

ST. JOHN'S

Minutes of Regular Meeting - City Council

Council Chamber, 4th Floor, City Hall

October 13, 2020, 3:00 p.m.

Present: Mayor Danny Breen
Deputy Mayor Sheilagh O'Leary
Councillor Maggie Burton
Councillor Sandy Hickman
Councillor Debbie Hanlon
Councillor Deanne Stapleton
Councillor Jamie Korab
Councillor Wally Collins

Regrets: Councillor Dave Lane
Councillor Ian Froude

Staff: Kevin Breen, City Manager
Derek Coffey, Deputy City Manager of Finance & Administration
Tanya Haywood, Deputy City Manager of Community Services
Jason Sinyard, Deputy City Manager of Planning, Engineering & Regulatory Services
Ken O'Brien, Chief Municipal Planner
Karen Chafe, Supervisor - Acting City Clerk
Maureen Harvey, Legislative Assistant

Others: Brian Head - Acting DCM Public Works.
Linda Bishop - Senior Legal Counsel
Shelley Pardy - Communications Officer

Land Acknowledgement

The following statement was read into the record:

“We respectfully acknowledge the Province of Newfoundland & Labrador, of which the City of St. John’s is the capital City, as the ancestral homelands of the Beothuk. Today, these lands are home to a diverse population of indigenous and other peoples. We would also like to acknowledge with respect the diverse

histories and cultures of the Mi'kmaq, Innu, Inuit, and Southern Inuit of this Province.”

1. **CALL TO ORDER**
2. **PROCLAMATIONS/PRESENTATIONS**
3. **APPROVAL OF THE AGENDA**

3.1 **Adoption of Agenda**

SJMC-R-2020-10-13/501

Moved By Councillor Collins

Seconded By Councillor Korab

That the Agenda be adopted as presented.

For (8): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Korab, and Councillor Collins

MOTION CARRIED (8 to 0)

4. **ADOPTION OF THE MINUTES**

4.1 **Adoption of Minutes - October 5, 2020**

SJMC-R-2020-10-13/502

Moved By Councillor Stapleton

Seconded By Councillor Hanlon

That the minutes of October 13, 2020 be adopted with the following amendment:

Resolution SJMC-R2020-10-05/499 which reads: *That Council award this open call to the lowest bidder meeting specifications, Alltask Excavating Inc. for \$129,900.00 per year (HST Included) as per the Public Procurement Act* be corrected to show that Councillor Debbie Hanlon voted in favour of the motion and did not abstain as previously recorded. The abstention was an error in her submission of the vote.

For (8): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Korab, and Councillor Collins

MOTION CARRIED (8 to 0)

5. BUSINESS ARISING FROM THE MINUTES

5.1 Rennie's River Flood Mitigation

SJMC-R-2020-10-13/503

Moved By Deputy Mayor O'Leary

Seconded By Councillor Burton

That the matter of Rennie's River Flood Mitigation be deferred.

For (3): Deputy Mayor O'Leary, Councillor Burton, and Councillor Hanlon

Against (5): Mayor Breen, Councillor Hickman, Councillor Stapleton, Councillor Korab, and Councillor Collins

MOTION LOST (3 to 5)

SJMC-R-2020-10-13/504

Moved By Councillor Hickman

Seconded By Councillor Collins

That Council approve the alternate project phasing sequence for implementation of the Rennies River flood mitigation measures downstream of Long Pond prior to the construction of the Long Pond Weir.

For (8): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Korab, and Councillor Collins

MOTION CARRIED (8 to 0)

6. NOTICES PUBLISHED

6.1 Notices Published - 35 Bonaventure Avenue - Institutional (INST) Zone - Ward 2

A Discretionary Use has been submitted to occupy a portion of the dwelling unit as a home Office at 35 Bonaventure Avenue, Unit 218

The proposed home Office will provide online consulting services, with no clients to visit the property. The business will operate Monday to Friday, from 9 a.m.to 4 p.m., and have a floor area that will be approximately 9.9m2. The operator of the business will be the sole employee.

4 submissions received (attached)

SJMC-R-2020-10-13/505

Moved By Councillor Burton

Seconded By Deputy Mayor O'Leary

That the discretionary use application to occupy a portion of the dwelling unit as a home office at 35 Bonaventure Avenue, Unit 218 be approved subject to meeting all applicable requirements.

For (8): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Korab, and Councillor Collins

MOTION CARRIED (8 to 0)

7. COMMITTEE REPORTS

7.1 Development Committee Report

1. Request for Accessory Building in the Flood Plain Buffer 27 Bonnie Drive INT2000092

SJMC-R-2020-10-13/506

Moved By Councillor Burton

Seconded By Councillor Collins

That Council approve the proposed 71.34 m2 Accessory Building in the Rear Yard of 27 Bonnie Drive in accordance with Section 11.2.4(2) of the St. John's Development Regulations.

For (8): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Korab, and Councillor Collins

MOTION CARRIED (8 to 0)

2. **Building Line Setback for Replacement of a Single Detached Dwelling**
2 Reddy Street
DEV

SJMC-R-2020-10-13/507

Moved By Councillor Burton

Seconded By Councillor Hickman

That Council approve the 17.2 metre Building Line setback at 2 Reddy Street to allow replacement of the Single Detached Dwelling.

For (8): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Korab, and Councillor Collins

MOTION CARRIED (8 to 0)

3. **Crown Land Lease Renewal**
191 Georges Pond Road
CRW2000015 (Crown Land Ref #3017392/156990)

SJMC-R-2020-10-13/508

Moved By Councillor Burton

Seconded By Councillor Korab

That Council approve the proposed Crown Land Lease renewal for the existing communications tower located at 191 George's Pond Road.

For (8): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Korab, and Councillor Collins

MOTION CARRIED (8 to 0)

7.2 Committee of the Whole Report - September 30, 2020

1. Asset Management Policy

SJMC-2020-10-13/509

Moved By Councillor Korab

Seconded By Councillor Stapleton

That Council approve the Asset Management Policy.

For (8): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Korab, and Councillor Collins

MOTION CARRIED (8 to 0)

2. Community Energy Transition Economic Analysis

SJMC-2020-10-13/510

Moved By Councillor Burton

Seconded By Deputy Mayor O'Leary

That Council support the development of a Community Energy Transition Model to inform the economic perspectives of the Resilient St. John's Climate Plan.

For (8): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Korab, and Councillor Collins

MOTION CARRIED (8 to 0)

3. Affordable Housing Working Group - Reporting

SJMC-2020-10-13/511

Moved By Deputy Mayor O'Leary

Seconded By Councillor Collins

That Council approve a new reporting process for the Affordable Housing Working Group (AHWG).

For (8): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Korab, and Councillor Collins

MOTION CARRIED (8 to 0)

4. **Membership for Arts and Culture Advisory Committee**

SJMC-2020-10-13/512

Moved By Deputy Mayor O'Leary

Seconded By Councillor Hanlon

That Council appoint the following members as per the selection review process already undertaken:

- One vacancy representing a Dance organization;
Lynn Panting (Untellable Movement Theatre)

- One vacancy representing a Cultural, Indigenous and Intangible Cultural Heritage organization;
Lloydetta Quaicoe (Sharing Our Cultures Inc.)

For (8): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Korab, and Councillor Collins

MOTION CARRIED (8 to 0)

5. **52 Stamp's Lane, REZ2000006**

SJMC-2020-10-13/513

Moved By Councillor Burton

Seconded By Councillor Korab

That Council consider a text amendment to the St. John's Development Regulations to revise the definition of Subsidiary Apartment, and advertise the proposed amendment for public review and comment.

For (8): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Korab, and Councillor Collins

MOTION CARRIED (8 to 0)

6. 314-316 LeMarchant Road, MPA 2000008

SJMC-2020-10-13/514

Moved By Councillor Burton

Seconded By Deputy Mayor O'Leary

That Council consider amendments to the St. John's Municipal Plan and Development Regulations to rezone land from the Commercial Industrial (CI) Zone to the Apartment High Density (A3) Zone at 314-316 LeMarchant Road for an 80-unit Apartment Building, and approve the attached draft terms of reference for a Land Use Assessment Report to consider an Apartment Building at this location.

Further, upon receiving a satisfactory Land Use Assessment Report, that Council refer the application to a digital Public Meeting chaired by an independent facilitator for public input and feedback.

For (8): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Korab, and Councillor Collins

MOTION CARRIED (8 to 0)

7. Centre for Hope Springdale Street Parking Change

SJMC-2020-10-13/515

Moved By Councillor Hickman

Seconded By Councillor Collins

That Council allocate the on-street parking on Springdale adjacent to the Centre for Hope to 30 min parking between 8AM and 6PM, Monday to Friday.

For (8): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Korab, and Councillor Collins

MOTION CARRIED (8 to 0)

8. DEVELOPMENT PERMITS LIST (FOR INFORMATION ONLY)

8.1 Development Permits List October 1 To October 7, 2020

9. BUILDING PERMITS LIST

9.1 Building Permits List October 1-7

SJMC-R-2020-10-13/516

Moved By Councillor Stapleton

Seconded By Councillor Hickman

That Council approve the Building Permits List for the period October 1 - 7, 2020.

For (8): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Korab, and Councillor Collins

MOTION CARRIED (8 to 0)

10. REQUISITIONS, PAYROLLS AND ACCOUNTS

10.1 Weekly Payment Vouchers for the week Ending October 7, 2020

SJMC-R-2020-10-13/517

Moved By Councillor Korab

Seconded By Councillor Stapleton

That Council approve the weekly payment vouchers for the week ending October 7, 2020 in the amount of \$5,548,184.10

For (8): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Korab, and Councillor Collins

MOTION CARRIED (8 to 0)

11. **TENDERS/RFPS**

12. **NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS**

13. **OTHER BUSINESS**

13.1 **Ratification of E-Poll - SERC Road Closure – The Surrealtor**

SJMC-R-2020-10-13/518

Moved By Deputy Mayor O'Leary

Seconded By Councillor Korab

That Council ratify approval of the requested road closures for The Surrealtor film shoot.

For (8): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Korab, and Councillor Collins

MOTION CARRIED (8 to 0)

13.2 **35 White Rose Drive Adoption, REZ2000007**

SJMC-R-2020-10-13/519

Moved By Councillor Burton

Seconded By Councillor Stapleton

That Council adopt St. John's Development Regulations Amendment Number 710, 2020, which will add Pharmacy as a Permitted or Discretionary Use in various zones.

Further, that Council set the parking requirement for the Pharmacy at 35 White Rose Drive as 7 parking spaces.

For (8): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Korab, and Councillor Collins

MOTION CARRIED (8 to 0)

13.3 Hudson and Rex – Road Closure and Noise By-law Extension Request

SJMC-R-2020-10-13/520

Moved By Councillor Hickman

Seconded By Deputy Mayor O'Leary

That Council approve the requested road closure, and noise by-law extension for Hudson and Rex film shoot.

14. ADJOURNMENT

There being no further business, the meeting adjourned at 4:10 pm.

MAYOR

CITY CLERK