

ST. JOHN'S

Minutes of Regular Meeting - City Council

Council Chamber, 4th Floor, City Hall

May 6, 2025, 3:00 p.m.

Present: Mayor Danny Breen
Deputy Mayor Sheilagh O'Leary
Councillor Ron Ellsworth
Councillor Sandy Hickman
Councillor Jill Bruce
Councillor Ophelia Ravencroft
Councillor Greg Noseworthy
Councillor Tom Davis
Councillor Carl Ridgeley

Regrets: Councillor Maggie Burton

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
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-2025-05-06/155

Moved By Deputy Mayor O'Leary

Seconded By Councillor Bruce

That the Agenda be adopted as presented.

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

MOTION CARRIED (8 to 0)

4. **ADOPTION OF THE MINUTES**
- 4.1 **Adoption of Minutes - April 22, 2025**

SJMC-R-2025-05-06/156

Moved By Councillor Noseworthy

Seconded By Councillor Davis

That the minutes of April 22, 2025, be adopted as presented.

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

MOTION CARRIED (8 to 0)

5. **BUSINESS ARISING FROM THE MINUTES**
6. **DEVELOPMENT APPLICATIONS**

6.1 Notices Published – 397 Empire Avenue - DEV2500038

SJMC-R-2025-05-06/157

Moved By Councillor Ridgeley

Seconded By Councillor Davis

That Council approve the Discretionary Use for a Restaurant Use at 397 Empire Avenue.

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

MOTION CARRIED (9 to 0)

6.2 Notices Published – 93-95 Merrymeeting Road - DEV2500044

SJMC-R-2025-05-06/158

Moved By Councillor Ridgeley

Seconded By Councillor Ellsworth

That Council approve the change of Non-Conforming Use from a Place of Amusement to Retail Use at 93-95 Merrymeeting Road to allow the sale of grocery items.

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

MOTION CARRIED (9 to 0)

6.3 Notices Published – 279 Portugal Cove Road - DEV2500046

SJMC-R-2025-05-06/159

Moved By Councillor Ridgeley

Seconded By Councillor Davis

That Council approve the Discretionary Use for a Restaurant Use at 279 Portugal Cove Road.

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

MOTION CARRIED (9 to 0)

6.4 Notices Published – 57 Blackler Avenue - DEV2500035

SJMC-R-2025-05-06/160

Moved By Councillor Ridgeley

Seconded By Councillor Noseworthy

That Council approve a change of Non-Conforming Use from a Restaurant Use to Retail Use at 57 Blackler Avenue to allow for the sale of grocery items.

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

MOTION CARRIED (9 to 0)

7. RATIFICATION OF EPOLLS

7.1 Sale of City Land adjacent to 45 Scott Street, fronting on Mayor Avenue

SJMC-R-2025-05-06/161

Moved By Councillor Ellsworth

Seconded By Councillor Bruce

That Council approve the sale of City land adjacent to 45 Scott Street, fronting on Mayor Avenue, as shown in the attached diagrams.

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

MOTION CARRIED (9 to 0)

8. **COMMITTEE REPORTS**

8.1 **Committee of the Whole Report - April 29, 2025**

1. **Inclusion Advisory Committee – Terms of Reference Update**

SJMC-R-2025-05-06/162

Moved By Councillor Ravencroft

Seconded By Councillor Ellsworth

That Council approve of the addition of Universal Design Network Newfoundland and Labrador to the organization list of public members in the Inclusion Advisory Committee Terms of Reference.

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

MOTION CARRIED (9 to 0)

2. **Training and Learning Policy Update**

SJMC-R-2025-05-06/163

Moved By Councillor Ellsworth

Seconded By Deputy Mayor O'Leary

That Council approve the updated Training and Learning Policy.

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

MOTION CARRIED (9 to 0)

3. **Procurement Policy Update**

SJMC-R-2025-05-06/164

Moved By Councillor Ellsworth

Seconded By Councillor Hickman

That Council approve the updated Procurement Policy.

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

MOTION CARRIED (9 to 0)

4. Travel Authorization – Atlantic Mayors' Congress – June 19-21, 2025, Saint John, New Brunswick

SJMC-R-2025-05-06/165

Moved By Councillor Ellsworth

Seconded By Deputy Mayor O'Leary

That Council approve the cost of travel for Mayor Breen to attend the Atlantic Mayors' Caucus Meetings in Saint John, New Brunswick.

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

MOTION CARRIED (9 to 0)

9. DEVELOPMENT PERMITS LIST (FOR INFORMATION ONLY)

9.1 Development Permits List April 17 - 30, 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 April 23 and April 30, 2025

SJMC-R-2025-05-06/166

Moved By Councillor Ellsworth

Seconded By Councillor Davis

That the weekly payment vouchers for the weeks ending April 23 and April 30, 2025, in the amount of \$8,588,609.31, be approved as presented.

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

MOTION CARRIED (9 to 0)

12. TENDERS/RFPS

12.1 Contracts Awarded Above \$100,000.00 Between April 2, 2025, and April 30, 2025.

Councillor Davis questioned the number of bidders for the purchase of leased vehicles. The Deputy City Manager of Finance and Corporate Services responded as the City was buying out their lease on the vehicles directly from the vendor there could only be one bidder.

Councillor Noseworthy noted the award of contract for 10 accessible bus shelters. He asked if one of the shelters was designated to replace the shelter that was destroyed in a car crash on Cornwall Avenue. Councillor Ellsworth clarified that the shelters were part of the long-term Metrobus plan for accessible routes, and the shelter on Cornwall Avenue would be dealt with as part of the insurance claim for damage.

13. NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS

14. NEW BUSINESS

14.1 Environment and Sustainability Experts Panel – Appointment of New Members

SJMC-R-2025-05-06/167

Moved By Deputy Mayor O'Leary

Seconded By Councillor Davis

That Council approve of the appointment of the following individuals to the Environment and Sustainability Experts Panel:

- Morteza Amiri, Climate Science & Resilience
- Adrian Rogers, Natural Environment & Resources

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

MOTION CARRIED (9 to 0)

14.2 Seniors Advisory Committee - Appointment of New Member

SJMC-R-2025-05-06/168

Moved By Councillor Bruce

Seconded By Deputy Mayor O'Leary

That Council approve Fraser Piccott to fill the vacancy of public representative on the Seniors Advisory Committee.

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

MOTION CARRIED (9 to 0)

14.3 Atlantic Planners Institute (API) Conference Sponsorship

SJMC-R-2025-05-06/169

Moved By Councillor Ellsworth

Seconded By Councillor Noseworthy

That Council approve Platinum Sponsorship of the 2025 Annual Conference of the Atlantic Planners Institute (API).

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

MOTION CARRIED (9 to 0)

14.4 74 Welland Street (Formerly 425 Blackmarsh Road)– REZ2500001-Adoption

SJMC-R-2025-05-06/170

Moved By Councillor Noseworthy

Seconded By Councillor Bruce

That Council adopt the attached Envision St. John's Development Regulations Amendment Number 50, 2025, to rezone land at 74 Welland Street (formerly 425 Blackmarsh Road) from the Apartment 2 (A2) Zone to the Residential 3 (R3) Zone.

Further, that Council accept this staff report in lieu of a Land Use Report (LUR) as per Section 4.9(3) of the Development Regulations.

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

MOTION CARRIED (9 to 0)

14.5 Parklet Program Reduced Fee Structure

Members of Council voiced their support of the reduction in parklet fees, which had been identified as a concern by restaurant owners and the board of Downtown St. John's for a number of years. The new fee structure would make the parklet program more equitable and feasible for restaurants across the city and would ideally encourage additional businesses to apply for the program.

Councillor Davis argued that the reduction in fees was not equitable, as the amendment to the fee structure would only benefit restaurants that could install a parklet on paid parking spaces. He further noted that the Downtown Pedestrian Mall (DPM) created an unfair advantage to downtown businesses and that should other businesses apply for parklets, it would result in additional parking revenue loss.

Councillor Ellsworth informed Council that as cautious supporter of the DPM, he also felt that there would be limited benefit to restaurants and businesses outside of the downtown area. He did agree with Council that the reduction in fees was a good gesture to support economic development and small businesses, adding that the difference in cost would likely not be enough to keep struggling businesses afloat. He further noted that he would continue to advocate for an increase in the number of

accessible parking spaces downtown, as it is an issue of concern, and that he would recommend that the footprint of the DPM be reduced for the 2026 season.

SJMC-R-2025-05-06/171

Moved By Councillor Ridgeley

Seconded By Councillor Bruce

That Council eliminate the portion of parklet fees associated with recovering lost parking revenue and adopt the following fee structure based on current rates (subject to change from time to time as general rates may increase or decrease):

Parklets on Private Land:

- Application fee of \$300 applied one time for the duration of the application;
- Development Agreement Registration fee of \$200 applied one time for the duration of the agreement;
- Building Permit fee of \$50 applied annually (each time the parklet is constructed).

Parklets on City Land

- Application fee of \$300 applied one time for the duration of the application;
- Lease Agreement fee of \$200 applied one time for the duration of the agreement;
- Building Permit fee of \$50 applied annually (each time the parklet is constructed).
- Lease per square foot based on non-revenue generating land lease rate of \$2.50/sf/yr.

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

Against (1): Councillor Davis

MOTION CARRIED (8 to 1)

14.6 Expropriation of Easements at 13 and 30 Crosbie Road for the installation of the Shared Use Path; and Expropriation of Easements for two bus shelters

SJMC-R-2025-05-06/172

Moved By Councillor Davis

Seconded By Councillor Ellsworth

That Council approve the expropriation of easements, as shown in the attached plot plans, for the installation of the Shared Use Path at 13 Crosbie Road and 30 Crosbie Road

That Council also approve the expropriation of two easements for the relocation of two bus shelters as shown on the attached plot plans.

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

MOTION CARRIED (9 to 0)

14.7 Expropriation – Temporary Emergency Access Easement at 17 Airport Heights Drive

Councillor Bruce informed Council on the expropriation and requested that notification be sent to all adjacent properties that would be impacted by the easement.

SJMC-R-2025-05-06/173

Moved By Councillor Bruce

Seconded By Deputy Mayor O'Leary

That Council approve the expropriation of a temporary emergency access easement at 17 Airport Heights Drive as shown on the attached plot plan, during the culvert replacement.

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

MOTION CARRIED (9 to 0)

14.8 Sponsorship of the 2025 Atlantic Canada Water and Wastewater Association Conference.

SJMC-R-2025-05-06/174

Moved By Councillor Ellsworth

Seconded By Councillor Davis

That Council approve sponsorship of the 2025 Atlantic Canada Water and Wastewater Association Conference.

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

MOTION CARRIED (9 to 0)

15. OTHER BUSINESS

16. ACTION ITEMS RAISED BY COUNCIL

17. ADJOURNMENT

There being no further business, the meeting adjourned at 4:02 p.m.

MAYOR

CITY CLERK