

ST. JOHN'S

Minutes of Committee of the Whole - City Council

Council Chambers, 4th Floor, City Hall

December 17, 2024, 3:00 p.m.

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

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
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. **Presentations/Delegations**
 - 2.1 **REAL Program Donor Recognition**

Paula Newhook and Chris Schwartz were recognized for the donation of \$105,000 to the City's REAL Program on behalf of the Alex Newhook and Friends Charity Golf Classic.

3. Announcements

4. Approval of the Agenda

Recommendation

Moved By Councillor Bruce

Seconded By Councillor Davis

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)

5. Adoption of the Minutes

5.1 Adoption of Minutes - December 3, 2024

Recommendation

Moved By Councillor Ridgeley

Seconded By Councillor Hickman

That the minutes of December 3, 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)

6. Finance & Administration - Councillor Ron Ellsworth

6.1 Funding for Fleet Renewal – Waste Collection

Members of Council voiced their support of the reallocation of funds for the fleet asset management strategy. Councillor Ellsworth advised that

new vehicles would reduce downtime and allow the City to provide optimal service to the community.

Recommendation

Moved By Councillor Ellsworth

Seconded By Councillor Ridgeley

That Council approve the use of \$2.5M of surplus previously allocated to lower future borrowing for the 2025 waste collection vehicle funding deficit. In addition, as the next regular public Council meeting is not until January 14th, 2025, and this tender must be awarded in a timely fashion, that this funding approval be ratified through an e-poll.

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**
8. **Community Services and Special Events - Councillor Jill Bruce**
9. **Housing - Councillor Ron Ellsworth**
10. **Economic Development, Tourism & Immigration - Mayor Danny Breen**
11. **Arts & Culture - Councillor Sandy Hickman**
12. **Governance & Strategic Priorities - Mayor Danny Breen**

12.1 SJTC – Appointment Recommendation

Recommendation

Moved By Councillor Ellsworth

Seconded By Councillor Bruce

That Council approve the recommendation of the Selection Committee to appoint Paul Canning to the St. John's Transportation Commission.

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

MOTION CARRIED (8 to 0)

13. Planning - Councillor Maggie Burton

13.1 19 King's Bridge Road - REZ2400024

Recommendation

Moved By Councillor Burton

Seconded By Councillor Davis

That Council consider rezoning 19 King's Bridge Road from the Commercial Neighbourhood (CN) Zone to the Residential Mixed (RM Zone) and consider adding Health and Wellness Centre as a permitted use to the Residential Mixed (RM) Zone.

Further, that the application be publicly advertised in accordance with the Envision St. John's Development Regulations.

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

MOTION CARRIED (8 to 0)

13.2 51 Hazelwood Crescent – MPA2400012

Councillor Noseworthy raised concerns about speeding in the area and cautioned that the added density could intensify speeding along Topsail Road.

Recommendation

Moved By Councillor Burton

Seconded By Councillor Hickman

That Council consider rezoning 51 Hazelwood Crescent from the Institutional (INST) Zone to the Apartment 1 (A1) Zone.

Further, upon receiving a satisfactory 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)

13.3 364 Groves Road – REZ2400025

Councillor Davis requested clarification on well and septic use above the 190m contour. The Deputy City Manager of Planning, Engineering, and Regulatory Services responded that the area in question is not currently zoned to allow well and septic systems and City policy states that land cannot be rezoned for unserviced development. Previous issues with well and septic systems in unserviced areas have been expensive to fix and should additional issues arise above the 190m contour, the City would not have the ability to ameliorate the issue without a significant financial investment.

Recommendation

Moved By Councillor Burton

Seconded By Councillor Ellsworth

That Council reject the application to rezone land at 364 Groves Road from the Rural (RUR) and C.A. Pippy Park (CAPP) Zones to the Rural Residential Infill (RRI) Zone as it is beyond the limits of servicing and conflicts with Municipal Plan policies for unserviced development.

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

MOTION CARRIED (8 to 0)

13.4 45-53 Blackmarsh Road – REZ2400022

Councillor Hickman asked for additional information on the commercial operations of the building. Staff responded that along with the bowling alley, there are a number of stores on the premises. The residential units would be built on top of the shops and bowling alley. Councillor Hickman noted that noise may be a concern with such developments, but at this

time sound from the businesses should not be too intrusive. Councillor Noseworthy advised that disruption, garbage, and waste were of concern to residents, and that it was important to ensure that residents of mixed-use neighbourhoods have a peaceful, livable place to call home.

Recommendation

Moved By Councillor Burton

Seconded By Councillor Davis

That Council consider rezoning 45, 47, and 53 Blackmarsh Road from the Industrial Commercial (IC) Zone to the Commercial Mixed (CM) Zone.

Further, upon receiving a satisfactory site plan, that the application be advertised for public review and input.

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. **Transportation and Regulatory Services - Councillor Sandy Hickman**
16. **Sustainability - Deputy Mayor Sheilagh O'Leary**
17. **Other Business**
18. **Adjournment**

There being no further business the meeting adjourned at 3:35 p.m.

Mayor