

# ST. JOHN'S

## **Report of Committee of the Whole - City Council**

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

**October 8, 2024, 3:00 p.m.**

**Present:**

Mayor Danny Breen  
Deputy Mayor Sheilagh O'Leary  
Councillor Maggie Burton  
Councillor Ron Ellsworth  
Councillor Sandy Hickman  
Councillor Debbie Hanlon  
Councillor Jill Bruce  
Councillor Ophelia Ravencroft  
Councillor Tom Davis  
Councillor Carl Ridgeley

**Staff:**

Derek Coffey, Acting City Manager  
Tanya Haywood, Deputy City Manager of Community Services  
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  
Theresa Walsh, City Clerk  
Jackie O'Brien, Manager of Corporate Communications  
Jennifer Squires, Legislative Assistant  
Theresa Walsh, City Clerk

**Others**

Krista Gladney, Manager, Healthy City and Inclusion

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**1. 1-5 Petty Harbour Road — MPA2400009**

Councillor Davis questioned if there would be any conflict with the planned use for the adjacent land in the area. Staff advised that there were no concerns.

Recommendation

**Moved By** Councillor Burton

**Seconded By** Councillor Ridgeley

That Council consider rezoning land at 1-5 Petty Harbour Road from the Residential 1 (R1) and Rural Residential Infill (RRI) Zones to the Commercial Neighbourhood (CN) Zone.

Further, upon receiving a satisfactory site plan, that Council refer the application to public notification, as the application will require a commissioner's public hearing later in the amendment process.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Davis, and Councillor Ridgeley

**MOTION CARRIED (10 to 0)**

**2. 2024 Heritage Financial Incentives Program**

Deputy Mayor O'Leary asked if the provision of grants would allow applicants to avail of additional opportunities for funding. Councillor Burton responded that although there was a slight reduction in the maximum amount for grants, the reduction was minimal and should not affect the planned work of applicants. While municipal funding is often used as a stepping stone to unlock additional levels of funding, the City is the only level of government offering assistance for heritage maintenance and conservation.

Recommendation

**Moved By** Councillor Burton

**Seconded By** Deputy Mayor O'Leary

That Council approve the 23 eligible applications for the 2024 Heritage Financial Incentives Program, as summarized in the attached tables,

subject to compliance with the standards of the program and the City's heritage and building requirements.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Davis, and Councillor Ridgeley

**MOTION CARRIED (10 to 0)**

**3. 34 New Cove Road - MPA2300005**

Councillor Burton advised that the applicant was seeking the direction of Council and Staff on the stepback requirement of the Development Regulations before completing their Land Use Report (LUR) for 34 New Cove Road. Stepbacks are required for buildings that are 12m or higher, as they regulate building form and reduce the negative impacts of wind, shadow, privacy, and precipitation on neighbouring residences. While there are many benefits to requiring stepbacks on such developments, Staff recognize that Council must consider the economic challenges facing developers and the need to find a balance between the planning standards and current the need for housing. The current applicant has provided Council with their justification for their amendment to the stepback regulation and provided a shadow study demonstrating that the difference in the impact of the stepback requirement were negligible. The requirement would also result in the loss of a number of units due to the increase in construction costs. It was predicted by Staff that there would be an increase in proposals for taller buildings, and that Council would need to make a decision concerning stepbacks for development moving forward. Amendments to the Development Regulations would be required.

Councillor Burton agreed with the applicant that the stepback requirement could be considered on a case-by-case basis. Should an applicant wish to have Council relieve the requirement, justification for the request must be provided. The LUR should demonstrate the wind, shadow, privacy, and precipitation impacts on neighbouring residences. She then made the following motion:

- That Council consider an amendment to the requirement and direct staff to carry out public consultation for an amendment to the Regulations as part of the public consultation for the proposed rezoning of 34 New Cove Road.

Members of Council agreed that consideration should be given to making the requirement discretionary, noting the importance of the information that would be included in the LUR. Developers were encouraged to contact Council to discuss future projects.

Recommendation

**Moved By** Councillor Burton

**Seconded By** Councillor Ellsworth

That Council consider an amendment to the requirement and direct staff to carry out public consultation for an amendment to the Regulations as part of the public consultation for the proposed rezoning of 34 New Cove Road.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Davis, and Councillor Ridgeley

**MOTION CARRIED (10 to 0)**

**4. Approval of the Building Safer Communities Strategy**

The Manager of Healthy City and Inclusion was in attendance to provide Council with background information and an overview of the Building Safer Communities (BSC) Strategy. Councillor Davis voiced his support of the Strategy as a living document as it provided opportunities to add additional focus to the prevention of child abuse. He stated that child abuse was a major concern and a root cause of violence and crime with detrimental effects. Members of Council noted that although many of the programs designed to address violence and crime were outside of the City's jurisdiction, it was important for the City to facilitate the work of community groups and advocate for legislative and policy reforms to address the root causes of violence and crime. The Strategy would act as a guide for applying a safer community lens when developing City policies and making decisions moving forward. Deputy Mayor O'Leary stated the importance of addressing poverty in the Strategy. Advocacy for the investigation of a guaranteed basic living income will help to address future changes to the workforce as work become automated and help to eradicate poverty in the community. Councillor Burton noted the importance of the work undertaken for the Healthy City Strategy. This work has laid the foundation for the BSC Strategy, and the pillars of the Healthy

City Strategy will continue to support the goals of the initiative. She asked residents to read the document as the information would help increase understanding of the scope of the work and the realities the City is facing when it comes to crime and violence.

Recommendation

**Moved By** Councillor Ellsworth

**Seconded By** Deputy Mayor O'Leary

That Council approve the Building Safer Communities Strategy.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Davis, and Councillor Ridgeley

**MOTION CARRIED (10 to 0)**