

# ST. JOHN'S

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

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

**October 1, 2024, 3:00 p.m.**

**Present:** Mayor Danny Breen  
Deputy Mayor Sheilagh O'Leary  
Councillor Maggie Burton  
Councillor Ron Ellsworth  
Councillor Sandy Hickman  
Councillor Jill Bruce

Councillor Tom Davis  
Councillor Carl Ridgeley

**Regrets:** Councillor Debbie Hanlon  
Councillor Ophelia Ravencroft

**Staff:** 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  
Cheryl Mullett, City Solicitor  
Ken O'Brien, Chief Municipal Planner  
Edmundo Fausto, Manager of Sustainability  
Theresa Walsh, City Clerk  
Jackie O'Brien, Manager of Corporate Communications  
Stacey Baird, Legislative Assistant

### **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 **Circular Economy Month Proclamation**

2.2 **Disability Employment Awareness Month Proclamation**

2.3 **Fire Prevention Week 2024 Proclamation**

2.4 **Foster Families Month Proclamation**

2.5 **Green Sports Day Proclamation**

2.6 **Senior's Day Proclamation**

3. **APPROVAL OF THE AGENDA**

3.1 **Adoption of Agenda**

SJMC-R-2024-10-01/445

**Moved By** Councillor Bruce

**Seconded By** Deputy Mayor O'Leary

That the Agenda be adopted as presented.

For (8): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Davis, and Councillor Ridgeley

**MOTION CARRIED (8 to 0)**

4. **ADOPTION OF THE MINUTES**

4.1 **Adoption of Minutes - September 17, 2024**

SJMC-R-2024-10-01/446

**Moved By** Councillor Ridgeley

**Seconded By** Councillor Ellsworth

That Council adopt the minutes of September 17, 2024, as presented.

For (8): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Davis, and Councillor Ridgeley

**MOTION CARRIED (8 to 0)**

**5. BUSINESS ARISING FROM THE MINUTES**

**6. DEVELOPMENT APPLICATIONS**

**6.1 Request for Parking Relief for Seniors Apartment Building – 45 East White Hills Road – DEV18000217**

SJMC-R-2024-10-01/447

**Moved By** Councillor Ridgeley

**Seconded By** Councillor Hickman

That Council approve parking relief for nine (9) parking spaces to accommodate the proposed Seniors Apartment Building Use at 45 East White Hills Road.

For (8): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Davis, and Councillor Ridgeley

**MOTION CARRIED (8 to 0)**

**6.2 Accessory Building in the Watershed (Town of Portugal Cove – St. Phillip's) – 62-92 King's Hill Road – INT2400076**

Councillor Bruce inquired about what would happen if the shipping container were not removed from the property once the accessory building is constructed. It was noted that staff would follow up and if the shipping container remains, the City will discuss compliance with the Town of Portugal Cove-St. Philip's. Should the town fail to ensure compliance, the City may pursue legal action.

SJMC-R-2024-10-01/448

**Moved By** Councillor Ridgeley

**Seconded By** Councillor Ellsworth

That Council approve an Accessory Building with an area of 44.5 square metres and a height of 4 metres in the Watershed at 62-92 King's Hill Road, Town of Portugal Cove-St. Philip's with the condition that the existing Accessory Building (shipping container) is removed following construction of the new Accessory Building within 30 days.

For (8): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Davis, and Councillor Ridgeley

**MOTION CARRIED (8 to 0)**

**6.3 Proposed Fence in the Wetland Buffer – 49 Leonard J. Cowley Street – INT2400079**

SJMC-R-2024-10-01/449

**Moved By** Councillor Ridgeley

**Seconded By** Councillor Davis

That Council approve the construction of a fence in the Wetland Buffer at 49 Leonard J. Cowley Street.

For (8): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Davis, and Councillor Ridgeley

**MOTION CARRIED (8 to 0)**

**6.4 Notices Published – 415 Fowler's Road - DEV2200073**

SJMC-R-2024-10-01/450

**Moved By** Councillor Ridgeley

**Seconded By** Councillor Burton

That Council approve the Discretionary Use application for Heavy Equipment Storage and Vehicle Storage Yard at 415 Fowlers Road.

For (8): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Davis, and Councillor Ridgeley

**MOTION CARRIED (8 to 0)**

7. **RATIFICATION OF EPOLLS**

8. **COMMITTEE REPORTS**

8.1 **Committee of the Whole Report - September 24, 2024**

1. **Public Electric Vehicle Charging Network Update and Funding**

Councillor Ridgeley expressed a desire to revise the EV station locations to include the recreation centres in the Goulds and Kilbride.

SJMC-R-2024-10-01/451

**Moved By** Deputy Mayor O'Leary

**Seconded By** Councillor Davis

That Council directs staff to pursue the Natural Resource Canada Zero Emission Vehicle Infrastructure Proposal to support expansion of the City Owned Public Electric Vehicle Charging Network

For (8): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Davis, and Councillor Ridgeley

**MOTION CARRIED (8 to 0)**

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

9.1 **Development Permits List September 12 - 25, 2024**

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

10.1 **Building Permits List**

11. **REQUISITIONS, PAYROLLS AND ACCOUNTS**

11.1 **Weekly Payment Vouchers for the Weeks Ending September 18 and September 25, 2025**

SJMC-R-2024-10-01/452

**Moved By** Councillor Ellsworth

**Seconded By** Deputy Mayor O'Leary

That the weekly payment vouchers for the weeks ending September 18 and September 25, 2024, be approved as presented.

For (8): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Davis, and Councillor Ridgeley

**MOTION CARRIED (8 to 0)**

12. **TENDERS/RFPS**

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

Councillor Davis presented a petition from residents in the Hamel Street area requesting the installation of traffic calming measures to help reduce the speed of drivers utilizing the connecting road between Freshwater Road and Empire Avenue.

14. **NEW BUSINESS**

14.1 **Lease – City land on Williams Lane**

SJMC-R-2024-10-01/453

**Moved By** Councillor Ellsworth

**Seconded By** Councillor Ridgeley

That Council approve the lease of City land on Williams Lane, as shown in green on the attached diagram, for the installation of propane tanks for the benefit of 320 Water Street, subject to acquisition of the required approvals and permits.

For (8): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Davis, and Councillor Ridgeley

**MOTION CARRIED (8 to 0)**

**14.2 231 Main Road – REZ2300017 – Adoption**

SJMC-R-2024-10-01/454

**Moved By** Councillor Burton

**Seconded By** Deputy Mayor O'Leary

That Council adopt Envision St. John's Development Regulations Amendment Number 42, 2024 to rezone land at 231 Main Road from the Residential 1 (R1) Zone to the Residential 3 (R3) Zone.

For (8): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Davis, and Councillor Ridgeley

**MOTION CARRIED (8 to 0)**

**14.3 Sustainable and Active Mobility Advisory Committee - Memberships**

SJMC-R-2024-10-01/455

**Moved By** Councillor Burton

**Seconded By** Councillor Hickman

That Council approve the following recommended candidates for the Sustainable and Active Mobility Advisory Committee:

Parent/Guardian who walks, runs, or cycles: Sarah Bassler

Individuals who cycle (beginner or avid): Ginette Currie & Andrew Lockhart

Persons with a disability impacting mobility: Andrea Hann

For (8): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Davis, and Councillor Ridgeley

**MOTION CARRIED (8 to 0)**

**14.4 214 Waterford Bridge Road – Approval – MPA2200006**

SJMC-R-2024-10-01/456

**Moved By** Councillor Burton

**Seconded By** Councillor Ellsworth

That Council:

- 1) approve the attached resolutions for St. John's Municipal Plan Amendment Number 12, 2024 and St. John's Development Regulations Amendment Number 33, 2024, as adopted, regarding an Apartment Building at 214 Waterford Bridge Road.
- 2) approve parking relief of 10 parking spaces.
- 3) accept a 2-metre parking lot buffer from the side lot line, as per Section 8.8(1)(b) of the Development Regulations.
- 4) adopt the attached Land Use Report (LUR) for 214 Waterford Bridge Road, dated September 2024.

For (8): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Davis, and Councillor Ridgeley

**MOTION CARRIED (8 to 0)**

**15. OTHER BUSINESS**

**15.1 SERC – 2024 Fall Events 2**

Councillor Ridgeley requested that staff contact the Town of Petty Harbour regarding the Cape to Cabot Road Race, as the road closures associated with the event could significantly affect the town.

Staff indicated that the responsibility for informing the town lies with the event organizers, but they will follow up to ensure that the town has been notified.

SJMC-R-2024-10-01/457

**Moved By** Councillor Bruce

**Seconded By** Councillor Ridgeley

That Council approve the road closures and noise by-law extensions for the following events: CLB Anniversary Parade on October 20, Cape to Cabot road race on October 20, and George Street Mardi Gras on October 26

For (8): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Davis, and Councillor Ridgeley

**MOTION CARRIED (8 to 0)**

**16. ACTION ITEMS RAISED BY COUNCIL**

**17. ADJOURNMENT**

There being no further business, the meeting adjourned at 4:07 p.m.

---

MAYOR

---

CITY CLERK