

# ST. JOHN'S

## Minutes of Committee of the Whole - City Council

Council Chambers, 4th Floor, City Hall

June 24, 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  
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**

Kirk Rogers, Manager, Archives and Records Management  
Edmundo Fausto, Manager, Sustainability

1. **Approve City of St. John's Records Retention and Disposition Schedule**

Recommendation

**Moved By** Councillor Ellsworth

**Seconded By** Deputy Mayor O'Leary

That Council approve the revised City of St. John's Records Retention and Disposition Schedule.

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. St. John's Sports & Entertainment Ltd. By-law Amendments**

Recommendation

**Moved By** Councillor Ellsworth

**Seconded By** Councillor Ridgeley

That Council approve the by-law amendments to SJSEL.

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. Map Amendment – Floodplains**

Deputy Mayor O'Leary requested clarification on the proposed map amendments. The Chief Municipal Planner responded that the main change would be in the size of delineated floodplains due to climate change modelling. In most cases the size of the floodplains has increased.

Recommendation

**Moved By** Councillor Burton

**Seconded By** Councillor Ellsworth

That Council consider a map amendment to the Envision St. John's Development Regulations to update Appendix C, Map 5 in response to Council's May 20, 2025, resolution to approve the 2023 Flood Risk Mapping Study and adopt the flood risk mapping.

Further, that the proposed amendment be advertised in accordance with the Development Regulations.

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

**MOTION CARRIED (9 to 0)**

#### **4. Residential Uses and Subsidiary Dwelling Units – Text Amendment**

Councillor Burton explained the proposed amendments to the Development Regulations which would enable additional residential uses, reduce the time required for development approval, and make it easier for new development to occur. She advised that adding Semi-Detached Dwellings as a permitted use in the R1 zone will allow a modest increase in density without increasing number of units per lot. She added that the amendments will also ensure that public consultation is focused on where it is most needed and will alleviate pressure across the housing spectrum.

Concerns were raised over the proposed amendment to allow Lodging Houses as a Discretionary Use in the Agricultural Zone (AZ) by Councillor Davis. Councillor Ridgely responded that farmers in the City had requested the change to house workers. By allowing farmers to build accommodation on site, it would free up additional rental space throughout the City. Deputy Mayor O'Leary noted that she would like to see more strength in the regulations concerning lodging houses to discourage problematic rentals. Councillor Ellsworth advised that the amendments would provide the farming industry access to labour, have a positive impact on long term rental properties, and also reduce the wait time for approval and cost to developers.

Deputy Mayor O'Leary asked that the St. John's Urban Forest Master Plan be considered for new development. Updates to the Plan should take place in concert with amendments to increase density in the R1 Zone.

Recommendation

**Moved By** Councillor Burton

**Seconded By** Councillor Ellsworth

That Council consider an amendment to the Envision St. John's Development Regulations to enable more residential uses in several zones and change the size requirements for Subsidiary Dwelling Units within a Single Detached Dwelling.

Further, that the application be publicly advertised in accordance with the Development Regulations.

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

**MOTION CARRIED (9 to 0)**