

# **ST. JOHN'S**

## **Minutes 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

**Others** Garrett Donaher, Manager of Transportation Engineering

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### **1. Call to Order**

**2. Approval of the Agenda**

**2.1 Adoption of Agenda - November 27, 2019**

**Recommendation**

**Moved By** Councillor Hanlon

**Seconded By** Councillor Stapleton

That the agenda of November 27, 2019 be adopted as presented.

For (6): Mayor Breen, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Jamieson, and Councillor Korab

**MOTION CARRIED (6 to 0)**

**3. Adoption of the Minutes**

**3.1 Adoption of the Minutes of November 13, 2019**

**Recommendation**

**Moved By** Councillor Jamieson

**Seconded By** Councillor Hanlon

That the Committee of the Whole minutes dated November 13, 2019 be adopted as presented.

For (6): Mayor Breen, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Jamieson, and Councillor Korab

**MOTION CARRIED (6 to 0)**

**4. Presentations/Delegations**

**5. Finance & Administration - Councillor Dave Lane**

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

Councillor Lane and Councillor Collins entered the meeting.

**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)**

6. **Public Works & Sustainability - Councillor Ian Froude**
7. **Community Services & Events - Councillor Hope Jamieson**
8. **Housing - Deputy Mayor Sheilagh O'Leary**
9. **Economic Development, Tourism & Culture - Mayor Breen and Councillor Hanlon**
10. **Governance & Strategic Priorities - Mayor Danny Breen**
11. **Planning & Development - Councillor Maggie Burton**

**11.1 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)**

**12. Transportation - Councillor Sandy Hickman**

**12.1 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)**

**13. Other Business**

**13.1 Rawlins Cross Discussion**

Councillor Hickman asked for staff to consider a second crossing guard for the area of Rawlins Cross. Parents of Bishop's Field have raised concerns about the safety of crossing at Rawlins Cross. Staff reported that flashing beacons are to be installed at a later date. This item will be referred to the next Committee of the Whole Meeting of December 11, 2019.

**14. Adjournment**

There being no further business the meeting adjourned at 9:50 am.

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Mayor