

AGENDA

Committee of the Whole

Wednesday, July 10, 2019

9 am

Council Chambers

4th Floor, City Hall

ST. JOHN'S

ST. JOHN'S

Committee of the Whole Agenda

July 10, 2019

9:00 a.m.

4th Floor City Hall

Pages

1. Call to Order
2. Approval of the Agenda
3. Adoption of the Minutes
 - 3.1 Committee of the Whole Minutes - June 26, 2019 1
4. Presentations/Delegations
5. Finance & Administration - Councillor Dave Lane
 - 5.1 Decision Note dated July 2, 2019 re: Shad Memorial 2019 - Luncheon Sponsorship 8
6. Public Works & Sustainability - Councillor Ian Froude
7. Community Services & Events - Councillor Jamie Korab
 - 7.1 Decision Note dated July 4, 2019 re: Special Event Advisory Committee Request - ibuylocal 11
8. Housing - Councillor Hope Jamieson
 - 8.1 Information Note dated June 17, 2019 re: Release of the Housing Needs Assessment Report 15
9. Economic Development, Tourism & Culture - Sheilagh O'Leary
 - 9.1 Information Note dated July 4, 2019 re: Laneway Public Art Animation - Craft Council of NL Partnership 20

10.	Governance & Strategic Priorities - Mayor Danny Breen	
10.1	Decision Note dated June 28, 2019 re: Small Home Rebuilding/Extension in a City Watershed Policy	22
10.2	Decision Note dated July 5, 2019 re: Panel to Review Election Reform Process including Finance By-Law	28
11.	Planning & Development - Councillor Maggie Burton	
11.1	Decision Note dated June 25, 2019 re: 336 Water Street (corner of Adelaide Street), Mary Brown's Restaurant - Mural	32
11.2	Decision Note dated June 28, 2019 re: 10 Merrymeeting Road, Exterior Façade Renovations	41
12.	Transportation - Councillor Debbie Hanlon	
13.	Other Business	
14.	Adjournment	

ST. JOHN'S

Minutes of Committee of the Whole - City Council

Council Chambers, 4th Floor, City Hall

June 26, 2019, 9:00 a.m.

Present: Mayor Danny Breen
Deputy Mayor Sheilagh O'Leary
Councillor Maggie Burton
Councillor Dave Lane
Councillor Sandy Hickman
Councillor Debbie Hanlon
Councillor Deanne Stapleton
Councillor Jamie Korab
Councillor Ian Froude
Councillor Wally Collins

Regrets: Councillor Hope Jamieson

Staff: Jason Sinyard, Deputy City Manager of Planning, Engineering & Regulatory Services
Lynnann Winsor, Deputy City Manager of Public Works
Elaine Henley, City Clerk
Ken O'Brien, Chief Municipal Planner
Karen Chafe, Supervisor - Office of the City Clerk
Linda Bishop, Acting City Solicitor
Brian Head, Manager - Public Works
Edmundo Fausto, Sustainability Coordinator

1. Call to Order

2. Approval of the Agenda

2.1 Agenda dated June 26, 2019

Moved By Councillor Lane

Seconded By Councillor Collins

That the agenda be adopted as presented.

CARRIED UNANIMOUSLY

3. Adoption of the Minutes

3.1 Committee of the Whole Minutes dated June 12, 2019

Moved By Councillor Stapleton

Seconded By Councillor Hanlon

That the Committee of the Whole minutes dated June 12, 2019 be adopted as presented.

CARRIED UNANIMOUSLY

4. Presentations/Delegations

4.1 Presentation on Sustainability presented Edmundo Fausto, Sustainability Coordinator

Mr. Edmundo Fausto, Sustainability Coordinator was present to conduct a presentation on sustainability. A power point presentation was conducted in this regard.

The following points outlined by members of Council are noteworthy:

- More frequent conversations on sustainability, i.e. short presentations to Committee of the Whole focused on specific topics would be helpful.
- The inter-departmental sustainability working group: it was questioned how others would get involved with this and Mr. Fausto indicated that the community would be engaged in different ways, depending on the issue. He noted that sustainability cannot happen without the community but as to how that will be done remains to be seen.
- Education is important and what role does Council play in this regard: discussion needs to take place to identify action items and future direction.

- It is encouraging to see the conversation shift so that oil companies realize the risks to economic success as well as the opportunities available for renewable energy. Global action is necessary.
- How will the work on sustainability translate financially: part of the planning process usually includes a financial perspective in relation to actions. As such, different departments would provide perspective.

Mr. Fausto retired from the meeting at 9:40 am.

5. Finance & Administration - Councillor Dave Lane

5.1 Decision Note dated June 18, 2019 re: Reception for National Hockey Team of 1966 (Reunion)

Moved By Councillor Hickman

Seconded By Councillor Hanlon

That Council approve the afternoon reception as outlined above on September 11, 2019 in honor of Canada's National Hockey Team of 1966.

CARRIED UNANIMOUSLY

5.2 Information Note re: Quarterly Travel Report - First Quarter 2019

Council considered as information the above noted report.

6. Public Works & Sustainability - Councillor Ian Froude

7. Community Services & Events - Councillor Jamie Korab

8. Housing - Councillor Hope Jamieson

9. Economic Development, Tourism & Culture - Sheilagh O'Leary

10. Governance & Strategic Priorities - Mayor Danny Breen

10.1 Decision Note dated June 12, 2019 re: Membership for Arts and Culture Advisory Committee

Moved By Councillor Burton

Seconded By Councillor Lane

That the recommendation be approved as outlined, that Council appoint the following members as per the selection review process already undertaken:

- One vacancy representing a Visual Art and Craft organization:
 - Daniel Rumbolt (VANL-CARFAC)
- Two vacancies representing Cultural, Indigenous and Intangible Cultural Heritage organizations:
 - Jenelle Duval (First Light)

CARRIED UNANIMOUSLY

10.2 Decision Note dated June 18, 2019 re: Dissolution of Downtown Advisory Committee

Moved By Councillor Hanlon

Seconded By Councillor Burton

That Council approve the dissolution of the Downtown Advisory Committee and confirm the renewed mandate of the previously established Joint Committee of Council and Downtown St. John's.

CARRIED UNANIMOUSLY

10.3 Decision Note dated June 12, 2019 re: Youth Engagement Strategy

Deputy Mayor O'Leary questioned if there is any opportunity to have a senior voice involved in the Youth Strategy. Councillor Burton agreed to consult with staff in this regard, noting that "age friendly cities" is perhaps the most appropriate venue to consider this.

Mayor Breen joined the meeting at 10:00 am.

Moved By Councillor Burton

Seconded By Councillor Froude

That Council support the proposed direction for the development of a youth engagement strategy as outlined in the above cited Decision Note.

CARRIED UNANIMOUSLY

11. Planning & Development - Councillor Maggie Burton

11.1 Built Heritage Experts Panel Report of June 12, 2019

1. **Decision Note dated June 5, 2019 re: Application to Develop a Multi-Purpose Annex - St. John's Designated Heritage Building, 16 Church Hill DEV1900091**

Councillor Burton referenced the Decision Note in section 11.2 of today's agenda and made a motion based on the recommendation contained therein.

CARRIED UNANIMOUSLY

2. **Decision Note dated May 6, 2019 re: Metal Roofs and Solar Panels in the St. John's Heritage Areas**

Moved By Councillor Burton

Seconded By Councillor Hickman

That Council approve the recommendation of the Built Heritage Experts Panel as follows:

That the following apply to the use of modern roof materials in heritage areas:

- Shingle-style metal roofs for residential dwellings will be permitted subject to the material replicating heritage style. Non-residential buildings may be permitted other styles of metal roofs if the style replicates the existing roof style.
- Solar Panels will be permitted as long as they are not visible from the street.

CARRIED UNANIMOUSLY

3. **Decision Note dated June 10, 2019 re: 6 Cathedral Street, Masonic Temple Renovations - Exterior Renovations**

Moved By Councillor Burton

Seconded By Councillor Stapleton

That the Committee approve the following recommendation of the Built Heritage Experts Panel:

That Council approve the exterior renovations and installation of a fire exit stairway on the Masonic Temple, located at 6 Cathedral Street subject to the following:

- Replacement of glass on the north side, where the stairwell is proposed, should be done with non-wired type, fire-rated glass.
- The color of the proposed wooden stairway should match the existing brick work and stained in accordance with manufacturer's specifications.

CARRIED UNANIMOUSLY

11.2 Decision Note dated June 18, 2019 re: Application to Develop a Multi-Purpose Annex, St. John's Designated Heritage Building, Anglican Cathedral of St. John the Baptist, 16 Church Hill, DEV 1900091

Moved By Councillor Burton

Seconded By Deputy Mayor O'Leary

That Council approve the proposed design of the annex extension to the Anglican Cathedral of St. John the Baptist, located at 16 Church Hill, as proposed.

It is further recommended that any retaining walls used in the development (not currently shown on the drawings) use a natural stone that is similar to the stone on the Cathedral and site retaining walls, and that an attempt is made to use natural stone in any additional site features, such as landscaping.

CARRIED UNANIMOUSLY

11.3 Decision Note dated June 20, 2019 re: Update - Air Rights in front of 430 Water Street

SJMC-S-2019-06-25/100

Moved By Councillor Burton

Seconded By Councillor Hanlon

That Council approve an easement for the lands impacted by the pillars, subject to development approval.

CARRIED UNANIMOUSLY

12. Transportation - Councillor Debbie Hanlon

13. Other Business

13.1 Decision Note dated June 17, 2019 re: Funding of Dehumidification Units

Moved By Councillor Hickman

Seconded By Councillor Collins

That \$3.03 M be reallocated from the current gas tax agreement to negate the borrowing requirement for the dehumidification project. A decision on whether to allocate future gas tax funding or borrow our 33% share for the Mews Center project can be made at a later date.

CARRIED UNANIMOUSLY

14. Adjournment

There being no further business the meeting adjourned at 10:18 am.

Mayor Danny Breen
Chairperson

DECISION/DIRECTION NOTE

Title: Shad Memorial 2019 – Sponsorship – Luncheon

Date Prepared: July 2, 2019

Report To: Committee of the Whole

Councillor and Role: Dave Lane/Finance & Administration

Ward: N/A

Decision/Direction Required:

Seeking approval for the City to host a luncheon for the staff and students of Shad Memorial 2019.

Discussion – Background and Current Status:

- Shad Memorial is one of 15 campuses in Canada offering the Shad Valley Program (www.shad.ca), a nation-wide program designed to offer high-potential high school students the opportunity to interact with other talented youth across Canada.
- This year's program runs from June 30 to July 26, 2019
- Attached is the letter from Leonard Lye, Program Director seeking approval for the City to host a luncheon in July 2019.

Key Considerations/Implications:

1. Budget/Financial Implications:

- The cost for the luncheon will be approximately \$1,500 and will be covered under the Office of the City Clerk budget for civic events.

2. Partners or Other Stakeholders:

- Shad Memorial/Memorial University of Newfoundland and Labrador

3. Alignment with Strategic Directions/Adopted Plans: N/A

4. Legal or Policy Implications: N/A

5. Privacy Implications: N/A

6. Engagement and Communications Considerations: N/A

ST. JOHN'S

7. Human Resource Implications: N/A

8. Procurement Implications: N/a

9. Information Technology Implications: N/A

10. Other Implications: N/A

Recommendation: It is recommended that Council approve a luncheon for Shad Memorial 2019.

Prepared by: Elaine Henley, City Clerk
Reviewed by: Kevin Breen, City Manager

Attachments: Letter dated June 9, 2019 from Leonard Lye



Faculty of Engineering and Applied Science

Office of the Associate Dean (Graduate)
St. John's, NL, Canada, A1B 3X5
Tel: 709 864 8900 Fax: 709 864 3480
llye@mun.ca www.mun.ca

Ms. Elaine Henley
City of St. John's
10 New Gower Street
P.O. Box 908
St. John's, NL, Canada
A1C 5M2
ehenley@stjohns.ca

June 9th, 2019

Dear Ms. Henley:

Re: Sponsorship from the City of St. John's – Shad Memorial 2019

We are writing to you again on behalf of the staff and students of Shad Memorial 2019 to request sponsorship from the City of St. John's. Shad Memorial is one of 17 campuses in Canada offering the Shad program (www.shad.ca), a nation-wide program designed to offer high-potential high school students the opportunity to be surrounded by other talented youth from across the country. The program strives to hone the skills of tomorrow's potential leaders and provide first-hand access to industry and career options to assist the students in choosing educational and career paths. This year's program runs from June 30th to July 26th, 2019.

As a not-for-profit organization, Shad relies on the support of public and private sector organizations to provide an expansive and high quality program. Funding and in-kind contributions come from banks and companies, federal government agencies, provincial governments from all across Canada, and on a local level, municipal governments. In terms of sponsorship, we are wondering if you could arrange for the Shad students and staff to visit City Hall for a briefing, meet and have breakfast with the mayor and/or councillors. This will be for about 68 people in total. The preferred date is **July 24th or 25th** for the breakfast. Last year's group enjoyed the breakfast very much. We hope that the City will again be able to showcase to these students from all over Canada what are fabulous city we live in.

Thank you for your consideration of this request and we look forward to hearing from you soon. Should you have any further questions, please do not hesitate to contact either me or Tiffany Henderson my Program Manager (Tel: 709-691-6901) at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Leonard Lye".

Dr. Leonard Lye, PEng, FCSCE, FEC, FCAE, FEIC
Program Director
Shad MUN. Cell: 709-6850732

DECISION/DIRECTION NOTE

Title: Special Event Advisory Committee Request

Date Prepared: July 4, 2019

Report To: Committee of the Whole

Councillor and Role: Councillor Korab, Special Events Advisory Committee

Ward: N/A

Decision/Direction Required: Decision regarding ibuylocal Festival July 27 / 28

Discussion – Background and Current Status:

ibuylocal is developing a new festival experience that is designed to showcase St. John's in a unique and engaging way. With a focus on combining business, culture, performance and art, their goal is to celebrate diversity, promote the range of businesses downtown, and display the local artistic talent our city has to offer. The festival format will include sidewalk sales and cafes, unique in-store experiences, pop-up street performances, and live art shows.

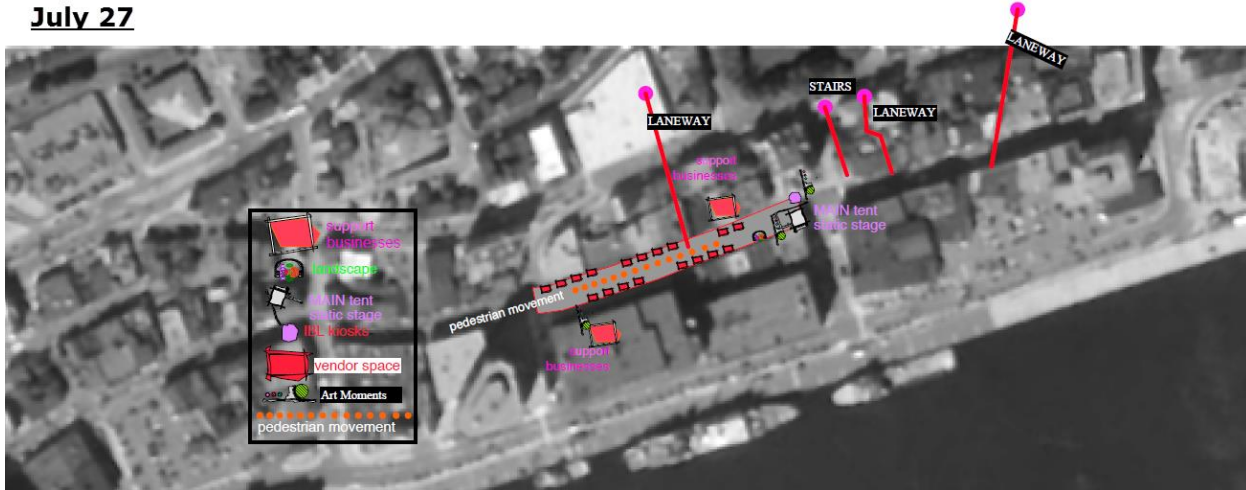
The festival will feature a pedestrian and family-friendly shopping experience by closing a portion of Water Street (Ayres Cove to Cliff's Baird's Cove) for Saturday, July 27th and Cliff's Baird's Cove only for Sunday, July 28th. The goal is to help promote economic activity in the downtown core and encourage festival goers to develop a stronger connection with business and business owners. SEAC is not in agreement with the Sunday road closure of Cliff's Baird's Cove as it is key infrastructure required in the transportation of cruise passengers from Pier 17 to Pier 7.

The event organizers have advised they will offer local business vendors in the downtown first rights to allocated vendor space on the street during the Saturday event. Any remaining vendor spaces will then be offered to local business located outside downtown. These vendors are intended to complement existing businesses that are currently downtown in a non-competitive way. At the same time, this type of exposure will offer market vendors with an opportunity to experience selling their products and services downtown to determine if there is future potential to exist on Water Street. Ideally, this exposure could encourage vendors to explore opening a store in a vacant building or collaborating with other vendors and businesses to open (or share) a space together.

The maps below show proposed street closures.

ST. JOHN'S

July 27



July 28



ibuylocal Festival organizers have been in communication with Downtown St. John's through the event planning process. Downtown St. John's has polled their members regarding weekend road closures for the event. While 81.6% of the membership are in favour of a weekend road closure, only 2.6% support a road closure on Saturday. The majority of support lies with a Sunday road closure with 11% who want no road closures at all.

As a result of the overwhelming support for Sunday road closure, Downtown St. John's will not support the ibuylocal event on any Saturday. Downtown St. John's would support a Sunday event and encourages the group to further develop a Sunday plan.

Key Considerations/Implications:

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders: Downtown St. John's
3. Alignment with Strategic Directions/Adopted Plans: N/A
4. Legal or Policy Implications: N/A
5. Privacy Implications: N/A
6. Engagement and Communications Considerations: N/A
7. Human Resource Implications: N/A
8. Procurement Implications: N/A
9. Information Technology Implications: N/A
10. Other Implications: N/A

Recommendation:

From a regulatory perspective:

1. SEAC is in agreement with a Water Street closure on Saturday, July 27th
2. SEAC is not in agreement with closure of a Cliff's Baird's Cove on Sunday, July 28th due to its importance in the transportation of cruise passengers from Pier 17 to Pier 7.

Prepared by/Date: Beverley Skinner, Manager Program Service & Delivery

Reviewed by/Date: Tanya Haywood, Deputy City Manager – Community Services

Approved by/Date: July 4, 2019

Attachments:



July 4, 2019

Mayor Danny Breen
City of St. John's
P.O. Box 908
St. John's, NL A1C 5M3

RE: Downtown St. John's Weekend Street Closures for Special Events

Dear Mayor Breen,

In a recent poll of our membership regarding weekend road closures within the Downtown St. John's Business Improvement Area (BIA) over 80% of the membership responded in favor of weekend street closures for special events in the area. However, only a little over 2% support the closure of Water Street for special events on a Saturday. The majority of the membership support lies with Sunday street closures and a little over 10% expressed no support for street closures for special events on any day within the area.

As a result of the overwhelming support for Sunday street closures for special events, Downtown St. John's cannot support the IBuyLocal event as currently planned on a Saturday. Downtown St. John's would support this event on a Sunday and encourage the event organizers to further develop a Sunday plan. Furthermore, given this directive from our membership we would at this time only support street closures for any events within the BIA on a Sunday.

Downtown St. John's looks forward to working with the City of St. John's on developing criteria for special events in the BIA. We have already been gathering data that we feel will be helpful through this process and we look forward to sharing this with you. If you have any questions or concerns please feel free to contact me or the staff for assistance.

Sincerely,

Joanne Slaney
Chair
Downtown St. John's

INFORMATION NOTE

Title: Release of the Housing Needs Assessment Report

Date Prepared: 2019/06/17

Report To: Committee of the Whole

Councillor and Role: Councillor Jamieson

Ward: All Wards

Issue: Release of the Housing Needs Assessment Report

Discussion

Background

The City of St. John's adopted a new 10-year Affordable Housing Strategy for the City of St. John's in November 2018. In conjunction with the development of the new Affordable Housing Strategy, the Affordable Housing Working Group wanted to complete a Housing Needs Assessment for the City of St. John's. Funding to complete a housing needs assessment was provided by Canadian Mortgage Housing Corporation (CMHC), Newfoundland and Labrador Housing Corporation (NLHC), End Homelessness St. John's (EHSJ) and the City of St. John's.

The Housing Needs Assessment has multiple purposes, namely, to analyze supply and demand for housing, identify gaps, lay the foundation for supporting the Affordable Housing Strategy and develop new initiatives.

The scope of the study included researching and analyzing information from a wide variety of sources, conducting stakeholder interviews, and conducting a community survey.

Developed with the help and input from many stakeholders, the Housing Needs Assessment also includes a "Non-Market Housing Inventory." The inventory includes important information on shelters, transitional housing, supported and affordable housing, as well as planned future projects.

Current Status

The final housing needs assessment report is complete. See attached summary of the report findings and recommendations. The full report is published on the City's website <http://www.stjohns.ca/publications> and will be widely circulated through the help of our partners.



Key Considerations/Implications:

1. Budget/Financial Implications: NLHC (\$10,000), (\$10,000) CMHC, (\$5,000) EHSJ and the (\$10,000) City of St. John's
2. Partners or Other Stakeholders: Implementation of the Affordable Housing Strategy 2019-2028 continues to be guided and shaped by multi-stakeholder partnerships and processes.
3. Alignment with Strategic Directions/Adopted Plans: The report supports the corporate strategic direction 'A Sustainable City' and is an initiative in the City's Affordable Housing Strategy 2019-2028
4. Legal or Policy Implications: Understanding the local housing needs will allow community leaders and policy makers to develop targeted affordable housing strategies
5. Privacy Implications: N/A
6. Engagement and Communications Considerations: Report is published on the City's website and will be widely circulated through the help of our partners
7. Human Resource Implications: N/A
8. Procurement Implications: N/A
9. Information Technology Implications N/A
10. Other Implications N/A

Conclusion/ Next Steps:

The data and community inputs presented in the Housing Needs Assessment Report help identify specific needs in both market and non-market housing. Key recommendations have been prepared for consideration and will be explored by the Affordable Housing Working Group. To ensure that changes in the external environment are reflected in the AHS, housing needs updates will be conducted twice throughout the life of the 2019-2028 Affordable Housing Strategy.

Prepared by/Date: Simone Lilly, Affordable Housing Facilitator/June 2019

Approved by/Date: Judy Tobin, Manager, Non-Profit Housing/ June 2019

Tanya Haywood, Deputy City Manager, Community Services/ June 2019

Attachments: Housing Needs Assessment- Final Report Summary



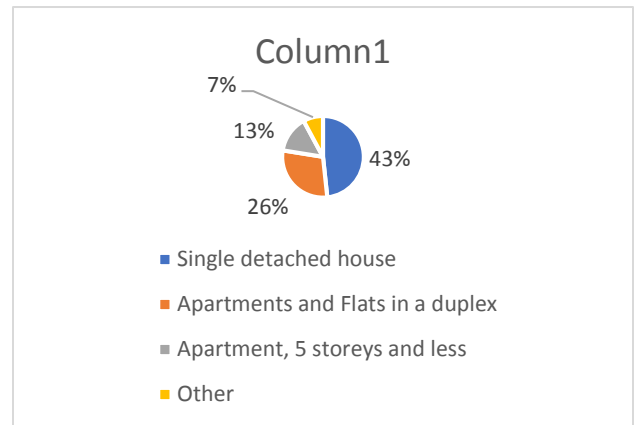


City of St. John's Affordable Housing Profile

This summary was created to support the City of St. John's Housing Needs Assessment Report.
For more information: stjohns.ca>Living in St. John's > Your City > Affordable Housing

Population and dwelling characteristics

Total population	108,860
Total households	47,625
Average household size	2.2
Occupied dwellings	47,625
Percent of households that rent	38.6%
Percent of households that own	61.4%
Average MLS Sales Price 2018	\$287,932
Average Monthly Rent Rate 2018	\$887
Average Rental Vacancy Rate 2018	5.7%
Median Income	\$35,401



What is the nature of the housing supply?

The housing stock includes both market and non-market housing and the supply consists of approximately the following:

Non-Market Housing					Market Housing	
Emergency Shelter	Transitional Housing	Support-Based Housing	Income-Based Affordable Housing	Affordable Rental Housing	Rental Housing	Home Ownership
162 Beds	70 Units	167 Units	3,096 Units	566 Units	18,390 Households	29,250 Households



What is the current housing gap?

A commonly accepted guideline for housing affordability is that housing costs should not exceed 30% of a household's annual income. Costs include, as applicable, rent, mortgage payments (principal and interest), property taxes, condominium fees, and payments for electricity, water and other municipal services.

- ❖ Approximately 1 in 4 City of St. John's households have a housing affordability issue
 - **25.5 %** of households (12, 100) spend **30%** or more of their gross monthly income on housing costs
 - **11 %** of households (5,265) spend **50%** or more of their gross monthly income on housing costs
 - **13.9%** of households (6365) live in **core housing need** ¹
- ❖ The primary core housing need challenge in St. John's is affordability, especially among renters who are almost three times as likely than owners to be in core housing need.
- ❖ The proportion of all households living unaffordably has been consistent over the past 15 years: 25-27%.
- ❖ Using the 30% income rule, the minimum household income required to qualify for a mortgage for the average MLS housing price was approximately \$88, 450 in 2017 and \$86, 380 in 2018. The median household income in St. John's was \$69,455. This implies affordable homeownership is out of reach for approximately 30% of St. John's households
- ❖ In the last decade, there was a 30% increase in the number of single person households. Single person households accounted for 67% of all households spending more than 30% of the income on housing
- ❖ The population of individuals 65 years and older increased by 43% over the last 15 years. There is a need for more seniors housing options that are affordable, appropriately designed and with graduated levels of care.
- ❖ The growing number of one and two-person households require smaller housing options in both bedroom and floor-size.
- ❖ Housing needs are not being met for vulnerable populations including: Individuals Experiencing Homelessness, seniors, veterans, students, immigrants and New Canadians, Indigenous people and those with disabilities.

¹ A household in core housing need is one whose dwelling is considered unsuitable, inadequate or unaffordable and whose income levels are such that they could not afford alternative, suitable and adequate housing in their community



Housing Needs Assessment Report Recommendations

- 1) Ensure that the definitions contained in the Housing Needs Assessment Report are uniformly used in the Affordable Housing Strategy, Seniors Housing Research Project, St. John's Municipal Plan, St. John's Development Regulations, and other City documents relating to housing.
- 2) Update the Housing Needs Assessment data on an annual basis where possible (CMHC Market and MLS data) and every five years following the release of census data.
- 3) Hold a forum with the providers of seniors housing in order to review and update the Seniors Housing Report recommendations and develop an inventory of independent, personal care and long-term care units in the city. Issues, options, needs and opportunities for developing more seniors housing should be explored during this forum.
- 4) Liaise with the Association for New Canadians, Refugee and Immigrant Advisory Council and other stakeholders to address housing needs for new Canadians, and the role of housing in helping to attract, and keep, immigrants. Quantify current housing needs and numbers of immigrants.
- 5) Update the Non-Market Housing Inventory every two years. As part of this work, engage the non-market housing providers and conduct more research on housing needs, in particular for vulnerable populations including veterans, students, Indigenous people and individuals with disabilities.
- 6) Partner with any non-market housing providers on funding applications being made to the Newfoundland and Labrador Housing Corporation and/or Canadian Mortgage Housing Corporation.
- 7) The costs and benefits of licensing and establishing standards for bedsits should be explored, along with other methods, to ensure their adequate maintenance.
- 8) Develop a mixed income housing strategy, one that identifies a range of incentives matched to economic development opportunities and based on cost/benefit valuations, as well as opportunities such as universal design and non-market housing, for one or more of the City's designated intensification sites.

INFORMATION NOTE

Title: Laneway Public Art Animation – Craft Council of NL Partnership

Date Prepared: July 4, 2019

Report To: Committee of the Whole

Councillor and Role: Deputy Mayor Sheilagh O’Leary – Economic Development, Tourism & Culture

Ward: N/A

Issue: To provide an update on the laneway animation partnership between the City and the Craft Council of NL.

Discussion – Background and Current Status: The City of St. John’s and the Craft Council of NL are partnering to carry out a laneway public art animation public art project in Solomon’s Lane in downtown St. John’s (which runs between Water St. and Duckworth St., and contains entrances to both the Craft Council Shop and Gallery, and the Ship Pub). It is a well-travelled laneway in downtown St. John’s, and a prime candidate for a public art project of this type, the main priorities of which will be to increase lighting in the area, generally enliven and introduce public art to the area, and contribute to a safe and welcoming environment. Through this partnership we are leveraging our annual public art programming, engaging community organizations, and developing a project that will help in creating interest, activity, and vibrancy in downtown.

The Craft Council will issue a Request for Proposals from proponents who wish to be considered as candidates to complete the project. The project should be completed no later than October 31, 2019.

Total funding for the Project will be Twenty Thousand Dollars (\$20,000.00). The City will provide the Craft Council a total sum of Fifteen Thousand Dollars (\$15,000.00). The Craft Council’s contribution to the Project will be Five Thousand Dollars (\$5,000.00).

The City and the Craft Council agree that a committee will be formed to help oversee the project. The Craft Council will be responsible for the implementation and oversight of the Project with the assistance of the Committee. One or more representatives from City staff shall sit on the Committee, along with representatives from the Craft Council, Downtown St. John’s, the City’s Arts and Culture Advisory Committee, and other stakeholders as appropriate. The Committee shall review submissions, select the successful candidate for the Project, and assist the Craft Council with administration and coordination of the Project as required.

ST. JOHN’S

Key Considerations/Implications:

1. Budget/Financial Implications: The City will contribute \$15,000 of its approved Public Art and Murals budget to the project
2. Partners or Other Stakeholders: Downtown St. John's will be invited to sit on a multi-organization committee along with representation from City staff, City Arts and Culture Advisory Committee, and Craft Council of NL.
3. Alignment with Strategic Directions/Adopted Plans: Aligns with Economic Roadmap 2021
4. Legal or Policy Implications: The Craft Council will enter into an agreement with the City which outlines roles and responsibilities for all parties.
5. Privacy Implications: N/A
6. Engagement and Communications Considerations: The Craft Council of NL and the City of St. John's will use various communications and outreach to make aware the project call.
7. Human Resource Implications: N/A
8. Procurement Implications: N/A – the Craft Council is the administrative lead on this project and is responsible for circulating the RFP.
9. Information Technology Implications: N/A
10. Other Implications: N/A

Conclusion/Next Steps: The City-Craft Council agreement is with the Craft Council of NL now for review and signing; as soon as that is complete, City staff will assist the Craft Council with the finalizing of the RFP for circulation as necessary and convene the aforementioned committee.

Prepared by/Date: Théa Morash/July 2, 2019

Reviewed by/Date: Elizabeth Lawrence, Director, Economic Development, Culture and Partnerships

Approved by/Date: Tanya Haywood, Deputy City Manager Community Services

Attachments:

DECISION/DIRECTION NOTE

Title: Small Home Rebuilding/Extension in a City Watershed Policy

Date Prepared: June 28, 2019

Report To: Committee of the Whole

Councillor and Role: Mayor Danny Breen, Governance and Strategic Priorities

Ward: N/A

Decision/Direction Required: Approval of the Small Home Rebuilding/Extension in a City Watershed Policy

Discussion – Background and Current Status:

Buildings in the Watershed area are regulated under the City of St. John's Act. Sections 104 and 106 of the Act may allow the extension of an existing private family dwelling up to one-half of the cubic content of the existing dwelling. In addition, Sections 104(4)(d) and 106(2)(d) provide the City Manager with the authority to recommend a building or extension to Council for their discretionary approval.

In January 2018, the Development Committee recommended that for small homes (those less than 66.7 square metres), that the City Manager consider using the discretionary power provided by the Act to recommend to Council that a small home in the Watershed area be able to extend or rebuild to 100 square metres. The Committee considered this size to provide sufficient expansion to allow for adequate living quarters.

In addition, it is proposed that the text of the existing Policy 06-02-01 Development in the City's Watersheds be rescinded and replaced by the new policy, as the current text essentially duplicates the powers provided in the Act and the St. John's Development Regulations.

Key Considerations/Implications:

1. Budget/Financial Implications: There are no expected budget or financial implications.
2. Partners or Other Stakeholders: This policy may impact the Town of Portugal Cove-St. Philip's and the Town of Paradise, if owners of small homes in the watershed areas of these municipalities wish to seek approval under the policy.
3. Alignment with Strategic Directions/Adopted Plans: Not applicable.

ST. JOHN'S

Small Home Rebuilding/Extension in a City Watershed

4. Legal or Policy Implications: The recommended action is authorized by the City of St. John's Act and the powers provided to the City Manager under the Act. The Office of the City Solicitor has reviewed and approved the policy.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: The Department of Planning, Engineering and Regulatory Services will advise affected municipalities upon approval of the policy.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

Recommendation: It is recommended that Council approve the Small Home Rebuilding/Extension in a City Watershed Policy and the rescission of the current Development in the City's Watersheds Policy.

Prepared by/Date: Trina Caines, Policy Analyst / June 6, 2019

Reviewed by/Date: Gerard Doran, Development Supervisor / June 10, 2019

Approved by/Date: Senior Executive Committee;
Elaine Henley, City Clerk, CPC Co-Chair;
Roshni Antony, Manager - HR Advisory Services, CPC Co-Chair
/July 5, 2019

Attachments: Small Home Rebuilding/Extension in a City Watershed Policy (draft)
Development in the City's Watersheds Policy (current)

DRAFT – For Discussion Only

City of St. John's Corporate and Operational Policy Manual

Policy Title: Small Home Rebuilding/Extension in a City Watershed	Policy #: 06-02-01 (Replaces current "Development in the City's Watersheds")
Last Revision Date: N/A	Policy Section: Development>Watershed
Policy Sponsor: DCM, Planning, Engineering and Regulatory Services	

1. Policy Statement

The purpose of this policy is to provide guidance to the City Manager when making a recommendation to Council under Sections 104(4)(d) and 106(2)(d) of the City of St. John's Act with respect to the rebuilding or extension of an existing Small Home in a City Watershed.

2. Definitions

"Dwelling" shall have the same meaning as defined by section 2(i) of the City of St. John's Act, that is "a house or building, or portion of a house or building, which is occupied in whole or in part, as the home, residence, or sleeping place of one or more persons."

"Small Home" means a Dwelling that has less than 66.7 square metres in total floor area.

3. Policy Requirements

Sections 104(4)(d) and 106(2)(d) of the City of St. John's Act provide that Council may permit a building or extension to an existing building, subject to the written recommendation of the City Manager. In making a recommendation to rebuild or extend an existing Small Home, the City Manager may consider that a total floor area of 100 square metres provides adequate living quarters.

4. Application

This policy applies to the City Manager in the exercise of their authority under Sections 104(4)(d) and 106(2)(d) of the City of St. John's Act.

5. Responsibilities

The City Manager is responsible for:

- Making written recommendations to Council with respect to rebuilding or extension of existing Small Homes in a City Watershed.

6. References

[City of St. John's Act](#)

7. Approval

- Policy Sponsor: DCM, Planning, Engineering and Regulatory Services
- Policy Writer: Policy Analyst; Development Supervisor
- Date of Approval from
 - Corporate Policy Committee: April 26, 2019
 - Senior Executive Committee: July 5, 2019
 - Committee of the Whole:
- Date of Approval from Council:

8. Monitoring

The Development Supervisor and Deputy City Manager, Planning, Engineering and Regulatory Services will monitor the application of this policy.

9. Review Date

Every five years.

POLICIES


[Print](#)

Corporate and Operational Policy Manual

Passed By Council on:1994/03/15

Last Revision Date:1996/11/12

Policy: 06-02-01

Development in the City's Watersheds

Purpose

To define under what conditions Council will permit development in the Watershed areas.

Policy Statement

1. No new development will be permitted in the Windsor Lake Watershed, the Broad Cove River Watershed, the Thomas' Pond Watershed, the Petty Harbour/Long Pond Watershed, or the Bay Bulls/Big Pond Watershed. The City of St. John's can, however, allow a permit to be issued for the construction of an accessory building where the structure is associated with an existing permanent year round private family dwelling. The accessory building must be detached from the dwelling and must be located on the same lot.
2. An extension may be permitted to an existing permanent year round private family dwelling where such an extension is necessary to provide adequate living quarters for members of the household. The extension or the total of all extensions cannot exceed in cubic content, 1/2 the cubic content of the existing permanent year round private family dwelling.
3. The City of St. John's will consider issuing a permit for the replacement of an existing permanent year round private family dwelling located in any of the City's Watersheds where the permanent year round private family dwelling has been destroyed by fire or dilapidated by 50% or more.

CITY ACT

Under Section 104(4) of the City of St. John's Act, the appropriate sub-sections are:

(b) an extension to an existing private dwelling where an extension is necessary to provide adequate living quarters for members of the household living in the dwelling, provided that the extensions shall not exceed in cubic content $\frac{1}{2}$ of the cubic content of the existing private family dwelling;

(c) a building to replace an existing building destroyed by fire or an existing building dilapidated 50% or more;

Under section 106(2) of the City of St. John's Act, the appropriate sub-sections are:

(b) an extension to an existing private dwelling where an extension is necessary to provide adequate living quarters for members of the household living in the dwelling but the extension of the total of all extensions shall not exceed in cubic content $\frac{1}{2}$ the cubic content of the existing private family dwelling and the facilities for use in connection with the extension shall be approved by the City Engineer;

(c) a building to replace an existing building destroyed by fire or an existing building dilapidated 50% or more.

Application

Responsibilities

Engineering and Planning Department.

Definitions

References/Appendix

Monitoring and Contravention

Approvals

Planning & Development Standing Committee Meeting, March 10, 1994; Regular Meeting of Council, March 15, 1994; Regular Meeting of Council November 12, 1996.

Review Period

[Back](#)

DECISION/DIRECTION NOTE

Title: Panel to Review Election Processes including Finance By-Law

Date Prepared: July 5, 2019

Report To: Committee of the Whole

Councillor & Role: Mayor Danny Breen – Governance & Strategic Directions

Ward: N/A

Decision/Direction Required: Seeking Council's direction in relation to the Report of the Citizens' Assembly for Stronger Elections (CASE).

Discussion – Background and Current Status:

Council during its Regular Meeting of July 23, 2018 recommended the establishment of an external panel to review and provide recommendations to Council on the CASE Study. Subsequently, Council, during its Regular Meeting of October 9, 2019 approved the implementation of a city led public engagement process instead of the originally proposed external panel. At that time, it was also agreed that Council's composition be reviewed and that the existing internal sub-committee on election reform remain in place to consult on the proposed engagement process.

The full CASE study is linked [here](#). The internal sub-committee reviewed all recommendations and determined that the following require further analysis by Council:

1. Campaign Finance
 - a) Reduce expenditure caps based on the real need of campaigns, the effect on barriers for new candidates, and the relationship with voter engagement.
 - b) Ban corporate and union donations based on public trust concerns, and barriers for new candidates.
 - c) Amend the necessary by-laws to reduce timeline for disclosure of campaign contributions to allow greater transparency of donors.
 - d) Amend the necessary by-laws to require disclosure of expenditures in addition to contributions to improve transparency and public trust.
2. Council Structure
 - a) Further study the current and other potential council structures (i.e. ward and/or at-large councillors) and the method of determining the roles mayor and deputy mayor to determine the best fit for your community.



3. Electoral Systems

- a) Increase proportionality, reduce strategic voting and promote a more equitable democratic process by adopting a ranked ballot for the municipal electoral system.

4. Voting Method

- a) Conduct an independent review to determine whether the mail-in-ballot system met the objective of increasing accessibility, improving and diversifying voter turnout and providing cost savings.

5. Enfranchisement

- a) Lobby the Provincial Government to amend the necessary legislation to change the voting day to enfranchise student voters.

Further background information from outside sources may be useful before proceeding to assist Council with making their decision. One option is to engage a four-person panel composed of people in the community with expertise and experience in this area to provide comments to Council on the items noted above from the CASE submission. Following that Council would then decide what further action, if any would be taken.

Key Considerations/Implications:

1. Budget/Financial Implications

- N/A to the City, though applicable to municipal candidates

2. Partners or Other Stakeholders

- Elections NL
- Province of Newfoundland and Labrador
- Candidates
- Electorate

3. Alignment with Strategic Directions/Adopted Plans N/A

4. Legal or Policy Implications

- City of St. John's Act
- Municipal Elections Act
- Election Finance By-Law
- Code of Ethics By-Law

5. Privacy Implications N/A



6. Engagement and Communications Considerations

- Engagement exercise led by City Clerk with support from Organizational Performance and Strategy Division

7. Human Resource Implications N/A

8. Procurement Implications N/A

9. Information Technology Implications N/A

10. Other Implications N/A

Recommendation:

It is recommended that rather than implementing a public engagement plan, Council appoint a four-person panel to consider the CASE submission and present their commentary to Council. The report could then be used for Council to determine its next steps. The following four individuals are proposed to comprise the Panel and they provide a comprehensive cross section of expertise in the academic, administrative and political areas:

- Ross Reid: former Canadian politician who most recently served as the Chief of Staff to Newfoundland and Labrador Premiers Kathy Dunderdale and Tom Marshall. Reid is a former Progressive Conservative member of Parliament who served as the Minister of Fisheries and Oceans and Minister for the Atlantic Canada Opportunities Agency under Prime Minister Kim Campbell;
- Dr. Amanda Bittner: studies elections and voting in Canada. She has published research on voter turnout, immigration, as well as the impact of social cleavages and political sophistication on political attitudes. She is currently working on projects in a number of areas, including voters' attitudes about immigration; the influence of gender on public opinion and voting; and Canadian parties and elections.
- Marie Ryan: Partner at Goss Gilroy Inc. Management Consultants and tireless advocate for social justice in the community, former councillor and deputy mayor. She is an advocate for inclusive citizenship and development of the housing and homelessness support services sector. She is the recipient of the Queen's Diamond Jubilee Medal and the Order of Newfoundland and Labrador
- Dr. Steven Tomblin: is a full professor in the Department of Political Science and Medicine (Community Health) at Memorial University of Newfoundland. In addition to administrative service in the political science department, Tomblin has served as the Principal Investigator for the Atlantic Regional Training Centre.

Prepared by: Karen Chafe, Supervisor – Office of the City Clerk
Approved by: Elaine Henley, City Clerk
Attachments: None

ST. JOHN'S

DECISION/DIRECTION NOTE

Title: 336 Water Street (corner of Adelaide Street),
Mary Brown's restaurant, Mural

Date Prepared: June 25, 2019

Report To: Chair and Members, Built Heritage Experts Panel

Councillor & Role: Councillor Maggie Burton, Planning and Development Lead

Ward: 2

Decision/Direction Required:

To seek approval for a mural located at 336 Water Street.

Discussion – Background and Current Status:

The City has received a request from Rooftop Agency on behalf of Mary Brown's to paint a mural on the new Mary Brown's building located at 336 Water Street (the former Second Cup coffee shop). The company has selected a local artist to complete the work and submitted a draft design concept (attached).

The mural is proposed to be located on the side of the building, facing Adelaide Street. The mural will contain a small Mary Brown's logo within the design, but it is so small that staff are comfortable to classify this as a mural, not as advertisement. This year marks Mary Brown's 50th anniversary and the company wants to highlight this location as their flag ship store where Mary Brown's started.

The subject property is located in Heritage Area 1, the Commercial Downtown District of the Municipal Plan and is zoned Commercial Central Retail (CCR). The property is not designated by Council as a Heritage Building.

Under the St. John's Heritage Area Sign By-law, murals fall under Section 15 Discretionary Signs which include signs and design elements. As per Section 15, murals may be permitted upon the recommendation of the Panel and at the discretion of Council. As per Section 19, registered trademarks of a specific product may occupy no more than 50 per cent of the area of a sign face. In this case, the Mary Brown's logo is much less than 50 per cent of the total area – perhaps less than 5 per cent.

There are other similar examples, both past and present as displayed below, where private businesses have installed murals on their buildings. As murals are at the discretion of Council, they are dealt with on a case-by-case basis. This proposed mural will be located on the side of the building and will be an ocean scene featuring fisherman, native wildlife, historical elements

ST. JOHN'S

and mythical creatures. The proposed mural will not be located on the front of the building facing Water Street.

Concerns have been raised with respect to covering brick with paint. It is felt that natural stone should not be covered in order to maintain the historic feel of downtown. However, requests for murals on brick are limited and can be permitted or refused at the discretion of Council. Should there come a point where it is felt that too much brick is being covered over, Council could refuse mural applications. Further, there are currently no regulations limiting the use of paint on brick or the colour of paint. Therefore, it is recommended to approve the mural at 336 Water Street, as proposed.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders:
Property owners, area businesses and Downtown St. John's Inc.
3. Alignment with Strategic Directions/Adopted Plans:
A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications:
Heritage Area Sign By-law
5. Engagement and Communications Considerations: Not applicable.
6. Human Resource Implications: Not applicable.
7. Procurement Implications: Not applicable.
8. Information Technology Implications: Not applicable.
9. Other Implications: Not applicable.

Recommendation:

It is recommended to approve the mural at 336 Water Street, as proposed.

Prepared by/Signature:

Ann-Marie Cashin, MCIP – Planner III, Urban Design and Heritage

Signature: _____

Approved by/Date/Signature:

Ken O'Brien, MCIP – Chief Municipal Planner

Signature: _____

AMC/smc

Attachments:

Location of Subject Property

Examples of Other Murals on Private Property

Applicant's Submission

Location of Subject Property
383 Duckworth Street



Examples of Other Murals on Private Property

Wild Things
124 Water Street



Newfoundland Chocolate Company
166 Duckworth Street



The Brass Rack
formerly 148 Duckworth Street





ST. JOHN'S MURAL PROJECT ARTIST SELECTION



ROOFTOP

Kyle Bustin: ARTWORK



Kyle Bustin: CREATIVE OVERVIEW

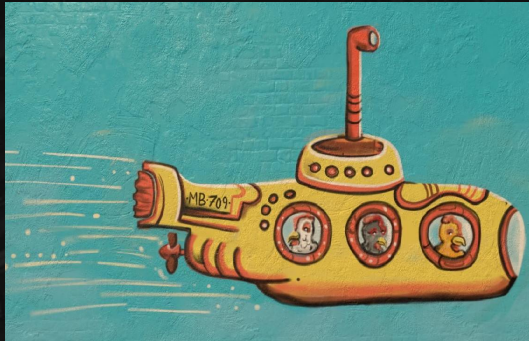
The whole mural would be an ocean scene featuring local wildlife native to NFLD, historical moments (i.e. Vikings remains, Pirate Treasure), some adventurous chickens, and a few mythical/fantastical creatures (scuba diving moose etc.).

The third story of the building would be the surface of the water (boat image). Then the second story would be creatures swimming in the water (whale & Sub). With the first floor/ground level being the ocean floor.

All images and creatures would be shifted to accomodate for the window.

The final mural would be more filled out towards the bottom (think “Where is Waldo”). The detailed painting would give pedestrians something to stop and ponder when walking by.

Kyle Bustin: CREATIVE



Kyle Bustin: CREATIVE



DECISION/DIRECTION NOTE

E-Poll Vote by BHEP in favor
of recommendation - July 4,
2019

Title: 10 Merrymeeting Road, Exterior façade renovations

Date Prepared: June 28, 2019

Report To: Chair and Members, Built Heritage Experts Panel

Councillor & Role: Councillor Maggie Burton, Planning and Development Lead

Ward: 2

Decision/Direction Required:

To seek approval for exterior façade renovations at 10 Merrymeeting Road.

Discussion – Background and Current Status:

The City received an application for exterior façade renovations to a Residential Retail Store located at 10 Merrymeeting Road. The property contains a clothing retail store adjacent to the main dwelling. The proposed exterior renovations include the replacement of cladding for the retail portion only.

The subject property is located within Heritage Area 3, the Residential Medium Density District of the St. John's Municipal Plan and is zoned Residential Medium Density (R2). The building is not designated by Council as a Heritage Building.

The applicant is proposing to re-clad the retail portion of the building with a euro channel style Cape Cod siding (similar to shiplap). While the brand Cape Cod siding is a wood siding that may be permitted in the Heritage Areas, only the traditional clapboard style of Cape Cod siding is permitted. Euro channel, cove, board and batten, and various other profiles are modern and inappropriate for the heritage areas.

As per regulation 5.9.4 of the St. John's Development Regulations, the cladding/siding style on residential buildings should maintain the period style of the streetscape for any façade facing a public street, and the building façade style of non-residential properties should maintain the period style, decoration and configuration of the structure. Modern elements may be approved by Council.

ST. JOHN'S

The subject property is located at the end of Merrymeeting Road near Parade Street where there is a transition toward commercial and institutional uses. As per the attached renderings, the modern-style cladding is limited to the retail portion of the dwelling. The applicants had purchased the Cape Cod siding in the correct 4-inch exposure as per the City's guidelines but did not realize they had purchased the incorrect profile. Given that the modern-style siding is limited to the retail portion of the building and the building is located at the end of the more traditional area of Merrymeeting Road, it is recommended to approve the renovations as proposed. Further, it is recommended that any further renovations to the dwelling meet the heritage standards set out in the St. John's Development Regulations.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Directions/Adopted Plans:
A Sustainable City - Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications: Not applicable.
5. Engagement and Communications Considerations: Not applicable.
6. Human Resource Implications: Not applicable.
7. Procurement Implications: Not applicable.
8. Information Technology Implications: Not applicable.
9. Other Implications: Not applicable.

Recommendation:

It is recommended to approve the exterior façade renovations at 10 Merrymeeting Road, as proposed. It is further recommended that any renovations to the dwelling meet the heritage standards set out in the St. John's Development Regulations

Prepared by/Signature:

Ann-Marie Cashin, MCIP – Planner III, Urban Design and Heritage

Signature: _____

Approved by/Date/Signature:

Ken O'Brien, MCIP – Chief Municipal Planner

Signature: _____

AMC/smc

Attachments:

Location of Subject Property

Rendering of Proposed Renovations

Location of Subject Property
10 Merrymeeting Road



Rendering of Proposed Renovation

Existing



Proposed

