

ST. JOHN'S

Minutes of Regular Meeting - City Council

Council Chamber, 4th Floor, City Hall

October 15, 2024, 3:00 p.m.

Present: Mayor Danny Breen
Councillor Maggie Burton

Councillor Sandy Hickman
Councillor Jill Bruce
Councillor Ophelia Ravencroft
Councillor Tom Davis
Councillor Carl Ridgeley

Regrets: Deputy Mayor Sheilagh O'Leary
Councillor Ron Ellsworth
Councillor Debbie Hanlon

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
Theresa Walsh, City Clerk
Jackie O'Brien, Manager of Corporate Communications
David Crowe, Manager - Roads, Public Works
Stacey Corbett, 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 **International Credit Union Day 2024**

2.2 **National Child Abuse Prevention Month**

3. **APPROVAL OF THE AGENDA**

3.1 **Adoption of Agenda**

SJMC-R-2024-10-15/458

Moved By Councillor Ravencroft

Seconded By Councillor Bruce

That the Agenda be adopted as presented.

For (7): Mayor Breen, Councillor Burton, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (7 to 0)

4. **ADOPTION OF THE MINUTES**

4.1 **Minutes of October 1, 2024**

SJMC-R-2024-10-15/459

Moved By Councillor Davis

Seconded By Councillor Hickman

That the minutes of October 1, 2024, be adopted as presented.

For (7): Mayor Breen, Councillor Burton, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (7 to 0)

5. **BUSINESS ARISING FROM THE MINUTES**

6. DEVELOPMENT APPLICATIONS

6.1 Proposed Subsidiary Dwelling Unit in a Non-Conforming Dwelling – 292A Main Road - DEV2400137

SJMC-R-2024-10-15/460

Moved By Councillor Ridgeley

Seconded By Councillor Ravencroft

That Council approve the addition of a Subsidiary Dwelling Unit within the Non-Conforming Dwelling at 292A Main Road.

For (7): Mayor Breen, Councillor Burton, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (7 to 0)

6.2 Crown Land Grant – 905 Fowlers Road – CRW2400013

SJMC-R-2024-10-15/461

Moved By Councillor Ridgeley

Seconded By Councillor Davis

That Council reject the Crown Land Grant at 905 Fowlers Road as the proposed development is not allowed in the Forestry (F) Zone.

For (7): Mayor Breen, Councillor Burton, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (7 to 0)

6.3 Notices Published – 286 Torbay Road - DEV2400124

SJMC-R-2024-10-15/462

Moved By Councillor Ridgeley

Seconded By Councillor Hickman

That Council approve the Discretionary Use application at 286 Torbay Road for a Lounge which is located within the existing retail use.

For (7): Mayor Breen, Councillor Burton, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (7 to 0)

6.4 Notices Published – 67-73 Main Road - DEV2400123

SJMC-R-2024-10-15/463

Moved By Councillor Ridgeley

Seconded By Councillor Bruce

That Council approve the Discretionary Use application at 67-73 Main Road for a Family Child Care Service.

For (7): Mayor Breen, Councillor Burton, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (7 to 0)

7. RATIFICATION OF EPOLLS

7.1 Overnight Construction – University Avenue Storm Sewer Upgrading

Councillor Ridgeley asked if there has been any negative public feedback. The Deputy City Manager of Planning, Engineering and Regulatory Services responded that he has received some questions but is not aware of any negative comments.

SJMC-R-2024-10-15/464

Moved By Councillor Hickman

Seconded By Councillor Burton

That Council grant the Contractor permission to work outside the City's noise bylaw hours, allowing the Contractor to work between 11:00 pm and 7:00 am for the University Avenue work intermittently. This work is anticipated to take place sporadically and notifications will be provided to impacted institutions and residents and a public notification will be posted to the City's website prior to any overnight work taking place.

For (7): Mayor Breen, Councillor Burton, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (7 to 0)

8. COMMITTEE REPORTS

8.1 Committee of the Whole Report - October 8, 2024

1. 1-5 Petty Harbour Road — MPA2400009

SJMC-R-2024-10-15/465

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 (7): Mayor Breen, Councillor Burton, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (7 to 0)

2. 2024 Heritage Financial Incentives Program

SJMC-R-2024-10-15/466

Moved By Councillor Burton

Seconded By Councillor Ravencroft

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 (7): Mayor Breen, Councillor Burton, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (7 to 0)

3. 34 New Cove Road - MPA2300005

SJMC-R-2024-10-15/467

Moved By Councillor Burton

Seconded By Councillor Ridgeley

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 (7): Mayor Breen, Councillor Burton, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (7 to 0)

4. Approval of the Building Safer Communities Strategy

Councillor Davis mentioned that he wants to see more focus on preventing child abuse. He pointed out that this is a living document and is optimistic that this will be addressed.

SJMC-R-2024-10-15/468

Moved By Councillor Ravencroft

Seconded By Councillor Bruce

That Council approve the Building Safer Communities Strategy.

For (7): Mayor Breen, Councillor Burton, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (7 to 0)

9. DEVELOPMENT PERMITS LIST (FOR INFORMATION ONLY)

9.1 Development Permits List September 26 - October 9, 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 October 2 and October 9, 2024**

Weekly Payment Vouchers for the Weeks Ending October 2 and October 9, 2024

SJMC-R-2024-10-15/469

Moved By Councillor Bruce

Seconded By Councillor Burton

That the weekly payment vouchers for the weeks ending October 2, 2024, and October 9, 2024, in the amount of \$13,552,384.98, be approved as presented.

For (7): Mayor Breen, Councillor Burton, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (7 to 0)

12. **TENDERS/RFPS**

12.1 **Contract Awards August 28, 2024 – October 9, 2024**

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

Councillor Ravencroft presented a petition against the removal of the slipway, located in Quidi Vidi Harbour.

Residents signed this petition stating that the removal of the slipway will negatively impact our urban recreational fishery and citizens of our urban community. They feel the removal will be detrimental to Newfoundland and Labradorians trying to provide food for their families in a traditional way.

14. **NEW BUSINESS**

14.1 **21 Merrymeeting Road – REZ2300018 – Adoption**

SJMC-R-2024-10-15/470

Moved By Councillor Burton

Seconded By Councillor Hickman

That Council adopt Envision St. John's Development Regulations Amendment Number 46, 2024, to add Lodging House as a discretionary use in the Commercial Office (CO) Zone.

Further, that Council approve the discretionary use of a Lodging House at 21 Merrymeeting Road and grant parking relief of three (3) spaces.

For (7): Mayor Breen, Councillor Burton, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (7 to 0)

14.2 242 Danny Drive and Area – Adoption – REZ2400018

SJMC-R-2024-10-15/471

Moved By Councillor Burton

Seconded By Councillor Ridgeley

That Council:

1) adopt the attached Envision St. John's Development Regulations Amendment Number 43, 2024, to rezone land at 215 Danny Drive, 223 Danny Drive, 242 Danny Drive, and 250 Beaumont Hamel Way from the Industrial General (IG) Zone to the Industrial Commercial (IC) Zone and remove the reference to building height from Section 6.10 of the Development Regulations.

2) as per Section 4.9(3) of the Development Regulations, accept this staff report in lieu of a land use report (LUR).

3) approve the Retail Use (showroom) as a discretionary use at 242 Danny Drive.

For (7): Mayor Breen, Councillor Burton, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (7 to 0)

14.3 4 Merrymeeting Road – REN2400431 – Designated Heritage Building

SJMC-R-2024-10-15/472

Moved By Councillor Burton

Seconded By Councillor Bruce

That Council approve exterior alterations, as proposed, to 4 Merrymeeting Road, a designated Heritage Building.

For (7): Mayor Breen, Councillor Burton, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (7 to 0)

14.4 Danny Drive – interpret zone lines

Councillor Burton presented the information note regarding Open Space Reserve (OR) Zone lines that extend slightly into three properties on Danny Drive.

14.5 Travel Approval – FCM Board of Directors Meeting and Advocacy Days

SJMC-R-2024-10-15/473

Moved By Councillor Hickman

Seconded By Councillor Davis

That Council approve the costs associated with Deputy Mayor O’Leary’s travel to the Federation of Canadian Municipalities December Board of Directors Meeting in Ottawa.

For (7): Mayor Breen, Councillor Burton, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (7 to 0)

14.6 50 Bennett Avenue – Approval – MPA2300007

SJMC-R-2024-10-15/474

Moved By Councillor Burton

Seconded By Councillor Ravencroft

That Council:

- 1) approve the attached resolutions for Envision St. John's Municipal Plan Amendment Number 13, 2024 and Envision St. John's Development Regulations Amendment Number 39, 2024, as adopted, regarding a Cluster Development at 50 Bennett Avenue;
- 2) as per Section 4.9(3) of the St. John's Development Regulations, accept this staff report in lieu of a Land Use Report (LUR);
- 3) approve a Building Line setback at 34.17 metres to accommodate the Cluster Development at 50 Bennett Avenue;
- 4) as per Section 8.8(1)(b) of the Development Regulations, accept the parking lot buffer as shown on the attached Preliminary Site Plan dated October 2023.

For (7): Mayor Breen, Councillor Burton, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (7 to 0)

14.7 St. John's Transportation Commission Membership – Extension of Term

SJMC-R-2024-10-15/475

Moved By Councillor Burton

Seconded By Councillor Bruce

That Council approve the one-year term extension of Commissioner Tolulope Akerele.

For (7): Mayor Breen, Councillor Burton, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (7 to 0)

15. OTHER BUSINESS

16. ACTION ITEMS RAISED BY COUNCIL

Councillor Bruce confirmed with the Deputy City Manager of Planning, Engineering, and Regulatory Services about the timeline for the Major's Path project. He informed Council that the work will continue until late October or early

November, with the final layer of asphalt and other additional work, such as landscaping, set to be completed in the next construction season.

Councillor Ridgeley inquired about the result of the year long test for the new Goulds sewage pumping station, which is set to assess its capacity and performance. The Deputy City Manager of Planning, Engineering, and Regulatory Services advised that the one year mark is in mid-November and the data will be available at that time.

17. ADJOURNMENT

There being no further business, the meeting adjourned at 3:46 p.m.

MAYOR

CITY CLERK