

ST. JOHN'S

Minutes of Regular Meeting - City Council

Council Chamber, 4th Floor, City Hall

July 15, 2025, 3:00 p.m.

Present: Deputy Mayor Sheilagh O'Leary
Councillor Maggie Burton
Councillor Ron Ellsworth
Councillor Sandy Hickman
Councillor Jill Bruce
Councillor Ophelia Ravencroft
Councillor Tom Davis
Councillor Carl Ridgeley

Regrets: Mayor Danny Breen
Councillor Greg Noseworthy

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
Cheryl Mullett, City Solicitor
Ken O'Brien, Chief Municipal Planner
Theresa Walsh, City Clerk
Jackie O'Brien, Manager of Corporate Communications
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

As the Mayor was absent, Deputy Mayor O'Leary acted as Chair and called the meeting to order.

2. PROCLAMATIONS/PRESENTATIONS

3. APPROVAL OF THE AGENDA

3.1 Adoption of Agenda

SJMC-R-2025-07-15/262

Moved By Councillor Ravencroft

Seconded By Councillor Ellsworth

That the Agenda be adopted as presented.

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

MOTION CARRIED (8 to 0)

4. ADOPTION OF THE MINUTES

4.1 Adoption of Minutes - July 2, 2025

SJMC-R-2025-07-15/263

Moved By Councillor Bruce

Seconded By Councillor Hickman

That the minutes of July 7, 2025, be adopted as presented.

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

MOTION CARRIED (8 to 0)

5. BUSINESS ARISING FROM THE MINUTES

5.1 Artist Selection – 2025 Canada Games Mural Partnership

Councillor Hickman reviewed the information note and advised that Anastasia Tiller has been chosen as the artist to complete the 2025 Jeux du Canada Games mural project.

6. DEVELOPMENT APPLICATIONS

6.1 Accessory Building in the Watershed (Town of Portugal Cove – St. Phillip's) – 264 Oliver's Pond Road – INT2500041

SJMC-R-2025-07-15/264

Moved By Councillor Ridgeley

Seconded By Councillor Burton

That Council approve the Accessory Building in the Watershed at 264 Oliver's Pond Road, Town of Portugal Cove-St. Philip's.

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

MOTION CARRIED (8 to 0)

6.2 Approval of Building Line, Rear Yard Variance and Heritage Design – 36 Bonaventure Avenue – SUB2500008

The Deputy City Manager of Planning, Engineering and Regulatory Services informed Council that this development would be considered by the Housing Accelerator Action Fund.

SJMC-R-2025-07-15/265

Moved By Councillor Ridgeley

Seconded By Councillor Ravencroft

That Council approve the Building Line Setback at 0.95 metre and a 10% Variance for a Rear Yard Setback of 4.05 metres for a second Lot at 36 Bonaventure Avenue; and

Council accept this staff report as the Heritage Report for a new residential building at 36 Bonaventure Avenue in Heritage Area 2, as per Section 8

(3) of the St. John's Heritage By-Law, and approve the building elevations dated June 19, 2025.

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

MOTION CARRIED (8 to 0)

6.3 Establish Building Line – 26 Cemetery Lane – INT2500045

SJMC-R-2025-07-15/266

Moved By Councillor Ridgeley

Seconded By Councillor Davis

That Council approve the 5.87 meter Building Line to accommodate the building extension at 26 Cemetery Lane.

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

MOTION CARRIED (8 to 0)

6.4 Notices Published – 166 St. Clare Avenue – DEV2500092

SJMC-R-2025-07-15/267

Moved By Councillor Ridgeley

Seconded By Councillor Ravencroft

That Council approve the Discretionary Use application for a Home Occupation at 166 St. Clare Avenue for mobile phone repair.

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

MOTION CARRIED (8 to 0)

6.5 Notices Published – 36 Pearson Street – DEV2500087

SJMC-R-2025-07-15/268

Moved By Councillor Ridgeley

Seconded By Councillor Bruce

That Council approve the revised hours of operation of 10 a.m. - 12 a.m. (midnight), seven days a week for the existing Restaurant, which is a Discretionary Use at 36 Pearson Street.

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

MOTION CARRIED (8 to 0)

6.6 Notices Published – 413 Bay Bulls Road – DEV2500090

Councillor Davis requested clarification on why a Car Sales Lot would be added as a use when the decision note states that no vehicles will be sold on site. It was advised that although vehicles would not be sold at the location, the location would be used to place vehicle orders.

SJMC-R-2025-07-15/269

Moved By Councillor Ridgeley

Seconded By Councillor Burton

That Council approve the change of Non-Conforming Use at 413 Bay Bulls Road to allow Car Sales Lot within the existing Commercial Garage and Office Use.

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

MOTION CARRIED (8 to 0)

6.7 Notices Published – 50 Mundy Pond Road – DEV2500089

Councillor Davis clarified that the medical clinic currently located at 50 Mundy Pond Road is relocating. The new clinic being proposed is

intended to support new Canadians with integration into the healthcare system.

SJMC-R-2025-07-15/270

Moved By Councillor Ridgeley

Seconded By Councillor Ravencroft

That Council approve the Discretionary Use for a medical Clinic Use at 50 Mundy Pond Road.

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

MOTION CARRIED (8 to 0)

7. RATIFICATION OF EPOLLS

7.1 Mobile Vending at various locations throughout the City

SJMC-R-2025-07-15/271

Moved By Councillor Hickman

Seconded By Councillor Burton

That Council approve the mobile vending proposal as described.

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

MOTION CARRIED (8 to 0)

7.2 2025 MNL Conference, Trade Show and AGM

SJMC-R-2025-07-15/272

Moved By Councillor Burton

Seconded By Councillor Ellsworth

That Council approve the registration and travel expenses for the following Councillors to attend the MNL Conference to be held in Corner Brook from

November 20 – 22, 2025:

- Councillor Greg Noseworthy
- Councillor Jill Bruce
- Councillor Sandy Hickman
- Councillor Tom Davis

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

MOTION CARRIED (8 to 0)

7.3 SERC – Film Shoot Road Closure

SJMC-R-2025-07-15/273

Moved By Councillor Bruce

Seconded By Councillor Ravencroft

That Council approve the road closure associated with the filming of the television series Saint Pierre.

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

MOTION CARRIED (8 to 0)

8. COMMITTEE REPORTS

9. DEVELOPMENT PERMITS LIST (FOR INFORMATION ONLY)

9.1 Development Permits List June 26 - July 9, 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 July 2 and July 9, 2025

SJMC-R-2025-07-15/274

Moved By Councillor Ellsworth

Seconded By Councillor Bruce

That the weekly payment vouchers for the weeks ending July 2nd and July 9th, 2025, in the amount of \$36,462,566.33, be approved as presented.

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

MOTION CARRIED (8 to 0)

12. TENDERS/RFPS

13. NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS

13.1 Petition - Dunfield Street and Berteau Avenue

Councillor Davis presented a petition from residents requesting traffic calming measures on Dunfield Street and Berteau Avenue. Staff will circulate the petition to Planning, Engineering and Regulatory Services Staff for consideration.

14. NEW BUSINESS

14.1 59 Duckworth Street –Designated Heritage Building - DEV2400024

Deputy Mayor O'Leary commented on the building's significance within the downtown core. She expressed satisfaction with the public engagement involved in the application and also noted that the proposed exterior alterations were reviewed by the Built Heritage Experts Panel.

SJMC-R-2025-07-15/275

Moved By Councillor Burton

Seconded By Councillor Ravencroft

That Council approve the exterior alterations, as proposed, to 59 Duckworth Street, a designated Heritage Building.

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

MOTION CARRIED (8 to 0)

14.2 7 Waterford Bridge Road (2025) - REZ2500013 - Adoption

Deputy Mayor O'Leary noted the importance of staff review of the classification of Waterford Bridge Road as a minor arterial due to traffic concerns in the area.

SJMC-R-2025-07-15/276

Moved By Councillor Burton

Seconded By Councillor Ellsworth

That Council adopt the Envision St. John's Development Regulations Amendment 58, 2025, regarding an apartment building at 7 Waterford Bridge Road.

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

MOTION CARRIED (8 to 0)

14.3 Demolition of Buildings – 46 & 48 Blackwood Place

It was clarified that, although the decision note indicates the properties are in Ward 1, they are located within Ward 4.

SJMC-R-2025-07-15/277

Moved By Councillor Hickman

Seconded By Councillor Davis

That Council grant the Demolition Order of 46 and 48 Blackwood Place as the buildings are in a state of total disrepair and are creating a potential safety concern.

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

MOTION CARRIED (8 to 0)

15. OTHER BUSINESS

15.1 2025 Canada Games Road Closures

Councillor Ravencroft requested clarification regarding the road closures for the canoe and kayak events scheduled from August 6 - 17. It was advised that closures will be spaced out and happen only during the specific times when the events are taking place rather than the road being closed for the entire period.

SJMC-R-2025-07-15/278

Moved By Councillor Bruce

Seconded By Councillor Davis

That Council approve the road closures associated with the 2025 Canada Games.

For (7): Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (7 to 0)

15.2 SERC - 2025 Summer Events 3

Councillor Bruce requested clarification on whether the road would be closed fully or if one lane would be open. It was advised that it would be a full road closure due to heightened security measures. The road will still be open for residents and buses.

SJMC-R-2025-07-15/279

Moved By Councillor Bruce

Seconded By Councillor Ravencroft

That Council approve the road closures and by-law exemptions associated with the following events: Churchill Park Music Festival July 25 - 29, Regatta Eve July 29, Regatta Day July 30 (inclement weather date is the next suitable day), George Street Festival July 31 – August 6, and Canada Games Torch Relay August 1.

For (7): Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (7 to 0)

16. ACTION ITEMS RAISED BY COUNCIL

17. ADJOURNMENT

There being no further business, the meeting adjourned at 3:48 pm

MAYOR

CITY CLERK