

# ST. JOHN'S

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## Report of Committee of the Whole - City Council

Council Chambers, 4th Floor, City Hall

April 15, 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

Others

Victoria Etchegary, Manager, Organizational Performance & Strategy  
Erin Skinner, Manager, Tourism, Culture and Business Growth  
Amer Afridi, Manager, Transportation Engineering

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**1. Wetlands Map Amendment – Southlands (SL1)**

Councillor Burton explained that the map amendment was a housekeeping item, intended to properly delineate and protect the wetland. Deputy Mayor O'Leary asked if the Environment and Sustainability Experts Panel (ESEP) had reviewed the proposed amendment, and if not, why they had not been consulted. The Deputy City Manager of Planning, Engineering, and Regulatory Services responded that the application did not require ESEP review as the area met the Wetland Ecosystems Services Protocol-Atlantic Canada (WESP-AC) criteria set by Council for wetland protection.

Recommendation

**Moved By** Councillor Burton

**Seconded By** Councillor Ridgeley

That Council consider a map amendment to the Envision St. John's Development Regulations to update Appendix C, Map 4 to reflect the full extent of the Southlands SL1 wetland.

Further, that the proposed amendment be advertised in accordance with the 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. 725 Southlands Boulevard – REZ2500005**

Recommendation

**Moved By** Councillor Burton

**Seconded By** Councillor Hickman

That Council consider an amendment to the Envision St. John's Development Regulations to replace maps in Appendix D in the Planned Mixed Development 1 (PDM 1) Zone to reflect the new proposed development plan. Further, that the application be publicly advertised for review and comment.

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. 146 Casey Street – REZ2500004**

Members of Council voiced their support for the rezoning, as it would increase density in a walkable area along a public transit route. Councillor Davis raised concern over the lack of parking in the plan, and the Chief Municipal Planner explained that there is some parking provided on site, but there are issues with entering and exiting the property. Staff will continue to work with the applicant to revise the parking lot. Councillor Ellsworth highlighted the inclusion of wheelchair accessible units in the design, and encouraged developers wishing to include accessible units to make Council aware of any challenges they may face in the development process.

Recommendation

**Moved By** Councillor Burton

**Seconded By** Councillor Ravencroft

That Council consider rezoning 146 Casey Street from the Residential Downtown (RD) Zone to the Apartment Downtown (AD) Zone for a proposed Apartment Building.

Further, that Council approve the attached land use report (LUR) terms of reference for 146 Casey Street and upon receiving a satisfactory LUR, that the application be advertised and referred to a public meeting chaired by an independent facilitator.

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. 222 LeMarchant Road**

Council noted their support of the application, which would substantially increase the housing stock in the area. Councillor Ravencroft asked that any accessible units in the building be maintained as there is a shortage of accessible units city-wide.

Recommendation

**Moved By** Councillor Burton

**Seconded By** Councillor Ravencroft

That Council consider a text amendment to the Envision St. John's Development Regulations to add "Dwelling Unit – 1st Storey" as a discretionary use in the Commercial Office Hotel (COH) Zone.

Further, that the application be publicly advertised (notification only) in accordance with the 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)**

**5. REZ2500003 – 500 Kenmount Road (Huntsman Place)**

Recommendation

**Moved By** Councillor Burton

**Seconded By** Councillor Ellsworth

That Council reject the application to rezone a portion of land at 500 Kenmount Road (Huntsman Place) as the proposed development is premature and is beyond the current limits of servicing.

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. 500 Kenmount Road – MPA2500002**

Deputy Mayor O'Leary asked if there were any other parcels of land above the 190m contour that would require rezoning at this time. The Chief Municipal planner responded that the portion of land in question was the only parcel in the area zoned for development above the 190m elevation contour.

Councillor Burton left the meeting following the vote to recommend approval of the rezoning.

Recommendation

**Moved By** Councillor Burton

**Seconded By** Councillor Ellsworth

That Council consider rezoning land above the 190-metre contour elevation at 500 Kenmount Road from the Residential 1 (R1) Zone to the Comprehensive Development Area 9 (CDA 9) Zone to ensure the zoning reflects the current limits of servicing.

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. Development Design Manual – Updates**Recommendation

**Moved By** Councillor Ridgeley

**Seconded By** Councillor Ellsworth

That Council approve updates to the Development Design Manual as proposed herein.

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