

# ST. JOHN'S

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

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

**October 29, 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 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
- Tracy-Lynn Goosney, Manager of Development Engineering
- Justin Crickard, Manager of Enterprise Risk/Insurance
- 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 **World Town Planning Day**

3. **APPROVAL OF THE AGENDA**

3.1 **Adoption of Agenda**

SJMC-R-2024-10-29/476

**Moved By** Councillor Ridgeley

**Seconded By** Councillor Bruce

That the Agenda be adopted as presented.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Davis, and Councillor Ridgeley

**MOTION CARRIED (9 to 0)**

4. **ADOPTION OF THE MINUTES**

4.1 **Minutes of October 15, 2024**

SJMC-R-2024-10-29/477

**Moved By** Councillor Ellsworth

**Seconded By** Councillor Davis

That the minutes of October 15, 2024, be adopted as presented.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Davis, and Councillor Ridgeley

**MOTION CARRIED (9 to 0)**

5. **BUSINESS ARISING FROM THE MINUTES**

**6. DEVELOPMENT APPLICATIONS**

**6.1 Accessory Building in the Floodplain Buffer – 61 Seaborn Street – INT2400083**

SJMC-R-2024-10-29/478

**Moved By** Councillor Ridgeley

**Seconded By** Councillor Davis

That Council approve an Accessory Building in the Floodplain Buffer at 61 Seaborn Street, subject to meeting the conditions of the St. John's Development Regulations.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Davis, and Councillor Ridgeley

**MOTION CARRIED (9 to 0)**

**6.2 Crown Land Grant – Trans Canada Highway - CRW2400014**

SJMC-R-2024-10-29/479

**Moved By** Councillor Ridgeley

**Seconded By** Councillor Hickman

That Council approve the Crown Land Grant off the Trans-Canada Highway in the area of Torbayman's Pond for stockpiling material. A development application would be required if the Crown Land is granted by the Province.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Davis, and Councillor Ridgeley

**MOTION CARRIED (9 to 0)**

**6.3 Crown Land Grant – 1030 Main Road – CRW2400016**

SJMC-R-2024-10-29/480

**Moved By** Councillor Ridgeley

**Seconded By** Deputy Mayor O'Leary

That Council approve a Crown Land Grant for 1030 Main Road. A development application would be required if the Crown Land is granted by the province.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Davis, and Councillor Ridgeley

**MOTION CARRIED (9 to 0)**

**6.4 Crown Land Referral – Incinerator Road – CRW2400015**

SJMC-R-2024-10-29/481

**Moved By** Councillor Ridgeley

**Seconded By** Councillor Ellsworth

That Council approve the Crown Land License to Occupy in the area of Incinerator Road and a development application would be required if the Crown Land is granted by the Province.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Davis, and Councillor Ridgeley

**MOTION CARRIED (9 to 0)**

**6.5 Request for Parking Relief – 31 Wicklow Street – INT2400085**

SJMC-R-2024-10-29/482

**Moved By** Councillor Ridgeley

**Seconded By** Councillor Ellsworth

That Council approve the parking relief at 31 Wicklow Street for one (1) parking space to accommodate the proposed Subsidiary Dwelling Unit.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Davis, and Councillor Ridgeley

**MOTION CARRIED (9 to 0)**

**6.6 Request for Parking Relief for Subsidiary Dwelling Unit – 57 Stamp’s Lane – INT2400082**

SJMC-R-2024-10-29/483

**Moved By** Councillor Ridgeley

**Seconded By** Councillor Bruce

That Council approve parking relief for one (1) parking space to accommodate the additional Subsidiary Dwelling Unit at 57 Stamp’s Lane.

For (9): Mayor Breen, Deputy Mayor O’Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Davis, and Councillor Ridgeley

**MOTION CARRIED (9 to 0)**

**6.7 Accessory Building in Floodplain Buffer – 560 Back Line – DEV2400121**

SJMC-R-2024-10-29/484

**Moved By** Councillor Ridgeley

**Seconded By** Councillor Davis

That Council approve an Accessory Building in the Floodplain Buffer at 560 Back Line, subject to meeting the conditions of the St. John’s Development Regulations.

For (9): Mayor Breen, Deputy Mayor O’Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Davis, and Councillor Ridgeley

**MOTION CARRIED (9 to 0)**

**6.8 Request to Set Zone Standards and Parking Relief – 51-53 Harvey Road – SUB2300020**

Councillor Burton asked why staff would recommend 0% landscaping. The Deputy City Manager of Planning, Engineering and Regulatory Services

advised that since the application is for the downtown area and has 0m side yard and rear yard, that they would not have the space to require landscaping.

SJMC-R-2024-10-29/485

**Moved By** Councillor Ridgeley

**Seconded By** Councillor Burton

That Council approve the proposed Zone Standards for a new building at 51-53 Harvey Road as follows:

- Lot Area – 296m<sup>2</sup>
- Lot Frontage – 23.58m
- Building Line – 0m
- Side Yards – 0m
- Rear Yard – 0m
- Landscaping – 0%

and approve parking relief of two (2) parking spaces.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Davis, and Councillor Ridgeley

**MOTION CARRIED (9 to 0)**

**6.9 Set Zone Standards for Proposed Kennel Use – 120 East White Hills Road – DEV2300170**

SJMC-R-2024-10-29/486

**Moved By** Councillor Ridgeley

**Seconded By** Deputy Mayor O'Leary

That Council approve the Zone Standards for a Kennel Use in the Rural Zone at 120 East White Hills Road as:

- Building Line – 61.5m
- Building Height – 4.9m
- Side Yards – South: 51.6m and North: 59.91m
- Rear Yard – 37.1m

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Davis, and Councillor Ridgeley

**MOTION CARRIED (9 to 0)**

7. **RATIFICATION OF EPOLLS**

8. **COMMITTEE REPORTS**

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

9.1 **Development Permits List October 10 - 23, 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 16 and October 23, 2024**

SJMC-R-2024-10-29/487

**Moved By** Councillor Ellsworth

**Seconded By** Councillor Bruce

That the weekly payment voucher for the weeks ending October 16 and October 23, 2024, be approved as presented.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Davis, and Councillor Ridgeley

**MOTION CARRIED (9 to 0)**

12. **TENDERS/RFPS**

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

14. **NEW BUSINESS**

14.1 **2025 Regatta Day Holiday**

SJMC-S-2024-10-22/488

**Moved By** Councillor Hickman

**Seconded By** Deputy Mayor O'Leary

That Council move the civic holiday typically in August to July 30th, 2025, to coincide with the 2025 Royal St. John's Regatta.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Davis, and Councillor Ridgeley

**MOTION CARRIED (9 to 0)**

**14.2 Approval of Recommended Applicant for Building Safer Communities Steering Committee Membership**

Councillor Davis declared a conflict of interest and abstained from voting.

SJMC-R-2024-10-29/489

**Moved By** Councillor Burton

**Seconded By** Councillor Bruce

That Council approve Megan Pottle for membership on the Building Safer Communities Steering Committee.

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

Abstain (1): Councillor Davis

**MOTION CARRIED (8 to 0)**

**14.3 Wetlands Text and Map Amendment - Adoption**

Deputy Mayor O'Leary declared a conflict of interest and abstained from voting.

Councillor Davis informed the rest of council that he would not be supporting the recommendation as he agrees with the feedback from the Environment and Sustainability Experts Panel that the WESP system used to grade the wetlands was not the appropriate way to go about it.

Discussion took place and most of council agreed that although it may not be a perfect system, it is a system that is allowing them to be able to

protect more wetlands than before, with only 4 wetlands that will allow development.

SJMC-R-2024-10-29/490

**Moved By** Councillor Burton

**Seconded By** Councillor Ellsworth

That Council protect Lundrigan's Marsh, as well as all wetlands with an overall weighted WESP score of 5 or greater, and all wetlands with an individual WESP grouped function score of 8.5 or greater.

That Council adopt Envision St. John's Development Regulations Amendment Number 36, 2024, that will amend section 4.10 and Appendix C, Map 4.

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

Against (1): Councillor Davis

Abstain (1): Deputy Mayor O'Leary

**MOTION CARRIED (7 to 1)**

SJMC-R-2024-10-29/491

**Moved By** Councillor Burton

**Seconded By** Councillor Ellsworth

That Council adopt Envision St. John's Development Regulations Amendment Number 36, 2024, that will amend section 4.10 and Appendix C, Map 4 in response to Council's November 28, 2023 resolution regarding the Wetland Study Phase 2A.

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

Against (1): Councillor Davis

Abstain (1): Deputy Mayor O'Leary

**MOTION CARRIED (7 to 1)**

**15. OTHER BUSINESS**

**15.1 SERC – 2024 Fall Events 3 and film shoot road closure**

SJMC-R-2024-10-29/492

**Moved By** Councillor Bruce

**Seconded By** Councillor Davis

That Council approve the road closures associated with a film shoot on November 4 -5, the Shea Heights Remembrance Day Parade, and the Royal Canadian Legion Remembrance Day Parade on November 11.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Davis, and Councillor Ridgeley

**MOTION CARRIED (9 to 0)**

**15.2 Insurance Policy Renewal**

SJMC-R-2024-10-29/493

**Moved By** Councillor Ellsworth

**Seconded By** Deputy Mayor O'Leary

That Council approve the insurance renewal premium for 2024-25 in the amount of \$2,828,980.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Davis, and Councillor Ridgeley

**MOTION CARRIED (9 to 0)**

**16. ACTION ITEMS RAISED BY COUNCIL**

Deputy Mayor O'Leary asked staff how the city would be impacted if Pierre Poilievre was to scrap the housing accelerator fund, as the city has invested heavily into the program.

It was advised that, although concerning, it is something that would be difficult to contemplate at this time.

**17. ADJOURNMENT**

There being no further business, the meeting adjourned at 4:08 p.m.

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MAYOR

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CITY CLERK