



The City of Saint John

MINUTES – REGULAR MEETING
COMMON COUNCIL OF THE CITY OF SAINT JOHN
DECEMBER 16, 2024 AT 6:00 PM
2ND FLOOR COMMON COUNCIL CHAMBER, CITY HALL

An Electronic means of communication will be used at this meeting. The public may attend the meeting in person in the Council Chamber or view the meeting on the City's Website (www.saintjohn.ca) or on Rogers TV.

Present: Mayor Donna Noade Reardon
Deputy Mayor John MacKenzie
Councillor-at-Large Gary Sullivan
Councillor-at-Large Brent Harris (virtual attendance)
Councillor Ward 1 Greg Norton (virtual attendance)
Councillor Ward 2 Barry Ogden
Councillor Ward 3 Gerry Lowe
Councillor Ward 3 Mariah Darling
Councillor Ward 4 Greg Stewart
Councillor Ward 4 Paula Radwan

Absent: Councillor Ward 1 Joanna Killen

Also Present:
Chief Administrative Officer B. McGovern
Chief Financial Officer K. Fudge
General Counsel M. Tompkins
Commissioner Utilities & Infrastructure Services I. Fogan
Fire Chief R. Nichol
Director Human Resources D. McQuade-Clark
Commissioner Growth & Community Services A. Poffenroth
Director External Relations L. Caissie
Commissioner Public Works M. Hugenholtz
City Clerk J. Taylor
Deputy City Clerk P. Anglin

1. Call to Order

1.1 Land Acknowledgement

Mayor Noade Reardon read aloud the Land Acknowledgement and called for a moment of reflection.

“The City of Saint John/Menaquesk is situated is the traditional territory of the Wolastoqiyik/Maliseet. The Wolastoqiyik/Maliseet along with their Indigenous Neighbours, the Mi’Kmaq/Mi’kmaq and Passamaquoddy/Peskotomuhkati signed Peace and Friendship Treaties with the British Crown in the 1700s that protected their rights to lands and resources.”

1.2 National Anthem

The Saint John Symphony Youth Orchestra performed O Canada by video.

Newly elected Council Member

The City Clerk introduced the successful candidate elected to office for Ward 3 Councillor Mariah Darling. Councillor Darling accepted the office earlier today by making and subscribing the affirmation of office that are prescribed by *Local Governance Act* regulation.

2. Approval of Minutes

2.1 Minutes of December 9, 2024

Moved by Councillor Sullivan, seconded by Deputy Mayor MacKenzie:
RESOLVED that the minutes of December 9, 2024 be approved.

MOTION CARRIED.

3. Approval of Agenda

Moved by Councillor Sullivan, seconded by Councillor Stewart:
RESOLVED that the agenda for December 16, 2024 be approved with the addition of item 17.1 2029 Canada Games – Memorandums of Understanding with Envision Saint John for Venues; 17.2 Legal Proceeding against BGC Engineering Inc. (West Wells) – Mediation Update and Recommended Settlement; 17.3 Marco Polo Letter of Intent and Item 16.1 2024 Utility Fund Capital Reserve Transfers.

MOTION CARRIED.

4. Disclosures of Conflict of Interest

Councillor Ogden declared a conflict-of-interest with item 17.3 Marco Polo.

5. Consent Agenda

5.1 RESOLVED that as recommended in the submitted report *M&C 2024-319: Community Arts Board Funding Fall/Winter 2024*, Common Council receive and file the Saint John Community Arts Board's letter supporting the granting of funding to the successful applicants for the 2024 Fall/Winter Small Grants Funding; and the Commissioner of Finance facilitates grant payments to the successful organizations.

5.2 RESOLVED that as recommended in the submitted report *M&C 2024-348: 2025 Insurance Renewal*, Common Council approve the following:

(1) Direct staff to renew the insurance coverage with BFL Canada Risk and Insurance Services Inc, through our Agent of Record, GTI Group and approves the maximum payment of **\$1,992,303.00** detailed below. Insurance coverage under this policy will be effective January 1, 2025 until December 31, 2025.

Insurance Premiums of	\$1,957,203
Agreed Agency Fee of	\$33,600
BFL Canada Fee	\$1,500
Payable to GTI Group (Formerly JM & CW Hope Grant Ltd.)	\$1,992,303

(2) Authorize the Mayor and Common Clerk to Sign the Authorization to Bind Coverage as submitted.

5.3 RESOLVED that as recommended in the submitted report *M&C 2024-340: ACCEO Solutions Inc. Extension of License, Supply and Maintenance Agreement*, the City of Saint John enter into an Extension of License, Supply and Maintenance Agreement with ACCEO Solutions Inc., generally in the form as attached to M&C No. 2024-340 and that the Mayor and City Clerk be authorized to execute said Extension and any other documents ancillary thereto.

5.4 RESOLVED that as recommended in the submitted report *M&C 2024-346: Tender Call 2024-084201T: Biosolids Receiving & Processing – Millidgeville and Eastern Wastewater Treatment Plants*, the contract be awarded to Envirem Organics Inc. at the tendered price of \$69.00 per tonne (including HST), for an estimated maximum annual value of \$287,000 (including HST) as calculated based upon historic biosolids production.

5.5 RESOLVED that the Council Community Fund application submitted by Councillor Radwan for ACAP Saint John for \$707.65, be approved.

5.6 RESOLVED that the Council Community Fund application submitted by Councillor Radwan for Forest Hills Complex for \$792.35, be approved.

5.7 RESOLVED that the Council Community Fund application submitted by Councillor Harris for Saint John Trojans R.F.C Inc. for \$1500, be approved.

5.8 RESOLVED that the Council Community Fund application submitted by Councillor Sullivan for Positive Recreation Opportunities ("P.R.O Kids") for \$1500, be approved.

5.9 RESOLVED that as recommended in the submitted report *M&C 2024-349: Contract No. 2023-28: Charlotte Street (King Square South to Princess Street) – Street Reconstruction*, Common Council approve the following:

(A) approve reallocating \$100,000 of funding from the Shamrock Park Fence Replacement project (24TC03) to the Charlotte Street (King Sq. S. to Princess Street) – Street Reconstruction project (24TC39) to offset the budget variance as outlined in this report and;

(B) approve the value of Contract No. 2023-28: Charlotte Street (King Sq. S. to Princess Street) - Street Reconstruction previously awarded to Galbraith Construction Ltd., on May 13th, 2024 be increased from \$602,565.50 (including HST) to \$700,653.65 (Including HST) as outlined in the submitted report.

Moved by Deputy Mayor MacKenzie, seconded by Councillor Sullivan:
RESOLVED that the recommendation set out in each consent agenda item respectively, be adopted.

MOTION CARRIED UNANIMOUSLY.

6. Members Comments

Members commented on various local events.

7. Proclamation

8. Delegations / Presentations

9. Public Hearings – 6:30 p.m.

9.1 Housing Accelerator Fund Zoning By-Law Reform Amendments with Planning Advisory Committee report and Staff Presentation (1st and 2nd Reading)

Commissioner Poffenroth introduced the rezoning application respecting Zoning By-Law reform to support the Affordable Housing Action Plan. The amendment will reduce regulatory barriers and enable diversity of housing options. The proposed amendments aim to address housing shortages by reducing red tape, fostering gentle density and missing middle developments and streamline approval process.

The amendment affects a number of sections of the Zoning By-law in order to support and enhance residential development, and includes the following:

1. Consolidation of the One-Unit Residential (R1), Two-Unit Residential (R2), Suburban Residential (RSS), and Low-Rise Residential (RL) zones into an updated Low-Rise Residential (RL) zone that allows up to 4 units per lot and up to 6 units per lot in Intensification Areas and on existing lots zoned RL;

2. Amended zone standards for the Mid-Rise Residential (RM) zone, including increasing the maximum height to 6 storeys;

3. Enhanced amenity space requirements for multi-unit residential developments containing 6 or more dwelling units;

4. Enhanced landscaping standards for residential developments;

5. Elimination of parking requirements for affordable dwelling units and reduced parking requirements for secondary and garden suites within proximity to Primary Corridors, Intensification areas, Employment areas, Post-Secondary Institutions, and Transit Routes;
6. Amended definitions and development standards for “garden suite” and “secondary suite”; and
7. Addition of Section 9.23 – Design Regulations for Multiple Unit Residential and Commercial Buildings with Dwelling Units.

Staff and PAC are aligned and recommend the approval of the application.

Consultant J. Burke of Stantec Engineering outlined their role in the Housing Accelerator Fund zoning by-law reform amendments. To ensure alignment with best practices, the consulting firm Stantec conducted a comparative analysis of zoning by-laws in five leading Canadian municipalities.

Mayor Noade Reardon called the Public Hearing to Order.

The Mayor called for members of the public to speak against the application with no one presenting.

The Mayor called for members of the public to speak in favour of the application with Rick Turner presenting.

Mayor Noade Reardon closed the public hearing.

Moved by Deputy Mayor MacKenzie, seconded by Councillor Sullivan:

RESOLVED that the by-law entitled “By-Law Number C.P. 111-183 A Law to Amend the Zoning By-Law of The City of Saint John” respecting Zoning By-Law reform to support the Affordable Housing Action Plan, be read a first time.

MOTION CARRIED with Councillor Harris voting nay stating he disagreed with staff imposing obligations on architects' design.

Read a first time by title, the by-law entitled “By-Law Number C.P. 111-183 A Law to Amend the Zoning By-Law of The City of Saint John.”

Moved by Councillor Ogden, seconded by Councillor Deputy MacKenzie:

RESOLVED that the by-law entitled “By-Law Number C.P. 111-183 A Law to Amend the Zoning By-Law of The City of Saint John” respecting Zoning By-Law reform to support the Affordable Housing Action Plan, be read a second time.

MOTION CARRIED with Councillor Harris voting nay.

Read a second time by title, the by-law entitled “By-Law Number C.P. 111-183 A Law to Amend the Zoning By-Law of The City of Saint John.”

10. Consideration of By-Laws

10.1 Subdivision By-Law Amendment (Money-in-lieu of Land for Public Purposes) - Housing Accelerator Fund (1st and 2nd Reading)

Moved by Deputy Mayor MacKenzie, seconded by Councillor Ogden:

RESOLVED that the by-law entitled “By-law No. C.P. 122-3, A Law to Amend the Subdivision By-Law of The City of Saint John” by deleting and replacing subsection 16(2); and deleting and replacing section 17, to streamline approvals for smaller-scale subdivisions requiring money-in-lieu of Land for Public Purposes, be read a first time.

MOTION CARRIED.

Read a first time by title, the by-law entitled “By-law No. C.P. 122-3, A Law to Amend the Subdivision By-Law of The City of Saint John.”

Moved by Councillor Stewart, seconded by Councillor Lowe:

RESOLVED that the by-law entitled “By-law No. C.P. 122-3, A Law to Amend the Subdivision By-Law of The City of Saint John” by deleting and replacing subsection 16(2); and deleting and replacing section 17, to streamline approvals for smaller-scale subdivisions requiring money-in-lieu of Land for Public Purposes, be read a second time.

MOTION CARRIED.

Read a second time by title, the by-law entitled “By-law No. C.P. 122-3, A Law to Amend the Subdivision By-Law of The City of Saint John.”

10.2 BIA Levy By-Law Amendment (3rd Reading)

Moved by Councillor Sullivan, seconded by Councillor Stewart:

RESOLVED that the by-law entitled “A Law to Amend By-Law Number BIA-2, Business Improvement Levy By-Law” by applying a levy of 16 cents for each one hundred dollars of assessed value for 2025, be read.

MOTION CARRIED.

The by-law entitled “A Law to Amend By-Law Number BIA-2, Business Improvement Levy By-Law” was read in its entirety.

Moved by Deputy Mayor MacKenzie, seconded by Councillor Radwan:

RESOLVED that the by-law entitled “A Law to Amend By-Law Number BIA-2, Business Improvement Levy By-Law” by applying a levy of 16 cents for each one hundred dollars of assessed value for 2025, be read a third time, enacted, and the Corporate Common Seal affixed thereto.

MOTION CARRIED.

Read a third time by title, the by-law entitled “A Law to Amend By-Law Number BIA-2, Business Improvement Levy By-Law”.

11. Submissions by Council Members

12. Business Matters – Municipal Officers

13. Committee Reports

14. Consideration of Issues Separated from Consent Agenda

15. General Correspondence

15.1 L. Graham: Requesting Speed Bumps Installed on Millidge Avenue
(Recommendation: Receive for Information)

Moved by Councillor Sullivan, seconded by Councillor Darling:

RESOLVED that the correspondence from L. Graham requesting Speed Bumps be Installed on Millidge Avenue, be received for information.

MOTION CARRIED.

15.2 M. Clark: Snow Angels Program (Recommendation: Refer to Chief Administrative Officer)

Moved by Deputy Mayor MacKenzie, seconded by Councillor Darling:

RESOLVED that the correspondence from M. Clerk regarding the Snow Angels Program be referred to the Chief Administrative Officer.

MOTION CARRIED.

16. Supplemental Agenda

16.1 2024 Utility Fund Capital Reserve Transfers

Moved by Councillor Stewart, seconded by Councillor Sullivan:

RESOLVED that as recommended by the Finance Committee, having met on December 4, 2024 Common Council approve the transfer of \$10,500,000 from the Utility Operating Fund to the Utility Fund Capital Reserve.

MOTION CARRIED.

17. Committee of the Whole

Absent for the discussion of items 17.1, 17.2 and 17.3 Councillor Darling withdrew from the meeting.

17.1 2029 Canada Games – Memorandums of Understanding with Envision Saint John for Venues

Moved by Deputy Mayor MacKenzie, seconded by Councillor Lowe:

RESOLVED that as recommended by the Committee of the Whole, having met on December 16, 2024, Common Council approve the following:

1. That the City enter into a Memorandum of Understanding with Envision Saint John and Lily Lake Pavilion Inc. generally in the form as presented to Committee of the Whole at its meeting held December 16, 2024 regarding the securing of a venue for the 2029

Canada Games, and that the Mayor and Clerk be authorized to execute the said Memorandum of Understanding; and further

2. That the City enter into a Memorandum of Understanding with Envision Saint John and The Saint John Aquatic Centre Commission generally in the form as presented to Committee of the Whole at its meeting held December 16, 2024 regarding the securing of a venue for the 2029 Canada Games, and that the Mayor and Clerk be authorized to execute the said Memorandum of Understanding; and further

3. That the City enter into a Memorandum of Understanding with Envision Saint John generally in the form as presented to Committee of the Whole at its meeting held December 16, 2024 regarding the securing of a venue for the 2029 Canada Games, and that the Mayor and Clerk be authorized to execute the said Memorandum of Understanding.

MOTION CARRIED.

17.2 Legal Proceeding against BGC Engineering Inc. (West Wells) – Mediation Update and Recommended Settlement

Moved by Councillor Sullivan, seconded by Councillor Lowe:

RESOLVED that as recommended by the Committee of the Whole, having met on December 16, 2024, the City settle its claim against BGC Engineering Inc. in the West Wells litigation on the terms and conditions outlined to Committee of the Whole at its meeting held December 16, 2024, and that the Mayor and Clerk be authorized to execute any documents necessary to effect the settlement.

MOTION CARRIED.

Having declared a conflict-of interest Councillor Ogden withdrew from the meeting.

17.3 Marco Polo Letter of Intent

Moved by Councillor Radwan, seconded by Councillor Stewart:

RESOLVED that as recommended by the Committee of the Whole, having met on December 16, 2024 the City enter into the Letter of Intent in the form as presented to Committee of the Whole at its meeting held November 12th, 2024 with the Saint John Port Authority and Marco Polo Harbourfront Historical Village and Museum Inc. and that the Mayor and Clerk be authorized to sign the said Letter of Intent.

MOTION CARRIED.

Councillors Darling and Ogden re-entered the meeting.

18. Adjournment

Moved by Councillor Lowe, seconded by Councillor Stewart:

RESOLVED that the meeting of Common Council held on December 16, 2024, be adjourned.

MOTION CARRIED.

The Mayor declared the meeting adjourned at 7:45 p.m.