

**MINUTES
COMMITTEE OF THE WHOLE
February 20, 2019 – 9:00 a.m. – Council Chamber, 4th Floor, City Hall**

Present Mayor Danny Breen
Deputy Mayor Sheilagh O’Leary
Councillor Maggie Burton
Councillor Sandy Hickman
Councillor Ian Froude
Councillor Deanne Stapleton
Councillor Jamie Korab
Councillor Wally Collins (entered at 9:48 am)

Regrets Councillor Hope Jamieson
Councillor Dave Lane
Councillor Debbie Hanlon

Staff Kevin Breen, City Manager
Derek Coffey, Deputy City Manager of Finance & Administration
Jason Sinyard, Deputy City Manager, Planning, Engineering and
Regulatory Services
Lynnann Winsor, Deputy City Manager – Public Works
Cheryl Mullett, City Solicitor
Ken O’Brien, Chief Municipal Planner
Elaine Henley, City Clerk
Karen Chafe, Acting Legislative Assistant

Adoption of the Agenda

Moved – Councillor Froude; Seconded – Councillor Hickman

That the agenda be adopted with the following addition:

- **Built Heritage Experts Panel Report of February 6, 2019**

CARRIED UNANIMOUSLY

Adoption of the Minutes

Moved – Councillor Stapleton; Seconded – Councillor Burton

That the Committee of the Whole minutes dated February 6, 2019 be adopted as presented.

CARRIED UNANIMOUSLY

Governance & Strategic Priorities – Mayor Danny Breen
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a. **Information Note dated February 11, 2019 re: Carsharing**

The Committee accepted the above noted as information.

Councillor Froude questioned how the process should unfold from here and how the City could facilitate a supportive role. The Legal Dept. reviewed other Canadian cities and there are many and varied models with different regulatory regimes. Any investment by the City would be unprecedented across Canada and it is up to the private sector. If individuals or corporations are interested in exploring or establishing carsharing models, the City can consider what type of supportive role it could play in such a process.

It was agreed that the Legal Dept. would consult with the Senior Executive Committee in this regard.

b. **Information Note dated February 13, 2019 re: 2018 Strategic Plan Report and Overview of Accomplishments 2-15-2018**

The committee accepted the above noted as information.

Councillor Burton referenced the winter cities strategy which is not noted as a priority within the Strategic Plan Report. She requested further elaboration. The City Manager advised that various initiatives towards a winter city have been completed, i.e. the Bannerman Park Loop, enhanced sidewalk snow clearing, etc., but these may more appropriately fall within the Healthy Cities Strategy.

Planning & Development – Councillor Maggie Burton
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a. **Decision Note dated February 13, 2019 re: Text Amendment to the revise the Definition of Institution - REZ1800019 - 21 Adams Avenue**

Moved – Councillor Burton; Seconded – Councillor Hickman

That the committee recommend Council’s approval of the following recommendation as outlined in the above cited decision note: that the application for a text amendment to the St. John’s Development Regulations to revise the definition of Institution be considered. It is also recommended that the application be advertised for public review and comment. The application would then be referred to a regular meeting of Council for consideration of adoption.

CARRIED UNANIMOUSLY

- b. **Decision Note dated February 13, 2019 re: Application to Rezone Land to the Residential Mixed (RM) Zone for an Office - REZ1800016 - 276 Pennywell Road**
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Moved – Councillor Burton; Seconded – Deputy Mayor O’Leary

That the Committee recommend Council’s approval of the following recommendation as outlined in the above cited decision note: that Council consider a proposed rezoning at 276 Pennywell Road from the Residential Medium Density (R2) Zone to the Residential Mixed (RM) Zone, as well as associated Development Regulations text amendments. It is also recommended that the application be advertised for public review and comment. The application would be referred to a regular meeting of Council for consideration of adoption.

CARRIED UNANIMOUSLY

- c. **Decision Note dated February 13, 2019 re: Rezoning from the Commercial Central Mixed Use (CCM) Zone to the Commercial Central Office (CCO) Zone for a hotel and concert hall - MPA1900001 - 9 Buchanan Street, 426 and 430 Water Street**
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Moved – Councillor Burton; Seconded – Deputy Mayor O’Leary

That the committee recommend Council’s approval of the following recommendation as contained in the above cited decision note: that Council consider the proposed rezoning at 9 Buchanan Street, 426 and 430 Water Street from the Commercial Central Mixed Use (CCM) Zone to the Commercial Central Office (CCO) Zone, as well as the associated Municipal Plan and Development Regulations text amendments. Upon submission of a satisfactory Land Use Assessment Report, it is recommended that the application be referred to a Public Meeting chaired by an independent facilitator. Following the public meeting, the application would be referred to a regular meeting of Council for consideration of adoption.

CARRIED UNANIMOUSLY

- d. **Built Heritage Experts Panel Report of Feb. 6, 2019**
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- i. **Decision Note – 9 Buchanan Street, Designated Heritage Building Review Initiated by an Application for a Demolition Permit**
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Moved – Councillor Burton; Seconded – Councillor Korab

That Council approve the Built Heritage Experts Panel recommendation as follows: that as 9 Buchanan Street does not merit designation as a Heritage Building, it is recommended to work with the developer and encourage that the redevelopment of the site incorporate design that respects the past histories of the site and neighbourhood. Further, the Committee recommends that the site not be demolished until the new development has been confirmed.

**MOTION LOST WITH
ONLY MOVER SUPPORTING**

Moved – Councillor Burton; Seconded – Councillor Hickman

That Council approve the recommendation as outlined in the above cited decision note: that as 9 Buchanan Street does not merit designation as a Heritage Building, it is recommended to work with the developer and encourage that the redevelopment of the site incorporate design that respects the past histories of the site and neighbourhood.

CARRIED UNANIMOUSLY

ii. Decision Note - 139 Water St. – Exterior Façade Renovations

Moved – Councillor Burton; Seconded – Deputy Mayor O’Leary

That Council approve the Built Heritage Experts Panel recommendation that the exterior façade renovations at 139 Water Street be approved as presented.

CARRIED UNANIMOUSLY

e. Decision Note dated February 13, 2019 re: Envision St. John’s Municipal Plan and Development Regulations Drafts dated February 2019 - Adoption-in-Principle

The Chief Municipal Planner conducted a power point presentation in relation to the above noted matter, followed by discussion. Public consultation has been extensive and the general public, agencies and organizations will continue to be consulted as the process goes forward. Members of Council generally expressed support of the Envision Plan and draft development regulations. Staff were commended for their work in this regard. Councillor Burton agreed to consult with Communications Division about the display of information at the Access Center in relation to the Envision Plan.

Moved – Councillor Burton; Seconded – Councillor Froude

That the committee recommend Council's approval of the following recommendation: that Council adopt-in-principle the Envision St. John's Municipal Plan and the Envision St. John's Development Regulations, dated February 2019. If adopted-in-principle by Council, these will be sent to the Municipal Affairs and Environment with a request for provincial release. Once the release is received, the documents will be referred back to a future regular meeting of Council for consideration of formal adoption and the appointment of a commissioner to conduct a public hearing, as required by the Urban and Rural Planning Act.

CARRIED UNANIMOUSLY

Adjournment

There being no further business the meeting adjourned at 10:53 a.m.

Mayor Danny Breen
Chairperson