

# ST. JOHN'S

## Minutes of Committee of the Whole - City Council

Council Chambers, 4th Floor, City Hall

December 3, 2024, 3:00 p.m.

Present: Mayor Danny Breen  
Councillor Maggie Burton  
Councillor Ron Ellsworth  
Councillor Sandy Hickman  
Councillor Jill Bruce  
Councillor Tom Davis  
Councillor Carl Ridgeley  
Councillor Greg Noseworthy

Regrets: Deputy Mayor Sheilagh O'Leary  
Councillor Debbie Hanlon  
Councillor Ophelia Ravencroft

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

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1. Call to Order
  2. Announcements

3. **Approval of the Agenda**

Recommendation

**Moved By** Councillor Noseworthy

**Seconded By** Councillor Bruce

That the agenda be adopted as presented.

For (8): Mayor Breen, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Davis, Councillor Ridgeley, and Councillor Noseworthy

**MOTION CARRIED (8 to 0)**

4. **Adoption of the Minutes**

4.1 **Adoption of Minutes - November 19, 2024**

Recommendation

**Moved By** Councillor Hickman

**Seconded By** Councillor Davis

That the minutes of November 19, 2024, be adopted as presented.

For (8): Mayor Breen, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Davis, Councillor Ridgeley, and Councillor Noseworthy

**MOTION CARRIED (8 to 0)**

5. **Presentations/Delegations**

6. **Finance & Administration - Councillor Ron Ellsworth**

6.1 **Employment Equity Policy Approval**

Recommendation

**Moved By** Councillor Ellsworth

**Seconded By** Councillor Davis

That Council approve the revised Employment Equity Policy.

For (8): Mayor Breen, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Davis, Councillor Ridgeley, and Councillor Noseworthy

**MOTION CARRIED (8 to 0)**

## **6.2 Attendance Management and Support Policy approval**

The Mayor drew attention to the addition of the word “Support” to the title of the policy. The intent of the policy is not only to address absenteeism, but also to provide support for employees to assist them to return to work. Councillor Burton asked if the scope of the policy could be expanded to provide similar support to Council. The Acting City Manager advised that the current policy was carried out from a Staff perspective. While Staff have no jurisdiction over Council, direction could be given to investigate a policy on attendance management and support for Council. Councillor Ellsworth voiced his support of the policy and agreed that additional support for Council to encourage attendance would be of benefit.

### Recommendation

**Moved By** Councillor Ellsworth

**Seconded By** Councillor Burton

That Council approve the Attendance Management and Support Policy

For (8): Mayor Breen, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Davis, Councillor Ridgeley, and Councillor Noseworthy

**MOTION CARRIED (8 to 0)**

## **7. Public Works - Councillor Ophelia Ravencroft**

### **7.1 Environmental Services Equipment Reserve Updates**

## **8. Community Services and Special Events - Councillor Jill Bruce**

### **8.1 Seniors Advisory Committee – Member Replacement**

Recommendation

**Moved By** Councillor Bruce

**Seconded By** Councillor Davis

That Council approve the nomination of Maureen McCarthy as NLPSPA representative on the Seniors Advisory Committee.

For (8): Mayor Breen, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Davis, Councillor Ridgeley, and Councillor Noseworthy

**MOTION CARRIED (8 to 0)**

9. **Housing - Councillor Ron Ellsworth**
10. **Economic Development & Immigration - Councillor Tom Davis**
11. **Arts & Culture - Councillor Sandy Hickman**
12. **Governance & Strategic Priorities - Mayor Danny Breen**
13. **Planning - Councillor Maggie Burton**

**13.1 746 Blackmarsh Road – MPA2400011**

Councillor Burton advised Council that the proposed rezoning to allow a cluster development for three apartment buildings would add density to the north of Cowan Heights. Currently the neighbourhood is comprised of single, detached dwellings, and the housing form would create affordable and accessible housing choices in the area. Councillor Bruce observed that the apartments could allow residents to age in place, providing a much-needed housing type to the neighbourhood.

Councillor Noseworthy informed Council that he had spoken with residents of Cowan Heights, and they were in favour of the development. He encouraged residents to participate in the current engagement opportunities concerning the Cowan Heights Neighbourhood Plan. He then voiced his concerns on speeding on Blackmarsh Road and cautioned the developer to be cognizant of issues concerning the water supply and flooding around Canada Drive. Councillor Hickman agreed with Councillor Noseworthy's comments, adding that a Shared Use Path or sidewalk should be added to Blackmarsh Road near Harrington Drive. Councillor Ellsworth noted the importance of connectivity when considering new

developments and thanked the provincial government for providing funding to make the affordable housing development possible. He further noted the importance of ensuring that the proper infrastructure is in place when adding density to an area.

Councillor Davis asked for additional information on the rezoning process, as if adjacent areas were also rezoned, it would encourage density. The Chief Municipal Planner responded that additional rezoning would be considered as part of the Cowan Heights Neighbourhood Plan. As Blackmarsh Road is a higher speed road, the Access Plan for the area must also be considered.

Recommendation

**Moved By** Councillor Burton

**Seconded By** Councillor Bruce

That Council consider rezoning 746 Blackmarsh Road from the Rural Residential (RR) Zone to the Apartment 1 (A1) Zone for a proposed Cluster Development. This will also require a Municipal Plan amendment. Further, upon receiving a satisfactory Land Use Report (LUR), that the application be advertised for public input and feedback.

For (8): Mayor Breen, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Davis, Councillor Ridgeley, and Councillor Noseworthy

**MOTION CARRIED (8 to 0)**

**14. Development - Councillor Carl Ridgeley**

**15. Engineering and Regulatory Services - Councillor Sandy Hickman**

**15.1 Sustainable and Active Mobility Advisory Committee – Member Recommendation**

Recommendation

**Moved By** Councillor Burton

**Seconded By** Councillor Ellsworth

That Council approve the recommended candidate, Trevor Smith, to represent individuals who cycle on the Sustainable and Active Mobility Advisory Committee.

For (8): Mayor Breen, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Davis, Councillor Ridgeley, and Councillor Noseworthy

**MOTION CARRIED (8 to 0)**

16. **Sustainability - Deputy Mayor Sheilagh O'Leary**
17. **Parks, Open Spaces & Facilities - Councillor Greg Noseworthy**
18. **Other Business**
19. **Adjournment**

There being no further business the meeting adjourned at 3:27 p.m.

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Mayor