

ST. JOHN'S

Minutes of Regular Meeting - City Council

Council Chamber, 4th Floor, City Hall

April 9, 2025, 10:00 a.m.

Present:

- Mayor Danny Breen
- Deputy Mayor Sheilagh O'Leary
- Councillor Maggie Burton
- Councillor Ron Ellsworth
- Councillor Sandy Hickman
- Councillor Jill Bruce
- Councillor Greg Noseworthy

- Councillor Carl Ridgeley

Regrets:

- Councillor Ophelia Ravencroft
- Councillor Tom Davis

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
- Cheryl Mullett, City Solicitor
- Ken O'Brien, Chief Municipal Planner
- Theresa Walsh, City Clerk
- Jackie O'Brien, Manager of Corporate Communications
- David Crowe, Manager - Roads, Public Works
- Stacey Baird, 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

2.1 Records and Information Management Month

Proclamation

2.2 National Poetry Month - Poetry Reading

Chukky Ibe

3. APPROVAL OF THE AGENDA

3.1 Adoption of Agenda

SJCM-R-2025-04-08/108

Moved By Councillor Ellsworth

Seconded By Deputy Mayor O'Leary

That the Agenda be adopted as presented.

For (8): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Noseworthy, and Councillor Ridgeley

MOTION CARRIED (8 to 0)

4. ADOPTION OF THE MINUTES

4.1 Adoption of Minutes - March 25, 2025

SJCM-R-2025-04-08/109

Moved By Councillor Bruce

Seconded By Councillor Ridgeley

That the minutes of March 25, 2025, be adopted as presented.

For (8): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Noseworthy, and Councillor Ridgeley

MOTION CARRIED (8 to 0)

5. BUSINESS ARISING FROM THE MINUTES

5.1 Building (Amendment No. 1-2025) By-Law

Adoption of Building (Amendment No. 1-2025) By-Law

SJCM-R-2025-04-08/110

Moved By Councillor Hickman

Seconded By Councillor Ridgeley

That Council adopt the proposed amendments to the Building By-law.

For (8): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Noseworthy, and Councillor Ridgeley

MOTION CARRIED (8 to 0)

5.2 Commercial Maintenance (Amendment No. 1-2025) By-Law

Adoption of Commercial Maintenance (Amendment No. 1-2025) By-Law

SJCM-R-2025-04-08/111

Moved By Councillor Hickman

Seconded By Councillor Bruce

That Council adopt the proposed amendments to the Commercial Maintenance By-Law

For (8): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Noseworthy, and Councillor Ridgeley

MOTION CARRIED (8 to 0)

5.3 Residential Property Standards (Amendment No. 1-2025) By-Law

Adoption of the Residential Property Standards (Amendment No. 1-2025) By-Law

SJCM-R-2025-04-08/112

Moved By Councillor Hickman

Seconded By Councillor Ellsworth

That Council adopt the proposed amendments to the Residential Property Standards By-Law.

For (8): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Noseworthy, and Councillor Ridgeley

MOTION CARRIED (8 to 0)

6. DEVELOPMENT APPLICATIONS

6.1 Crown Land Grant – 358 Blackhead Road – CRW2500003

The Deputy Mayor emphasized that telecommunication towers fall under federal jurisdiction. While these applications are brought before Council, the authority to make the final decision is with the federal government.

SJCM-R-2025-04-08/113

Moved By Councillor Ridgeley

Seconded By Councillor Noseworthy

That Council approve the Crown Land Grant for 0.63hectares at 358 Blackhead Road.

For (8): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Noseworthy, and Councillor Ridgeley

MOTION CARRIED (8 to 0)

6.2 Public Utility in the Floodplain, Wetland and Associated Buffers – Petty Harbour Road – DEV2500022 & DEV2500028

SJCM-R-2025-04-08/114

Moved By Councillor Ridgeley

Seconded By Deputy Mayor O'Leary

That Council approve the replacement of a Public Utility within the Floodplain, Wetland and associated Buffer along Petty Harbour Road.

For (8): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Noseworthy, and Councillor Ridgeley

MOTION CARRIED (8 to 0)

6.3 Notices Published – 112 Camrose Drive - DEV2300136

SJCM-R-2025-04-08/115

Moved By Councillor Ridgeley

Seconded By Councillor Noseworthy

That Council approve the Discretionary Use application at 112 Camrose Drive to allow the remediation of an abandoned quarry in the Watershed.

For (8): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Noseworthy, and Councillor Ridgeley

MOTION CARRIED (8 to 0)

6.4 Proposed Subsidiary Dwelling in a Non-Conforming Dwelling and Parking Relief – 26 Major's Path – DEV2500040

SJCM-R-2025-04-08/116

Moved By Councillor Ridgeley

Seconded By Councillor Bruce

That Council approve the addition of a Subsidiary Dwelling Unit within the Non-Conforming Dwelling and relieve one (1) parking space at 26 Major's Path.

For (8): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Noseworthy, and Councillor Ridgeley

MOTION CARRIED (8 to 0)

6.5 Approval-in-Principle for Apartment Building – 5 & 7 Little Street – DEV2500043

Discussion took place with Council providing support for the application. Council members emphasized the importance of balanced decision making that promotes increased density while ensuring developments do not cause additional problems for residents.

SJCM-R-2025-04-08/117

Moved By Councillor Noseworthy

Seconded By Councillor Burton

That Council grant Approval in Principle for the proposed Apartment Building at 5 & 7 Little Street, 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; and
3. Detailed site and servicing plans submitted and approved.

For (8): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Noseworthy, and Councillor Ridgeley

MOTION CARRIED (8 to 0)

6.6 Set Zone Standards for Proposed Single Detached Dwelling – 661Thorburn Road – DEV2200102

SJCM-R-2025-04-08/118

Moved By Councillor Ridgeley

Seconded By Councillor Ellsworth

That Council approve the proposed Zone Standards in the Watershed Zone to allow the rebuild of a Single Detached Dwelling at 661 Thorburn Road as follows:

- Building Line – 40.74m
- Side Yard – West: 2.83m
- Side Yard - East: 24.12m

For (8): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Noseworthy, and Councillor Ridgeley

MOTION CARRIED (8 to 0)

6.7 Notices Published – 2 William Street – DEV2500021

While submissions received from area residents raised traffic concerns, Council clarified that no additional traffic would be introduced to the area as there is no onsite retail. The applicant will deliver their products directly to markets and grocery stores.

SJCM-R-2025-04-08/119

Moved By Councillor Ridgeley

Seconded By Councillor Burton

That Council approve the Discretionary Use application for a Home Occupation at 2 William Street for a bakery and relief for one (1) parking space.

For (8): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Noseworthy, and Councillor Ridgeley

MOTION CARRIED (8 to 0)

7. RATIFICATION OF EPOLLS

7.1 Travel Approval - Cruise Canada New England Symposium

Previously, approval was granted for Councillor Bruce to attend the Seatrade Global Cruise Conference in Miami. However, due to the current

political climate, the trip was cancelled. It was advised that the Cruise Canada New England Symposium would be a beneficial alternative.

SJCM-R-2025-04-08/120

Moved By Deputy Mayor O'Leary

Seconded By Councillor Hickman

That Council approve the travel cost associated for Councillor Bruce to attend the Cruise Canada New England Symposium in Halifax from June 9 – 11, 2025.

For (8): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Noseworthy, and Councillor Ridgeley

MOTION CARRIED (8 to 0)

7.2 City of St. John's Cyber Insurance Policy Approval

SJCM-R-2025-04-08/121

Moved By Councillor Ellsworth

Seconded By Councillor Noseworthy

That Council approve the payment of \$115,000.00 to secure cyber insurance coverage.

For (8): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Noseworthy, and Councillor Ridgeley

MOTION CARRIED (8 to 0)

8. COMMITTEE REPORTS

8.1 Committee of the Whole Report - April 1, 2025

1. Curlew Place – REZ2500002

SJMC-R-2025-04-08/122

Moved By Councillor Burton

Seconded By Councillor Bruce

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

MOTION CARRIED (8 to 0)

2. REZ2500008 – 18 Campbell Avenue

SJMC-R-2025-04-08/123

Moved By Councillor Burton

Seconded By Deputy Mayor O'Leary

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

MOTION CARRIED (8 to 0)

3. 425 Blackmarsh Road (Welland Street) – REZ2500010

SJMC-R-2025-04-08/124

Moved By Councillor Burton

Seconded By Councillor Noseworthy

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

MOTION CARRIED (8 to 0)

4. 125 Southlands Boulevard – MPA2400005

Please note that the Decision Note and Terms of Reference have been updated to include information on Pedestrian Crossings.

Council requested that staff include information regarding pedestrian connections, walking trails and other amenities for future proposed greenfield developments.

SJMC-R-2025-04-08/125

Moved By Councillor Burton

Seconded By Councillor Ellsworth

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

MOTION CARRIED (8 to 0)

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

SJMC-R-2025-04-08/126

Moved By Councillor Hickman

Seconded By Councillor Noseworthy

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

MOTION CARRIED (8 to 0)

9. DEVELOPMENT PERMITS LIST (FOR INFORMATION ONLY)

9.1 Development Permits List March 20 - April 2, 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 28 and April 2, 2025

SJCM-R-2025-04-08/127

Moved By Councillor Ellsworth

Seconded By Councillor Bruce

That the weekly payment vouchers for the weeks ending March 28 and April 2, 2025, in the amount of \$11,196,185.42, be approved as presented.

For (8): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Noseworthy, and Councillor Ridgeley

MOTION CARRIED (8 to 0)

12. TENDERS/RFPS

12.1 Contract awards between March 5, 2025, and April 2, 2025

12.2 2025 Streets Rehabilitation Program List

The Deputy Mayor advised Council that she will be meeting with residents in the area of Margaret's Place to discuss the work taking place as well as any additional concerns they may have.

Councillor Ridgeley requested that staff consider Brookfield Road for next year's street rehabilitation list. He advised that construction on the Team Gushue Highway has led to large trucks causing damage to the shoulders of the road.

13. NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS

14. NEW BUSINESS

14.1 Shea Heights Board Appointment

Councillor Ellsworth declared a conflict of interest as he is a member of the board and as such did not participate in the discussion or vote on the matter.

SJMC-R-2025-04-08/128

Moved By Councillor Ridgeley

Seconded By Councillor Hickman

That Council approve the appointment of Emma Whalen to the Shea Heights Community Centre Board of Directors to fill a vacancy within the "At Large" category of the Board structure.

For (7): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Hickman, Councillor Bruce, Councillor Noseworthy, and Councillor Ridgeley

Conflict (1): Councillor Ellsworth

MOTION CARRIED (7 to 0)

14.2 Inclusion Advisory Committee – Appointment of New Members

SJMC-R-2025-04-08/129

Moved By Councillor Ellsworth

Seconded By Deputy Mayor O'Leary

That Council approve the appointment of Sherry Nandha as the Anti-Racism Representative and Sandra Cuning as the Universal Design/Accessibility Representative to the Inclusion Advisory Committee.

For (8): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Noseworthy, and Councillor Ridgeley

MOTION CARRIED (8 to 0)

14.3 Affordable Housing Working Group – Appointment of New Members

SJMC-R-2025-04-08/130

Moved By Councillor Ellsworth

Seconded By Deputy Mayor O'Leary

That Council approve of the following appointments to the Affordable Housing Working Group:

- Rosalind Langer, Co-operative Housing Association Newfoundland and Labrador (CHANAL)
- Sherry Whittle, The Gathering Place
- Harim Jun, Memorial University Internalization Office
- Jennifer Tipple, End Homelessness St. John's
- Emily Timmins, Provincial Government Representative

For (8): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Noseworthy, and Councillor Ridgeley

MOTION CARRIED (8 to 0)

14.4 188 New Pennywell Road – MPA2400008 - Approval

Councillor Ellsworth clarified that this development application has been with the City for some time. He explained that during the application process, the developer decided to expand the area being developed, which led to the delay.

SJCM-R-2025-04-08/131

Moved By Councillor Burton

Seconded By Councillor Bruce

That Council:

- 1) approve the attached resolutions for Envision St. John's Municipal Plan Amendment Number 14, 2024, and Envision St. John's Development Regulations Amendment Number 40, 2024, as adopted, regarding a Cluster Development (a Townhouse Cluster) at 188 New Pennywell Road; and
- 2) as per Section 4.9(2) of the Development Regulations, approve the attached land use report for 188 New Pennywell Road dated January 22, 2025.

For (8): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Noseworthy, and Councillor Ridgeley

MOTION CARRIED (8 to 0)

14.5 250 East White Hills Road zone line interpretation Penitentiary

14.6 CDA 8 Zone line interpretation Southlands

14.7 Main Road and Shoal Bay Road – MPA2400010 – Adoption

The Chief Municipal Planner provided Council with an approximate timeline for the neighbourhood plan. He advised that they hope to secure a consultant for the project this year, with plans to initiate engagement next year.

It was also confirmed that the commercial locations in the area will be included in the neighbourhood plan.

SJCM-R-2025-04-08/132

Moved By Councillor Burton

Seconded By Deputy Mayor O'Leary

That Council:

(1) adopt the attached resolutions for Envision St. John's Municipal Plan Amendment Number 15, 2025 and Envision St. John's Development Regulations Amendment Number 44, 2025 and appoint Marie Ryan as commissioner for a public hearing on the amendments. The proposed date is Monday, May 5, 2025, at 7 p.m. at St. John's City Hall.

(2) direct staff to prepare terms of reference for a Goulds Neighbourhood Plan.

For (8): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Noseworthy, and Councillor Ridgeley

MOTION CARRIED (8 to 0)

14.8 Royal St. John's Regatta Committee Hall of Fame Banquet

The Mayor and Councillor Hickman declared conflicts of interest as they are members of the Regatta Committee and as such did not participate in the discussion or vote on the matter.

SJCM-R-2025-04-08/133

Moved By Councillor Ellsworth

Seconded By Deputy Mayor O'Leary

That Council sponsor the 2025 Royal St. John's Regatta Committee Hall of Fame banquet luncheon.

For (6): Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Bruce, Councillor Noseworthy, and Councillor Ridgeley

Conflict (2): Mayor Breen; Councillor Hickman

MOTION CARRIED (6 to 0)

14.9 City Council Summer Schedule 2025

SJMC-R-2025-04-08/134

Moved By Councillor Ellsworth

Seconded By Councillor Ridgeley

That Council approve the summer schedule for Regular and Special meetings as proposed, with Committee of the Whole (CotW) meetings not being scheduled but rather at the call of Council or Senior Executive should such be deemed necessary.

For (8): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Noseworthy, and Councillor Ridgeley

MOTION CARRIED (8 to 0)

15. OTHER BUSINESS

15.1 SERC - 2025 Spring Events 1

SJCM-R-2025-04-08/135

Moved By Councillor Bruce

Seconded By Councillor Burton

That Council approve the road closures and lane reductions associated with the Flat Out 5K road race on April 27, the Mews 5K road race on May 11, and the ANE Mile road race on May 25.

For (8): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Noseworthy, and Councillor Ridgeley

MOTION CARRIED (8 to 0)

16. ACTION ITEMS RAISED BY COUNCIL

Councillor Hickman expressed concerns regarding signage placement for the federal election candidates and inquired if our sign by-laws were being enforced. It was advised that they are, but that enforcement runs on a complaint basis.

17. ADJOURNMENT

There being no further business, the meeting adjourned at 11:33 p.m.

MAYOR

CITY CLERK