

ST. JOHN'S

Minutes of Regular Meeting - City Council

Council Chamber, 4th Floor, City Hall

July 2, 2025, 3:00 p.m.

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

Regrets: Councillor Maggie Burton
Councillor Ophelia Ravencroft

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
David Crowe, Manager - Roads, Public Works
Ken O'Brien, Chief Municipal Planner
Theresa Walsh, City Clerk
Jackie O'Brien, Manager of Corporate Communications
Jennifer Squires, Legislative Assistant

Others: Nicholas Kuhl, O2 Planning and Design

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 Cowan Heights and University Area Neighbourhood Plans – WWH

Nicholas Kuhl from O2 Planning and Design was in attendance to provide Council with an update on the Neighbourhood Plans for Cowan Heights and the University Area. He reviewed the engagement tactics and key themes for each neighbourhood.

For Cowan Heights, upgrading parks and trails, increasing safety, improving accessibility, and well-thought-out density on the edges of the neighbourhood were noted as key themes. Residents of the area were also largely supportive of the proposed strategies for the neighbourhood.

For the University Area, the key themes were supporting appropriate, intentional, and thoughtful land use, reflecting the community identity, improved and accessible transportation networks, and empowering community involvement. While residents were again largely supportive of the strategies proposed for the area, there were some contentious items in the University Area Plan. Recommendations concerning a growth corridor along Elizabeth Avenue and mixed-use development along Freshwater Road were noted as areas of concern for residents, and additional consideration will be required for these items in the finalization of the plan. Both Neighbourhood Plans will be brought to Council for approval in the fall.

Councillor Davis asked if it would still be possible for residents to submit feedback on the plans. While feedback is always welcomed, drafting is well underway, and it would be difficult to make changes to the plan at this point in time. When the plans are released in the fall, there will be additional opportunities to provide feedback on items found within the plans.

Councillor Noseworthy noted that residents in Cowan Heights had recently been in contact concerning excess foliage on the trail system. The maintenance of trails should be included as part of the plan.

Deputy Mayor O'Leary advised that she had heard resident concerns surrounding the growth corridor on Elizabeth Avenue. She noted that while increased density is needed in the area, it must be appropriate and supported by improvements in the transportation network.

3. APPROVAL OF THE AGENDA

3.1 Adoption of Agenda

SJMC-R-2025-07-02/241

Moved By Deputy Mayor O'Leary

Seconded By Councillor Davis

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 Minutes of June 17, 2025

SJMC-R-2025-07-02/242

Moved By Councillor Hickman

Seconded By Councillor Bruce

That the minutes of June 17, 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 Approval in Principle for an Institutional Use – 759 Empire Avenue – DEV2500082

Councillor Noseworthy voiced his support for the development, stating the importance of increasing affordable housing for seniors.

SJMC-R-2025-07-02/243

Moved By Councillor Ridgeley

Seconded By Councillor Noseworthy

That Council grant Approval in Principle for the proposed ancillary residential component to the existing Institutional Use at 759 Empire Avenue, 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 Institutional (INST) Zone requirements are to be demonstrated on a detailed site plan;
3. Detailed site and servicing plans submitted and approved; and
4. Parking requirements are to be met or a request for parking relief provided to be considered by Council.

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)

6.2 Warehouse and Office Use in the Watershed – 537 Thorburn Road – DEV2500104

SJMC-R-2025-07-02/244

Moved By Councillor Ridgeley

Seconded By Councillor Ellsworth

That Council reject the Warehouse and Office Use at 537 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 (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)

6.3 Establishment of the Building Line – 130 Shoal Bay Road – SUB2400067

Members of Council struggled with the recommendation to reject the application to allow backlot development at 130 Shoal Bay Road. While there is a need to increase density throughout the City, backlot development is often problematic due to snow storage requirements, access, and infrastructure concerns. As changes are made to the Development Regulations, additional consideration will be required for backlot development applications in the future.

SJMC-R-2025-07-02/245

Moved By Councillor Ridgeley

Seconded By Councillor Ellsworth

That Council reject the Building Line Setback of 50.14 metres for a second Lot at 130 Shoal Bay Road due to the irregular shaped parcel of land created by the proposed subdivision of the land.

For (5): Mayor Breen, Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Hickman, and Councillor Bruce

Against (3): Councillor Noseworthy, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (5 to 3)

6.4 Rebuild of Non-Conforming Dwelling – 16 McKay Street – DEV2500106

SJMC-R-2025-07-02/246

Moved By Councillor Ridgeley

Seconded By Deputy Mayor O'Leary

That Council approve the rebuild of the non-conforming dwelling at 16 McKay Street on the existing footprint.

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)

6.5 Request for Parking Relief- 2-12 Army Street – SUB2500004

SJMC-R-2025-07-02/247

Moved By Councillor Ridgeley

Seconded By Councillor Ellsworth

That Council approve parking relief for one (1) parking space at 2-12 Army Street to accommodate the construction of a Four-Plex.

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)

6.6 Request for Rear Yard Variance – 94-96 Forest Pond Road – INT2500038

SJMC-R-2025-07-02/248

Moved By Councillor Ridgeley

Seconded By Councillor Hickman

That Council approve a 10% Variance, which will result in a Rear Yard Setback of 5.4 metres at 94-96 Forest Pond Road for the proposed extension to the Single Detached Dwelling.

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)

6.7 Request for Parking Relief - 244 Ladysmith Drive - DEV2500100

Councillor Davis asked that applicants requesting parking relief inform their tenants that parking will be an issue in the winter, and that parking on lawns is unacceptable.

SJMC-R-2025-07-02/249

Moved By Councillor Ridgeley

Seconded By Councillor Bruce

That Council approve parking relief for one (1) parking space at 244 Ladysmith Drive to accommodate a second subsidiary dwelling unit.

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)

6.8 Notices Published – 7 Chimo Place – DEV2500076

SJMC-R-2025-07-02/250

Moved By Councillor Ridgeley

Seconded By Councillor Bruce

That Council reject the Discretionary Use application for a Home Occupation at 7 Chimo Place for a family medical clinic due to an increase in traffic which is an inconvenience to residents of nearby properties.

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)

6.9 Notices Published – 99 Pearltown Road

SJMC-R-2025-07-02/251

Moved By Councillor Ridgeley

Seconded By Deputy Mayor O'Leary

That Council approve the Discretionary Use for an extension to a Single Detached Dwelling at 99 Pearltown Road and approve a Variance of 0.7%, which will result in a Side Yard of 5.96m.

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)

6.10 Request to Set Zone Standards and Approve Parking Relief and Heritage Design – 30 Duckworth Street – DEV2500086

SJMC-R-2025-07-02/252

Moved By Councillor Ridgeley

Seconded By Councillor Davis

That Council set the Zone Standards for 30 Duckworth Street at:

- Side Yard (east) - 1.17metres
- Side Yard (west) - 0.07 meters and
- Rear Yard - 1.7 meters;

That Council approve parking relief of one (1) parking space; and

That Council accept this staff report as the Heritage Report for a new mixed-use building in Heritage Area 2, as per Section 8(3) of the St. John's Heritage By-Law and approve the building elevations dated June 16, 2025.

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)

7. RATIFICATION OF EPOLLS

8. COMMITTEE REPORTS

8.1 Committee of the Whole Report - June 24, 2025

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

SJMC-R-2025-07-02/253

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 (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)

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

SJMC-R-2025-07-02/254

Moved By Councillor Ellsworth

Seconded By Councillor Ridgeley

That Council approve the by-law amendments to SJSEL.

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)

3. Map Amendment – Floodplains

Councillor Noseworthy asked residents to familiarize themselves with the mapping study and should they live in flood risk areas to ensure they have appropriate insurance and protections in place.

SJMC-R-2025-07-02/255

Moved By Councillor Ridgeley

Seconded By Deputy Mayor O'Leary

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 (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. Residential Uses and Subsidiary Dwelling Units – Text Amendment

Councillor Hickman voiced his concern over the proposed amendment to allow semi-detached housing in the R1 zone, and asked if the City would still have the ability to control density in the zone should the amendment be approved. The Chief Municipal Planner responded that should the change come about, as many R1 lots are already developed, it would require a substantial piece of land to meet the lot requirements to add a duplex in the R1 zone. There would not be a demand for the creation of duplexes in developed neighbourhoods. It may be possible to add two semi-detached homes on vacant lots or in new development with a lot size of 720 m² as a way to gently increase density. Councillor Ellsworth advised that the amendments would allow flexibility in new developments to increase the variety of housing stock in the zone. No duplexes would be permitted on substandard lots as it would create issues for snow storage and impact the overall livability of the dwelling. Deputy Mayor O'Leary noted the importance of engagement and the use of clear language when considering the proposed amendments.

Councillor Noseworthy clarified that should a demolition of a single-family home occur in the R1 Zone with an adequate lot size, the lot could be redeveloped as semi-detached dwellings. Councillor Ridgeley inquired if additional frontage would be required to support semi-detached dwellings. The Chief Municipal Planner replied that for single, detached homes, 15m of frontage is required. For semi-detached homes, each lot would require 12m of frontage, for a total of 24m.

SJMC-R-2025-07-02/256

Moved By Councillor Davis

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 (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)

9. DEVELOPMENT PERMITS LIST (FOR INFORMATION ONLY)

9.1 Development Permits List June 12 - 25, 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 June 18 and June 25, 2025

SJMC-R-2025-07-02/257

Moved By Councillor Ellsworth

Seconded By Councillor Bruce

That the weekly payment vouchers for the weeks ending June 18 and June 25, 2025, in the amount of \$10,925,137.62, be approved 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)

12. TENDERS/RFPS

12.1 Contract Awards above \$100,000.00 – May 28, 2025 – June 25, 2025

13. NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS

14. NEW BUSINESS

14.1 Youth Engagement Working Group – Approval of New Members

SJMC-R-2025-07-02/258

Moved By Councillor Ellsworth

Seconded By Councillor Hickman

That Council approve of the appointment of Cale Warren and Gabriella Nabakijje to the Youth Engagement Working Group.

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)

14.2 Report on Revenue and Expenditure for Fiscal 2024

SJMC-R-2025-07-02/259

Moved By Councillor Ellsworth

Seconded By Councillor Bruce

That Council adopt the Executive Summary Report on Revenues and Expenditures for the year ended December 31, 2024, and approve preserving \$14.8 in accumulated surplus as contingency.

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)

14.3 18 Campbell Avenue – REZ2500008 – Adoption

SJMC-R-2025-07-02/260

Moved By Councillor Davis

Seconded By Councillor Ellsworth

- (1) That Council adopt Envision St. John's Development Regulations Amendment Number 59, 2025, to rezone 18 Campbell Avenue from the Residential 2 (R2) Zone to the Residential 3 (R3) Zone;
- (2) That Council accept this staff report in lieu of a land use report;
- (3) That Council accept this staff report as the heritage report for proposed semi-detached dwellings in Heritage Area 3, as per Section 8(3) of the St. John's Heritage By-Law, and approve the building elevations dated May 2025;
- (4) That Council approve a 5.7% variance to allow a lot frontage of 7.07 metres for one lot; and
- (5) That Council grant parking relief of two (2) spaces for a subsidiary dwelling unit within each of the two semi-detached dwellings.

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)

14.4 SERC - 2025 Summer Events 2

SJMC-R-2025-07-02/261

Moved By Councillor Bruce

Seconded By Councillor Ridgeley

That Council approve the road closures and by-law exemptions associated with the following events: NL Folk Festival on July 11-13, Exeter Avenue block party on July 12, Shea Heights Folk Festival on July 18-20, and St. John's Pride Parade on July 20.

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)

15. OTHER BUSINESS

16. ACTION ITEMS RAISED BY COUNCIL

16.1 Fenced Playgrounds

Deputy Mayor O'Leary informed Council that she had received an inquiry from a resident concerning fenced public playgrounds. She noted the benefits of fenced playgrounds and asked that the issue be brought forward to the City's Inclusion Advisory Committee (IAC). Councillor Bruce advised that Community Services and Parks Staff have been made aware of the issue and that additional consultation with the IAC may be required to find a solution that works best for all residents.

16.2 Curb Cuts on Blackmarsh Road

Deputy Mayor O'Leary noted the discrepancy in curb cuts on Blackmarsh Road. The Mayor advised that work is ongoing in the area and currently only the base layer has been laid. The second layer will go on later in the season.

16.3 Burned Out Vehicles on Shoal Bay Road

Councillor Ridgeley asked that the burned-out trailer and truck on Shoal Bay Road near the East Coast Trail be removed by either the City or the Province.

17. ADJOURNMENT

There being no further business, the meeting adjourned at 4:42 p.m.

MAYOR

CITY CLERK