

ST. JOHN'S

Minutes of Regular Meeting - City Council

Council Chamber, 4th Floor, City Hall

May 20, 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
Jason Sinyard, Deputy City Manager of Planning, Engineering & Regulatory Services
Lynnann Winsor, Deputy City Manager of Public Works
Cheryl Mullett, City Solicitor
Theresa Walsh, City Clerk
Jackie O'Brien, Manager of Corporate Communications
Jennifer Squires, Legislative Assistant

Others: Tracy-Lynn Goosney, Manager, Development Engineering

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-2025-05-20/175

Moved By Councillor Bruce

Seconded By Councillor Ravencroft

That the Agenda be adopted 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)

4. **ADOPTION OF THE MINUTES**

- 4.1 **Adoption of Minutes - May 6, 2025**

SJMC-R-2025-05-20/176

Moved By Councillor Ellsworth

Seconded By Deputy Mayor O'Leary

That the minutes of May 6, 2025, be adopted 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)

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

6.1 Landscaping in the Floodplain Buffer - 560 Back Line –DEV2400121

SJMC-R-2025-05-20/177

Moved By Councillor Ridgeley

That Council approve Landscaping and a Driveway in the Floodplain Buffer at 560 Back Line.

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 Change to Non-Conforming Building – 117 Newtown Road – INT2500027

SJMC-R-2025-05-20/178

Moved By Councillor Ridgeley

Seconded By Deputy Mayor O'Leary

That Council approve the interior changes to the existing non-conforming building to allow a Tri-Plex at 117 Newtown 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)

6.3 Public Works and Infrastructure in the Floodplain Buffer – 158 Ruby Line (Silas Road) – SUB2400013

Councillor Hickman questioned the necessity, and the cost associated with the installation of a turnaround for one residence. He also asked if there was potential for future development in the area. The Deputy City Manager of Planning, Engineering and Regulatory Services responded that he was uncertain of the potential for future development, and that the cost of the turnaround would be on the developer, who wishes it to be installed, and not the City.

SJMC-R-2025-05-20/179

Moved By Councillor Ridgeley

Seconded By Councillor Ravencroft

That Council approve Public Works and Infrastructure in the Floodplain Buffer at 158 Ruby Line for a new turn around on Silas 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 Servicing of a Private Development in the Wetland and Wetland Buffer - Southlands Area 9 Stage 2C – SUB2400028

SJMC-R-2025-05-20/180

Moved By Councillor Ridgeley

Seconded By Councillor Ellsworth

That Council approve Servicing of a Private Development within the Wetland and Wetland Buffer for Southlands Area 9 Stage 2C.

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)

6.5 Public Utility in the Floodplain Buffer – Southlands Boulevard - INT2400081

SJMC-R-2025-05-20/181

Moved By Councillor Ridgeley

Seconded By Councillor Noseworthy

That Council approve a Public Utility within the Floodplain Buffer along Southlands Boulevard.

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)

6.6 Request for Variance on Building Height – 85 Quidi Vidi Village Road – DEV2500050

SJMC-R-2025-05-20/182

Moved By Councillor Ridgeley

Seconded By Councillor Ravencroft

That Council approve the Variance of 7.3% on Building Height, which will result in a Single Detached Dwelling building height of 9.65 metres at 85 Quidi Vidi Village 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)

6.7 Request for Parking Relief – 25 Barnes Road - INT2500026

SJMC-R-2025-05-20/183

Moved By Councillor Ridgeley

Seconded By Councillor Ravencroft

That Council approve parking relief for one (1) parking space at 25 Barnes Road to accommodate a Subsidiary Dwelling Unit.

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)

6.8 Notices Published – 71 O’Leary Avenue - DEV2400172

Councillor Davis declared a Conflict of Interest as he has business in the same industry as the applicant.

SJMC-R-2025-05-20/184

Moved By Councillor Ridgeley

Seconded By Councillor Bruce

That Council approve the Discretionary Use for a Place of Amusement at 71 O’Leary Avenue to allow an interactive arcade gaming facility, parking relief for six (6) spaces and reduce the parking lot buffer on the side yard to 0.6 metres.

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

Conflict (1): Councillor Davis

MOTION CARRIED (8 to 0)

6.9 Accessory Building in the Watershed (Town of Portugal Cove – St. Phillip’s) – 11 Canon Smith Street – INT2500029

Councillor Ridgeley inquired if the Town of Portugal Cove-St. Philips had a copy of the agreement requiring the City to consider applications in the Watershed. These requests are frequently considered by Council and are always rejected as development in the watershed is largely prohibited. It was suggested that the Town be contacted to discuss the rejection of applications directly, rather than requiring them to be brought before Council for rejection. Members of Council agreed that it was problematic and inefficient to have such applications come to the City for rejection rather than the rejection coming from the Town itself.

The City Manager noted that, since the City oversees Watershed, it is important to remain informed about incoming development applications. This oversight helps prevent situations where approvals might proceed without the City's awareness. Reviewing development applications provides an added layer of oversight, enabling the City to fulfill its responsibility as a steward of the Watershed. Therefore, it is appropriate

for such applications to be brought before Council for consideration and rejection.

SJMC-R-2025-05-20/185

Moved By Councillor Ridgeley

Seconded By Councillor Hickman

That Council reject the request to build an Accessory Building in the Watershed at 11 Canon Smith Street Town of Portugal Cove-St. Philip's, as the proposed development exceeds the maximum area and height allowed.

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)

6.10 Notices Published – 262 Newfoundland Drive – DEV2500049

SJMC-R-2025-05-20/186

Moved By Councillor Ridgeley

Seconded By Councillor Ravencroft

That Council approve the change of Non-Conforming Use for a Service Shop and Clinic at 262 Newfoundland Drive and parking relief for two (2) parking spaces.

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)

6.11 Crown Land License – 4157 Trans-Canada Highway – CRW2500005

Deputy Mayor O'Leary requested additional information on the end date of the application and the procedures in place for follow-up once activity concluded. The Deputy City Manager of Planning, Engineering, and Regulatory Services advised the City did not have an end date for the application as the Province would be responsible for managing the use of

the quarry. The Province would also be responsible for close out and remediation.

SJMC-R-2025-05-20/187

Moved By Councillor Ridgeley

Seconded By Councillor Davis

That Council approve the Crown Land License at 4157 Trans-Canada Highway.

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**

8. **COMMITTEE REPORTS**

8.1 **Committee of the Whole Report**

1. **331 Water Street – SGN2500034 – Wall Sign**

Deputy Mayor O'Leary asked for an update on her request for consultation with the neighbouring property to ensure they would not be impacted by additional light pollution in the area. Staff have spoken with the operator of the hotel next door, and they are content with the proposed installation and appreciative of the additional illumination it will bring to the parking lot below. Deputy Mayor O'Leary noted the importance of communication in establishing good relationships when creating a dense city.

SJMC-R-2025-05-20/188

Moved By Councillor Ridgeley

Seconded By Councillor Ravencroft

That Council approve the wall sign at 331 Water Street, as proposed.

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. 56 Brazil Street – DEV2500001 – New Dwelling

SJMC-R-2025-05-20/189

Moved By Councillor Davis

Seconded By Councillor Ravencroft

That Council accept this staff report on 56 Brazil Street as the Heritage Report for a proposed new dwelling in Heritage Area 3, as per Section 8(3) of the St. John's Heritage By-Law, and approve the building elevations dated April 17, 2025.

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. 2023 Flood Risk Mapping Study

SJMC-R-2025-05-20/190

Moved By Councillor Ridgeley

Seconded By Councillor Ellsworth

That Council approve the 2023 Flood Risk Mapping Study and adopt the Flood Risk Mapping 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)

9. DEVELOPMENT PERMITS LIST (FOR INFORMATION ONLY)

9.1 Development Permits List May - May 14, 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 May 7 and May 14, 2025

SJMC-R-2025-05-20/191

Moved By Councillor Ellsworth

Seconded By Deputy Mayor O'Leary

That the weekly payment vouchers for the weeks ending May 7 and May 14, 2025, in the amount of \$11,667,921.11, 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

13. NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS

13.1 Petition - Gower, Prescott, and Bond Street

Councillor Ravencroft presented a petition from 43 residents requesting traffic calming measures at Bond Street and Prescott Street and Gower Street at Prescott Street. Staff will circulate the petition to Planning, Engineering, and Regulatory Services Staff for consideration.

13.2 Notice of Motion - Adoption of Commercial Property Tax and Vacancy Relief By-Law

Councillor Hickman made the following Notice of Motion:

TAKE NOTICE that I will at the next Regular Meeting of the St. John's Municipal Council move a motion to adopt the St. John's Commercial Property Tax and Vacancy Relief By-Law.

14. NEW BUSINESS

14.1 Arts and Culture Advisory Committee – Appointment of New Members

SJMC-R-2025-05-20/192

Moved By Councillor Hickman

Seconded By Deputy Mayor O'Leary

That Council approve the appointment of the following individuals to the Arts and Culture Advisory Committee:

- Helena Elueme of WritersNL, Literary Organization Representative:
- Fabienne Christophle of Fédération des francophones de Terre-Neuve et du Labrador, Cultural, Indigenous, and Intangible Heritage Organization Representative
- Kristen Piercey, of VANL, Visual Arts Organization Representative
- Kaitlyn Little, Community Based Public Member

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 SERC – 2025 Spring Events 3

Councillor Noseworthy asked that Communications Staff provide an earlier and more robust communications plan for the upcoming road races.

SJMC-R-2025-05-20/193

Moved By Councillor Bruce

Seconded By Councillor Ravencroft

That Council approve road closures, lane reductions, and by-law exemptions associated with the following events: Wildfire Community Preparedness Day on June 7, Mews 8K road race on June 8, Run for Women road race on June 14, the St. John's Fair on June 21 (inclement weather date of June 23), and National Indigenous Peoples Day on June 21.

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 Sale of City Land – Former Prowse Street, between 106 and 108 LeMarchant Road

SJMC-R-2025-05-20/194

Moved By Councillor Ravencroft

Seconded By Councillor Noseworthy

That Council approve the sale of City land between 106 and 108 LeMarchant Road, as shown in the attached diagram subject to easements noted above.

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) – Adoption – REZ2500010

SJMC-R-2025-05-20/195

Moved By Councillor Noseworthy

Seconded By Councillor Ellsworth

That Council adopt the attached Envision St. John's Development Regulations Amendment Number 51, 2025, to rezone land at 74 Welland Street (formerly 425 Blackmarsh Road) from the Apartment 2 (A2) Zone to the Residential 2 (R2) 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 Naming of Street in Kenmount Terrace - Driftwood Street

SJMC-R-2025-05-20/196

Moved By Councillor Davis

Seconded By Councillor Hickman

That Council approve the name Driftwood Street for the new street in Kenmount Terrace.

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

16.1 Goulds Road Closure - Robert E. Howlett Memorial Drive at Doyle's Road

Councillor Ridgeley noted that there would be a road closure at Robert E. Howlett Memorial Drive at Doyle's Road on May 24th. The closure would be in place to facilitate the removal of Cochrane Pond Bridge. He advised that this closure and removal of the bridge would impact access and response times for first responders and asked that Staff notify Waste Management and St. John's Regional Fire Department of the upcoming closures.

16.2 Traffic Calming - Topsail Road at Hazelwood Crescent

Councillor Noseworthy asked that additional consideration be given to the implementation of traffic calming measures at the intersection of Topsail Road and Hazelwood Crescent.

16.3 Downtown Pedestrian Mall - Parklet Program

Councillor Hickman requested an update on the number of applications for the Parklet Program due to the change in fees. Staff responded that they were unsure of the total number of applications received and advised there were number of applications in the queue for processing. Staff had delayed processing of parklet applications pending Council's approval of the new fee structure.

17. ADJOURNMENT

There being no further business, the meeting adjourned at 3:48 p.m.

MAYOR

CITY CLERK