

MINUTES**COMMITTEE OF THE WHOLE****April 3, 2019 – 9:00 a.m. – Council Chamber, 4th Floor, City Hall**

Present Mayor Danny Breen
Deputy Mayor Sheilagh O'Leary
Councillor Maggie Burton (entered at 9:15 am)
Councillor Dave Lane
Councillor Sandy Hickman
Councillor Debbie Hanlon
Councillor Deanne Stapleton
Councillor Hope Jamieson
Councillor Jamie Korab
Councillor Ian Froude
Councillor Wally Collins

Regrets: Councillor Hope Jamieson

Staff Kevin Breen, City Manager
Derek Coffey, Deputy City Manager of Finance & Administration
Tanya Haywood, Deputy City Manager of Community Services
Jason Sinyard, Deputy City Manager, Planning, Engineering and
Regulatory Services
Lynnann Winsor, Deputy City Manager – Public Works
Lindsay Lyghtle-Brushett, Acting Chief Municipal Planner
Linda Bishop, Senior Legal Counsel
Elaine Henley, City Clerk
Maureen Harvey, Legislative Assistant

Other Staff Present Brian Head, Manager of Parks &Open Spaces
Garrett Donaher, Manager of Transportation
Susan Bonnell, Manager of Marketing & Communications

Adoption of the Agenda

Moved – Councillor Hanlon; Seconded – Councillor Korab

That the agenda be adopted as presented.

CARRIED UNANIMOUSLY

Adoption of the Minutes

Moved – Councillor Froude; Seconded – Deputy Mayor O'Leary

That the Committee of the Whole minutes dated March 20, 2019 be adopted as presented.

CARRIED UNANIMOUSLY

Delegations

Special Events Advisory Committee Report – April 1, 2019

Mr. Peter Quinton, Promoter was in attendance for discussion on the following subject:

Churchill Park Music Festival – Friday/Saturday between August 16 & 31st – Concert

Recommendation

Moved – Councillor Korab; Seconded – Councillor Froude

It is recommended by the SEAC Committee that, from a regulatory perspective, the above noted event be approved.

CARRIED UNANIMOUSLY

**Decision Note dated March 27, 2019 re: Update Regarding Application for a 6-Storey Mixed-Use Building in the Churchill Square Retail Area - REZ1800009
43-53 Rowan Street - Applicant: KMK Properties Inc.**

Mr. Justin Ladha of KMK Capital was present to discuss above-noted Decision Note:

Mr. Ladha was welcomed to the meeting and proceeded to discuss the recommendation being put forth by staff to have the developer revise the proposed building design so the stepback occurs at the second story of the building along Rowan Street to maintain a consistent height throughout the Square. The recommendation also seeks confirmation that all concerns with Bell Aliant are mitigated, following which time an acceptable LUAR is submitted and reviewed by City Staff, to allow for the scheduling of a public meeting.

In relation to the requested stepback Mr. Ladha reported that from a financial perspective, the developer has no concerns with relocation. However, there were other considerations worthy of mention:

- a. Air handling equipment panels will become more unattractive
- b. To move closer to the Bell Aliant building would render the units harder to rent thereby increasing risk for the developer
- c. There is currently no consistency in building height in Churchill Square

- d. The proposed design has been reviewed and accepted in principle by the potential tenants and by experts in the field of construction, architecture etc.

He also indicated that discussion is ongoing with Bell to ensure all concerns identified are mitigated. Mr. Ladha fears that delaying the City's approval will compromise negotiations ongoing with large-scale, national and reputable tenants.

It was acknowledged by Mr. Ladha that building permits would not be released until finalization of intricate building design details, however he is requesting approval so that the project can move forward such that finalize leases with potential tenants.

Considerable discussion took place and it was recognized that much information had come to the attention of staff very recently resulting in there being no opportunity for dialogue between staff and the developer.

Recommendation

Moved – Councillor Burton;

Based on the comments from the Built Heritage Experts Panel and staff, it is recommended that Council ask the developer to revise their proposed building design so the stepback occurs at the second story of the building along Rowan Street to maintain a consistent height throughout the Square. Once a revised design is submitted, all concerns with Bell Alliant are mitigated, and an acceptable LUAR is submitted and reviewed by City Staff, a public meeting will be scheduled.

There being no seconder, the recommendation failed.

Recommendation

Moved – Councillor Froude; Seconded – Councillor Hickman

To facilitate further discussion between the developer and staff as it relates to options available regarding stepback and Bell Alliant concerns, the above-noted Decision Note be deferred to the Regular Meeting of Council on April 15, 2019. If not resolved at this meeting, the matter is to be referred back to Committee of the Whole on April 17, 2019

**CARRIED WITH COUNCILLOR
BURTON DISSENTING**

Councillor Lane retired from the meeting at 10:15 am

Public Works & Sustainability – Councillor Ian Froude

Decision Note dated March 20, 2019 re: Commemorative Program Fee Changes

Recommendation

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

It is recommended Council change to above-noted fee structure to read as follows:

Open Space/Trail – Economy Bench (new option)	\$750
Community Park – Bench	\$1,200
Municipal Park – Victorian Style Bench (Bannerman, Bowring Victoria Park only)	\$3,500
Coniferous Ornamental Tree – 1.2m ht.	\$350
Deciduous Ornamental Tree – 4mm caliper, 2.5m ht.	\$325

CARRIED UNANIMOUSLY

Discussion took place with staff being asked to consider options for commemorative items other than those listed above. The Manager of Parks & Open Space indicated that the City is open to any suggestions as its objective is for the project to remain cost neutral. Items put forward for consideration were bus shelter benches and bike racks.

Finance & Administration

Decision Note dated March 26, 2019 re: Alcock & Brown - Reception

Recommendation

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

It is recommended that Council approve a reception commemorating the 100th Anniversary of the first non-stop transatlantic flight from St. John’s to County Galway, Ireland by British aviators John Alcock and Arthur Brown at an approximate cost of \$8,000 for which money is allocated in the 2019 Operating Budget.

RECOMMENDATION CARRIED WITH COUNCILLORS BURTON AND FROUDE DISSENTING

The City Clerk advised that efforts will be made to keep the cost to a minimum while ensuring a reception that is in keeping with the caliber of the event.

Decision Note dated March 27, 2019 re: Approval Limits

Recommendation

Moved – Councillor Hickman; Seconded – Councillor Froude

It is recommended Council increase the signing authority for the City Manager to \$100K and for Deputy City Managers to \$60,000.

CARRIED UNANIMOUSLY

Community Services – Councillor Jamie Korab

Decision Note dated March 20, 2019 re: Downtown St. John's Request for Funding

Recommendation

Moved – Councillor Korab; Seconded – Councillor Hanlon

That Council approve \$33,000 expenditure from the Community Capital funding program to be used for the Downtown St. John's Christmas Decoration Enhancement initiative.

CARRIED UNANIMOUSLY

Councillor Burton requested that consideration be given to the installation of speakers in the downtown that would accommodate appropriate music in keeping with the season or events taking place in the downtown. Councillor Hanlon agreed to raise the idea with Downtown St. John's.

Governance & Strategic Priorities

Decision Note dated March 27, 2019 re: Adoption of the External Review of the City's Internal Audit Function

Recommendation

Moved – Councillor Hanlon; Seconded – Councillor Burton

It is recommended the External Review of the City's Internal Audit Function report be adopted as presented in full and staff be directed to commence implementing the recommendations. The decision for adding an additional staff member should be referred to the 2020 budget

discussions.

CARRIED UNANIMOUSLY

Councillor Hanlon and Deputy Mayor O'Leary retired at 11:00 am.

Planning & Development

Decision Note dated March 26, 2019 re: Application to Rezone Land to the Rural Residential Infill (RRI) Zone for a Single Detached Dwelling – REZ1900006 – 358 Grove's Road

While the staff recommendation was that Council refuse the application to rezone 358 Groves Road from the Rural (R) Zone to the Rural Residential Infill (RRI) Zone as the property is above the 190-metre contour, the following recommendation of deferral was put forward.

Recommendation

Moved – Councillor Froude; Seconded – Councillor Stapleton

That the Decision Note dated March 26, 2019 re: Application to Rezone Land to the Rural Residential Infill (RRI) Zone for a Single Detached Dwelling – REZ1900006 – 358 Grove's Road be deferred

CARRIED UNANIMOUSLY

Decision Note dated March 26, 2019 re: Application to Rezone Land to the Medium Density (R2) Zone – REZ1900003 – 22 Whiteway Street

Recommendation

Moved – Councillor Burton; Seconded – Councillor Froude

That Council consider a proposed rezoning at 22 Whiteway Street from Residential Low Density (R1) Zone to Residential Medium Density (R2) Zone, and that the application be advertised for public review and comment.

CARRIED UNANIMOUSLY

Decision Note dated March 25, 2019 re: Application to Rezone Land to the Planned Mixed Development 2 (PMD2) Zone for development of Phase 2 of the Galway Master Planned Community - REZ1900007, 100 Danny Drive - Applicant: 10718 NFLD Inc.

Recommendation

Moved – Councillor Collins; Seconded – Councillor Hickman

It is recommended that Council consider a proposed rezoning for the area of 100 Danny Drive, as identified on the zoning map, from the Comprehensive Development Area - Southlands (CDA Southlands) Zone to the Planned Mixed Development 2 (PMD2) Zone. It is also recommended that the application be advertised for public review and comment. Following advertisement, the proposed amendment would be referred to a Regular Meeting of Council for consideration of adoption.

CARRIED UNANIMOUSLY

Decision Note dated March 25, 2019 re: Application to Rezone Land to the Institutional (INST) Zone for development of the francophone school site REZ1900001 - 100 Danny Drive - Applicant: 10718 NFLD Inc.

Recommendation

Moved – Councillor Burton; Seconded – Councillor Collins

It is recommended that Council consider a proposed rezoning to accommodate a francophone school for the area of 100 Danny Drive, as identified on the zoning map, from the Comprehensive Development Area - Southlands (CDA Southlands) Zone to the Institutional (INST) Zone, and that the application be advertised for public review and comment. Following advertisement, the proposed amendment would be referred to a Regular Meeting of Council for consideration of adoption.

It is also recommended that the application to rezone Phase 2 of the Galway development to a new Planned Mixed Development 2 (PMD2) Zone be considered simultaneously with this application.

CARRIED UNANIMOUSLY

Adjournment

There being no further business the meeting adjourned at 11:30 a.m.

Mayor Danny Breen
Chairperson