

ST. JOHN'S

Minutes of Regular Meeting - City Council

Council Chamber, 4th Floor, City Hall

December 10, 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
- Councillor Greg Noseworthy

Regrets:

- Councillor Debbie Hanlon

Staff:

- Derek Coffey, Acting City Manager
- Tanya Haywood, Deputy City Manager of Community Services
- Jason Sinyard, Deputy City Manager of Planning, Engineering & Regulatory Services
- Cheryl Mullett, City Solicitor
- Ken O'Brien, Chief Municipal Planner
- Theresa Walsh, City Clerk
- Jackie O'Brien, Manager of Corporate Communications
- Stacey Corbett, Legislative Assistant
- Edmundo Fausto, Manager of Sustainability

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 2024 COSJ Scholarship Presentation

3. APPROVAL OF THE AGENDA

3.1 Adoption of Agenda

SJMC-R-2024-12-10/520

Moved By Councillor Ravencroft

Seconded By Deputy Mayor O'Leary

That the Agenda be adopted as presented.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Davis, Councillor Ridgeley, and Councillor Noseworthy

MOTION CARRIED (10 to 0)

4. ADOPTION OF THE MINUTES

4.1 Adoption of Minutes - November 26, 2024

SJMC-R-2024-12-10/521

Moved By Councillor Bruce

Seconded By Councillor Ridgeley

That the minutes of November 26, 2024, be adopted as presented.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Davis, Councillor Ridgeley, and Councillor Noseworthy

MOTION CARRIED (10 to 0)**5. BUDGET 2025 PRESENTATION**

Councillor Ellsworth presented the 2025 budget, which received strong support from the rest of Council.

Councillor Ravencroft raised concerns about the tax framework, advocating for changes to charge wealthier individuals more and reduce the taxes of those who are struggling. However, she noted that any changes must occur at either a provincial or federal level, as the City does not have the authority to make these changes.

Mayor Breen advised that there was a need for a new funding model to address the new-age demands on municipalities and to alleviate the financial burden on taxpayers.

SJMC-R-2024-12-10/522

Moved By Councillor Ellsworth

Seconded By Councillor Davis

That Council adopt the 2025 Budget in the balanced position of \$349,151,881.00, as presented, along with the following resolutions:

- 2025 Accommodation Tax Resolution
- 2025 Downtown Business Improvement Area Levy Resolution
- 2025 Interest Rate Resolution
- 2025 Property Tax Rate Resolution - Commercial Properties
- 2025 Property Tax Rate Resolution - Residential Properties
- 2025 25% Property Reduction for Senior Citizens Resolution
- 2025 Business Tax Rate on Utilities Resolution
- 2025 Water by Meter Resolution
- 2025 Water Tax Resolution

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Davis, Councillor Ridgeley, and Councillor Noseworthy

MOTION CARRIED (10 to 0)

6. BUSINESS ARISING FROM THE MINUTES

7. DEVELOPMENT APPLICATIONS

7.1 Notices Published – 5&7 Little Street – DEV2300074

SJMC-R-2024-12-10/523

Moved By Councillor Ridgeley

Seconded By Councillor Davis

That Council defer accepting the revised Land Use Report (LUR), approval-in-principle, and parking relief for a proposed Apartment Building at 5&7 Little Street.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Davis, Councillor Ridgeley, and Councillor Noseworthy

MOTION CARRIED (10 to 0)

7.2 Approval in Principle for Child Care Centre – 47 Claddagh Road – DEV2400160

Discussion took place and it was agreed that this would be a great location for the proposed Child Care Centre. However, the application cannot proceed further at this time, as it is contingent on the completion of the Southlands Boulevard connection.

SJMC-R-2024-12-10/524

Moved By Councillor Ridgeley

Seconded By Deputy Mayor O'Leary

That Council grant Approval in Principle for the proposed Child Care Centre Use at 47 Claddagh Road, which is subject to the following conditions prior to Final Approval:

1. Meet all requirements of the St. John's Municipal Plan and Development Regulations;
2. Meet all requirements of the Development Design Manual;
3. The PMD-1 Zone requirements are to be demonstrated on a detailed

site plan;

4. Detailed site and servicing plans submitted and approved;
5. Complete a Traffic Impact Study;
6. Parking requirements are to be met or a request for parking relief provided to be considered by Council; and
7. Until such time as the Southland Boulevard connection moves ahead, no development application can be accepted for this site.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Davis, Councillor Ridgeley, and Councillor Noseworthy

MOTION CARRIED (10 to 0)

7.3 Crown Land Lease Referral - Fowler's Road - CRW2400019

SJMC-R-2024-12-10/525

Moved By Councillor Ridgeley

Seconded By Councillor Ellsworth

That Council approve the Crown Land Lease off Fowler's Road for an Agriculture Use, which will be subject to a Development Application should the lease be issued. There shall be no development within any wetland, floodplain, or associated buffer.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Davis, Councillor Ridgeley, and Councillor Noseworthy

MOTION CARRIED (10 to 0)

7.4 Notices Published – 187 Water Street – DEV2400152

Councillor Davis declared a conflict of interest and abstained from voting due to competing business ownership.

SJMC-R-2024-12-10/526

Moved By Councillor Ridgeley

Seconded By Councillor Ravencroft

That Council approve the Discretionary Use application at 187 Water Street for a Place of Amusement.

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

Abstain (1): Councillor Davis

MOTION CARRIED (9 to 0)

7.5 Variance on Accessory Building Height – 23 Chafe's Lane – INT2400096

SJMC-R-2024-12-10/527

Moved By Councillor Ridgeley

Seconded By Councillor Bruce

That Council approve a Variance of 10% at 23 Chafe's Lane to accommodate an Accessory Building with a height of 5.5 meters.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Davis, Councillor Ridgeley, and Councillor Noseworthy

MOTION CARRIED (10 to 0)

8. RATIFICATION OF EPOLLS

9. COMMITTEE REPORTS

9.1 Committee of the Whole Report - September 24, 2024

Residual Item

1. 18 Mount Cashel Road – REZ2400021

SJMC-R-2024-12-10/528

Moved By Councillor Burton

Seconded By Deputy Mayor O'Leary

That Council consider rezoning 18 Mount Cashel Road from the Residential 2 Cluster (R2C) Zone to the Apartment 1 (A1) Zone and approve the attached draft terms of reference for a Land Use Report (LUR).

Further, upon receiving a satisfactory Land Use Report, that Council refer the application to a public meeting chaired by an independent facilitator.

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

MOTION CARRIED (9 to 0)

9.2 Committee of the Whole Report - December 3, 2024

1. Employment Equity Policy Approval

SJMC-R-2024-12-10/529

Moved By Councillor Ellsworth

Seconded By Councillor Davis

That Council approve the revised Employment Equity policy

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

MOTION CARRIED (9 to 0)

2. Attendance Management and Support Policy approval

SJMC-R-2024-12-10/530

Moved By Councillor Ellsworth

Seconded By Councillor Bruce

That Council approve the Attendance Management and Support Policy

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Davis, Councillor Ridgeley, and Councillor Noseworthy

MOTION CARRIED (10 to 0)

3. Seniors Advisory Committee – Member Replacement

SJMC-R-2024-12-10/531

Moved By Councillor Bruce

Seconded By Deputy Mayor O'Leary

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

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Davis, Councillor Ridgeley, and Councillor Noseworthy

MOTION CARRIED (10 to 0)

4. 746 Blackmarsh Road – MPA2400011

SJMC-R-2024-12-10/532

Moved By Councillor Burton

Seconded By Councillor Noseworthy

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

MOTION CARRIED (10 to 0)

5. Sustainable and Active Mobility Advisory Committee – Member Recommendation

SJMC-R-2024-12-10/533

Moved By Councillor Burton

Seconded By Councillor Bruce

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

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Davis, Councillor Ridgeley, and Councillor Noseworthy

MOTION CARRIED (10 to 0)

9.3 Audit & Accountability Standing Committee Report - November 27, 2024

1. SJRFD Mechanical Division Internal Audit

SJMC-R-2024-12-10/534

Moved By Councillor Davis

Seconded By Councillor Ridgeley

That Council approve the SJRFD Mechanical Division audit report and the associated action plans put forth by management.

MOTION CARRIED

10. DEVELOPMENT PERMITS LIST (FOR INFORMATION ONLY)

10.1 Development Permits List November 21 - December 4, 2024

11. BUILDING PERMITS LIST (FOR INFORMATION ONLY)

11.1 Building Permits List

12. REQUISITIONS, PAYROLLS AND ACCOUNTS

12.1 Weekly Payment Vouchers for the Weeks Ending November 27 and December 4, 2024

SJMC-R-2024-12-10/535

Moved By Councillor Ellsworth

Seconded By Deputy Mayor O'Leary

That the weekly payment vouchers for the weeks ending November 27 and December 4, 2024, be approved as presented.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Davis, Councillor Ridgeley, and Councillor Noseworthy

MOTION CARRIED (10 to 0)

13. TENDERS/RFPS

13.1 Contract Awards November 6, 2024 – December 6, 2024

14. NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS

15. NEW BUSINESS

15.1 Naming of Lions Club Chalet and Softball Field Driveway

SJMC-R-2024-12-10/536

Moved By Councillor Davis

Seconded By Councillor Hickman

That Council approve naming the driveway leading to the St. John's Lions Club Chalet and Softball Field "Lions Club Way."

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Davis, Councillor Ridgeley, and Councillor Noseworthy

MOTION CARRIED (10 to 0)

15.2 Residential Energy Efficiency Coach and Financing Program

SJMC-R-2024-12-10/537

Moved By Deputy Mayor O'Leary

Seconded By Councillor Davis

That Council approve the implementation of the St. John's Residential Energy Efficiency Coach and Financing Program, and its in-kind contribution of up to \$60,000 over the implementation and administration of the loan loss reserve, which would include support communication, awareness, and program review and feedback.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Davis, Councillor Ridgeley, and Councillor Noseworthy

MOTION CARRIED (10 to 0)

15.3 54 Circular Road – SGN2400125

Councillor Hickman asked staff if traffic engineers reviewed the sign as signs can be a distraction to drivers.

The Deputy City Manager of Planning, Engineering and Regulatory Services advised that this particular sign is not of concern.

SJMC-R-2024-12-10/538

Moved By Councillor Burton

Seconded By Councillor Ravencroft

That Council approve the Wall Sign at 54 Circular Road, which exceeds the maximum size of 3 square metres.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Davis, Councillor Ridgeley, and Councillor Noseworthy

MOTION CARRIED (10 to 0)

15.4 26 Alexander Street – REZ2400002 - Adoption

Council expressed strong support for the proposed development.

It was advised that Connections for Seniors indicated that they are interested in purchasing a property behind 26 Alexander Street. It was determined that a parking lot would not fit as the property is too narrow.

Councillor Ellsworth requested that staff investigate implementing residential parking permits to reduce parking concerns in the area.

Councillor Ravencroft requested staff investigate to see if a crosswalk that crosses Water Street at Patrick or Alexander Street could be installed.

SJMC-R-2024-12-10/539

Moved By Councillor Burton

Seconded By Councillor Ravencroft

That Council:

1. Adopt the Envision St. John's Development Regulations Amendment 47, 2024, regarding an Apartment Building at 26 Alexander Street;
2. As per Section 4.9.3 of the Development Regulations, accept this staff report in lieu of a land use report (LUR);
3. As per Section 8.12.5 of the Development Regulations, accept this staff report in lieu of a parking report; and
4. Approve parking relief of 50 parking spaces.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Davis, Councillor Ridgeley, and Councillor Noseworthy

MOTION CARRIED (10 to 0)

16. OTHER BUSINESS

16.1 SERC – New Year’s Eve Events 2024

SJMC-R-2024-12-10/540

Moved By Councillor Bruce

Seconded By Councillor Ravencroft

That Council approve the road closures associated with the City of St. John’s New Year’s Eve Fireworks, and road closure and noise by-law extension associated with the George Street Association New Year’s Eve Event.

For (10): Mayor Breen, Deputy Mayor O’Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Davis, Councillor Ridgeley, and Councillor Noseworthy

MOTION CARRIED (10 to 0)

17. ACTION ITEMS RAISED BY COUNCIL

18. ADJOURNMENT

There being no further business, the meeting adjourned at 4:53 p.m.

MAYOR

CITY CLERK