

# ST. JOHN'S

## Report of Committee of the Whole - City Council

Council Chambers, 4th Floor, City Hall

April 1, 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  
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

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### 1. Curlew Place – REZ2500002

#### Recommendation

**Moved By** Councillor Burton

**Seconded By** Councillor Ellsworth

That Council consider rezoning land at Curlew Place from the Residential 1 (R1) Zone to the Residential 2 (R2) Zone.

Further, that the application be publicly advertised 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)**

**2. REZ2500008 – 18 Campbell Avenue**

Recommendation

**Moved By** Councillor Burton

**Seconded By** Councillor Ravencroft

That Council consider rezoning 18 Campbell Avenue from the Residential 2 (R2) Zone to the Residential 3 (R3) Zone to accommodate the development of two semi-detached dwellings.

Further, that the application be publicly advertised in accordance with the Envision St. John's Development Regulations once all required information is received.

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. 425 Blackmarsh Road (Welland Street) – REZ2500010**

Councillor Davis drew attention to the large block of land at Welland Street that was becoming landlocked due to the subdivision of the lot. He asked if there were plans to develop the large, central parcel of land which was allocated for higher density. Staff advised that there are plans to develop

the entire parcel of land. The subdivision and rezoning of the lot in question would allow the developer to add an additional home to the larger parcel.

Recommendation

**Moved By** Councillor Burton

**Seconded By** Councillor Bruce

That Council consider rezoning a portion of land at 425 Blackmarsh Road, between 70 Welland Street and 418 Blackmarsh Road, from the Apartment 2 (A2) Zone to the Residential 2 (R2) Zone to enable the creation of one new lot for a single detached dwelling.

Further, that the application be publicly advertised 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)**

**4. 125 Southlands Boulevard – MPA2400005**

Members of Council voiced their support for the rezoning of the land at 125 Southlands Boulevard. Councillor Burton emphasized the importance of diversifying the housing stock within low density residential neighbourhoods. Deputy Mayor O'Leary asked if consideration could be given to walking trails in the area. Staff advised that as the area was originally zoned as Commercial, there were no trails planned for the site. Staff can review the Terms of Reference of the Land Use Report and determine if it is appropriate to add a section concerning walking trails. It was noted by Members of Council that there were access points on Brad Gushue Crescent that would connect the development to trails in the area.

Recommendation

**Moved By** Councillor Burton

**Seconded By** Councillor Ridgeley

That Council:

(1) Consider redesignating 125 Southlands Boulevard from the

Commercial District to the Residential District and rezone from the Commercial Regional (CR) Zone to the Residential 2 (R2) Zone for a residential development, maintaining a minimum of 3,000 square metres in the Commercial Regional (CR) Zone;

(2) Approve the attached terms of reference for a land use report for 125 Southlands Boulevard; and

(3) 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 Noseworthy, Councillor Davis, and Councillor Ridgeley

**MOTION CARRIED (10 to 0)**

**5. Paid Parking Application Contract, Transaction Fee, and Minimum Parking Time**

Recommendation

**Moved By** Councillor Hickman

**Seconded By** Councillor Ellsworth

That Council approves extension of the PayByPhone contract, while the City continues to absorb the transaction fee at the new rate of \$0.35. Additionally, Council is requested to approve a 15-minute minimum parking session time in the application.

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)**