

ST. JOHN'S

Minutes of Regular Meeting - City Council

Council Chamber, 4th Floor, City Hall

July 29, 2025, 3:00 p.m.

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

Regrets: Mayor Danny Breen
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
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
Jennifer Squires, 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-2025-07-29/280

Moved By Councillor Bruce

Seconded By Councillor Ridgeley

That the Agenda be adopted as presented.

For (8): Deputy Mayor O'Leary, Councillor Burton, 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 Adoption of Minutes - July 15, 2025

SJMC-R-2025-07-29/281

Moved By Councillor Davis

Seconded By Councillor Ridgeley

That the minutes of July 15, 2025, be adopted as presented.

For (8): Deputy Mayor O'Leary, Councillor Burton, 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 **Proposed Accessory Building in the Floodplain Buffer - 248 Green Acre Drive – INT2500049**

SJMC-R-2025-07-29/282

Moved By Councillor Ridgeley

Seconded By Councillor Ellsworth

That Council approve a residential Accessory Building in the Floodplain Buffer at 248 Green Acre Drive subject to the Accessory Building requirements of the St. John's Development Regulations.

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

MOTION CARRIED (8 to 0)

6.2 **Proposed Accessory Building in the Floodplain Buffer – 8-10 Doyle's Road – INT2500042**

SJMC-R-2025-07-29/283

Moved By Councillor Ridgeley

Seconded By Councillor Bruce

That Council approve a residential Accessory Building in the Floodplain Buffer at 8-10 Doyle's Road subject to the Accessory Building requirements of the St. John's Development Regulations.

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

MOTION CARRIED (8 to 0)

6.3 **Notices Published – 2 Hunt's Lane - DEV2500060**

Councillor Davis informed Council that he had been contacted by an individual complaining of noise stemming from the church. He felt that

there should be noise restrictions in place for the hours of operation of the church and as such would not be supporting the application.

SJMC-R-2025-07-29/284

Moved By Councillor Ridgeley

Seconded By Councillor Ellsworth

That Council approve the Discretionary Use application for a Place of Worship 2 Hunt's Lane.

For (6): Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, and Councillor Ridgeley

Against (2): Councillor Noseworthy, and Councillor Davis

MOTION CARRIED (6 to 2)

6.4 Establish Building Line – 15 Beaumont Street - DEV2500121

SJMC-R-2025-07-29/285

Moved By Councillor Ridgeley

Seconded By Councillor Hickman

That Council approve the 4.12-meter Building Line setback to accommodate the construction of the new dwelling at 15 Beaumont Street.

For (8): Deputy Mayor O'Leary, Councillor Burton, 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

9. DEVELOPMENT PERMITS LIST (FOR INFORMATION ONLY)

9.1 Development Permits List July 10 - 23, 2025

10. BUILDING PERMITS LIST (FOR INFORMATION ONLY)

10.1 Building Permits List

Councillor Davis noted that three new backyard suites had been approved as part of the Housing Accelerator Fund.

11. REQUISITIONS, PAYROLLS AND ACCOUNTS

11.1 Weekly Payment Vouchers for Weeks Ending July 16 and July 23, 2025

SJMC-R-2025-07-29/286

Moved By Councillor Bruce

Seconded By Councillor Ellsworth

That the weekly payment vouchers for the weeks ending July 16th and July 23th, 2025, in the amount of \$\$9,888,711.71, be approved as presented.

For (8): Deputy Mayor O'Leary, Councillor Burton, 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 June 25, 2025 – July 23, 2025

13. NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS

14. NEW BUSINESS

14.1 Local Board of Appeal - Approval of New Members

SJMC-R-2025-07-29/287

Moved By Councillor Ellsworth

Seconded By Councillor Davis

That Council approve the appointment of Christian Hurley and Sophie St. Croix to the St. John's Local Board of Appeal.

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

MOTION CARRIED (8 to 0)

14.2 Inclusion Advisory Committee – Approval of New Members

SJMC-R-2025-07-29/288

Moved By Councillor Ellsworth

Seconded By Councillor Bruce

That Council approve the appointment of Megan Wall as the Physical and Neurological Disabilities Representative, Jenna Slaney as the 2SLGBTQIA+ Representative, and Kimberley Hawco as the Mental Health Representative to the Inclusion Advisory Committee.

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

MOTION CARRIED (8 to 0)

14.3 Sale of City land adjacent to 22 Monroe Street

Councillor Davis requested clarification on the maintenance of the public works turnaround and pedestrian access as noted in the previous lease. While the City Solicitor could not provide additional information on the current use on the parcel of land, she did advise that if the land was conveyed, the property owner could restrict access if they wished to do so. She further noted that as the previous lease was over 20 years old, details concerning the lease were not currently available and the use may have changed since the original agreement was considered.

Members of Council noted that the Decision Note stated that the pedestrian access was not over the parcel of property in question and the City Manager advised that the sale of the parcel of land would have been sent to various departments for review. If the land was required for a turnaround or if it would impede a pedestrian access route, this would have been noted by Staff as a concern.

Noting the importance of maintaining pedestrian access routes, Councillor Davis made a motion to defer the item to allow for additional information on pedestrian access in the area of 22 Monroe Street.

Councillor Ellsworth reminded Council to direct any technical questions to Staff ahead of Regular Meetings. This helps avoid delays in decision-making and ensures Staff are prepared to respond to questions in the Council Chambers.

SJMC-R-2025-07-29/289

Moved By Councillor Davis

Seconded By Councillor Hickman

That Council defer a decision until a future meeting.

For (6): Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Hickman, Councillor Noseworthy, Councillor Davis, and Councillor Ridgeley

Against (2): Councillor Burton, and Councillor Bruce

MOTION CARRIED (6 to 2)

14.4 853 Main Rd interpret zone lines

14.5 8 Shaw Street and 4 McLea Place – REZ2500007 - Adoption

Councillors Burton and Davis commented on the presence of mature trees on the lot, expressing support for their preservation. Councillor Burton further suggested that it would be beneficial if the City had enhanced authority over the maintenance of trees on mature lots.

Councillor Noseworthy noted resident concerns surrounding the access to community mailboxes in the area. He asked that Staff contact Canada Post should access to the mailboxes be obstructed by the increase in density.

SJMC-R-2025-07-29/290

Moved By Councillor Burton

Seconded By Councillor Noseworthy

That Council adopt the Envision St. John's Development Regulations Amendment Number 63, 2025, regarding single detached dwellings at 8 Shaw Street and 4 McLea Place.

Further, that Council approve the 10 percent variance on the 15 metre Lot Frontage requirement on the middle Lot, subject to Development

Regulations Amendment Number 63, 2025 coming into legal effect and subdivision approval.

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

MOTION CARRIED (8 to 0)

14.6 120 Messenger Drive – MPA2500005

Councillor Burton voiced her support of the Staff recommendation to reject the application, as it follows the guidelines provided in the Municipal Plan. She encouraged the applicant to reapply once a Comprehensive Development Plan was in place for the area.

Councillor Davis questioned the recommendation to reject the rezoning application and informed Council on his concerns with piecemeal development in the area. He felt that the current pattern of development without a master plan was inefficient, resulting in a lack of active transportation routes and amenities in area. He called on Staff to create a Comprehensive Development Plan for the area. He also voiced his support for the applicant as they would be increasing density in the City on land that is technically outside of the 190 m contour elevation limit for servicing and the Kenmount Comprehensive Development Area (CDA).

Councillor Ellsworth noted the importance of having a Comprehensive Development Plan and requested clarification on the process for creating such a plan. The City Manager responded that generally with CDAs the onus is on the developers to create a plan for their land. Should the City create the plan, they would be dictating to landowners what they can and cannot do on their land. It would be challenging for both the City and landowners to create a concrete plan that would satisfy both existing regulations and requirements as well as landowners and developers in the area. The Deputy City Manager of Planning, Engineering, and Regulatory Services advised that creating a Comprehensive Development Plan for the area would be expensive and time-consuming. Extensive consultation would be required, and it would be unfair to the applicant to add the creation of a Comprehensive Development Plan to the existing motion. The creation of a Comprehensive Development Plan for Kenmount Terrace would have to be brought forward for consideration as a future

Capital Budget project. The Deputy Mayor noted the importance of consultation and thoughtful development. She felt that consideration of the creation of a Comprehensive Development Plan for the area would be best left for future budget discussions. She also voiced her support for the current application due to its location outside of the area considered in the Kenmount Concept Plan for Lands Above 190-metres report.

The Deputy City Manager of Planning, Engineering, and Regulatory Services cautioned that should Council vote against the current recommendation, additional work will be required by the City to move forward with approval of the rezoning. Residential Development would require major infrastructure work and may be cost-prohibitive for the applicant. He further noted that approval of this application before the approval of a Comprehensive Development Plan would result in an increase in piecemeal development of the area. He reiterated that should Council wish to consider creating a Comprehensive Development Plan, they should refer it to a future capital budget for consideration.

Councillor Burton reminded Council that approval of the application would go against the City's planning principles and summarized the challenges for a Comprehensive Development Plan created by the City. She further advised that zoning allows the City to have control over development and when rezoning takes place or Development Plans are created, it is done in tandem with landowners and developers to ensure that both legislative requirements and community needs are met.

SJMC-R-2025-07-29/291

Moved By Councillor Burton

Seconded By Councillor Ellsworth

That Council reject the application to rezone land at 120 Messenger Drive from the Comprehensive Development Area 9 (CDA9) Zone to the Residential 1 (R1) Zone to allow four new residential lots, as the proposed development is premature as there is not an approved Comprehensive Development Plan in effect for this area.

For (6): Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Noseworthy, and Councillor Ridgeley

Against (2): Deputy Mayor O'Leary, and Councillor Davis

MOTION CARRIED (6 to 2)

14.7 Easement over City land at 62 Alexander Street

SJMC-R-2025-07-29/292

Moved By Councillor Ellsworth

Seconded By Councillor Noseworthy

That Council approve the easement over a portion of City property at 62 Alexander Street, as shown in blue on the attached diagram.

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

MOTION CARRIED (8 to 0)

14.8 School Zone Time Update

Councillor Davis noted that the list included in the motion did not appear to include all existing school zones in the City. He inquired if the speed limits in some zones were already reduced at 7:00 a.m. The Deputy City Manager of Planning, Engineering, and Regulatory Services responded that all signs in school zones currently stated the speed limit as being from 7:30 a.m. to 5:00 p.m.

SJMC-R-2025-07-29/293

Moved By Councillor Hickman

Seconded By Councillor Bruce

That Council approve the change to implement school zone speed limits for an additional 30 minutes in the morning on school days. School zone signs will be updated citywide to have a reduced speed limit of 30 km/h from 7:00 am to 5:00 pm on days when school is regularly held. This will bring the City's school zone times in alignment with the NL Highway Traffic Act (HTA). This change will apply to the following schools zones:

Pennywell Road – vicinity of Bishop Abraham

Bond Street - Bishop Field

Canada Drive - Cowan Heights

Doyles Road - Goulds Elementary

Hazelwood Crescent - Hazelwood Elementary
Larkhall Street - Larkhall Academy
Toronto Street - Macdonald Drive Elementary
Elizabeth Avenue - Rennie's River School
Airport Heights Drive - Roncalli School
University Avenue - St. Andrew's School
Linegar Avenue – St. John Bosco
Cowan Avenue - St. Matthews
Mundy Pond Road - St. Teresa's
Ennis Avenue – Vanier Elementary
Middleton Street – Virginia Park Elementary
Waterford Bridge Road – St. Mary's

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

MOTION CARRIED (8 to 0)

14.9 SERC - George Street Festival Road Closure

SJMC-R-2025-07-29/294

Moved By Councillor Bruce

Seconded By Councillor Davis

That Council approve the road closure associated with the George Street Festival, July 31 – August 6.

For (8): Deputy Mayor O'Leary, Councillor Burton, 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 Electric Bicycles and Scooters

Deputy Mayor O'Leary informed Council that she had received some complaints concerning the use of electric and motorized vehicles in the Downtown Pedestrian Mall (DPM). She contacted City Transportation Engineering Staff concerning the issue and they advised that responsibility over the legislation of use of such vehicles would fall under Provincial jurisdiction. She noted the importance of working with the Province on the issue to ensure the safe use of motorized vehicles in pedestrian-friendly areas.

16.2 Forever Chemicals and PFAs

Deputy Mayor O'Leary requested information on the presence of forever chemicals, or Per- and Polyfluoroalkyl Substances (PFAs) in the City's water supply. The Deputy City Manager of Public Works responded that as the City has a protected watershed, such chemicals are currently not present in the City's water supply.

17. ADJOURNMENT

There being no further business, the meeting adjourned at 4:01 p.m.

MAYOR

CITY CLERK