

ST. JOHN'S

Minutes of Regular Meeting - City Council

Council Chamber, 4th Floor, City Hall

November 12, 2024, 3:00 p.m.

Present: Mayor Danny Breen
Deputy Mayor Sheilagh O'Leary
Councillor Ron Ellsworth
Councillor Sandy Hickman
Councillor Jill Bruce
Councillor Ophelia Ravencroft
Councillor Greg Noseworthy
Councillor Tom Davis
Councillor Carl Ridgeley

Regrets: Councillor Maggie Burton
Councillor Debbie Hanlon

Staff: Derek Coffey, Acting City Manager
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
Erin Skinner, Manager, Tourism, Culture and Business Growth
Jennifer Squires, 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. **SWEARING-IN CEREMONY - WARD 3 COUNCILLOR-ELECT GREG NOSEWORTHY**

Administered by Chief Judge Robin Fowler, Provincial Court of Newfoundland and Labrador.

Mayor Breen welcomed Councillor Elect Noseworthy to the Chambers. Chief Judge Robin Fowler administered the Oath of Office and Councillor Noseworthy thereafter proceeded to take his seat as a member of Council.

2. **CALL TO ORDER**

3. **PROCLAMATIONS/PRESENTATIONS**

3.1 **National Child Day 2024**

3.2 **National Housing Day**

4. **APPROVAL OF THE AGENDA**

4.1 **Adoption of Agenda**

SJMC-R-2024-11-12/494

Moved By Councillor Noseworthy

Seconded By Councillor Ravencroft

That the Agenda be adopted as presented.

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

MOTION CARRIED (9 to 0)

5. **ADOPTION OF THE MINUTES**

5.1 **Adoption of Minutes - October 29, 2024**

SJMC-R-2024-11-12/495

Moved By Deputy Mayor O'Leary

Seconded By Councillor Bruce

That the Minutes be adopted as presented.

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

MOTION CARRIED (9 to 0)

6. BUSINESS ARISING FROM THE MINUTES

7. DEVELOPMENT APPLICATIONS

7.1 Proposed Accessory Building in the Floodplain Buffer – 8 Reddy Place – INT2400089

Deputy Mayor O'Leary requested clarification on the location of the accessory building. The Deputy City Manager of Planning, Engineering, and Regulatory Services responded that the accessory building is located on the boundary of the floodplain in the floodplain buffer.

SJMC-R-2024-11-12/496

Moved By Councillor Ridgeley

Seconded By Councillor Hickman

That Council approve a residential Accessory Building in the Floodplain Buffer at 8 Reddy Place subject to the Accessory Building requirements of the St. John's Development Regulations.

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

MOTION CARRIED (9 to 0)

7.2 Request for Parking Relief – 130 University Avenue – DEV2400146

SJMC-R-2024-11-12/497

Moved By Councillor Ridgeley

Seconded By Councillor Bruce

That Council approve parking relief for one (1) parking space to accommodate the proposed Backyard Suite at 130 University Avenue.

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

MOTION CARRIED (9 to 0)

7.3 Request for Parking Relief – 35 Aldershot Street – INT2400090

Councillor Bruce noted the excellent walkability of the area, advising that the proposed unit would be close to trails, bicycle routes, and major bus routes. Proximity to alternative modes of transportation support the Staff recommendation to relieve parking for the area, and appreciation was shown for the increase in requests for parking relief to support subsidiary units and increase density throughout the City.

SJMC-R-2024-11-12/498

Moved By Councillor Ridgeley

Seconded By Councillor Davis

That Council approve parking relief at 35 Aldershot Street for one (1) parking space to accommodate the proposed Subsidiary Dwelling Unit.

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

MOTION CARRIED (9 to 0)

7.4 Notices Published – 180 Hamilton Avenue - DEV2400134

Councillor Davis observed that the two parking spaces for the operation would be located inside the building. He asked if carbon monoxide detection and ventilation were considered as part of the permit. The Deputy City Manager of Planning, Engineering, and Regulatory Services responded that the details of the approval would be worked out at the development stage of the application. All applicable codes would apply to the development.

SJMC-R-2024-11-12/499

Moved By Councillor Ridgeley

Seconded By Councillor Ravencroft

That Council approve the Change of Non-Conforming Use application for Cabinet Making (Light Industrial Use) and parking relief for one parking space at 180 Hamilton Avenue.

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

MOTION CARRIED (9 to 0)

7.5 Notices Published – 87 Codroy Place - DEV2400142

Councillor Noseworthy informed Council that he had spoken with residents of Codroy Place concerning the proposed home occupation. Parking concerns have been mitigated due to the amount of available parking in the area and residents are generally in favour of the application.

SJMC-R-2024-11-12/500

Moved By Councillor Ridgeley

Seconded By Councillor Noseworthy

That Council approve the Discretionary Use application at 87 Codroy Place to allow a Home Occupation for counselling.

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

MOTION CARRIED (9 to 0)

7.6 Notices Published – 430 Topsail Road - DEV2300178

Members of Council voiced their support for the proposed development, noting that it would bring much needed density to an underused area. The criticism over the lack of public engagement for the Discretionary Use application was addressed. A Public Meeting is not required for the approval of the Discretionary Use, and parking garages and buildings that

are two-storeys or higher are permitted in the Commercial Regional zone at Council's discretion. The efficiency of the approval is of benefit as it will expedite the construction of the units and provide much needed housing at an existing transportation hub. Councillor Ellsworth further clarified that the preliminary Discretionary Use approval would encourage the developer to invest in the next steps in the development process.

Councillor Ravencroft mentioned that many submissions recommended that requirements for affordable housing be included in the approval. While she was hopeful that the units would be affordable, such a requirement would fall outside Council's purview. Councillor Ellsworth informed Council that the City uses the Canada Housing and Mortgage Corporation's definition of affordable housing, meaning that it costs less than 30% of a household's before-tax income. While this may not be affordable for all, each new unit will create additional housing opportunities for residents. Councillor Davis advised the developer to apply for parking relief as it may reduce the cost of construction and lend to affordability.

SJMC-R-2024-11-12/501

Moved By Councillor Ridgeley

Seconded By Councillor Noseworthy

That Council approve the Discretionary Use for a new building at 430 Topsail Road that will have a Parking Garage on the 1st storey and Dwelling Units on the 2nd and higher storeys.

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

MOTION CARRIED (9 to 0)

8. RATIFICATION OF EPOLLS

8.1 SERC - Hindu Temple Diwali Festival Celebrations - Fireworks By-Law Exemption

SJMC-R-2024-11-12/502

Moved By Councillor Bruce

Seconded By Deputy Mayor O'Leary

That Council approve an exemption to Fireworks By-Law for The Hindu Temple of St. John's Diwali Celebrations on November 2.

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

MOTION CARRIED (9 to 0)

9. COMMITTEE REPORTS

10. DEVELOPMENT PERMITS LIST (FOR INFORMATION ONLY)

10.1 Development Permits List October 24 - November 6, 2024

11. BUILDING PERMITS LIST (FOR INFORMATION ONLY)

11.1 Building Permits List

12. REQUISITIONS, PAYROLLS AND ACCOUNTS

12.1 Weekly Payment Vouchers for Weeks Ending October 30 and November 6, 2024

SJMC-R-2024-11-12/503

Moved By Councillor Ellsworth

Seconded By Councillor Bruce

That the weekly payment vouchers for the weeks ending October 30 and November 6, 2024, in the amount of \$13,581,776.13 be approved as presented.

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

MOTION CARRIED (9 to 0)

13. TENDERS/RFPS

13.1 Contracts Awarded between October 9, 2024 – November 6, 2024

14. NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS

15. NEW BUSINESS

15.1 Strategic Plan October 2024 Report

15.2 George Street Association - New Year's Eve Event

SJMC-R-2024-11-12/504

Moved By Councillor Bruce

Seconded By Councillor Ravencroft

That Council approve the provision of in-kind support to the George Street Association for Parking Enforcement staff to implement the road closure associated with the George Street New Year's Eve event pyrotechnics.

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

MOTION CARRIED (9 to 0)

15.3 SERC - 2024 Holiday Events

SJMC-R-2024-11-12/505

Moved By Councillor Bruce

Seconded By Councillor Ridgeley

That Council approve the road closures associated with the Downtown Christmas Parade on November 24 (inclement weather date of December 1), the Goulds Christmas Parade on December 1 (inclement weather date of December 8), and the City of St. John's Holiday Lights @ Bowring Park on December 7 (inclement weather date of December 14).

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

MOTION CARRIED (9 to 0)

15.4 Mobile Sign Approval

Deputy Mayor O'Leary asked how many signs could be permitted in the green space at the entranceway of Churchill Square. Staff advised that the

land was City-owned, and all signs would require Council approval. The current approval would allow the sign to be placed until the end of January. Should the sign remain following the end of permit, Staff will have it removed. Councillor Noseworthy commented on the number of improperly placed signs throughout the City and requested that consideration be given to additional enforcement of the Sign By-Law. Mayor Breen recommended that all improperly placed signs be reported by calling 311.

SJMC-R-2024-11-12/506

Moved By Councillor Hickman

Seconded By Deputy Mayor O'Leary

That Council approve the request and grant permission for the placement of the mobile sign as submitted.

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

MOTION CARRIED (9 to 0)

15.5 Travel Authorization – 2025 Canadian Capital Cities Winter Meeting
Councillor Sandy Hickman

SJMC-R-2024-11-12/507

Moved By Deputy Mayor O'Leary

Seconded By Councillor Ellsworth

That Council approve the travel costs for Councillor Sandy Hickman to attend the 2025 Canadian Capital Cities Winter Meeting in Ottawa, Ontario, January 27 to 29, 2025.

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

MOTION CARRIED (9 to 0)

16. OTHER BUSINESS

17. ACTION ITEMS RAISED BY COUNCIL

17.1 Goulds Trunk Sanitary Sewer and Sewage Force Main

Councillor Ridgeley noted that the one-year anniversary of the trunk sanitary sewer and sewage force main in the Goulds was fast approaching. He requested that Staff finalize the monitoring of the pumping station as quickly as possible to allow development to move forward in the area.

17.2 Topsail Road Rezoning

Councillor Ellsworth referenced a recent article concerning the rezoning of property on Topsail Road. He advised developers to be honest and upfront with residents and Council with their plans when bringing applications to the City for consideration.

18. ADJOURNMENT

There being no further business, the meeting adjourned at 4:12 p.m.

MAYOR

CITY CLERK