Art Collection – Urban Art Gallery

Date Prepared: June 4, 2025

Report To: **Committee of the Whole**

Councillor and Role: Councillor Sandy Hickman, Arts and Culture Advisory Committee

Ward: Ward 2

Decision/Direction Required:

To approve the City's Urban Art Gallery initiative on participating Water Street properties, located within the Downtown Pedestrian Mall footprint.

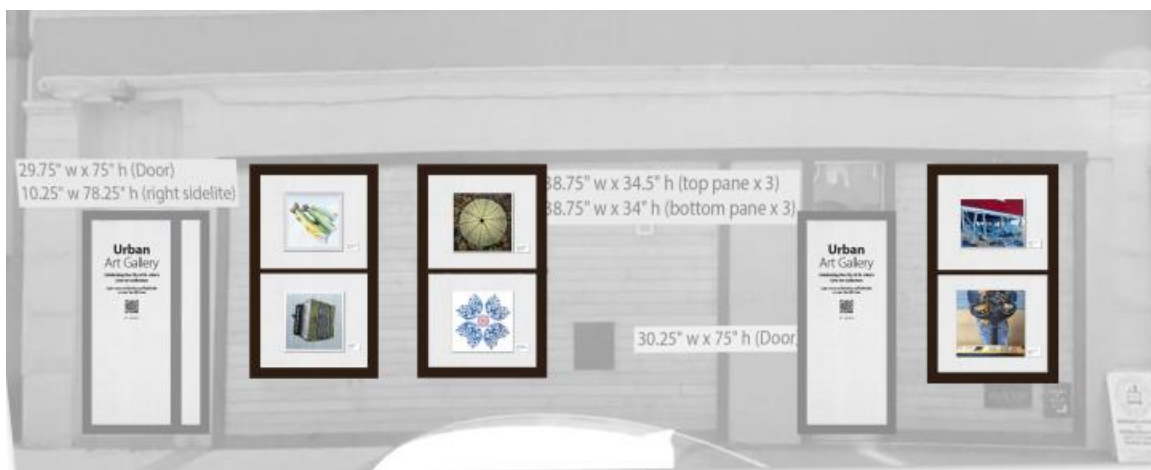
Discussion – Background and Current Status:

The Urban Art Gallery initiative will bring the City's Civic Art Collection to Water Street. City staff will oversee the installation of vinyl decals featuring images of City-owned artwork on the windows of select downtown buildings. This project will promote the City's Art Procurement Program and Civic Art Collection, enhance the aesthetic appeal of the properties, add visual interest, and contribute to an enriched downtown experience for both residents and visitors. A previous window decal project was successfully carried out on Water Street as part of the Great Fire of 1892 commemorative activities in 2017.

Sign By-Law

Pursuant to the St. John's Sign By-Law, the proposed decals are classified as temporary signs. A temporary sign means "a sign intended for a limited period of display for special events or functions".

Section 27 of the Sign By-Law states that the "approval of temporary signs, including their size, design, location and duration of placement, shall be at the discretion of Council." It is anticipated the Urban Art Gallery initiative will remain in place for at least 6 months. Decals are intended to cover the entire windows of the vacant buildings and information about the project will be placed on the doors. Below is an example of what is planned for 157 Water Street. A similar approach would be applied to other participating properties along Water Street.



In Heritage Areas, window signs “may be affixed or applied to the interior or exterior of a window and shall not occupy more than 50% of the window area in which they are affixed or applied.” Since the proposed window decals would cover more than 50% of the window area, Council approval is required under section 59 of the Sign By-Law.

Section 59 states, “Notwithstanding any provision contained herein, the Heritage Advisory Committee may recommend to Council the acceptance of certain non-conforming signs whose particular design or situation merit such consideration, and Council may accept or reject the recommendation.”

The Built Heritage Experts Panel reviewed the Urban Art Gallery proposal and recommended Council approve the installations for participating buildings on Water Street. Staff agree with this recommendation.

Key Considerations/Implications:

1. Budget/Financial Implications: Budgeted as part of Clean St John’s initiative.
2. Partners or Interested Parties: Arts and Culture Advisory Committee, Destination St. John’s, Downtown St. John’s
3. Is this a New Plan or Strategy: Yes

If yes, are there recommendations or actions that require progress reporting? No

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: Develop and deliver programs, services and public spaces that build safe, healthy and vibrant communities.

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

5. Alignment with Adopted Plans: Planning for a Creative Future: The City of St. John's Municipal Arts Plan; St. John's Sign By-Law.
6. Accessibility and Inclusion: N/A
7. Legal or Policy Implications: N/A
8. Privacy Implications: N/A
9. Engagement and Communications Considerations: The City of St. John's will use various communications and outreach to promote the initiative.
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

Conclusion/Next Steps: This initiative will help to engage more residents and visitors with the Civic Art Collection and the artists whose work make it up, while enhancing the Water St. streetscape. Installation is set to take place before the end of June.

Recommendation:

That Council approve the Urban Art Gallery initiative on participating Water Street properties, as proposed.

Prepared by: Théa Morash, Arts & Cultural Development Coordinator

Approved by: Erin Skinner, Manager of Tourism, Culture & Business Development

DECISION/DIRECTION NOTE

Title: 8 Shaw Street and 4 McLea Place - REZ2500007

Date Prepared: June 2, 2025

Report To: Committee of the Whole

Councillor and Role: Councillor Tom Davis, Planning

Ward: Ward 3

Decision/Direction Required:

To consider rezoning 8 Shaw Street and 4 McLea Place from the Residential Special (RA) Zone to the Residential 1 (R1) Zone.

Discussion – Background and Current Status:

The City has received an application from 86755 Newfoundland & Labrador Inc. to rezone 8 Shaw Street and 4 McLea Place from the Residential Special (RA) Zone to the Residential 1 (R1) Zone. The property is in the Residential District of the Envision St. John's Municipal Plan, so a Municipal Plan amendment is not needed.

The two properties are currently vacant. The application intends to subdivide the two properties to form three (3) Lots for the purpose of developing a Single-Detached Dwelling on each Lot. To achieve the desired area for the corner Lot, the applicant has requested a 10 percent Variance on the 15 metre Lot Frontage requirement on the middle Lot.

Single-Detached Dwellings are listed as Permitted in the R1 Zone. If the property is rezoned, any use in the new zone could be approved, subject to zone standards. The zone table is attached for reference. Staff have reviewed the attached site plan 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 review.

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

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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.

6. Accessibility and Inclusion: Not applicable.

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 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 8 Shaw Street and 4 McLea Place from the Residential Special (RA) Zone to the Residential 1 (R1) 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: | 8 Shaw Street and 4 McLea Place - REZ2500007.docx |
| Attachments: | <ul style="list-style-type: none">- 8 SHAW ST - 4 McLEA PL - Location Map.pdf- Proposed-lots_variance_revC_2025-03-14_lots-only.pdf- Development-Regulations-R1-Zone-Table.pdf |
| Final Approval Date: | Jun 5, 2025 |

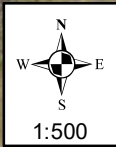
This report and all of its attachments were approved and signed as outlined below:

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

Ken O'Brien - Jun 4, 2025 - 11:06 AM

No Signature - Task assigned to Jason Sinyard was completed by workflow administrator Theresa Walsh

Jason Sinyard - Jun 5, 2025 - 3:27 PM

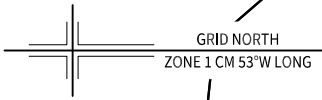


SUBJECT PROPERTIES

MCLEA PL

SHAW ST

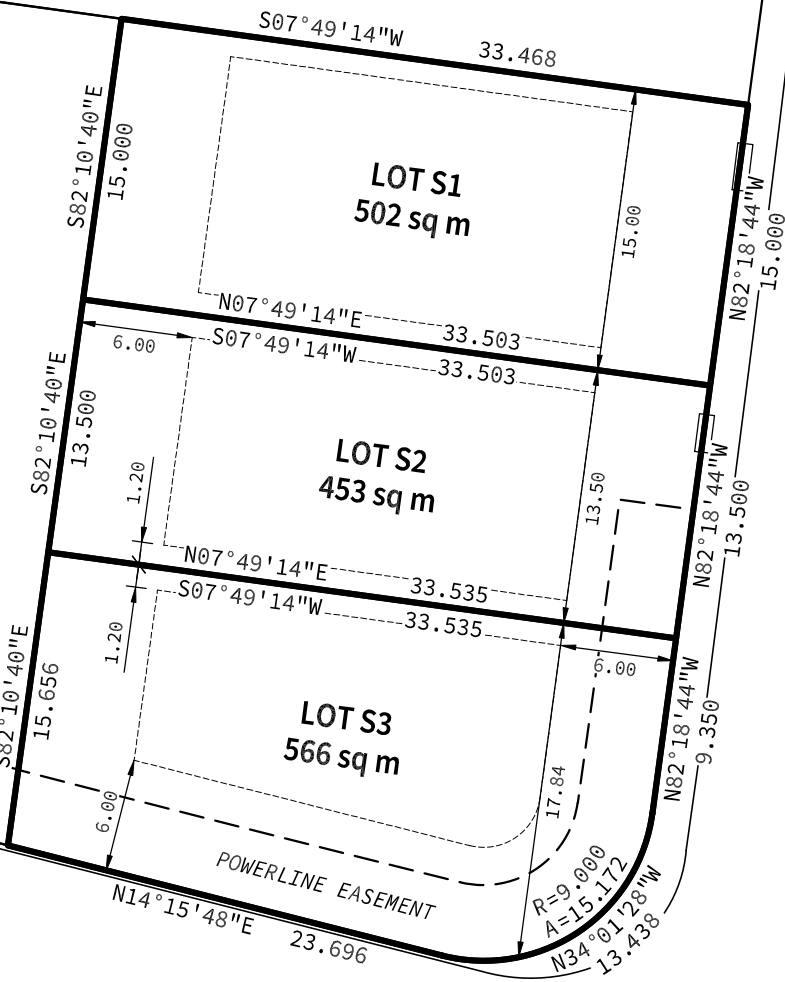
TOPSAIL RD



LOT 6
CIVIC 6

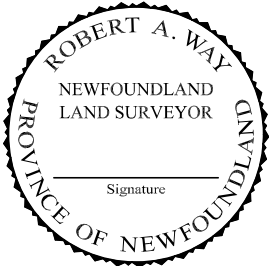
LOT 2
CIVIC 6

SHAW STREET



SKETCH

REV No.: C DATE: 2025-03-14 DESCRIPTION: MODIFIED LOTS
POWERLINE EASEMENTS TAKEN FROM NEWFOUNDLAND POWER DRAWING No.: 1-1101-34-248A
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BROWN & WAY SURVEYS LTD.
Professional Surveying Services

Phone: (709)726-1040 email: info@brownway.ca Fax: (709)726-1041

PROPOSED LOT RECONFIGURATION
LOTS S1-S3 (FORMERLY LOTS 1A AND 1B)
CIVIC 8-10 SHAW STREET AND CIVIC 4 McLEA PLACE ST. JOHN'S, NL

SCALE: 1:400

DATE: DECEMBER 21, 2023

JOB No: 13352-12929

SURVEY: ---

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 |

INFORMATION NOTE

| | |
|-----------------------------|---------------------------------------------------------------|
| Title: | Youth Engagement Working Group Sustainability Event |
| Date Prepared: | June 3, 2025 |
| Report To: | Youth Engagement Working Group |
| Councillor and Role: | Councillor Ophelia Ravencroft, Youth Engagement Working Group |
| Ward: | N/A |

Issue: The Youth Engagement Working Group, in partnership with the City's Sustainability and Waste Diversion teams, is planning to host a Sustainability Event that will take place on Thursday, June 26.

Discussion – Background and Current Status:

Our recent survey on sustainability highlighted that young adults are committed to sustainability and are interested in learning new sustainable practices they can include in their day-to-day lives. The respondents expressed interest in coming together to learn from organizations who are promoting sustainable practices, the City, and each other. Areas of particular interest include:

- Food sustainability and reducing food waste
- Circular economy
- Community gardens
- Glass recycling
- Protection and conservation of natural resources
- Rebate programs for energy efficiency
- Emergency preparedness
- Sustainability of public transit

The event will promote learning about sustainability and encouraging commitment to sustainable practices with hands-on learning opportunities.

Key Considerations/Implications:

1. Budget/Financial Implications: Costs for the event will include a venue rental and light refreshments covered through the Organizational Performance and Strategy budget.
2. Partners or Other Stakeholders:
Sustainability and Waste Diversion have agreed to work in partnership with the YEWG to plan and deliver this event. Sustainability focused organizations will also participate.

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3. Alignment with Strategic Directions:

- A Sustainable City: Work collaboratively to create a climate-adapted and low-carbon city.
- Identify and host civic engagement events for 18-30 years olds that advance other City priorities
- A Connected City: Increase and improve opportunities for residents to connect with each other and the City.

4. Alignment with Adopted Plans:
Youth Engagement Strategy (2020)

5. Accessibility and Inclusion:
Accessibility and inclusion will be taken into consideration to minimize any barriers to participation. Registration will give participants an opportunity to request supports.

6. Legal or Policy Implications:
None at this time

7. Privacy Implications:
None at this time

8. Engagement and Communications Considerations:
Communications has agreed to prepare a plan to promote the event, and members of the Youth Engagement Working Group will promote the event through their channels. The City will also share with City Influencers.

9. Human Resource Implications:
Existing staff will support actions.

10. Procurement Implications:
None at this time.

11. Information Technology Implications:
None at this time.

12. Other Implications:
None at this time.

Conclusion/Next Steps:

External organizations have been identified and invited to participate. Promotion for the event will begin in early June.

Report Approval Details

| | |
|----------------------|----------------------------------------------------------|
| Document Title: | Youth Engagement Working Group Sustainability Event.docx |
| Attachments: | |
| Final Approval Date: | Jun 5, 2025 |

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

Victoria Etchegary - Jun 5, 2025 - 1:56 PM

Derek Coffey - Jun 5, 2025 - 4:27 PM