

# **ST. JOHN'S**

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## **Minutes of Regular Meeting - City Council**

**Council Chamber, 4th Floor, City Hall**

**March 25, 2025, 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 Greg Noseworthy  
Councillor Tom Davis  
Councillor Carl Ridgeley

**Staff:**

Kevin Breen, City Manager  
Derek Coffey, Deputy City Manager of Finance & Corporate Services  
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

## **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**
3. **APPROVAL OF THE AGENDA**

3.1 **Adoption of Agenda**

SJMC-R-2025-04-25/93

**Moved By** Deputy Mayor O'Leary

**Seconded By** Councillor Ravencroft

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 Noseworthy, Councillor Davis, and Councillor Ridgeley

**MOTION CARRIED (10 to 0)**

4. **ADOPTION OF THE MINUTES**

4.1 **Adoption of Minutes - March 11, 2025**

SJMC-R-2025-03-25/94

**Moved By** Councillor Bruce

**Seconded By** Councillor Davis

That the minutes of March 11, 2025, be adopted as presented.

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

**MOTION CARRIED (10 to 0)**

5. **BUSINESS ARISING FROM THE MINUTES**

**6. DEVELOPMENT APPLICATIONS****6.1 Notices Published – 11 Barrow's Road - DEV2500002**

Members of Council noted that traffic congestion in Quidi Vidi was a concern, especially for those living closest to the site. Visitors to the area were encouraged to walk, or to use the shuttle or public transit to alleviate the concern. Councillor Ravencroft advised that the shuttle service will be heavily promoted which should help to address the issue. It was also observed that Quidi Vidi Village is a unique location, and additional consideration should be given to the impact of development on the area. Both the Mayor and Deputy Mayor O'Leary voiced support for restricting vehicle access to Quidi Vidi Village year-round to reduce congestion and alleviate parking issues.

SJMC-R-2025-02-25/95

**Moved By** Councillor Ridgeley

**Seconded By** Councillor Ellsworth

That Council approve the Discretionary Use application at 11 Barrows Road to allow a temporary, seasonal use over the next two years until September 2026, for seven (7) Restaurants; five (5) food trucks, one (1) ice cream shop and one (1) temporary building (tent) where food and beer will be sold for the property. Parking relief should also be approved subject to the applicant providing a required shuttle service to/from nearby parking areas. No outdoor speakers are permitted.

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

Against (1): Councillor Ravencroft

**MOTION CARRIED (9 to 1)**

**6.2 Notices Published – 28 Symonds Avenue – DEV2500014**

SJMC-R-2025-03-25/96

**Moved By** Councillor Ridgeley

**Seconded By** Councillor Davis

That Council approve a Discretionary Use at 28 Symonds Avenue for a Clinic and parking relief for one (1) parking space.

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

**MOTION CARRIED (10 to 0)**

**6.3 Proposed expansion of Non-conforming Use for Place of Worship – 109 Blackmarsh Road – DEV2500036**

Councillor Noseworthy asked that consideration be given to installing a sidewalk on the opposite side of Blackmarsh Road to improve pedestrian safety. His request was supported by Councillor Ravencroft and Deputy Mayor O'Leary.

SJMC-R-2025-03-25/97

**Moved By** Councillor Ridgeley

**Seconded By** Councillor Ravencroft

That Council approve the expansion of Non-conforming Use at 109 Blackmarsh Road and parking relief for three (3) spaces for the Place of Worship.

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

**MOTION CARRIED (10 to 0)**

**6.4 Accessory Building and Variance on Height – 28 Autumn Drive – INT2500011**

SJMC-R-2025-03-25/98

**Moved By** Councillor Ridgeley

**Seconded By** Councillor Bruce

That Council approve an Accessory Building in the Windsor Lake Watershed at 28 Autumn Drive and a 10% variance to allow a maximum Accessory Building Height of 5.5 metres.

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

**MOTION CARRIED (10 to 0)**

**7. RATIFICATION OF EPOLLS**

**8. COMMITTEE REPORTS**

**8.1 Committee of the Whole Report - March 18, 2025**

**1. Review of Social Media Channels**

Members of Council voiced their support of the recommendation to deactivate the City's corporate X account, and asked residents to sign up for email updates, check the City's website, and to follow the City on Instagram or Facebook for updates. Mayor Breen advised that members of Council could remain on X should they choose to do so, and that all members of Council could be contacted directly via email and telephone, or by calling 311.

SJMC-R-2025-03-25/99

**Moved By** Deputy Mayor O'Leary

**Seconded By** Councillor Ravencroft

That Council:

1. Deactivate the City's corporate X account and rely on Facebook and Instagram as the primary communication tools.

2. Deactivate the What's Happening St. John's X account and continue promoting event-related news through Facebook and Instagram.

3. Deactivate the Local Immigration Partnership (LIP) X account and integrate newcomer and immigration-related updates into the City's corporate Facebook and Instagram accounts.

4. Monitor Bluesky's growth and reconsider adoption at a later date

when more data on its effectiveness and user engagement in Canada becomes available.

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

**MOTION CARRIED (10 to 0)**

**2. 75 Lady Anderson Street – REZ2500006**

SJMC-R-2025-03-25/100

**Moved By** Councillor Burton

**Seconded By** Councillor Davis

That Council consider rezoning 75 Lady Anderson Street from the Residential Reduced Lot (RRL) Zone to the Residential 1 (R1) Zone.

Further, that the application be publicly advertised (public notice only) in accordance with the Envision St. John's Development Regulations.

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

**MOTION CARRIED (10 to 0)**

**3. Amendment to Building By-Law**

The City Clerk notified Council that the amendments concerning the Building Bylaw, Commercial Maintenance Bylaw, and the Residential Property Standards Bylaw would be deferred to the Regular Meeting of April 8th due to legislative requirements. The Notices of Motion concerning the Bylaws would be presented by Councillor Hickman later in the meeting.

4. **Amendment to Commercial Maintenance By-Law**

This item was deferred.

5. **Amendment to Residential Property Standards By-Law**

This item was deferred.

6. **Earth Day 2025**

SJMC-R-2025-03-25/101

**Moved By** Deputy Mayor O'Leary

**Seconded By** Councillor Davis

That Council approve the proposed plan detailed to commemorate Earth Day 2025

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

**MOTION CARRIED (10 to 0)**

9. **DEVELOPMENT PERMITS LIST (FOR INFORMATION ONLY)**

9.1 **Development Permits List March 6 - 19, 2025**

10. **BUILDING PERMITS LIST (FOR INFORMATION ONLY)**

10.1 **Building Permits List**

11. **REQUISITIONS, PAYROLLS AND ACCOUNTS**

11.1 **Weekly Payment Vouchers for the Weeks Ending March 12 and March 19, 2025**

SJMC-R-2025-03-25/102

**Moved By** Councillor Ellsworth

**Seconded By** Councillor Bruce

That the weekly payment vouchers for the weeks ending March 12 and March 19, 2025, in the amount of \$18,819,948.90, be approved as presented.

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

**MOTION CARRIED (10 to 0)**

**12. TENDERS/RFPS**

**13. NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS**

**13.1 Notice of Motion - Amendment of the Building By-Law No. 1-2025**

Councillor Hickman read the following Notice of Motion into the public record.

TAKE NOTICE that I will at the next Regular Meeting of the St. John's Municipal Council move to amend the St. John's Building By-Law so as to update the references to The Life Safety Code, 2024 Edition.

DATED at St. John's, NL this 25th day of March, 2025.

**13.2 Notice of Motion - Commercial Maintenance By-Law No. 1-2025**

Councillor Hickman read the following Notice of Motion into the public record.

TAKE NOTICE that I will at the next Regular Meeting of the St. John's Municipal Council move to amend the Commercial Maintenance By-Law so as to update the references to The Life Safety Code, 2024 Edition.

DATED at St. John's, NL this 25th day of March, 2025.

**13.3 Notice of Motion - Amendment to Residential Property Standards By-Law No. 1-2025**

Councillor Hickman read the following Notice of Motion into the public record.

TAKE NOTICE that I will at the next Regular Meeting of the St. John's Municipal Council move to amend the Residential Property Standards By-Law so as to update the references to The Life Safety Code, 2024 Edition.

DATED at St. John's, NL this 25th day of March, 2025.



**14. NEW BUSINESS**

**14.1 Travel Authorization for Councillor Davis– SAM 2025 Spring AGM in Corner Brook**

SJMC-R-2025-03-25/103

**Moved By** Councillor Burton

**Seconded By** Councillor Ellsworth

That Council approve of travel for Councillor Davis to attend the SAM 2025 Spring AGM in Corner Brook from April 25 – 27, 2025.

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

**MOTION CARRIED (10 to 0)**

**14.2 28 Cochrane Street – REN2500032 – Designated Heritage Building**

SJMC-R-2025-03-25/104

**Moved By** Councillor Burton

**Seconded By** Councillor Ravencroft

That Council approve the exterior alterations, as proposed, to 28 Cochrane Street, a designated Heritage Building.

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

**MOTION CARRIED (10 to 0)**

**14.3 34 New Cove Road – MPA2300005 - Approval**

Councillor Burton provided the background information on a proposed Apartment Building at 34 New Cove Road. She noted that Staff agreed with the majority of the recommendations made by the Commissioner, with the exception of recommendation #4, which would require the applicant to

adhere to the requirements of Section 7.1.4 Building Stepback of the Envision St. John's Development Regulations. Staff are recommending that a text amendment be made to the Development Regulations to enable Council to exempt tall buildings from the stepback requirement in certain circumstances. Councillor Burton agreed with the Staff recommendation and amended the proposed resolution to exempt 34 New Cove Road from the stepback requirement. She further noted that in certain cases stepbacks should not be required and could affect the viability of high-density developments in low density areas.

Councillor Davis voiced concerns on the height of the building creating a looming effect over the neighbourhood, as well as its alignment with the City's Municipal Plan. He advised that stepbacks are visually pleasing and minimize the impacts of large developments on their existing neighbourhoods. He would prefer that the developer revise their Land Use Report (LUR) to include the stepback in the design. Deputy Mayor O'Leary highlighted the suitability of the site for densification and emphasized the need to balance the effects of densification on the surrounding area. She further noted concern with the precedent an exemption might set for future developments. She stated that she would also like the applicant to provide a revised LUR to Council for consideration.

Councillor Ellsworth responded that exempting the stepback would not set a precedent, as each application needs to be considered on its own merits. He further stated the importance of densification in areas that can support large developments. Councillor Hickman, while concerned about the overall appearance of the building and access points, agreed that the project made sense for the area and supported the exemption as the change on the impacts on the neighbouring residents would be minimal.

Councillor Burton provided additional clarity on the stepback requirement. She advised that the Envision St. John's Development Regulations were enacted before the current housing crisis. While the requirement is a good planning principle to mitigate looming and reduce the impacts on privacy, wind generation, and precipitation, consideration has to be given to whether or not the stepback is appropriate for all development. As the City does not have authority over design standards, the stepback requirement would also provide a measure of control when it came to the design and appearance of buildings. In this case the stepback would affect the plumbing and HVAC alignment of the building and this additional cost would be an undue financial burden on the developer. She further explained that although the project would not be affordable housing, it

would increase the housing stock to provide residents options to move into the right type of housing and free up some affordable units to help residents improve their living situation. The Mayor agreed that the location was suitable for increased density and supported the exemption. He further stated the importance of stepbacks in the Downtown area and that the value of the requirement has to be considered when high density proposals come forward for approval.

SJMC-R-2025-03-25/105

**Moved By** Councillor Burton

**Seconded By** Councillor Ellsworth

That Council:

- 1) Approve the attached resolutions for St. John's Municipal Plan Amendment Number 16, 2024 and St. John's Development Regulations Amendment Number 48, 2024, as adopted, regarding an Apartment Building at 34 New Cove Road;
- 2) Approve parking relief of 6 parking spaces; and
- 3) Exempt 34 New Cove Road from the building setback requirement.

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

Against (2): Deputy Mayor O'Leary, and Councillor Davis

**MOTION CARRIED (8 to 2)**

#### **14.4 7 Waterford Bridge Road – REZ2300009 - Adoption**

Councillor Burton observed the size of the lot at 7 Waterford Bridge Road and made a motion to reject the rezoning of the land from a R1 to an A2 zone. She asked that the applicant provide Council with a more fulsome plan for the lot in advance of a decision being made on rezoning. Councillor Noseworthy supported the motion and recommended that the applicant consider site specific zoning or a subdivision of the property when the proposal moves forward. Councillor Ellsworth noted the importance of public consultation when undertaking such projects. He supported the motion to reject the current application and advised the applicant to subdivide the property or come forward with a full plan for the densification of the lot.

SJMC-R-2025-03-25/106

**Moved By** Councillor Burton

**Seconded By** Councillor Noseworthy

That Council reject the Envision St. John's Development Regulations Amendment 49, 2025, regarding an Apartment Building at 7 Waterford Bridge Road.

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

**MOTION CARRIED (10 to 0)**

**14.5 27 Nil's Way Interpretation of Zone Lines**

**14.6 Youth on Reconciliation – Imagine a Canada Mobile Exhibit Loan**

SJMC-R-2025-03-25/107

**Moved By** Councillor Bruce

**Seconded By** Deputy Mayor O'Leary

That Council approve hosting the Legacy of Hope Foundation mobile exhibit Youth on Reconciliation – Imagine a Canada, including holding a reception to launch the exhibit.

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

**MOTION CARRIED (10 to 0)**

**15. OTHER BUSINESS**

**16. ACTION ITEMS RAISED BY COUNCIL**

**16.1 75 Lady Anderson Street - Walking Trails**

Councillor Davis informed Council that work was underway at 75 Lady Anderson Street. The construction has cut off access to two well-used walking trails in the area. He requested that Staff consider creating a walking trail plan for Kenmount Terrace to avoid such issues in the future.

**16.2 Canada Drive - Traffic Control**

Councillor Noseworthy stated that speeding continues to be an issue on Canada Drive near Blackmarsh Road. As the density of the area is increasing, he requested that additional consideration be given to traffic calming in the area to enhance community safety.

**17. ADJOURNMENT**

There being no further business, the meeting adjourned at 4:32 p.m.

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MAYOR

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CITY CLERK