

# **ST. JOHN'S**

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## **Minutes of Regular Meeting - City Council**

**Council Chamber, 4th Floor, City Hall**

**November 14, 2023, 3:00 p.m.**

**Present:**

- Mayor Danny Breen
- Councillor Maggie Burton
- Councillor Ron Ellsworth
- Councillor Sandy Hickman
- Councillor Debbie Hanlon
- Councillor Jill Bruce
- Councillor Jamie Korab
- Councillor Ian Froude
- Councillor Carl Ridgeley

**Regrets:**

- Deputy Mayor Sheilagh O'Leary
- Councillor Ophelia Ravencroft

**Staff:**

- Kevin Breen, City Manager
- Derek Coffey, Deputy City Manager of Finance & Administration
- Jason Sinyard, Deputy City Manager of Planning, Engineering & Regulatory Services
- Lynnann Winsor, Deputy City Manager of Public Works
- Cheryl Mullett, City Solicitor
- Ken O'Brien, Chief Municipal Planner
- Karen Chafe, City Clerk
- Stacey Corbett, Legislative Assistant
- Jackie O'Brien, Communications & Public Relations Officer
- Erin Skinner

## **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**

**2.1 National Child Day - November 20, 2023**

**2.2 National Housing Day - November 22, 2023**

**3. APPROVAL OF THE AGENDA**

**3.1 Adoption of Agenda**

SJMC-R-2023-11-14/507

**Moved By** Councillor Bruce

**Seconded By** Councillor Froude

That the Agenda be adopted as presented.

For (9): Mayor Breen, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (9 to 0)**

**4. ADOPTION OF THE MINUTES**

**4.1 Adoption of Minutes - October 31, 2023**

SJMC-R-2023-11-14/508

**Moved By** Councillor Burton

**Seconded By** Councillor Hickman

That the minutes of October 31, 2023 be accepted as presented.

For (9): Mayor Breen, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (9 to 0)**

**5. BUSINESS ARISING FROM THE MINUTES**

**6. DEVELOPMENT APPLICATIONS**

**6.1 Request for Parking Relief – 93E Newtown Road – INT2300067**

Councillor Froude declared a conflict of interest and abstained from voting

SJMC-R-2023-11-14/509

**Moved By** Councillor Ridgeley

**Seconded By** Councillor Burton

That Council approve the parking relief for one parking space to accommodate the Subsidiary Dwelling unit at 93E Newtown Road.

For (8): Mayor Breen, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Korab, and Councillor Ridgeley

Abstain (1): Councillor Froude

**MOTION CARRIED (8 to 0)**

**6.2 Request to Set Parking for Emergency Shelter Use – 6 Patrick Street – INT2300055**

SJMC-R-2023-11-14/510

**Moved By** Councillor Ridgeley

**Seconded By** Councillor Bruce

That Council set the parking requirement at 4 parking spaces for the Institutional Use at 6 Patrick Street to allow for the proposed emergency shelter.

For (9): Mayor Breen, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (9 to 0)**

**6.3 Notices Published - 15 Carnell Drive – DEV2300140**

SJMC-R-2023-11-14/511

**Moved By** Councillor Ridgeley

**Seconded By** Councillor Ellsworth

That Council approve the Discretionary Use for an Accessory Building at 15 Carnell Drive.

For (9): Mayor Breen, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (9 to 0)**

**6.4 Revised Land Use Report – 5-7 Little Street – DEV2300074**

SJMC-R-2023-11-14/512

**Moved By** Councillor Ridgeley

**Seconded By** Councillor Burton

That Council approve the draft terms of reference for a revised Land Use Report (LUR) at 5-7 Little Street for a proposed Apartment Building.

Further, upon receiving a satisfactory Land Use Report, that it be publicly advertised for information and consideration of parking relief.

For (9): Mayor Breen, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (9 to 0)**

**6.5 Notices Published – 16 Blue Jacket Place – DEV2300141**

SJMC-R-2023-11-14/513

**Moved By** Councillor Ridgeley

**Seconded By** Councillor Burton

That Council approve the Discretionary Use application for a Home Occupation at 16 Blue Jacket Place for a family home childcare.

For (9): Mayor Breen, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (9 to 0)**

**6.6 Notices Published – 183 Kenmount Road – DEV23000137**

SJMC-R-2023-11-14/514

**Moved By** Councillor Ridgeley

**Seconded By** Councillor Ellsworth

That Council approve the Discretionary Use for a Warehouse Use at 183 Kenmount Road and approve the parking relief of 38 parking spaces to accommodate the proposed expansion of the Warehouse Use.

For (9): Mayor Breen, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (9 to 0)**

**6.7 Notices Published – 26 Monkstown Road – DEV2300128**

SJMC-R-2023-11-14/515

**Moved By** Councillor Ridgeley

**Seconded By** Councillor Burton

That Council approve the Discretionary Use application for 26 Monkstown Road to allow an increase in guest rooms at the existing Bed and Breakfast Use to allow a total of seven (7) guest rooms and fourteen (14) guests.

For (9): Mayor Breen, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (9 to 0)**

**7. RATIFICATION OF EPOLLS**

**7.1 Demolition of Dwelling – 117 Linegar Avenue**

SJMC-R-2023-11-14/516

**Moved By** Councillor Ellsworth

**Seconded By** Councillor Korab

That Council grant the Demolition Order of 117 Linegar Avenue as the dwelling is in a state of disrepair and unfit for habitation presenting possible safety hazards.

For (9): Mayor Breen, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (9 to 0)**

**8. COMMITTEE REPORTS**

**8.1 Committee of the Whole Report - November 7, 2023**

**1. 51 Harvey Road – Terms of Reference for Heritage Report**

SJMC-R-2023-11-14/517

**Moved By** Councillor Burton

**Seconded By** Councillor Hickman

That Council approve the terms of reference for a Heritage Report for the new development proposed at 51 Harvey Road.

Further, upon receiving a satisfactory Heritage Report, that Council require the Heritage Report be advertised as per the Envision St. John's Development Regulations.

For (9): Mayor Breen, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (9 to 0)**

**2. 57 Margaret's Place – Terms of Reference**

SJMC-R-2023-11-14/518

**Moved By** Councillor Froude

**Seconded By** Councillor Ellsworth

That Council consider redesignating 57 Margaret's Place from the Commercial and Institutional Districts to the Residential District, and consider rezoning 57 Margaret's Place from the Commercial Office (CO), Institutional (INST) and Apartment 2 (A2) Zones to the Apartment 1 (A1) Zone.

Further, that Council approve the attached draft terms of reference for a Heritage and Land Use Report.

Further, upon receiving a satisfactory Report, that Council refer the application to public notification; it will require a commissioner's public hearing later.

For (9): Mayor Breen, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (9 to 0)**

**3. Shared-Use Path Route Confirmation**

SJMC-R-2023-11-14/519

**Moved By** Councillor Burton

**Seconded By** Councillor Bruce

That Council approve the following three shared-use path routes, and for staff to initiate detail design and land conveyance for each:

1) An upgrade and extension of the SUP from Airport Heights via Penny Crescent and Spruce Meadows Park to the Paul Reynolds Community Centre;

2) An extension of the SUP along Columbus Drive from Canada Drive, across Waterford Bridge Road to connect to the T'railway in Bowring Park; and

3) A SUP from Portugal Cove Road to Logy Bay Road via Kenny's Pond and Tupper Laurier Park.

For (9): Mayor Breen, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (9 to 0)**

**4. Environment and Sustainability Experts Panel Terms of Reference**

SJMC-R-2023-11-14/520

**Moved By** Councillor Froude

**Seconded By** Councillor Ellsworth

That Council approve the requested revisions to the terms of reference for the Environment and Sustainability Experts Panel.

For (9): Mayor Breen, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (9 to 0)**

**9. DEVELOPMENT PERMITS LIST (FOR INFORMATION ONLY)**

**9.1 Development Permits List October 26 to November 8, 2023**

**10. BUILDING PERMITS LIST (FOR INFORMATION ONLY)**

**10.1 Building Permits List**

**11. REQUISITIONS, PAYROLLS AND ACCOUNTS**

**11.1 Weekly Payment Voucher for Week Ending November 1, 2023**

SJMC-R-2023-11-14/521

**Moved By** Councillor Ellsworth

**Seconded By** Councillor Hanlon

That the weekly payment vouchers for the week ending November 1, 2023, in the amount of \$ 7,756,281.26, be approved as presented.



For (9): Mayor Breen, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (9 to 0)**

**11.2 Weekly Payment Vouchers for the Week Ending November 8, 2023**

SJMC-R-2023-11-14/522

**Moved By** Councillor Ellsworth

**Seconded By** Councillor Bruce

That the weekly payment vouchers for the week ending November 8, 2023, in the amount of \$ 8,917,547.85 , be approved as presented.

For (9): Mayor Breen, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (9 to 0)**

**12. TENDERS/RFPS**

**12.1 RFP 2023129 Security Guarding Services**

SJMC-R-2023-11-14/523

**Moved By** Councillor Ellsworth

**Seconded By** Councillor Korab

THAT Council award RFP 2023129 to the Commissionaires NL in the amount of \$1,247,801.52 + HST based on an evaluation of the proposals by the City's evaluation team as per the Public Procurement Act.

For (9): Mayor Breen, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (9 to 0)**

**12.2 2023180 - Litter Control Services - Robin Hood Bay Waste Management Facility**

SJMC-R-2023-11-14/524

**Moved By** Councillor Korab

**Seconded By** Councillor Hanlon

That Council approve for award this open call to the lowest bidder meeting specifications, Cutting Edge Inc. for \$741,347.50 for a two (2) year period (HST Incl.), as per the Public Procurement Act.

For (9): Mayor Breen, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (9 to 0)**

**12.3 RFP #2023183 - Engineering Services for Portugal Cove Road Roundabout at Major's Path/Airport Heights Drive**

SJMC-R-2023-11-14/525

**Moved By** Councillor Hickman

**Seconded By** Councillor Bruce

THAT Council approve for award this open call to the top ranked respondent meeting specifications, Harbourside Transportation Consultants (9028161 Canada Ltd.), for \$231,989.50 (HST included) as per the Public Procurement Act.

For (9): Mayor Breen, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (9 to 0)**

**12.4 348 Water Street Lease Extension**

SJMC-R-2023-11-14/526

**Moved By** Councillor Bruce

**Seconded By** Councillor Hanlon

That Council approve for award the extension of the existing lease agreement between the City of St. John's and Gentara Company Limited for a two-year period for \$486,810.00 (HST not incl.) as per the Public Procurement Act.

For (9): Mayor Breen, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (9 to 0)**

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

**13.1 Petition - Fourth Pond Road Residents**

Councillor Hickman presented Council with a petition on behalf of the residents of Fourth Pond Road, Goulds, to install an adequate vehicle turn around at the end of the street.

**14. OTHER BUSINESS**

**14.1 62 Cuckhold's Cove Road interpret zones**

Councillor Froude presented the information note on 62 Cuckhold's Cove Road to advise Council that the zone boundary between the Residential 1 R1 Zone and the Open Space (O) Zone is to be further interpreted to encompass all the revised property boundary for the subject property. Corresponding changes will be made to the future land use ap of the Envision St. John's Municipal Plan. This accords with the rules of zone interpretation in Section 10.3 of the Envision St. John's Development Regulations.

**14.2 146 Hamilton Avenue – Designated Heritage Building – REN2300396**

SJMC-R-2023-11-14/527

**Moved By** Councillor Burton

**Seconded By** Councillor Ellsworth

That Council approve exterior alterations, as proposed, to 146 Hamilton Avenue, a designated Heritage Building and property.

For (9): Mayor Breen, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (9 to 0)**

**14.3 SERC – Holiday Events and Film Shoot Road Closure**

SJMC-R-2023-11-14/528

**Moved By** Councillor Bruce

**Seconded By** Councillor Ridgeley

That Council approve the road closures associated with the Downtown Christmas Parade (November 26, inclement weather date December 3), Holiday Lights @ Bowring Park (December 2, inclement weather date December 9), Goulds Lions Club Christmas Parade (December 3, inclement weather date December 10), Shea Heights Christmas Parade (December 10 inclement weather date December 17), and the filming of Hudson and Rex (November 22 and 23).

For (9): Mayor Breen, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (9 to 0)**

**15. ACTION ITEMS RAISED BY COUNCIL**

**16. ADJOURNMENT**

There being no further business, the meeting adjourned at 3:52 p.m.

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MAYOR

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CITY CLERK