

ST. JOHN'S

Minutes of Regular Meeting - City Council

Council Chamber, 4th Floor, City Hall

June 3, 2025, 3:00 p.m.

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

Regrets: Deputy Mayor Sheilagh O'Leary
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
Lynnann Winsor, Deputy City Manager of Public Works
Theresa Walsh, City Clerk
Jackie O'Brien, Manager of Corporate Communications
Linda Bishop, Senior Legal Counsel
Lindsay Lyghtle-Brushett, Supervisory of Planning & Development
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 National Health and Fitness Day 2025

2.2 Nickel Film Festival

3. APPROVAL OF THE AGENDA

3.1 Adoption of Agenda

SJMC-R-2025-06-03/197

Moved By Councillor Bruce

Seconded By Councillor Davis

That the Agenda be adopted as presented.

For (7): Mayor Breen, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Noseworthy, and Councillor Davis

MOTION CARRIED (7 to 0)

4. ADOPTION OF THE MINUTES

4.1 Adoption of Minutes - May 20, 2025

SJMC-R-2025-06-03/198

Moved By Councillor Noseworthy

Seconded By Councillor Davis

That the minutes of May 20, 2025, be adopted as presented.

For (7): Mayor Breen, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Noseworthy, and Councillor Davis

MOTION CARRIED (7 to 0)

5. BUSINESS ARISING FROM THE MINUTES

5.1 Adoption of Commercial Property Tax and Vacancy Relief By-Law

SJMC-R-2025-06-03/199

Moved By Councillor Hickman

Seconded By Councillor Davis

That Council adopt the St. John's Commercial Property Tax and Vacancy Relief By-Law.

For (7): Mayor Breen, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Noseworthy, and Councillor Davis

MOTION CARRIED (7 to 0)

6. DEVELOPMENT APPLICATIONS

6.1 Request for Parking Relief – 10 Eastland Drive - DEV2500070

SJMC-R-2025-06-03/200

Moved By Councillor Noseworthy

Seconded By Councillor Davis

That Council approve parking relief for nine (9) parking spaces at 10 Eastland Drive to accommodate the building extension to the existing Warehouse and Office.

For (7): Mayor Breen, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Noseworthy, and Councillor Davis

MOTION CARRIED (7 to 0)

6.2 Approval in Principle for Child Care Centre – 28 Stavanger Drive – DEV2500088

SJMC-R-2025-06-03/201

Moved By Councillor Noseworthy

Seconded By Councillor Bruce

That Council grant Approval in Principle for the proposed Child Care Centre Use at 28 Stavanger Drive 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. The Commercial Regional (CR) Zone requirements are met;
3. Any changes to the site and servicing plans are approved; and
4. Parking requirements are to be met or a request for parking relief provided to be considered by Council.

For (7): Mayor Breen, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Noseworthy, and Councillor Davis

MOTION CARRIED (7 to 0)

6.3 Request for Parking Relief – 110 St. Clare Avenue – DEV2500080

SJMC-R-2025-06-03/202

Moved By Councillor Noseworthy

Seconded By Councillor Davis

That Council approve parking relief for one (1) parking space at 110 St. Clare Avenue to accommodate a Subsidiary Dwelling Unit.

For (7): Mayor Breen, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Noseworthy, and Councillor Davis

MOTION CARRIED (7 to 0)

6.4 Warehouse Use Extension in the Watershed – 573 Thorburn Road – DEV2500054

SJMC-R-2025-06-03/203

Moved By Councillor Noseworthy

Seconded By Councillor Bruce

That Council reject the Warehouse Use extension at 573 Thorburn Road as the development is located in the Broad Cove Watershed and is subject to Section 104(4)(d) of the City of St. John's Act.

For (6): Mayor Breen, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, and Councillor Noseworthy

Against (1): Councillor Davis

MOTION CARRIED (6 to 1)

6.5 Request for Parking Relief – 790 Kenmount Road – DEV2400091

SJMC-R-2025-06-03/204

Moved By Councillor Noseworthy

Seconded By Councillor Davis

That Council approve parking relief for one hundred and five (105) parking spaces to accommodate the construction of a new Warehouse Use at 790 Kenmount Road.

For (7): Mayor Breen, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Noseworthy, and Councillor Davis

MOTION CARRIED (7 to 0)

6.6 Notices Published – 16 Jamie Korab Street – DEV2500059

SJMC-R-2025-06-03/205

Moved By Councillor Noseworthy

Seconded By Councillor Bruce

That Council approve the Discretionary Use for a Home Occupation at 16 Jamie Korab Street for a sunless tanning service.

For (7): Mayor Breen, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Noseworthy, and Councillor Davis

MOTION CARRIED (7 to 0)

6.7 Land Use Report – 45 East White Hills Road – DEV2100076

SJMC-R-2025-06-03/206

Moved By Councillor Noseworthy

Seconded By Councillor Bruce

That Council approve the revised drawings which will be added as an addendum to the Land Use Assessment Report approved on November 27, 2019, for 45 East White Hills Road, and that public notification be provided.

For (7): Mayor Breen, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Noseworthy, and Councillor Davis

MOTION CARRIED (7 to 0)

6.8 Notices Published – 275 Duckworth Street – DEV2500009

Councillor Ravencroft voiced her support for the development application, emphasizing the importance of affordable housing. She also highlighted her appreciation for the inclusion of social support services for the tenants.

SJMC-R-2025-06-03/207

Moved By Councillor Noseworthy

Seconded By Councillor Ravencroft

That Council approved the proposed Heritage Use at 275 Duckworth Street for 34 Micro Dwelling Units and relieve seven (7) parking spaces.

For (7): Mayor Breen, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Noseworthy, and Councillor Davis

MOTION CARRIED (7 to 0)

6.9 Non-Conforming Use in the Floodplain and Buffer – 66-72 Forest Pond Road – DEV2500027

SJMC-R-2025-06-03/208

Moved By Councillor Noseworthy

Seconded By Councillor Davis

That Council approve the demolition and rebuild of a Non-Conforming Use at 66-72 Forest Pond Road to allow the redevelopment of a Single Detached Dwelling in the Floodplain and Buffer subject to conditions on size, location and grading.

For (7): Mayor Breen, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Noseworthy, and Councillor Davis

MOTION CARRIED (7 to 0)

7. RATIFICATION OF EPOLLS

8. COMMITTEE REPORTS

8.1 Committee of the Whole Report - May 27, 2025

1. SHAD Memorial 2025 Sponsorship Breakfast

SJMC-R-2025-06-03/209

Moved By Councillor Ellsworth

Seconded By Councillor Bruce

That Council sponsor breakfast for the SHAD Memorial 2025.

For (7): Mayor Breen, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Noseworthy, and Councillor Davis

MOTION CARRIED (7 to 0)

2. 7 Waterford Bridge Road – REZ2500013

Councillor Noseworthy clarified that the rezoning is a partial rezoning of the property, to allow the current building to be an apartment building.

SJMC-R-2025-06-03/210

Moved By Councillor Davis

Seconded By Councillor Noseworthy

That Council consider rezoning a portion of 7 Waterford Bridge Road from the Residential 1 (R1) Zone to the Apartment 2 (A2) Zone and that the application be advertised in accordance with the Envision St. John's Development Regulations.

For (7): Mayor Breen, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Noseworthy, and Councillor Davis

MOTION CARRIED (7 to 0)

3. 4A Middle Battery Road – DEV2400079- New Dwelling

SJMC-R-2025-06-03/211

Moved By Councillor Davis

Seconded By Councillor Bruce

That Council accept this staff report on 4A Middle Battery Road as the Heritage Report for a proposed Single Detached Dwelling in Heritage Area 4 (Battery), as per Section 8(3) of the St. John's Heritage By-Law, and approve the building elevations dated May 2, 2025.

For (7): Mayor Breen, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Noseworthy, and Councillor Davis

MOTION CARRIED (7 to 0)

9. DEVELOPMENT PERMITS LIST (FOR INFORMATION ONLY)

9.1 Development Permits List May 15 - 28, 2025

10. BUILDING PERMITS LIST (FOR INFORMATION ONLY)

10.1 Building Permits List

11. REQUISITIONS, PAYROLLS AND ACCOUNTS

11.1 Weekly Payment Vouchers for weeks ending May 21 and May 28, 2025

SJMC-R-2025-06-03/212

Moved By Councillor Noseworthy

Seconded By Councillor Bruce

That the weekly payment vouchers for the weeks ending May 21 and May 28, 2025, in the amount of \$6,841,672.13, be approved as presented.

For (7): Mayor Breen, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Noseworthy, and Councillor Davis

MOTION CARRIED (7 to 0)

12. TENDERS/RFPS

12.1 Contract Awards above \$100,000.00 between May 1 – May 28, 2025

13. NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS

14. NEW BUSINESS

14.1 Sale of City land adjacent to 22 Hayward Avenue

Councillor Ravencroft requested that the matter be deferred following an email from the George Town Neighbourhood Association raising concerns about the sale. She would like the opportunity to discuss the issue with the association before proceeding.

SJMC-R-2025-06-03/215

Moved By Councillor Ravencroft

Seconded By Councillor Noseworthy

That Council agree to defer this matter to a future meeting.

For (7): Mayor Breen, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Noseworthy, and Councillor Davis

MOTION CARRIED (7 to 0)

14.2 Sale of City Land – 33 Mullock Street

SJMC-R-2025-06-03/216

Moved By Councillor Ravencroft

Seconded By Councillor Davis

That Council approve the sale of City land at 33 Mullock Street, as shown in the attached diagram.

For (7): Mayor Breen, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Noseworthy, and Councillor Davis

MOTION CARRIED (7 to 0)

14.3 75 Lady Anderson Street – Adoption – REZ2500006

Councillor Davis expressed his support for the application but inquired whether it would be possible to request that the developer increase the height of the required 6-foot fence.

SJMC-R-2025-06-03/213

Moved By Councillor Davis

Seconded By Councillor Noseworthy

That Council:

(1) Adopt the attached Envision St. John's Development Regulations Amendment Number 54, 2025, to rezone land at 75 Lady Anderson Street from the Residential Reduced Lot (RRL) Zone to the Residential 1 (R1) Zone;

(2) Approve the Discretionary Use of a Parking Lot and Child Care Centre; and

(3) Accept this staff report in lieu of a Land Use Report (LUR) as per Section 4.9(3) of the Development Regulations.

For (7): Mayor Breen, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Noseworthy, and Councillor Davis

MOTION CARRIED (7 to 0)

14.4 Main Road and Shoal Bay Road – MPA2400010 – Approval

SJMC-R-2025-06-03/214

Moved By Councillor Davis

Seconded By Councillor Bruce

That Council:

- 1) approve 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, as adopted, regarding a rezoning along Main Road and Shoal Bay Road; and
- 2) as per Section 4.9(3) of the St. John's Development Regulations, accept this staff report in lieu of a Land Use Report (LUR).

For (7): Mayor Breen, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Noseworthy, and Councillor Davis

MOTION CARRIED (7 to 0)

14.5 725 Southlands Boulevard (Galway) – Adoption - REZ2500005

SJMC-R-2025-06-03/217

Moved By Councillor Davis

Seconded By Councillor Noseworthy

That Council

- 1) adopt the attached Envision St. John's Development Regulations Amendment Number 55, 2025, to update Schedules B-D of the Planned Mixed Development 1 (PMD1) Zone; and

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

For (6): Mayor Breen, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Noseworthy, and Councillor Davis

MOTION CARRIED (6 to 0)

14.6 Sale of City land at the rear of 294 Torbay Road

Councillor Bruce inquired about the open space area, noting that the decision note indicates it is to remain open space while also mentioning that the owner is preparing a development proposal. The Deputy City Manager of Planning, Engineering, and Regulatory Services responded that he would need to review the details but explained that the land is intended to fulfill open space requirements and is also needed to provide certain access points. It was also clarified that while a few minor uses may be permitted on land zoned Open Space, they would not be considered a development.

Councillor Davis expressed concern that removing the land from the flood plain buffer zone might lead to rezoning and potential development. He questioned whether the City is charging the buyer a fair price, given the land's potential. He requested deferring the item to a future meeting to allow time to look into how the price was assessed.

SJMC-R-2025-06-03/218

Moved By Councillor Davis

Seconded By Councillor Bruce

That Council agree to defer this matter to a future meeting.

For (6): Mayor Breen, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Noseworthy, and Councillor Davis

MOTION CARRIED (6 to 0)

14.7 SERC – 2025 Summer Events 1

SJMC-R-2025-06-03/219

Moved By Councillor Bruce

Seconded By Councillor Davis

That Council approve the road closures and by-law exemptions associated with the following events: The filming of Hudson and Rex on June 15, Tely 10 on June 22, Oberon Street Block Party on June 28 (inclement weather date of June 29), Cornwall Cresnet Block Party on June 29 (inclement weather date of July 5), City of St. John's Canada Day Celebrations on July 1, and George Street Association – Canada's Big Birthday Bash on June 30 – July 1.

For (6): Mayor Breen, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Noseworthy, and Councillor Davis

MOTION CARRIED (6 to 0)

14.8 St. John's International Airport Authority Board of Directors - Reappointments

SJMC-R-2025-06-03/220

Moved By Councillor Bruce

Seconded By Councillor Davis

That Council approve the reappointment of Ken Baggs and Andrea Marshall as the City's representatives on the St. John's International Airport Authority Board of Directors for a three-year term commencing September 1, 2025.

For (6): Mayor Breen, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Noseworthy, and Councillor Davis

MOTION CARRIED (6 to 0)

15. OTHER BUSINESS

16. ACTION ITEMS RAISED BY COUNCIL

Councillor Bruce expressed concern about residents feeling unsafe due to problematic tenants in nearby rental properties. Despite efforts by City staff and police, the situation persists because these rentals lack government oversight

and support as they are not registered shelters. She called for greater accountability from landlords and urged higher levels of government to take action.

17. ADJOURNMENT

There being no further business, the meeting adjourned at 4:24 p.m.

MAYOR

CITY CLERK