

ST. JOHN'S

Report of Committee of the Whole - City Council

Council Chambers, 4th Floor, City Hall

November 27, 2019, 9:00 a.m.

Present:

- Mayor Danny Breen
- Councillor Dave Lane
- Councillor Sandy Hickman
- Councillor Debbie Hanlon
- Councillor Deanne Stapleton
- Councillor Hope Jamieson
- Councillor Jamie Korab
- Councillor Wally Collins

Regrets:

- Deputy Mayor Sheilagh O'Leary
- Councillor Maggie Burton
- Councillor Ian Froude

Staff:

- Kevin Breen, City Manager
- 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
- Lynnann Winsor, Deputy City Manager of Public Works
- Cheryl Mullett, City Solicitor
- Susan Bonnell, Manager - Communications & Office Services
- Elaine Henley, City Clerk
- Ken O'Brien, Chief Municipal Planner
- Shanna Fitzgerald, Legislative Assistant
- Garrett Donaher, Manager of Transportation Engineering

Finance & Administration - Councillor Dave Lane

Decision Note dated November 20, 2019 re: Executive Summary Report on Revenue and Expenditure

Recommendation

Moved By Councillor Lane

Seconded By Councillor Jamieson

That Council adopt the 2018 Executive Summary Report on Revenues and Expenditures and further, approve the recommendation to use \$5 million in surplus funds to pay down a portion of the pension debt as outlined and maintain the remaining balance on hand for unforeseen circumstances.

For (7): Mayor Breen, Councillor Lane, Councillor Hanlon, Councillor Stapleton, Councillor Jamieson, Councillor Korab, and Councillor Collins

Against (1): Councillor Hickman

MOTION CARRIED (7 to 1)

Planning & Development - Councillor Maggie Burton

Decision Note dated November 20, 2019 re: Amendment to Rezone Land to the Commercial Downtown Mixed 2 Zone (CDM2) for a Mixed-Use Building - REZ1900009

96 and 100 Water Street, 205 and 209 Duckworth Street

Designated Heritage Building (former Breakwater Books/S.O. Steele Building)

The recommendation of the Built Heritage Experts Panel was modified slightly to include b. Any revised drawings be brought back to the Built Heritage Experts Panel for recommendation prior to referral to a Public Meeting.

Recommendation

Moved By Councillor Jamieson

Seconded By Councillor Hanlon

As per the November 13th meeting of the Built Heritage Experts Panel

1. It is recommended that the design of the building be modified as follows:

- a. Increase the amount of brick and reduce the amount of glass façade, in particular along Water Street and along the façade facing the War Memorial;
- b. Increase the height of the gables facing the War Memorial to reflect the original architecture; and
- c. Use brick instead of glass for the turret.

2. The Built Heritage Experts Panel further recommends:

- a. Requirement of a comprehensive engineering study to ensure the protection of the facade on Water Street during construction; and
- b. Any revised drawings be brought back to the Built Heritage Experts Panel for recommendation prior to referral to a Public Meeting.

Staff agrees with these BHEP recommendations and further recommend the following:

3. It is recommended that the application to rezone 96, 100 Water Street and 205 and 209 Duckworth Street from the Commercial Central Mixed Use (CCM) Zone to the new Commercial Downtown Mixed 2 (CDM2) Zone be considered and the attached draft Terms of Reference for the Land Use Assessment Report be approved. The Terms of Reference have been updated to include:

- a. Requirement for an engineering study regarding how the Water Street façade will be maintained.
- b. Requirement for consultation with Heritage NL, the NL Historic Trust and the Royal Canadian Legion.

4. Refer the application to Parks Canada to determine if the proposed development will impact the designation of the NL National War Memorial National Historic Site.

5. It is recommended that the proposed development be redesigned to meet the standards set out in the Envision St. John's Development Regulations Commercial Downtown Mixed 2 Zone and incorporate the BHEP's recommendations.

6. Upon submission of a satisfactory LUAR that meets the requirements of the CDM2 Zone, it is recommended that the application be referred to a

Public Meeting chaired by an independent facilitator. Following the public meeting, the application would be referred to a regular meeting of Council for consideration of adoption.

For (8): Mayor Breen, Councillor Lane, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Jamieson, Councillor Korab, and Councillor Collins

MOTION CARRIED (8 to 0)

Transportation - Councillor Sandy Hickman

Decision Note dated November 19, 2019 re: Temporary Parking Restrictions in Airport Heights

Council has asked for increased traffic enforcement on site until construction is complete.

Recommendation

Moved By Councillor Hickman

Seconded By Councillor Stapleton

That Council maintain status quo and not impose a temporary parking restriction in the area of Airport Heights.

For (8): Mayor Breen, Councillor Lane, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Jamieson, Councillor Korab, and Councillor Collins

MOTION CARRIED (8 to 0)

Mayor