

ST. JOHN'S

Regular Meeting - City Council Agenda

June 6, 2022

3:00 p.m.

4th Floor City Hall

Pages

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15. ACTION ITEMS RAISED BY COUNCIL

16. ADJOURNMENT

Proclamation

Recreation Month June, 2022

WHEREAS: The City of St. John's recognizes that recreation enhances quality of life, active living and lifelong learning, helps people to live happier and longer, develops creativity, and builds healthy bodies and positive lifestyles; and

WHEREAS: recreation provides opportunities for personal growth and development for people of all abilities and can be especially helpful to people living with disabilities; and

WHEREAS: our parks, open spaces, and trails ensure ecological sustainability, provide space to enjoy nature, help maintain clean air and water, and preserve plant and animal wildlife; and

WHEREAS: recreation is an important contributor to community economic development, which creates jobs, fosters tourism, and makes communities more attractive places in which to live, learn, work and play

THEREFORE: I, Mayor Danny Breen, do hereby proclaim June, as Recreation Month in the City of St. John's.

Signed at City Hall, St. John's, NL on this 6th day of June, 2022.



Danny Breen, Mayor

ST. JOHN'S

Minutes of Regular Meeting - City Council

Council Chamber, 4th Floor, City Hall

May 30, 2022, 3:00 p.m.

Present: Mayor Danny Breen
Councillor Maggie Burton
Councillor Ron Ellsworth
Councillor Sandy Hickman
Councillor Debbie Hanlon
Councillor Ophelia Ravencroft
Councillor Jamie Korab
Councillor Ian Froude
Councillor Carl Ridgeley

Regrets: Deputy Mayor Sheilagh O'Leary
Councillor Jill Bruce

Staff: Tanya Haywood, Deputy City Manager of Community Services
Jason Sinyard, Deputy City Manager of Planning, Engineering & Regulatory Services
Cheryl Mullett, City Solicitor
Ken O'Brien, Chief Municipal Planner
Karen Chafe, City Clerk
Kelly Maguire, Public Relations & Marketing Officer
Brian Head, Acting Deputy City Manager, Public Works
Jennifer Squires, Legislative Assistant

Land Acknowledgement

The following statement was read into the record:

"We respectfully acknowledge the Province of Newfoundland & Labrador, of which the City of St. John's is the capital City, as the ancestral homelands of the Beothuk. Today, these lands are home to a diverse population of indigenous and other peoples. We would also like to acknowledge with respect the diverse

histories and cultures of the Mi'kmaq, Innu, Inuit, and Southern Inuit of this Province.”

1. **CALL TO ORDER**
2. **PROCLAMATIONS/PRESENTATIONS**
3. **APPROVAL OF THE AGENDA**

3.1 **Adoption of Agenda**

SJMC-R-2022-05-30/222

Moved By Councillor Ravencroft

Seconded By Councillor Froude

That the Agenda be adopted as presented.

For (9): Mayor Breen, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (9 to 0)

4. **ADOPTION OF THE MINUTES**
- 4.1 **Adoption of Minutes - May 24, 2022**

SJMC-R-2022-05-30/223

Moved By Councillor Ellsworth

Seconded By Councillor Hickman

That the minutes of May 24, 2022, be adopted as presented.

For (9): Mayor Breen, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (9 to 0)

5. **BUSINESS ARISING FROM THE MINUTES**
6. **DEVELOPMENT APPLICATIONS**

6.1 Approval In Principle for Redevelopment to Lodging House and Offices – 55 Military Road – DEV2200075

Councillor Burton informed Council that as transitional housing is a permitted use in the Residential Downtown Zone, the Discretionary Use would apply to the office area of the building. She then addressed the concerns heard by Council concerning the presence of a transitional house in the area and noted that individuals across the housing spectrum require places to live near the resources they avail of. Councillor Ravencroft echoed the comments of Councillor Burton, noting that there is a need for additional transitional and shelter spaces, as many existing facilities are at capacity and cannot fulfil requests.

SJMC-R-2022-05-30/224

Moved By Councillor Korab

Seconded By Councillor Ravencroft

That Council grant Approval in Principle for a Lodging House (transitional house) and associated Offices at 55 Military Road subject to the following conditions:

1. Meet all requirements of the Envision St. John's Municipal Plan and Development Regulations;
2. Detailed site and servicing plans are to be submitted (expansion and interior work) for final approval;
3. Meet the Residential Downtown (RD) Zone Requirements - height and rear yard will be approved by Council once detailed site plans are submitted;
4. Parking requirements are to be met or a request for parking relief to be approved by Council, at Council's discretion;
5. A revised Development Agreement is to be prepared and signed prior to final approval as the Office Use is an existing Discretionary Use; and
6. External work is subject to the Heritage By-Law.

For (9): Mayor Breen, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (9 to 0)

6.2 Request for Parking Relief - 4 Holdsworth Street – INT2200022

SJMC-R-2022-05-30/225

Moved By Councillor Korab

Seconded By Councillor Ravencroft

That Council relieve seven (7) parking spaces for the temporary outdoor Lounge area (parklet) at 4 Holdsworth Street.

For (9): Mayor Breen, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (9 to 0)

7. RATIFICATION OF EPOLLS

7.1 Dredging at Carnell Drive Rennie's River Quidi Vidi Lake

Previously approved by Council via e-poll on May 26, 2022

Councillor Korab asked if the dredging occurred on an annual basis. The Deputy City Manager of Planning, Engineering, and Regulatory Services responded that Staff keep an eye on various river systems throughout the City and when warranted will issue a contract for dredging as required. It was also noted that the issue was time sensitive due to the upcoming regatta and that subsequent dredging will be required in additional areas around the City. Clarification was requested on the location of the dredging, and Staff replied that the project would be limited to the top of Quidi Vidi Lake.

SJMC-R-2022-05-30/226

Moved By Councillor Hickman

Seconded By Councillor Korab

That Council approve for award this limited call to the lowest bidder meeting all specifications, Coady Construction and Excavating Ltd., for \$161,850.00 (HST Excluded) as per the Public Procurement Act.

For (9): Mayor Breen, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (9 to 0)

8. COMMITTEE REPORTS

8.1 Committee of the Whole Report - May 18, 2022

1. Housing Catalyst Fund 2022 Recipients

SJMC-R-2022-05-30/227

Moved By Councillor Ravencroft

Seconded By Councillor Ellsworth

That Council support the decision to award Housing Catalyst Fund grants to the applicants outlined above, as selected by the fund's review committee.

For (9): Mayor Breen, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (9 to 0)

2. Regular, Special and CotW Meetings – 2021 Summer Schedule

SJMC-R-2022-05-30/228

Moved By Councillor Ellsworth

Seconded By Councillor Froude

That Council approve the proposed summer schedule for Regular, Special and Committee of the Whole (CotW) meetings.

For (9): Mayor Breen, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (9 to 0)

3. 13 George Street, Second Storey Deck, INT2200008

SJMC-R-2022-05-30/229

Moved By Councillor Burton

Seconded By Councillor Hickman

That Council, subject to Schedule D of the Heritage By-Law being amended to allow for consideration of new decks and balconies on facades facing George Street, approve a second storey deck and signage at 13 George Street, as proposed.

For (9): Mayor Breen, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (9 to 0)

4. George Street United Church, Heritage Designation of Annex, 25 Buchanan Street/130 George Street West, HAT2200004

Members of Council were supportive of the Staff recommendation to remove the designation from the annex of George Street United Church. The sale of the land would permit the Church to continue to meet the needs of the congregation and the community. Councillor Burton advised that the removal of the designation should not be seen as a loss of heritage, but rather a means of providing the resources necessary to protect the designated heritage structure.

SJMC-R-2022-05-30/230

Moved By Councillor Burton

Seconded By Councillor Hickman

That Council:

(1) as per Section 11(1)(b) of the St. John's Heritage By-Law, consider the removal of the Heritage Building designation on the annex portion of George Street United Church located at 25 Buchanan Street/130 George Street West and advertise the application in accordance with the provisions of the Development Regulation; and

(2) as per Section 8(3) of the St. John's Heritage By-Law accept the staff report in lieu of a Heritage Report.

For (8): Mayor Breen, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

Abstain (1): Councillor Ellsworth

MOTION CARRIED (8 to 0)

5. 265 LeMarchant Road, Heritage Report TOR, DEV2200040

Councillor Burton acknowledged concerns from the Public that the design included in the agenda was the approved design.

Throughout the Heritage By-Law review process, the need for early review by experts, such as the Built Heritage Experts Panel, Staff, Council, and Members of the Public was brought forward. This early review permits the developer an opportunity to change their design to incorporate feedback and better adhere to the heritage standards and guidelines. She clarified that the design was in the initial stages, and, at this time, Council were approving only the Terms of Reference for the Heritage Report. She noted that the project was a good example of an initial design brought to the City for consideration to collaboratively move forward. She then recommended that those interested in learning more about the Terms of Reference or regulations to read the information included in the agenda.

SJMC-R-2022-05-30/231

Moved By Councillor Burton

Seconded By Councillor Ellsworth

That Council approve the attached draft Heritage Report terms of reference to consider an expansion to the designated Heritage Building (the former West Fire Station) at 265 LeMarchant Road.

For (9): Mayor Breen, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (9 to 0)

9. DEVELOPMENT PERMITS LIST (FOR INFORMATION ONLY)

9.1 Development Permits List May 19 to May 25, 2022

Council considered the Development Permits List for information.

10. BUILDING PERMITS LIST (FOR INFORMATION ONLY)

10.1 Building Permits List

Council considered the Building Permits List for information.

11. REQUISITIONS, PAYROLLS AND ACCOUNTS

11.1 Weekly Payment Vouchers for the Week Ending May 25, 2022

SJMC-R-2022-05-30/232

Moved By Councillor Ellsworth

Seconded By Councillor Ravencroft

That the weekly payment vouchers for the week ending May 25, 2022, in the amount of \$5,261,691.41 be approved as presented.

For (9): Mayor Breen, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (9 to 0)

12. TENDERS/RFPS

12.1 2022068 – Supply and Delivery, For Lease, 2 New Current Production Articulating Rock Trucks – Robin Hood Bay

SJMC-R-2022-05-30/233

Moved By Councillor Hickman

Seconded By Councillor Froude

That Council approve for award to the lowest bidder meeting specifications, Wajax Equipment, for \$1,610,272.32 (HST included), as per the Public Procurement Act.

For (9): Mayor Breen, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (9 to 0)

13. NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS

14. OTHER BUSINESS

14.1 Affordable Housing Working Group Membership

SJMC-R-2022-05-30/234

Moved By Councillor Ravencroft

Seconded By Councillor Hickman

That Council recommend appointment of the following members to the Affordable Housing Working Group:

1. Nikki Browne, St. John's Status of Women Council (Until June 2024)
2. Robert Piccott, Provincial Government Representative (Until June 2024)

For (9): Mayor Breen, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (9 to 0)

14.2 150 New Gower Street, Approval, MPA1800003

Councillor Froude provided Council with an overview of the project, noting the limited space in which density could be added to the downtown area. He further advised that the project would ensure that we have an economically viable downtown and that it would be an efficient way to support the provision of city services. Councillor Burton agreed with the comments of Councillor Froude and felt that the developer had taken into account the concerns of residents in the area. The design would minimize the impact of wind and shading on the surrounding properties. She further noted that the residential units were sorely needed, as there is a lack of variety of housing in the downtown area. The elevation is lowest on the West End of Downtown, and as such this is the area where the greatest height could be added. Councillor Hickman agreed that density was important for those living and working downtown, and that the project

would have a positive economic impact. The location of the property, near the Convention Centre and Mary Browns Centre, would make the area a vibrant focal point of the City.

SJMC-R-2022-05-30/235

Moved By Councillor Froude

Seconded By Councillor Burton

That Council

- 1) approve the attached resolutions for St. John's Municipal Plan Amendment Number 3, 2022 and St. John's Development Regulations Amendment Number 4, 2022, as adopted, regarding land at 150 New Gower Street;
- 2) adopt the Land Use Report (LUR) dated October 21, 2021;
- 3) approve the Discretionary Use of six dwelling units on the 1st storey of the residential building (at the rear of the lot); and
- 4) set the zone standards as per the site plan in the Land Use Report dated October 21, 2021.

For (9): Mayor Breen, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (9 to 0)

14.3 Regional Water Reserve Fund Purchase – Replacement Compressor and Dryer for the Ozone System at Bay Bulls Big Pond Water Treatment Plant

SJMC-R-2022-05-30/236

Moved By Councillor Hickman

Seconded By Councillor Ridgeley

That Council approve access to funding from the Regional Water Equipment Replacement Reserve Fund to support the purchase of this equipment.

For (9): Mayor Breen, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

MOTION CARRIED (9 to 0)

15. ACTION ITEMS RAISED BY COUNCIL

16. ADJOURNMENT

There being no further business, the meeting adjourned at 3:37 p.m.

MAYOR

CITY CLERK

DECISION/DIRECTION NOTE

Title: Proposed Accessory Building in the Floodplain Buffer – 4 Connolly's Lane – INT2200018

Date Prepared: May 31, 2022

Report To: Regular Meeting of Council

Councillor and Role: Councillor Jamie Korab, Development

Ward: Ward 5

Decision/Direction Required:

To seek approval to construct an Accessory Building in the Floodplain Buffer at 4 Connolly's Lane.

Discussion – Background and Current Status:

An application was submitted to construct a 53.9m² (20'x29') Accessory Building at 4 Connolly's Lane, where the rear of the property is partially located in the Floodplain Buffer. As per Section 4.10(4)(a) of the Envision Development Regulations, Council may permit the development of an Accessory Building within the Flood Plain Buffer. As per Section 4.10(6), consultation is not required with the Environmental and Sustainability Experts Panel (ESEP) for Accessory Buildings.

Key Considerations/Implications:

1. Budget/Financial Implications: Not Applicable.
2. Partners or Other Stakeholders: Not Applicable.
3. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

Choose an item.

4. Alignment with Adopted Plans: St. John's Municipal Plan and Development Regulations.
5. Legal or Policy Implications: St. John's Development Regulations Section 4.10(4)(a) and Section 4.10(6) "Waterways, Wetlands, Ponds or Lakes" and Section 6.2 "Accessory Buildings".
6. Privacy Implications: Not Applicable.

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7. Engagement and Communications Considerations: Not Applicable.
8. Human Resource Implications: Not Applicable.
9. Procurement Implications: Not Applicable.
10. Information Technology Implications: Not Applicable.
11. Other Implications: Not Applicable.

Recommendation:

That Council approve the construction of an Accessory Building in the Floodplain Buffer at 4 Connolly's Lane, with the condition that it must conform to the requirements of Section 6.2 of the St. John's Development Regulations.

Prepared by:

Andrea Roberts P.Tech – Senior Development Officer
Planning, Engineering and Regulatory Services

Approved by:

Jason Sinyard, P. Eng., MBA, Deputy City Manager
Planning, Engineering and Regulatory Services

Report Approval Details

| | |
|----------------------|---|
| Document Title: | Development Committee- Accessory Building in Floodplain Buffer at 4 Connolly's Lane - INT2200018.docx |
| Attachments: | - 4 CONNOLLY'S LANE.pdf |
| Final Approval Date: | May 31, 2022 |

This report and all of its attachments were approved and signed as outlined below:

Lindsay Lyghtle Brushett - May 31, 2022 - 12:23 PM

Jason Sinyard - May 31, 2022 - 3:29 PM



SUBJECT PROPERTY

CONNOLLY'S LANE

265

9

R1

2

4

6.0m

R1

6

8

3

19

CITY OF ST. JOHN'S

DECISION/DIRECTION NOTE

Title: Re-establish Building Line - 2 Florizel Place- INT2200024

Date Prepared: May 31, 2022

Report To: Regular Meeting of Council

Councillor and Role: Councillor Jamie Korab, Development

Ward: Ward 2

Decision/Direction Required:

To seek approval to establish the Building Line for 2 Florizel Place for construction of a front porch.

Discussion – Background and Current Status:

An application was submitted to construct a front porch on an existing Single Detached Dwelling at 2 Florizel Place. The property is zoned Residential 1 (R1), where the minimum Building Line is 6 meters. The current Building Line for the Dwelling is 7.27 metres and would be re-established at 5.45 meters to allow construction of the porch. Subject to Section 7.2.1, Council has the discretion to establish or re-establish the Building Line for any Lot they deem appropriate.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

Choose an item.

4. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations.
5. Legal or Policy Implications: St. John's Development Regulations Section 10 "Residential 1 (R1) Zone" and Section 7.2.1 "Building Line – Yards".
6. Privacy Implications: Not applicable.
7. Engagement and Communications Considerations: Not applicable.

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- 8. Human Resource Implications: Not applicable.
- 9. Procurement Implications: Not applicable.
- 10. Information Technology Implications: Not applicable.
- 11. Other Implications: Not applicable.

Recommendation:

That Council approved the re-established Building Line setback at 5.45 meters at 2 Florizel Place to accommodate the porch construction.

Prepared by:

Ashley Murray, P. Tech –Senior Development Officer
Planning, Engineering and Regulatory Services

Approved by:

Jason Sinyard, P. Eng., MBA, Deputy City Manager
Planning, Engineering and Regulatory Services

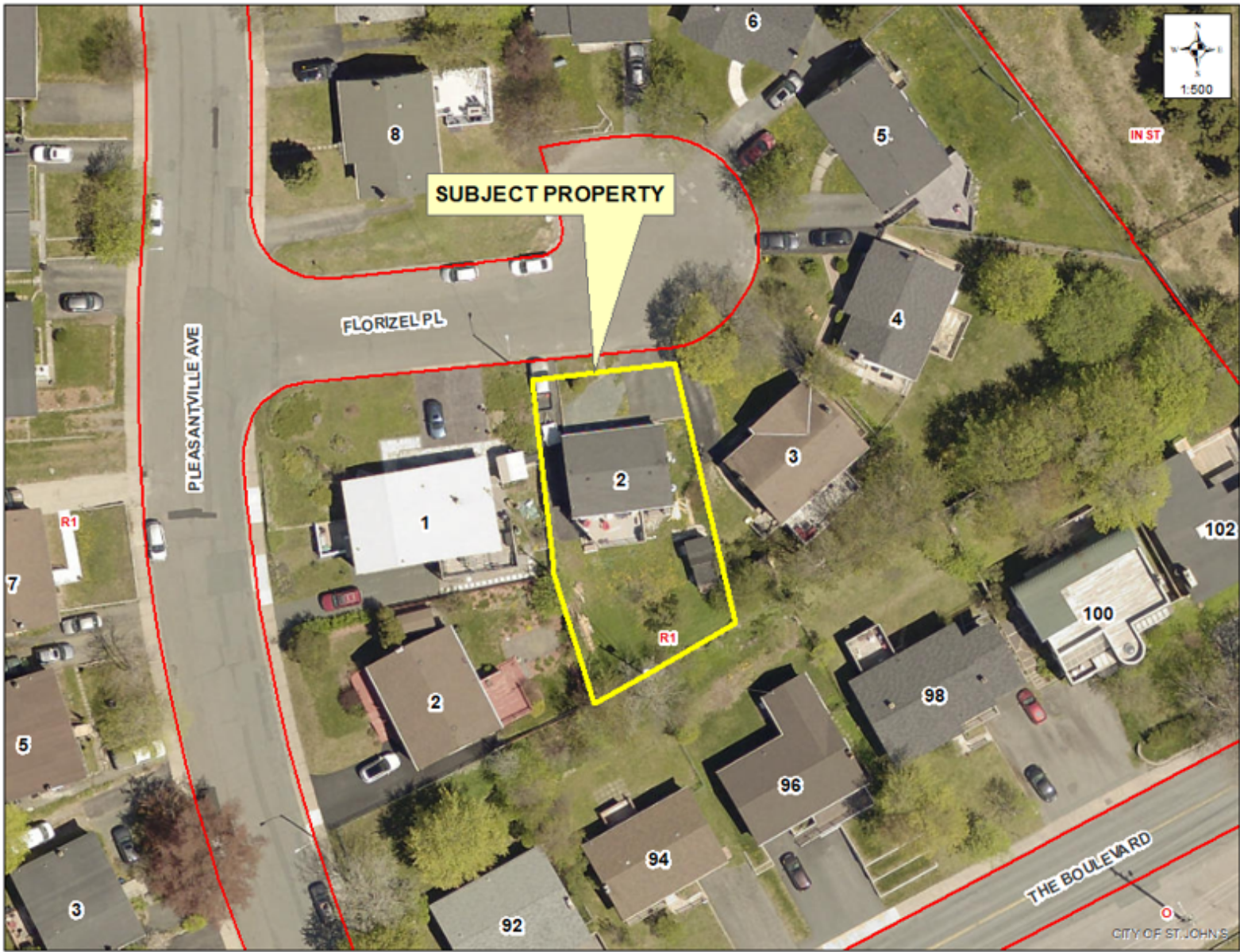
Report Approval Details

| | |
|----------------------|---|
| Document Title: | Development Committee- Establish building line at 2 Florizel Place- INT2200024.docx |
| Attachments: | - 2FlorizelPlace.png |
| Final Approval Date: | May 31, 2022 |

This report and all of its attachments were approved and signed as outlined below:

Lindsay Lyghtle Brushett - May 31, 2022 - 12:39 PM

Jason Sinyard - May 31, 2022 - 3:26 PM



DECISION/DIRECTION NOTE

Title: Set Zone Requirements for a Warehouse in the Industrial General (IG) Zone – 235 Danny Drive - DEV2200020

Date Prepared: May 31, 2022

Report To: Regular Meeting of Council

Councillor and Role: Councillor Jamie Korab, Development

Ward: Ward 5

Decision/Direction Required:

To set the Zone Requirements for a proposed Warehouse at 225 Danny Drive.

Discussion – Background and Current Status:

An application has been submitted for a proposed Warehouse Facility at 225 Danny Drive, which is zoned Industrial General (IG). Uses within the IG Zone require the Zone Standards to be set at the discretion of Council, except for Building Height. The minimum setbacks for the building will be: Building Line 45.8 meters, Side Yard(s) 99.4 meters and Rear Yard 89.68 meters.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

Choose an item.

4. Alignment with Adopted Plans: St. John's Municipal Plan and Development Regulations.
5. Legal or Policy Implications: St. John's Envision Development Regulations Section 10 "Industrial General (IG) Zone".
6. Privacy Implications: Not applicable.
7. Engagement and Communications Considerations: Not applicable.

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- 8. Human Resource Implications: Not applicable.
- 9. Procurement Implications: Not applicable.
- 10. Information Technology Implications: Not applicable.
- 11. Other Implications: Not applicable.

Recommendation:

That Council approve the minimum Zone Requirements for a proposed Warehouse at 225 Danny Drive as follows: Building Line 45.8 meters, Side Yard(s) 99.4 meters and Rear Yard 89.68 meters.

Prepared by:

Ashley Murray, P. Tech – Senior Development Officer
Planning, Engineering and Regulatory Services

Approved by:

Jason Sinyard, P. Eng., MBA, Deputy City Manager-
Planning, Engineering and Regulatory Services

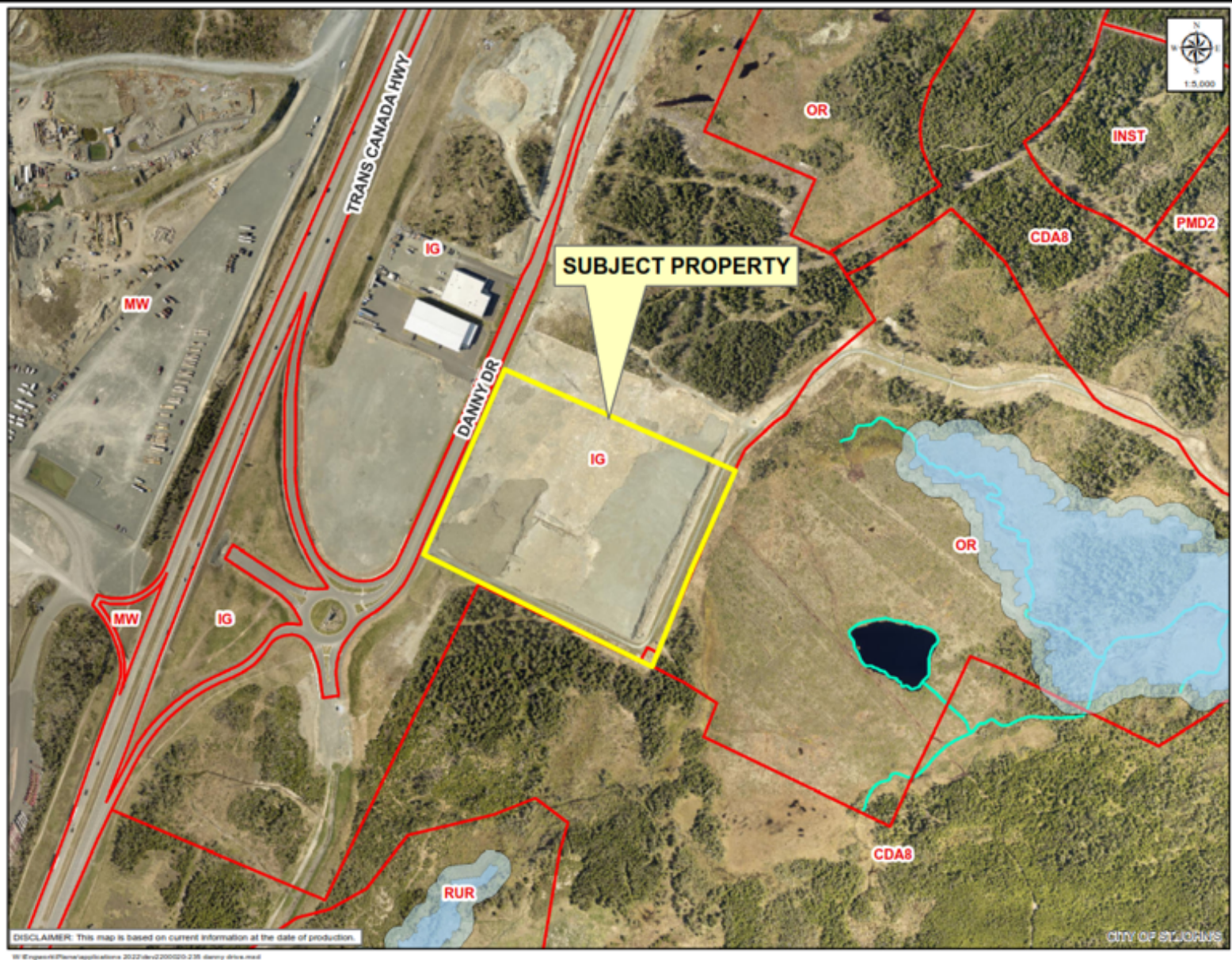
Report Approval Details

| | |
|----------------------|--|
| Document Title: | Development Committee- Set Zone Requirements for Lot in Industrail General (IG) Zone at 235 Danny Drive- DEV2200020.docx |
| Attachments: | - 235DannyDr.png |
| Final Approval Date: | May 31, 2022 |

This report and all of its attachments were approved and signed as outlined below:

Lindsay Lyghtle Brushett - May 31, 2022 - 1:04 PM

Jason Sinyard - May 31, 2022 - 3:26 PM



DECISION/DIRECTION NOTE

Title: Notices Published – 338 Topsail Road - DEV2200068

Date Prepared: May 31, 2022

Report To: Regular Meeting of Council

Councillor and Role: Councillor Jamie Korab, Development

Ward: Ward 3

Decision/Direction Required: A Discretionary Use application has been submitted for a Home Occupation at 338 Topsail Road.

Discussion – Background and Current Status: The Home Occupation is for family home child care, which will be owner operated and accommodate up to seven (7) children. The floor area will be 40m² and will operate Monday to Friday, 7:30 a.m. to 5 p.m. On-site parking is provided. The proposed application site is in the Residential 1 (R1) Zone.

One submission was received. Concerns raised pertain to the loss of quiet and privacy on the neighbouring street (Nightingale Road), along with the impact another local business would have on the area.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owner and neighbouring property owners.
3. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

Choose an item.

4. Alignment with Adopted Plans: St. John's Envision Municipal Plan and Development Regulations.
5. Legal or Policy Implications: Envision St. John's Development Regulations Section 6.18 "Home Occupation" and Section 10 "Residential 1 (R1) Zone".
6. Privacy Implications: Not applicable

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7. Engagement and Communications Considerations: Public advertisement in accordance with Section 4.8 of the Envision St. John's Development Regulations. The City has sent written notices to property owners within a minimum 150-metre radius of the application sites. Applications have been advertised in The Telegram newspaper at least twice and are posted on the City's website. Written comments received by the Office of the City Clerk are included in the agenda for the regular meeting of Council.
8. Human Resource Implications: Not applicable.
9. Procurement Implications: Not applicable.
10. Information Technology Implications: Not applicable.
11. Other Implications: Not applicable.

Recommendation:

That Council approve the Home Occupation for a family home child care at 338 Topsail Road.

Prepared by:

Lindsay Lyghtle Brushett, MCIP Supervisor – Planning & Development
Planning, Engineering and Regulatory Services

Approved by:

Jason Sinyard, P.Eng, MBA Deputy City Manager
Planning, Engineering and Regulatory Services

Report Approval Details

| | |
|----------------------|---|
| Document Title: | Notices Published - 338 Topsail Road.docx |
| Attachments: | - 338_Topsail_Rd.pdf |
| Final Approval Date: | May 31, 2022 |

This report and all of its attachments were approved and signed as outlined below:

Lindsay Lyghtle Brushett - May 31, 2022 - 12:29 PM

Jason Sinyard - May 31, 2022 - 3:28 PM



SUBJECT PROPERTY

338 TOPSAIL RD

31

Karen Chafe

From: [REDACTED]
Sent: Saturday, May 21, 2022 12:44 PM
To: CityClerk
Subject: (EXT) 338 Topsail Road - Discretionary Use Application Feedback

[REDACTED]
Subject: Re: 338 Topsail Road

Good day,

In response to the received mail, I am writing this email to object the proposal of converting 338 Topsail Road into a child daycare.

[REDACTED] is a quiet residential col-de-sac with elders present. For the most part, peace and privacy is respected in our neighbourhood. However, residents are already dealing with what seems like a daycare operation across the street.

The property in reference [REDACTED], seems to have 4-7 children occupying the home during morning and day time and mainly use their front yard (there is currently a slide and toys present on their front yard) which can be disruptive to those around. I have an elderly couple occupying my upstairs who has complained to me about the noise in the past.

Regardless of the situation happening across the street, please take into consideration that our of respect to our neighbourhood, it is still both mine and my long-term tenants preference to find elsewhere for this daycare operation located at 338 Topsail Road.

Thank you for your consideration.

DECISION/DIRECTION NOTE

Title: Notices Published – 100 Elizabeth Avenue - DEV2200063

Date Prepared: June 1, 2022

Report To: Regular Meeting of Council

Councillor and Role: Councillor Jamie Korab, Development

Ward: Ward 4

Decision/Direction Required: A Discretionary Use application has been submitted for a Rooftop Telecommunications Antenna at 100 Elizabeth Avenue.

Discussion – Background and Current Status: In accordance with the City of St. John's Siting Protocol for Wireless Facilities, the City notified residents within the vicinity of 100 Elizabeth Avenue of the intention of Eastlink to install an antenna system consisting of:

- Six (6) antennas, divided into three (3) sectors, mounted to the side of the building.
- Each antenna system will be 2.9 metres in height and located in line with the top of the parapet of the existing building.
- Two (2) antennas to be located on the west side of the building at height 28.8 metres.
- Two (2) antennas to be located on the east side of the building at height 25.2 metres.
- Two (2) antennas to be located on the north side of the building at height 25.3 metres.
- The antennas and supports will be painted to match existing building façade.

The proposed application site is in the Apartment 2 (A2) Zone.

One submission was received, which noted health concerns for residents in the neighbouring condominium building. All telecommunication systems are regulated by the Federal Government under Industry Canada, while Health Canada has established safety guidelines for exposure to radio frequency fields, under its Safety Code 6 publication, which the proponent is required to adhere to.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owner and neighbouring property owners.
3. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

ST. JOHN'S

Choose an item.

4. Alignment with Adopted Plans: St. John's Envision Municipal Plan and Development Regulations.
5. Legal or Policy Implications: S. John's Development Regulations Section 10 "Apartment 2 (A2) Zone" and Siting Protocol for Wireless Facilities in the City of St. John's.
6. Privacy Implications: Not applicable.
7. Engagement and Communications Considerations: Public advertisement in accordance with Section 4.8 of the Envision St. John's Development Regulations. The City has sent written notices to property owners within a minimum 150-metre radius of the application sites. Applications have been advertised in The Telegram newspaper at least twice and are posted on the City's website. Written comments received by the Office of the City Clerk are included in the agenda for the regular meeting of Council.
8. Human Resource Implications: Not applicable.
9. Procurement Implications: Not applicable.
10. Information Technology Implications: Not applicable.
11. Other Implications: Not applicable.

Recommendation:

That Council approve the Discretionary Use application for a Rooftop Telecommunications Antenna site at 100 Elizabeth Avenue.

Prepared by:

Lindsay Lyghtle Brushett, MCIP Supervisor – Planning & Development
Planning, Engineering and Regulatory Services

Approved by:

Jason Sinyard, P.Eng, MBA Deputy City Manager
Planning, Engineering and Regulatory Services

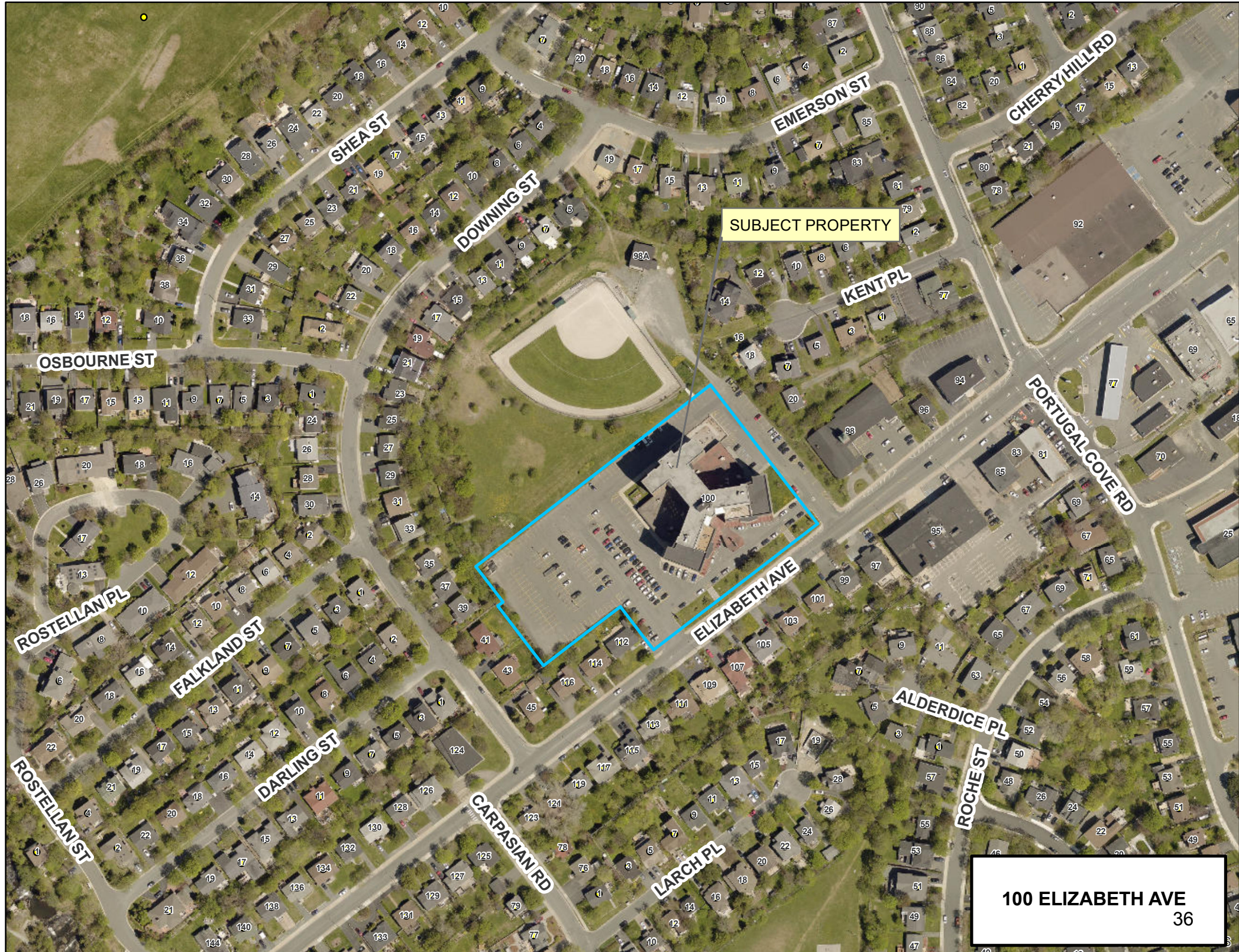
Report Approval Details

| | |
|----------------------|---|
| Document Title: | Notices Published - 100 Elizabeth Avenue.docx |
| Attachments: | - 100_ELIZABETH_AVE.pdf |
| Final Approval Date: | May 31, 2022 |

This report and all of its attachments were approved and signed as outlined below:

Lindsay Lyghtle Brushett - May 31, 2022 - 4:28 PM

Jason Sinyard - May 31, 2022 - 4:29 PM



SUBJECT PROPERTY

100 ELIZABETH AVE
36

Karen Chafe

From: [REDACTED]
Sent: Tuesday, May 31, 2022 9:27 AM
To: CityClerk
Subject: (EXT) Rooftop Telecommunications Antenna

Dear City Clerk Representative,

My name is [REDACTED] I am the owner of the [REDACTED] in Elizabeth Towers, 100 Elizabeth Avenue.

I am writing to express my concerns regarding installation of rooftop Telecommunications antennas on the top of the residential building. From an esthetic point of view our cozy looking building will look like military base with all these 6 antennas 3 meters tall on the top of the building. However, my main concern is the Health harm that is mentioned in the contract between Elizabeth Towers condo management and telecommunication company. The impact of such antennas on human health is not well studied yet. Since residents are unwilling participating in these experiment, I would request that from the funds received by the building management from telecommunication company, health insurance funds to be established to cover the cost of any treatment required to the residents from now on in case if cancer onset happens. Health insurance should cover all necessary treatment and living costs during treatment inside Canada and outside of Canada as necessary (Israel, Germany, USA, etc). I really hope the decision would be made not to install antennas on top of residential building and that vulnerable people will not be put into health related experiment.

Thanks and Kindest Regards,

[REDACTED]

DECISION/DIRECTION NOTE

Title: Proposed Landscaping in the Floodplain Buffer – 76C Old Bay Bulls Road – INT2200013

Date Prepared: June 1, 2022

Report To: Regular Meeting of Council

Councillor and Role: Councillor Jamie Korab, Development

Ward: Ward 5

Decision/Direction Required:

To seek approval for Landscaping within the Floodplain Buffer at 76C Old Bay Bulls Road.

Discussion – Background and Current Status:

An application was submitted for proposed landscaping and minor grading within the Floodplain Buffer, in the rear of the property at 76C Old Bay Bulls Road. The applicant recently received approval for an Accessory Building in the buffer, and the minor grading and landscaping is required around the Accessory Building. The proposed change in grading is less than 0.3 metres and was acceptable to the Development Engineer.

Under the St. John's Envision Development Regulations, Council may consider development in the form of landscaping within the buffer of a body of water, subject to Section 4.10(4)(h). Prior to such an application being considered for approval, consultation with the Environment and Sustainability Experts Panel is required under Section 4.10(6). The Panel noted that they have no concerns with the application and did not want to prevent development that would not be a detriment to the floodplain (buffer).

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

Choose an item.

ST. JOHN'S

4. Alignment with Adopted Plans: St. John's Envision Municipal Plan and Development Regulations
5. Legal or Policy Implications: St. John's Envision Development Regulations Section 4.10(4)(h) and 4.10(6) "Waterways, Wetlands, Ponds or Lakes".
6. Privacy Implications: Not applicable.
7. Engagement and Communications Considerations: Not applicable.
8. Human Resource Implications: Not applicable.
9. Procurement Implications: Not applicable.
10. Information Technology Implications: Not applicable.
11. Other Implications: Not applicable.

Recommendation:

That Council approve the Landscaping within the Floodplain Buffer at 76C Old Bay Bulls Road.

Prepared by:

Lindsay Lyghtle Brushett – Supervisor Planning and Development
Planning, Engineering and Regulatory Services

Approved by:

Jason Sinyard, P. Eng., MBA, Deputy City Manager
Planning, Engineering and Regulatory Services

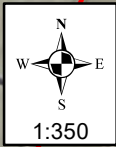
Report Approval Details

| | |
|----------------------|--|
| Document Title: | Proposed Landscaping in the Floodplain Buffer - 76C Old Bay Bulls Road - INT2200013.docx |
| Attachments: | - 76C OLD BAY BULLS ROAD.pdf |
| Final Approval Date: | Jun 1, 2022 |

This report and all of its attachments were approved and signed as outlined below:

Lindsay Lyghtle Brushett - Jun 1, 2022 - 10:13 AM

Jason Sinyard - Jun 1, 2022 - 3:32 PM



227 Sq. m Inside
Floodplain Buffer

76A

SUBJECT PROPERTY

76B

76C

R1

OLD BAY BULLS RD

R1

76D

76E

OR

1

2

**Development Permits List
For the Period of May 26 to June 1, 2022**

| Code | Applicant | Application | Location | Ward | Development Officer's Decision | Date |
|-------------|------------------|--|------------------------|-------------|---------------------------------------|-------------|
| RES | | Demo/Rebuild & Subdivide for 1 Additional Building Lot | 49 & 51 Bay Bulls Road | 5 | Approved | 22-05-30 |
| INST | | Island Removal & Line Painting for additional stalls | 206 Mount Scio Road | 4 | Approved | 22-05-30 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |

*** Code Classification:**

| | |
|--------------------------|-----------------------------|
| RES - Residential | INST - Institutional |
| COM - Commercial | IND - Industrial |
| AG - Agriculture | |
| OT - Other | |

**** This list is issued for information purposes only. Applicants have been advised in writing of the Development Officer's decision and of their right to appeal any decision to the St. John's Local Board of Appeal.**

Lindsay Lyghtle Brushett
Supervisor – Planning & Development

Building Permits List

Council's June 6, 2022, Regular Meeting

Permits Issued: 2022/05/26 to 2022/06/01

Class: Residential

| | | |
|------------------------|--------------------|--------------------------|
| 10 Gower St | Renovations | Townhousing |
| 10 Winnipeg St | Deck | Patio Deck |
| 10 Winnipeg St | Fence | Fence |
| 10 Winnipeg St | Site Work | Single Detached Dwelling |
| 11 Cape Ballard Pl | Accessory Building | Accessory Building |
| 12 Downing St | Deck | Patio Deck |
| 13 Stephano St | Accessory Building | Accessory Building |
| 13 Torngat Cres | Fence | Fence |
| 151 Castle Bridge Dr | New Construction | Single Detached Dwelling |
| 153 Castle Bridge Dr | New Construction | Single Detached Dwelling |
| 17 Irish Loop St | Fence | Fence |
| 19 Mccrae St | Site Work | Other |
| 2 Young St | Renovations | Semi Detached Dwelling |
| 21 Blue River Pl | Deck | Patio Deck |
| 22 Henry Larsen St | New Construction | Single Detached w/ apt. |
| 22a Jordan Pl | Site Work | Semi Detached Dwelling |
| 242 Buckmaster's Cir | Fence | Fence |
| 25 Kieley Dr | New Construction | Single Detached Dwelling |
| 26 Cambridge Ave | Site Work | Single Detached Dwelling |
| 27 Ballylee Cres | New Construction | Single Detached Dwelling |
| 29 Braemere St | Accessory Building | Accessory Building |
| 30 Power St | Renovations | Single Detached Dwelling |
| 34 O'neil Ave | Renovations | Single Detached Dwelling |
| 36 Harrington Dr | Fence | Fence |
| 38 Glenview Terr | Fence | Fence |
| 380 Hamilton Ave Exten | Renovations | Single Detached Dwelling |
| 380 Hamilton Ave Exten | Deck | Patio Deck |
| 39 Jasper St | Site Work | Driveway |
| 4 Empire Ave | Site Work | Single Detached Dwelling |
| 4 Empire Ave | Accessory Building | Accessory Building |

| | | |
|----------------------|---------------------|--------------------------|
| 4 Nottingham Dr | Site Work | Single Detached Dwelling |
| 40 Kincaid St | Deck | Patio Deck |
| 40 Wexford St | Renovations | Single Detached Dwelling |
| 42 Beauford Pl | Accessory Building | Accessory Building |
| 42 Dauntless St | Fence | Fence |
| 43 Malka Dr | Accessory Building | Accessory Building |
| 51 Horlick Ave | Site Work | Lot Grading |
| 53 Iceland Pl | Renovations | Single Detached Dwelling |
| 54 Poplar Ave | Fence | Fence |
| 58 Battery Rd | Renovations | Single Detached Dwelling |
| 58 Della Dr | Renovations | Single Detached Dwelling |
| 6 Ridgemount St | Site Work | Single Detached w/ apt. |
| 6 Templeman St | Site Work | Driveway |
| 69 Mayor Ave | Accessory Building | Accessory Building |
| 7 Edison Pl | Fence | Fence |
| 8 Kennedy Rd | Fence | Fence |
| 82 Diamond Marsh Dr | Deck | Patio Deck |
| 88 Maurice Putt Cres | Change of Occupancy | Office |
| 90 Holbrook Ave | Change of Occupancy | Single Detached w/ apt. |
| 93 Whiteway St | Accessory Building | Accessory Building |

This Week: \$1,678,582.93

Class: Commercial

| | | |
|---------------------|------------------------------------|---------------|
| 100 New Gower St | Sign | Office |
| 100 New Gower St | Renovations | Office |
| 108 Duckworth St | Change of Occupancy | Patio Deck |
| 140 Water St | Change of Occupancy/Renovations | Office |
| 1-5 George St | Change of Occupancy | Patio Deck |
| 27 Freshwater Rd | Renovations | Restaurant |
| 296-300 Water St | Change of Occupancy | Patio Deck |
| 319 Water St | Change of Occupancy | Patio Deck |
| 390 Topsail Rd | Sign | Service Shop |
| 40 Newtown Rd | Sign | Clinic |
| 570 Newfoundland Dr | Change of Occupancy | Office |
| 570 Newfoundland Dr | Change of Occupancy/Renovations | Office |
| 595 Kenmount Rd | Renovations | Car Sales Lot |

| | | |
|----------------|------------------------------------|--------|
| 6 Logy Bay Rd | Renovations | Office |
| 655 Topsail Rd | Change of Occupancy/Renovations | Office |

This Week: \$694,468.61

Class: Government/Institutional

This Week: \$0.00

Class: Industrial

This Week: \$0.00

Class: Demolition

This Week: \$0.00

This Week's Total: \$2,373,051.54

Repair Permits Issued 2022/05/26 to 2022/06/01: \$12,200.00

| YEAR TO DATE COMPARISONS | | | |
|---------------------------------------|-------------------------|------------------------|---------------------|
| June 6, 2022 | | | |
| TYPE | 2021 | 2022 | % VARIANCE (+/-) |
| Residential | \$18,861,457.76 | \$29,717,819.54 | 58 |
| Commercial | \$85,506,329.54 | \$27,113,675.08 | -68 |
| Government/Institutional | \$799,941.00 | \$467,288.00 | -42 |
| Industrial | \$4,147,500.00 | \$31,000.00 | -99 |
| Repairs | \$2,472,107.50 | \$612,992.49 | -75 |
| TOTAL | \$111,787,335.80 | \$57,942,775.11 | -48 |
| Housing Units (1 & 2 Family Dwelling) | 56 | 94 | |

Respectfully Submitted,

Jason Sinyard, P.Eng., MBA
Deputy City Manager
Planning, Engineering and Regulatory Services

MEMORANDUM

Weekly Payment Vouchers For The Week Ending June 1, 2022

Payroll

| | |
|-------------------------|------------------------|
| Public Works | \$ 466,599.11 |
| Bi-Weekly Casual | \$ 32,339.53 |
| Accounts Payable | \$ 2,972,574.84 |

(A detailed breakdown available [here](#))

Total: \$ 3,471,513.48

ST. JOHN'S

DEPARTMENT OF FINANCE

CITY OF ST. JOHN'S PO BOX 908 ST. JOHN'S NL CANADA A1C 5M2 WWW.STJOHNS.CA

BID APPROVAL NOTE

Bid # and Name: 2022101 – Supply and Delivery of 2 new Cab and Chassis'
Date Prepared: Tuesday, May 31, 2022
Report To: Regular Meeting
Councillor and Role: Councillor Sandy Hickman, Public Works
Ward: N/A

Department: Public Works
Division: Fleet
Quotes Obtained By: Sherry Kieley
Budget Code: PWP-2022-083
Source of Funding: Capital

Purpose:

This open call was issued as part of the fleet regular replacement plan.

Results: ☐ As attached ☒ As noted below

| Vendor Name | Bid Amount |
|------------------|--------------|
| Hickman Chrysler | \$146,912.50 |
| | |

Expected Value: ☒ As above
☐ Value shown is an estimate only for a # year period. The City does not guarantee to buy specific quantities or dollar value.

Contract Duration: N/A

Bid Exception: None

Recommendation:

That Council approve for award open call 2022101 – Supply and Delivery of 2 new Cab and Chassis' to the lowest, and only bidder, meeting specification, Hickman Chrysler, for \$146,912.50 HST included, as per the Public Procurement Act.

Attachments:

ST. JOHN'S

Report Approval Details

| | |
|----------------------|---|
| Document Title: | 2022101 - Supply and Delivery of 2 new Cab and Chassis.docx |
| Attachments: | |
| Final Approval Date: | May 31, 2022 |

This report and all of its attachments were approved and signed as outlined below:

Rick Squires - May 31, 2022 - 9:34 AM

Derek Coffey - May 31, 2022 - 1:10 PM

BID APPROVAL NOTE

Bid # and Name: 2022105 - 2022 Water and Sewer Improvements
Date Prepared: Tuesday, May 31, 2022
Report To: Regular Meeting
Councillor and Role: Councillor Sandy Hickman, Public Works
Ward: N/A

Department: Public Works
Division: Water & Wastewater
Quotes Obtained By: Sherri Higgins
Budget Code: PWP-2021-056
Source of Funding: Capital

Purpose:

This project involves the replacement or upgrades to various water and sewer mains, fire hydrants, and associated infrastructure throughout the City.

Results: ☐ As attached ☒ As noted below

| Vendor Name | Bid Amount |
|-------------------------------------|----------------|
| Precision Excavation Ltd. | \$1,203,170.25 |
| Pyramid Construction Limited | \$1,405,375.90 |
| Modern Paving Limited | \$1,425,068.50 |
| Dexter Construction Company Limited | \$1,469,735.65 |

Expected Value: ☒ As above
☐ Value shown is an estimate only for a # year period. The City does not guarantee to buy specific quantities or dollar value.

Contract Duration: The work shall be substantially completed by November 4, 2022

Bid Exception: None

Recommendation:

That Council approve for award this open call to the lowest bidder meeting specifications, Precision Excavation Ltd., for \$1,203,170.25 (HST Incl) as per the Public Procurement Act.

Attachments:

ST. JOHN'S

Report Approval Details

| | |
|----------------------|--|
| Document Title: | 2022105 - 2022 Water and Sewer Improvements.docx |
| Attachments: | |
| Final Approval Date: | May 31, 2022 |

This report and all of its attachments were approved and signed as outlined below:

Rick Squires - May 31, 2022 - 9:56 AM

Derek Coffey - May 31, 2022 - 1:11 PM

DEPARTMENTAL APPROVAL REQUEST/RFP

Commodity/Bid #: 2022007 - Electric Vehicle Charging Installation
Date Prepared: Tuesday, May 31, 2022
Report To: Regular Meeting
Councillor and Role: Councillor Maggie Burton & Councillor Ian Froude - Sustainability
Ward: N/A

Department: Public Works
Quotes Obtained By: Edmundo Fausto
Budget Code: 3011-59100
Source of Funding: Operating

Purpose:

To install 22 of the 26 Level 2 Electric Vehicle charging stations, which were purchased by the City through a supply contract by the City from Flo Inc., at various locations across the City of St. John's.

Proposals Submitted By:

| Vendor Name |
|--|
| Cahill Instrumentation & Technical Services Ltd. |
| TopNotch Electrical Ltd. |
| H & F Electrical Ltd. |
| Black & McDonald Ltd. |
| Talon Energy Services Inc. |

Expected Value: ☒ Value shown is an estimate only for a 1 year period.
The value of the Level 2 charger installation is \$101,886.
Value shown before HST. The City does not guarantee to buy specific quantities or dollar value.

Contract Duration: 1 Year

Recommendation:

THAT Council award the contract for the installation of the Level 2 Electric Vehicle charging stations to Cahill Instrumentation & Technical Services Ltd.

Attachments: N/A

ST. JOHN'S

Report Approval Details

| | |
|----------------------|--|
| Document Title: | 2022007-Installation of EV Level 2 Chargers.docx |
| Attachments: | |
| Final Approval Date: | Jun 1, 2022 |

This report and all of its attachments were approved and signed as outlined below:

Brian Head - Jun 1, 2022 - 10:58 AM

Lynnann Winsor - Jun 1, 2022 - 11:00 AM

DEPARTMENTAL APPROVAL REQUEST/RFP

Commodity/Bid #: 2022104 – Supply and Delivery of 4 New Recycling Trucks
Date Prepared: Wednesday, June 1, 2022
Report To: Regular Meeting
Councillor and Role: Councillor Sandy Hickman, Public Works
Ward: N/A

Department: Public Works
Quotes Obtained By: Blair McDonald
Budget Code: PWP-2022-083
Source of Funding: Operating
and Capital

Purpose:
Regular Fleet replacement program.

Proposals Submitted By:

| Vendor Name | |
|---------------------------|--------------|
| Canada's Big Truck Rental | \$712,800 |
| AmTruck | Disqualified |
| | |

Expected Value: ☐ Value shown is an estimate only for a # year period. The City does not guarantee to buy specific quantities or dollar value.

Contract Duration: 18 Month Lease

Recommendation:

That Council approve for award this open call to Canada's Big Truck Rental, as per the Public Procurement Act.

Attachments:

ST. JOHN'S

BID APPROVAL NOTE

Bid # and Name: 2022124 - Supply & Delivery of Labrie Parts
Date Prepared: Thursday, June 2, 2022
Report To: Regular Meeting
Councillor and Role: Councillor Ron Ellsworth, Finance & Administration
Ward: N/A

Department: Finance & Administration
Division: Supply Chain
Quotes Obtained By: Sherri Higgins
Budget Code: 000-15101
Source of Funding: Operating

Purpose:

The purpose of this limited call is for the Supply and Delivery of Labrie Parts for the fleet department to be used on an as and when required basis.

Results: ☐ As attached ☒ As noted below

| Vendor Name | Bid Amount |
|-------------------------|--------------|
| Saunders Equipment Ltd. | \$197,771.54 |
| | |

Expected Value: ☐ As above
☐ Value shown is an estimate only for a 1 year period. The City does not guarantee to buy specific quantities or dollar value.

Contract Duration: One (1) year with two (2) possible one (1) year extensions.

Bid Exception: Contract Award Without Open Call

Recommendation:

That Council approve for award this limited call to the Sole Supplier of Labrie Parts, Saunders Equipment Ltd., for \$197,771.54 (HST not incl.) as per the Public Procurement Act.

Attachments:

Saunders – Sole Source

Contract Award Without Open Call

ST. JOHN'S



Exclusive dealer confirmation letter

May 24th, 2022

To whom it may concern,

Please accept this letter as a proof, that Saunders Equipment Ltd. is the exclusive Labrie Environmental Group dealer for the Provinces of New Brunswick, Nova Scotia, Prince Edward Island and Newfoundland in Canada.

They are the only authorised dealer that can sell all official Labrie lines of products, service them and sell parts in the Provinces of New Brunswick, Nova Scotia, Prince Edward Island and Newfoundland in Canada.

Saunders Equipment Ltd is one of the best and most faithful dealers that Labrie has, and we have been dealing together now for more than 20 years.

Hope this letter clarifies any concerns.

Regards,

Louis-Charles Lefebvre
Regional Sales Manager
Eastern Canada, International and Special Accounts
Labrie Environmental Group



**TO: Government of Newfoundland and Labrador, Public
Procurement Agency**

**Report to Chief Procurement Officer, Public Procurement Agency
(Pursuant to Section 32 or *The Public Procurement Regulations*)
Version 1 – 2018-03-24**

**FROM: Government Funded Body
City of St. John's, P.O. Box 908, St. John's, NL A1C5M2**

Contract Description:

Contractor, Supplier or Lessor:

Name:

Address:

Country:

Contract Price
(exclusive of HST):

Contract # or PO #:

Date of Award:

Relevant Exception Clause (select only one):

Reason(s) Why an Open Call for Bids Was Not Invited:

Prepared by:

Date:

**Head of Public Body:
(DCM - Finance & Admin)**

Date:

Contract Award Without an Open Call for Bids

Relevant Exemption Clauses:

- 6(a)(ii): The commodity is of the nature that an open call for bids could reasonably be expected to compromise security (limited call for bids required)
- 6(a)(iii): The commodity is available from a public body
- 6(a)(iv): An emergency or a situation or urgency exists and the acquisition of the commodity cannot reasonably be made in time by an open call for bids
- 6(a)(v): There is only one source reasonably available for the commodity
- 6(a)(vi): A list of pre-qualified suppliers has been established using a request for qualifications and the public body is requesting quotations from all pre-qualified suppliers on the list
- 6(a)(vii): An acquisition of a commodity is for the purpose of resale or for incorporation into a product or resale
- 6(b): Set rates have been established by the Public Utilities Boards acting under the *Public Utilities Act* or another Act
- 19:
 - (1) The acquisition of a commodity is exempt from the requirements of the framework where the following requirements are satisfied:
 - (a) the minister responsible for economic development has recommended the exemption on the basis that the acquisition of the commodity is for the purpose of economic development;
 - (b) the exemption has been approved by the Lieutenant-Governor in Council; and
 - (c) the exemption is not precluded by an intergovernmental trade agreement.
 - (2) Where a public body acquires a commodity that is exempted under subsection (1), the public body shall report the acquisition to the chief procurement officer.

NOTICE OF MOTION

TAKE NOTICE that I will at the next regular meeting of the St. John's Municipal Council move a motion to amend the Heritage By-Law so as to replace Schedule "D" – Heritage Area Design Standards with an updated Schedule "D".

DATED at St. John's, NL this day of June, 2022

COUNCILLOR

ST. JOHN'S

INFORMATION NOTE

| | |
|-----------------------------|--|
| Title: | Heritage By-Law, Amendment to Schedule D |
| Date Prepared: | May 31, 2022 |
| Report To: | Regular Meeting of Council |
| Councillor and Role: | Councillor Maggie Burton, Built Heritage Experts Panel |
| Ward: | N/A |

Issue:

To make amendments to Schedule D of the Heritage By-Law.

Discussion – Background and Current Status:

The St. John's Heritage By-Law came into effect on October 22nd, 2021. Since that time staff have identified some parts of Schedule D – Heritage Design Standards that require modification or clarification. The proposed changes are generally minor in nature and include, but are not limited to:

- Clarifying the materials that can be used for building trims;
- Removing duplication where necessary;
- Clarifying roofing materials, in particular that metal roofs in residential areas are limited to shingle-style metal roofs, and that standing seam metal roofs are not permitted (as per a previous directive of Council);
- Clarifying that the allowance of glass panels for decks is limited to upper storey decks; and
- Correcting some typos.

Further, as per recommendation from the Built Heritage Experts Panel and direction for Council, Schedule D also includes an amendment to the commercial building design standards to allow decks in Heritage Area 1 on facades facing George Street.

A draft of Schedule D with track changes is attached for your review.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Residents and property owners of Heritage Buildings and of buildings within Heritage Areas; the George Street Association.
3. Alignment with Strategic Directions:

ST. JOHN'S

Heritage By-Law, Amendment to Schedule D Heritage Design Standards

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

An Effective City: Ensure accountability and good governance through transparent and open decision making.

4. Alignment with Adopted Plans: St. John's Heritage By-Law.
5. Legal or Policy Implications: An amendment to Schedule D of the St. John's Heritage By-Law is required.
6. Privacy Implications: Not applicable.
7. Engagement and Communications Considerations: Not applicable.
8. Human Resource Implications: Not applicable.
9. Procurement Implications: Not applicable.
10. Information Technology Implications: Not applicable.
11. Other Implications: Not applicable.

Conclusion/Next Steps:

To amend Schedule D of the Heritage By-Law.

Report Approval Details

| | |
|----------------------|--|
| Document Title: | Heritage By-Law, Amendment to Schedule D.docx |
| Attachments: | - DRAFT - SCHEDULE D - Heritage Area Design Standards Amendment May 2022.pdf |
| Final Approval Date: | Jun 2, 2022 |

This report and all of its attachments were approved and signed as outlined below:

Ken O'Brien - Jun 2, 2022 - 9:20 AM

Jason Sinyard - Jun 2, 2022 - 10:16 AM

Schedule D
Heritage Design Standards

1. In matters of life safety, these Heritage Design Standards may be deviated in the opinion of the Inspector.

| RESIDENTIAL BUILDINGS | | | | | |
|----------------------------------|---|--|--|-------------------------|--|
| | Designated Heritage Building | Heritage Area 1 | Heritage Area 2 | Heritage Area 3 | Heritage Area 4 (Battery) |
| CLADDING/SIDING | | | | | |
| Cladding/ Siding Materials | <p>Original cladding/siding to be maintained.</p> <p>Where replacement is required, modern cladding/siding materials <u>may be permitted where, in the opinion of Council, are permitted provided</u> the appearance replicates the building's period/architectural characteristics. However, vinyl siding, metal siding, vertical boards, board and batten siding and cove siding are not permitted.</p> <p>For additions, the cladding/siding materials shall be consistent with the original building, unless otherwise approved by Council.</p> | <p>Cladding/siding shall be compatible with the period/architectural style of the streetscape.</p> <p>Materials used for the front façade shall be carried around the building where side or rear facades are exposed to the public street and/or publicly maintained space, unless otherwise approved by the Inspector.</p> <p>Modern cladding/siding materials are permitted provided the appearance replicates the building's period/architectural style. However, vinyl siding, <u>vertical siding</u> and cove style siding are not permitted on any facade. For additions, the cladding/siding materials shall be compatible with the original building. Note: Wood clapboard/siding shall be of the straight traditional style with a 10cm (four inch) exposure.</p> | <p>Cladding/siding shall be compatible with the period/architectural style of the streetscape.</p> <p>Modern cladding/siding materials, such as vinyl siding, are permitted provided the appearance replicates the building's period/architectural style. Vertical siding and cove style siding are not permitted.</p> <p>For additions, the cladding/siding materials shall be compatible with the original building.</p> <p>Note: Where appropriate, modern cladding/siding shall be of the straight traditional style designed to replicate wood clapboard with a narrow exposure.</p> | Same as Heritage Area 2 | Same as Heritage Area 1, except vinyl siding is permitted. |

| RESIDENTIAL BUILDINGS | | | | | |
|--|--|---|---|---|---|
| | Designated Heritage Building | Heritage Area 1 | Heritage Area 2 | Heritage Area 3 | Heritage Area 4 (Battery) |
| <p>Building Trim Style and Materials (including decoration and moulding, excluding window and door trims)</p> | <p>Original trims to be maintained. Trims shall be compatible with the building's architectural characteristics.</p> | <p>Trims shall be compatible with the period/architectural style of the streetscape.</p> <p>Existing trims to be maintained for a façade facing a public street and/or publicly maintained space.</p> <p><u>Renovations and new developments shall include corner boards, frieze boards and water table trim where appropriate.</u></p> <p>New developments may require the addition of decorative trims as determined by the Inspector.</p> <p>Note: Corner <u>boards, frieze boards and water table trim boards</u> shall have a wide trim.</p> <p><u>Trims in Heritage Area 1 shall be wood unless otherwise approved by the Inspector.</u></p> | <p>Same as Heritage Area 1. <u>except modern materials may be permitted at the discretion of the Inspector.</u></p> | <p>Same as Heritage Area <u>2</u>¹</p> | <p>Same as Heritage Area <u>4</u>²</p> |

| RESIDENTIAL BUILDINGS | | | | | |
|-----------------------|---|--|-------------------------|-------------------------|--|
| | Designated Heritage Building | Heritage Area 1 | Heritage Area 2 | Heritage Area 3 | Heritage Area 4 (Battery) |
| WINDOWS | | | | | |
| Window Style | <p>Original style, size and shape of windows to be retained, unless otherwise approved by Council.</p> <p>For any façade facing a public street and/or publicly maintained space, the style and configuration of the windows shall be in keeping with the building's architectural characteristics.</p> | <p>For any façade facing a public street and/or publicly maintained space, the style and configuration of the windows shall be compatible with the period/architectural style of the streetscape and in keeping with the building's architectural style.</p> <p>Note: Windows are to be single hung or double hung, unless otherwise approved by the Inspector. The width of windows to be approximately half the height, unless otherwise approved by the Inspector.</p> | Same as Heritage Area 1 | Same as Heritage Area 1 | <p>For any façade facing a public street, publicly maintained space and/or harbour, the style and configuration of the windows shall be compatible with the period/architectural style of the streetscape and in keeping with the building's architectural style</p> <p>Note: Windows are to be single hung or double hung, unless otherwise approved by the Inspector. The width of windows to be approximately half the height, unless otherwise approved by the Inspector</p> <p>Picture windows may also be acceptable <u>at the discretion of the Inspector.</u></p> |

| RESIDENTIAL BUILDINGS | | | | | |
|-----------------------|---|---|-------------------------|-------------------------|---------------------------|
| | Designated Heritage Building | Heritage Area 1 | Heritage Area 2 | Heritage Area 3 | Heritage Area 4 (Battery) |
| Window Replacements | <p>All window replacements shall be restored/returned in keeping with the window style and window configuration of the building's architectural characteristics.</p> <p>Where appropriate, in the opinion of Council, additional facades, or parts thereof, may be required to comply with the foregoing.</p> | <p>Where more than one window on a façade facing a public street and/or publicly maintained space are being replaced within a period of 24 consecutive months, all windows on such façade shall be restored/returned in keeping with the window style and window configuration of the building's architectural style.</p> <p>Note: Where appropriate, in the opinion of the Inspector, additional facades, or parts thereof, may be required to comply with the foregoing.</p> | Same as Heritage Area 1 | Same as Heritage Area 1 | Same as Heritage Area 1 |
| Bay Windows | Existing bay windows to be maintained. | <p>Original bay windows to be maintained.</p> <p>New bay windows may be added where, in the opinion of the Inspector, they are compatible with period/architectural style of the streetscape.</p> | Same as Heritage Area 1 | Same as Heritage Area 1 | Same as Heritage Area 1 |

| RESIDENTIAL BUILDINGS | | | | | |
|--|---|---|---|-------------------------|---------------------------|
| | Designated Heritage Building | Heritage Area 1 | Heritage Area 2 | Heritage Area 3 | Heritage Area 4 (Battery) |
| Specialty Windows | <p>Existing specialty windows to be maintained.</p> <p>Specialty windows may be added where, in the opinion of Council, they are compatible with the building's architectural characteristics.</p> | <p>Existing specialty windows to be maintained, unless otherwise approved by the Inspector.</p> <p>Specialty windows may be added where, in the opinion of the Inspector, they are compatible with period/architectural style of the streetscape.</p> | Same as Heritage Area 1 | Same as Heritage Area 1 | Same as Heritage Area 1 |
| Window Trims Style and Materials (including decoration and moulding) | <p>Window trims shall be compatible with the building's architectural characteristics. Materials may include wood, stone, brick, the building's original material, or materials otherwise approved by Council.</p> <p>Note: The width and style of window trims shall be consistent throughout the building's facades, unless otherwise approved by Council.</p> | <p>Period/architectural style of the building to be maintained. Materials may include wood, stone, brick, the building's original material, or materials otherwise approved by the Inspector.</p> <p>Note: The width and style of window trims shall be consistent throughout any building's façade visible from a public street and/or publicly maintained space, unless otherwise approved by the Inspector.</p> | <p>Period/architectural style of the building to be maintained.</p> <p><u>Modern materials, including PVC trim, are permitted provided, in the opinion of the Inspector, the appearance replicates the building's period/architectural style.</u></p> <p>Note: The width and style of window trims shall be consistent throughout any building's façade visible from a public street and/or publicly maintained space, unless otherwise approved by the Inspector.</p> | Same as Heritage Area 2 | Same as Heritage Area 2 |

| RESIDENTIAL BUILDINGS | | | | | |
|--------------------------------------|--|--|--|----------------------------------|----------------------------------|
| | Designated Heritage Building | Heritage Area 1 | Heritage Area 2 | Heritage Area 3 | Heritage Area 4 (Battery) |
| Window Materials (including trim) | Modern window materials may be permitted provided, in the opinion of Council, the appearance replicates the building's period/architectural characteristics. | Modern window materials are permitted provided, in the opinion of the Inspector, the appearance replicates the building's period/architectural style. | Modern window materials are permitted provided, in the opinion of the Inspector, the appearance replicates the building's period/architectural style. <u>Same as Heritage Area 1</u> | Same as Heritage Area <u>2</u> 1 | Same as Heritage Area <u>2</u> 1 |
| Dormers | Original dormer shape, size and proportion to be maintained. | Original dormer shape, size and proportion to be maintained, unless otherwise approved by the Inspector. Dormers shall be placed in a visually balanced arrangement with respect to the width of the roof and the arrangement of the windows and door openings in the façade, unless otherwise approved by the Inspector. | Same as Heritage Area 1 | Same as Heritage Area 1 | Same as Heritage Area 1 |

| RESIDENTIAL BUILDINGS | | | | | |
|------------------------------------|--|---|--|-------------------------|---------------------------|
| | Designated Heritage Building | Heritage Area 1 | Heritage Area 2 | Heritage Area 3 | Heritage Area 4 (Battery) |
| DOORS AND GARAGE DOORS | | | | | |
| Doors | Door styles shall be compatible with the building's architectural characteristics. | Door styles shall be compatible with the period/architectural style of the streetscape. Wooden or full view (glass) storm doors are permitted. | Door styles shall be compatible with the period/architectural style of the streetscape. Storm doors are permitted. | Same as Heritage Area 2 | Same as Heritage Area 2 |
| Garages, Carports and Garage Doors | <p>Original style to be maintained.</p> <p>New garages, where none existed before, may be added where, in the opinion of Council, they are compatible with the building's architectural characteristics. New garages should not be the prominent feature on the building's façade facing a public street and/or publicly maintained space. Where possible, the garage should be recessed from the building line.</p> | <p>Original style to be maintained.</p> <p>The addition of a garage or carport to an existing building may be permitted.</p> <p>New developments may include a garage where, in the opinion of the Inspector, they are compatible with the building's architectural style.</p> <p>Note: Garage doors should not be the prominent feature on the building's façade facing a public street and/or publicly maintained space. Where possible, the garage should be recessed from the building line.</p> | <p>Period/architectural style of the streetscape to be maintained.</p> <p>The addition of a garage or carport to an existing building may be permitted.</p> <p>New developments may include a garage where, in the opinion of the Inspector, they are compatible with the building's architectural style.</p> <p>Note: Garage doors should not be the prominent feature on the building's façade facing a public street and/or publicly maintained space. Where possible, the garage should be recessed from the building line.</p> | Same as Heritage Area 2 | Same as Heritage Area 2 |

| RESIDENTIAL BUILDINGS | | | | | |
|--|---|--|---|---|---|
| | Designated Heritage Building | Heritage Area 1 | Heritage Area 2 | Heritage Area 3 | Heritage Area 4 (Battery) |
| Door and Garage Door Trims Style and Materials (including decoration and moulding) | Original door and garage door trims to be maintained. Trims shall be compatible with the building's architectural characteristics. | Door and garage door trims shall be compatible with the building's architectural style. <u>Materials may include wood, stone, brick, the building's original material, or materials otherwise approved by the Inspector.</u> | Door and garage door trims shall be compatible with the building's architectural style. <u>Modern materials, including PVC trim, are permitted provided, in the opinion of the Inspector, the appearance replicates the building's period/architectural style.</u> | Same as Heritage Area 2 | Same as Heritage Area 2 |
| Door and Garage Door Materials (including trim) | Modern materials are permitted provided the appearance replicates the building's period/architectural characteristics. | Modern materials are permitted provided the appearance replicates the building's period/architectural style. | Modern materials are permitted provided the appearance replicates the building's period/architectural style. <u>Same as Heritage Area 1</u> | Same as Heritage Area 2 <u>1</u> | Same as Heritage Area 2 <u>1</u> |
| ROOFS | | | | | |
| Roof Line | The roof line shall be compatible with the building's architectural characteristics. Notwithstanding, additions may incorporate a flat roof design where, in the opinion of Council, the roof does not detract from the character defining elements of the building. | The roof line shall be compatible with the building's architectural style. Notwithstanding, additions may incorporate a flat roof design where, in the opinion of the Inspector, the roof does not detract from the architecture of the building. | Period/architectural style of building to be maintained. Otherwise, roof line may be constructed in a style that is, in the opinion of the Inspector, compatible with the period/architectural style of the streetscape. Notwithstanding, additions may incorporate a flat roof design provided the roof does not detract from the architecture of the building. | Same as Heritage Area 2 | Flat roofs and low-slope gable are encouraged. Mansard and steep gable roofs are not permitted unless they are original to <u>of</u> the site. Asymmetric gables roofs shall not be permitted. |

| RESIDENTIAL BUILDINGS | | | | | |
|--|--|---|---|-------------------------|---------------------------|
| | Designated Heritage Building | Heritage Area 1 | Heritage Area 2 | Heritage Area 3 | Heritage Area 4 (Battery) |
| Roofing Materials | Modern roofing materials are permitted provided the appearance replicates the building's architectural characteristics. | Modern roofing materials, including shingle-style metal roofing materials, are permitted provided the appearance replicates the building's period/architectural style. <u>Standing seam style metal roofs are not permitted.</u> | Modern roofing materials, including shingle-style metal roofing materials, are permitted. <u>Standing seam style metal roofs are not permitted.</u> | Same as Heritage Area 2 | Same as Heritage Area 2 |
| Solar Panels and Green Roofs | Solar panels and/or green roofs are not permitted on facades visible from a public street and/or publicly maintained space. | Solar panels and/or green roofs are not permitted on facades visible from a public street. | Same as Heritage Area 1 | Same as Heritage Area 1 | Same as Heritage Area 1 |
| FENCES, RAILINGS, RETAINING WALLS, DECKS AND BALCONIES | | | | | |
| Fence, Railing, Retaining Wall, Deck and Balcony Materials | <p>Modern materials are permitted provided the appearance replicates the building's period/architectural characteristics.</p> <p>Note: Unfinished pressure treated wood at front of the building or visible from a public street and/or publicly maintained space is not permitted. Painted or solid-colour stained pressure treated wood is permitted.</p> | <p>Modern materials are permitted provided the appearance replicates the building's period/architectural style. Glass panels may be permitted on <u>decks and</u> balconies that have upper floor access, at the discretion of the Inspector. <u>Glass panels are not permitted on ground floor decks or balconies.</u></p> <p>Note: Unfinished pressure treated wood at front of the building or visible from a public street is not permitted. Painted or solid-colour stained pressure treated wood is permitted.</p> | Same as Heritage Area 1 | Same as Heritage Area 1 | Same as Heritage Area 1 |

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| RESIDENTIAL BUILDINGS | | | | | |
|--------------------------------------|--|---|--|-------------------------|---------------------------|
| | Designated Heritage Building | Heritage Area 1 | Heritage Area 2 | Heritage Area 3 | Heritage Area 4 (Battery) |
| Fences and Railings <u>Style</u> | Original style of structure to be maintained. Iron fences and railings to be maintained. | Original style of structure to be maintained. Iron fences and railings to be maintained. | Fences and railings shall be compatible with the period/architectural style of the streetscape. | Same as Heritage Area 2 | Same as Heritage Area 2 |
| | New fences and railings shall be compatible with the building's architectural characteristics. Note: Exterior handrails and guards vertical members shall be installed between the top and bottom rail. Face nailed balustrades typical of new construction are not permitted. | New fences and railings shall be compatible with the period/architectural style of the streetscape. Note: Exterior handrails and guards vertical members shall be installed between the top and bottom rail. Face nailed balustrades typical of new construction are not permitted. | Note: Exterior handrails and guards vertical members shall be installed between the top and bottom rail. Face nailed balustrades typical of new construction are not permitted. | | |
| Retaining Walls and Decorative Walls | Retaining walls shall be compatible with the building's architectural characteristics. Decorative walls shall be a design acceptable to Council. | Retaining walls shall be compatible with the period/architectural style of the streetscape. Decorative walls shall be a design acceptable to the Inspector. | Same as Heritage Area 1 | Same as Heritage Area 1 | Same as Heritage Area 1 |

| RESIDENTIAL BUILDINGS | | | | | |
|----------------------------|---|---|---|-------------------------|---------------------------|
| | Designated Heritage Building | Heritage Area 1 | Heritage Area 2 | Heritage Area 3 | Heritage Area 4 (Battery) |
| Decks and Balconies | <p>Decks and balconies shall not be permitted on a façade facing a public street unless it's an original feature of the building. In this case, original style and design to be maintained.</p> <p>Decks and balconies on other facades visible from a public street may be permitted where, in the opinion of Council, the design is compatible with the building's architectural characteristics and does not detract from the character defining elements of the building.</p> | <p>Decks and balconies shall not be permitted on a façade facing a public street unless it is an original feature of the building. In this case, original style and design to be maintained.</p> <p>Decks and balconies on other facades visible from a public street may be permitted where, in the opinion of the Inspector, the design is compatible with the period/architectural style of the streetscape.</p> | <p>Decks and balconies may be permitted on any façade where, in the opinion of the Inspector, they are compatible with the period/architectural style of the streetscape.</p> | Same as Heritage Area 2 | Same as Heritage Area 2 |
| Roof Decks | <p>Roof decks shall not be permitted unless an original feature of the building.</p> | <p>Roof decks may be permitted provided the deck structure, or any part thereof, does not extend above the highest roof line of the building; does not obscure any architectural details of the building; and is not on a façade facing a public street. However, roof decks facing a flanking street may be permitted at the discretion of Inspector.</p> | Same as Heritage Area 1 | Same as Heritage Area 1 | Same as Heritage Area 1 |

| RESIDENTIAL BUILDINGS | | | | | |
|------------------------------|---|--|-------------------------|-------------------------|---------------------------|
| | Designated Heritage Building | Heritage Area 1 | Heritage Area 2 | Heritage Area 3 | Heritage Area 4 (Battery) |
| OTHER | | | | | |
| Accessory Buildings | Accessory buildings located on the same property as a Designated Heritage Building shall be, in the opinion of the Inspector, compatible with the architectural characteristics of the main building. | Accessory buildings shall be, in the opinion of the Inspector, compatible with the architectural style of the main building. | Not Applicable | Not Applicable | Not Applicable |
| Accessory Building Materials | Modern materials are permitted provided the appearance replicates the building's period/architectural characteristics. | Modern materials are permitted provided the appearance replicates the building's period/architectural style. | Not Applicable | Not Applicable | Not Applicable |
| Out of Character Buildings | Not Applicable | Renovations to existing out of character buildings which do not follow the Heritage Design Standards may be approved at the discretion of the Inspector. | Same as Heritage Area 1 | Same as Heritage Area 1 | Same as Heritage Area 1 |

| NON-RESIDENTIAL BUILDINGS | | | | | |
|---------------------------|---|---|-------------------------|-------------------------|---------------------------|
| | Designated Heritage Building | Heritage Area 1 | Heritage Area 2 | Heritage Area 3 | Heritage Area 4 (Battery) |
| BUILDING FACADES | | | | | |
| Building Façades | <p>Renovations to the building's façade shall be compatible with the building's architectural characteristics.</p> <p>Note: Typical 19th century storefronts include centrally located recessed doors with display windows on either side.</p> | <p>Building's façades shall be, in the opinion of the Inspector, compatible with the period/architectural style of the streetscape unless the building's architectural style is determined by the Inspector to be unique.</p> | Same as Heritage Area 1 | Same as Heritage Area 1 | Same as Heritage Area 1 |
| Recessed Entries | <p>Recessed entries shall be retained. Recessed entries may be added where they are in keeping with the building's architectural characteristics.</p> | <p>Recessed entries shall be retained. Where possible, recessed entries shall be incorporated into renovations where a they are in keeping with the period/architectural style of the streetscape.</p> | Same as Heritage Area 1 | Same as Heritage Are 1 | Same as Heritage Area 1 |

| NON-RESIDENTIAL BUILDINGS | | | | | |
|---------------------------|--|--|-------------------------|-------------------------|-------------------------------------|
| | Designated Heritage Building | Heritage Area 1 | Heritage Area 2 | Heritage Area 3 | Heritage Area 4 (Battery) |
| Canopies/ Awnings | Fabric canopies/awnings may be permitted where, in the opinion of Council, the design, construction and materials used are compatible with the building's architectural characteristics. Awnings shall match the width of the storefront or window opening and avoid obscuring details of the building. However, waterfall style canopies/awnings are not permitted. | Fabric canopies/awnings may be permitted where, in the opinion of the Inspector, the design, construction and materials used are compatible with the period/architectural style of the streetscape. However, waterfall style canopies/awnings are not permitted. | Same as Heritage Area 1 | Same as Heritage Area 1 | Canopies/awnings are not permitted. |

| NON-RESIDENTIAL BUILDINGS | | | | | |
|--|---|--|-------------------------|-------------------------|---------------------------|
| | Designated Heritage Building | Heritage Area 1 | Heritage Area 2 | Heritage Area 3 | Heritage Area 4 (Battery) |
| CLADDING/SIDING | | | | | |
| Building and Cladding/Siding Materials | Building and cladding/siding materials shall be consistent with the existing or historic materials of the building. | <p>Original materials of the building to be maintained.</p> <p>Materials used for the front façade shall be carried around the building where side or rear facades are exposed to the public street and/or publicly maintained space, unless otherwise approved by the Inspector</p> <p>Where replacement is required, modern materials may be permitted, where, in the opinion of the Inspector, the appearance replicates the building's period/architectural style. However, veneer man-made products and similar products are not permitted. Accent materials may be permitted at the discretion of the Inspector.</p> | Same as Heritage Area 1 | Same as Heritage Area 1 | Same as Heritage Area 1 |

| NON-RESIDENTIAL BUILDINGS | | | | | |
|---|---|--|---|---|---|
| | Designated Heritage Building | Heritage Area 1 | Heritage Area 2 | Heritage Area 3 | Heritage Area 4 (Battery) |
| Building Trim Style and Materials (including decoration and moulding) | Original trims to be maintained. Trims shall be compatible with the building's architectural characteristics. | <p>Building trims shall be compatible with the period/architectural style of the streetscape. Existing trims, <u>including style and material</u>, to be maintained for a façade facing a public street and/or publicly maintained space.</p> <p>New developments may require the addition of decorative trims as determined by the Inspector.</p> | Same as Heritage Area 1, <u>except modern material may be permitted at the discretion of the Inspector.</u> | Same as Heritage Area 4 ₂ | Same as Heritage Area 2 ₄ |
| WINDOWS | | | | | |
| Windows Style | The style and configuration of the windows shall be in keeping with the building's architectural characteristics. | For any façade facing public street and/or publicly maintained space, the style and configuration of the windows shall be compatible with the period/architectural style of the streetscape and in keeping with the building's architectural style. | Same as Heritage Area 1 | Same as Heritage Area 1 | Same as Heritage Area 1 |

| NON-RESIDENTIAL BUILDINGS | | | | | |
|---------------------------|--|---|-------------------------|-------------------------|---------------------------|
| | Designated Heritage Building | Heritage Area 1 | Heritage Area 2 | Heritage Area 3 | Heritage Area 4 (Battery) |
| Window Replacements | <p>All window replacements shall be restored/returned in keeping with the window style and window configuration of the building's architectural characteristics.</p> <p>Where appropriate, in the opinion of Council, additional facades, or parts thereof, may be required to comply with the foregoing.</p> <p>Where appropriate, in the opinion of Council, additional facades, or parts thereof, may be required to comply with the foregoing.</p> | <p>Where more than one window on a façade facing a public street and/or publicly maintained space are being replaced within a period of 24 consecutive months, all windows on such façade shall be restored/returned in keeping with the window style and window configuration of the building's architectural style.</p> <p>Note: Where appropriate, in the opinion of the Inspector, additional facades, or parts thereof, may be required to comply with the foregoing.</p> <p>Note: Where appropriate, in the opinion of the Inspector, additional facades, or parts thereof, may be required to comply with the foregoing.</p> | Same as Heritage Area 1 | Same as Heritage Area 1 | Same as Heritage Area 1 |

| NON-RESIDENTIAL BUILDINGS | | | | | |
|---|---|---|---|-------------------------|---------------------------|
| | Designated Heritage Building | Heritage Area 1 | Heritage Area 2 | Heritage Area 3 | Heritage Area 4 (Battery) |
| Specialty Windows | <p>Existing specialty windows to be maintained.</p> <p>Specialty windows may be added where, in the opinion of Council, they are compatible with the building's architectural characteristics.</p> | <p>Existing speciality windows to be maintained, unless otherwise approved by the Inspector.</p> <p>Specialty windows may be added where, in the opinion of the Inspector, they are compatible with the period/architectural style of the streetscape.</p> | Same as Heritage Area 1 | Same as Heritage Area 1 | Same as Heritage Area 1 |
| Window Trims <u>Style and Material</u> (including decoration and moulding) | <p>Window trims shall be compatible with the building's architectural characteristics. Materials may include wood, stone, brick, the building's original material, or materials otherwise approved by Council.</p> <p>Note: The width and style of window trims shall be consistent throughout the building's facades, unless otherwise approved by Council.</p> | <p>Period/architectural style of the building to be maintained. Materials may include wood, stone, brick, the building's original material, or materials otherwise approved by the Inspector.</p> <p>Note: The width and style of window trims shall be consistent throughout any building's façade visible from a public street and/or publicly maintained space, unless otherwise approved by the Inspector.</p> | <p>Period/architectural style of the building to be maintained.</p> <p><u>Modern materials, including PVC trim, are permitted provided, in the opinion of the Inspector, the appearance replicates the building's period/architectural style.</u></p> <p>Note: The width and style of window trims shall be consistent throughout any building's façade visible from a public street and/or publicly maintained space, unless otherwise approved by the Inspector.</p> | Same as Heritage Area 2 | Same as Heritage Area 2 |

| NON-RESIDENTIAL BUILDINGS | | | | | |
|---------------------------|--|---|---|--------------------------------------|--------------------------------------|
| | Designated Heritage Building | Heritage Area 1 | Heritage Area 2 | Heritage Area 3 | Heritage Area 4 (Battery) |
| Window Materials | Modern window materials may be permitted provided, in the opinion of Council, the appearance replicates the building's period/architectural characteristics. | Modern windows materials are permitted provided, in the opinion of the Inspector, the appearance replicates the building's period/architectural style. | Modern windows materials are permitted provided, in the opinion of the Inspector, the appearance replicates the building's period/architectural style. Same as Heritage Area 1 | Same as Heritage Area 2 1 | Same as Heritage Area 2 1 |
| Dormers | Original dormer shape, size and proportion to be maintained. | Original dormer shape, size and proportion to be maintained, unless otherwise approved by the Inspector. Dormers shall be placed in a visually balanced arrangement with respect to the width of the roof and the arrangement of the windows and door opening in the façade, unless otherwise approved by the Inspector. | Same as Heritage Area 1 | Same as Heritage Area 1 | Same as Heritage Area 1 |

| NON-RESIDENTIAL BUILDINGS | | | | | |
|------------------------------------|---|---|--|-------------------------|---------------------------|
| | Designated Heritage Building | Heritage Area 1 | Heritage Area 2 | Heritage Area 3 | Heritage Area 4 (Battery) |
| DOORS AND GARAGE DOORS | | | | | |
| Doors | Door styles shall be compatible with the building's architectural characteristics. | Door styles shall be compatible with the period/architectural style of the streetscape. | Same as Heritage Area 1 | Same as Heritage Area 1 | Same as Heritage Area 1 |
| Garages, Carports and Garage Doors | <p>Original style to be maintained.</p> <p>New garages may be added where, in the opinion of Council, they are compatible with the building's architectural characteristics.</p> <p>New garages should not be the prominent feature on the building's façade facing a public street and/or publicly maintained space. Where possible, the garage should be recessed from the building line.</p> | <p>Original style to be maintained.</p> <p>The addition of a garage or carport to an existing building may be permitted.</p> <p>New developments may include a garage where, in the opinion of the Inspector, they are compatible with the building's architectural style.</p> <p>Note: Garage doors should not be the prominent feature on the building's façade facing a public street and/or publicly maintained space.</p> | <p>Period/architectural style of streetscape to be maintained.</p> <p>The addition of a garage or carport to an existing building may be permitted.</p> <p>New developments may include a garage where, in the opinion of the Inspector, they are compatible with the building's architectural style.</p> <p>Note: Garage doors should not be the prominent feature on the building's façade facing a public street and/or publicly maintained space.</p> | Same as Heritage Area 2 | Same as Heritage Area 2 |

| NON-RESIDENTIAL BUILDINGS | | | | | |
|--|--|---|--|---|---|
| | Designated Heritage Building | Heritage Area 1 | Heritage Area 2 | Heritage Area 3 | Heritage Area 4 (Battery) |
| Door and Garage Door Trims Style and Materials (including decoration and moulding) | Original door and garage door trims to be maintained. Trims shall be compatible with the building's architectural characteristics. | Door and garage door trims shall be compatible with the building's architectural style. | Same as Heritage Area 1 | Same as Heritage Area 1 | Same as Heritage Area 1 |
| Door and Garage Door Materials (including trim) | Modern materials are permitted provided the appearance replicates the building's period/architectural characteristics. | Modern materials are permitted provided the appearance replicates the building's period/architectural style. | Modern materials are permitted provided the appearance replicates the building's period/architectural style. <u>Same as Heritage Area 1</u> | Same as Heritage Area 2 <u>1</u> | Same as Heritage Area 2 <u>1</u> |
| ROOFS | | | | | |
| Roof Line | <p>The roof line shall be compatible with the building's architectural characteristics.</p> <p>Notwithstanding, additions may incorporate a flat roof design where, in the opinion of Council, the roof does not detract from the character defining elements of the building.</p> | <p>The roof line shall be compatible with the building's architectural style.</p> <p>Notwithstanding, additions may incorporate a flat roof design where, in the opinion of the Inspector, the roof does not detract from the architecture of the building.</p> | <p>Period/architectural style of building to be maintained. Otherwise, roof line may be constructed in a style that is, in the opinion of the Inspector, compatible with the period/architectural style of the streetscape.</p> <p>Notwithstanding, additions may incorporate a flat roof design provided the roof does not detract from the architecture of the building.</p> | Same as Heritage Area 2 | Flat roofs and low-slope gable are encouraged. Mansard and steep gable roofs are not permitted. |

| NON-RESIDENTIAL BUILDINGS | | | | | |
|--|--|---|---|-------------------------|---------------------------|
| | Designated Heritage Building | Heritage Area 1 | Heritage Area 2 | Heritage Area 3 | Heritage Area 4 (Battery) |
| Roofing Materials | Modern roofing materials are permitted provided the appearance replicates the building's period/architectural characteristics. However, metal roofing materials are not permitted. | Modern roofing materials, including metal roofing materials, are permitted provided the appearance replicates the building's period/architectural style. | Modern roofing materials are permitted. Metal roofing materials must replicate the existing roofing material. | Same as Heritage Area 2 | Same as Heritage Area 2 |
| Solar Panels and Green Roofs | Solar panels and/or green roofs are not permitted on facades visible from a public street and/or publicly maintained space. | Solar panels and/or green roofs are not permitted on facades visible from a public street. | Same as Heritage Area 1 | Same as Heritage Area 1 | Same as Heritage Area 1 |
| FENCES, RAILINGS, RETAINING WALLS, DECKS AND BALCONIES | | | | | |
| Fence, Railing, Retaining Wall, Deck and Balcony Materials | <p>Modern materials are permitted provided the appearance replicates the building's period/architectural characteristics.</p> <p>Note: Unfinished pressure treated wood at front of the building or visible from a public street and/or publicly maintained space is not permitted. Painted or solid-colour stained pressure treated wood is permitted.</p> | <p>Modern materials are permitted provided the appearance replicates the building's period/architectural style. <u>Glass panels may be permitted on decks and balconies that have upper floor access, at the discretion of the Inspector.</u></p> <p>Note: Unfinished pressure treated wood at front of the building or visible from a public street is not permitted. Painted or solid-colour stained pressure treated wood is permitted.</p> | Same as Heritage Area 1 | Same as Heritage Area 1 | Same as Heritage Area 1 |

| NON-RESIDENTIAL BUILDINGS | | | | | |
|---|---|--|--|-------------------------|---------------------------|
| | Designated Heritage Building | Heritage Area 1 | Heritage Area 2 | Heritage Area 3 | Heritage Area 4 (Battery) |
| Fences and Railings | <p>Original style of structure to be maintained. Iron fences and railings to be maintained.</p> <p>New fences and railings shall be compatible with the building's architectural characteristics.</p> <p>Note: Exterior handrails and guards vertical members shall be installed between the top and bottom rail. Face nailed balustrades typical of new construction are not permitted.</p> | <p>Original style of structure to be maintained. Iron fences and railings to be maintained.</p> <p>New fences and railings shall be compatible with the period/architectural style of the streetscape.</p> <p>Note: Exterior handrails and guards vertical members shall be installed between the top and bottom rail. Face nailed balustrades typical of new construction are not permitted.</p> | <p>Fences and railings shall be compatible with the period/architectural style of the streetscape.</p> <p>Note: Exterior handrails and guards vertical members shall be installed between the top and bottom rail. Face nailed balustrades typical of new construction are not permitted.</p> | Same as Heritage Area 2 | Same as Heritage Area 2 |
| Outdoor Service Area Fencing | Outdoor service area fencing shall be, in the opinion of the Inspector, compatible with the building's architectural characteristics. | Outdoor service area fencing shall be compatible with the period/architectural style of the streetscape. | Same as Heritage Area 1 | Same as Heritage Area 1 | Same as Heritage Area 1 |
| Retaining Walls and Decorative Walls | Retaining walls shall be compatible with the building's architectural characteristics. Decorative walls shall be a design acceptable to Council. | Retaining walls shall be compatible with the period/architectural style of the streetscape. Decorative walls shall be a design acceptable to the Inspector. | Same as Heritage Area 1 | Same as Heritage Area 1 | Same as Heritage Area 1 |

| NON-RESIDENTIAL BUILDINGS | | | | | |
|---------------------------|---|---|---|-------------------------|---------------------------|
| | Designated Heritage Building | Heritage Area 1 | Heritage Area 2 | Heritage Area 3 | Heritage Area 4 (Battery) |
| Decks and Balconies | <p>Decks and balconies shall not be permitted on a façade facing a public street unless it's an original feature of the building. In this case, original style and design to be maintained.</p> <p>Decks and balconies on other facades visible from a public street may be permitted where, in the opinion of Council, the design is compatible with the building's architectural characteristics and does not detract from the character defining elements of the building.</p> | <p>Decks and balconies shall not be permitted on a façade facing a public street unless it is an original feature of the building. In this case, original style and design to be maintained.</p> <p>Decks and balconies on other facades visible from a public street may be permitted where, in the opinion of the Inspector, the design is compatible with the period/architectural style of the streetscape.</p> <p><u>Notwithstanding, decks and balconies may be permitted on a façade facing George Street where, in the opinion of Council, the design is compatible with the period/architectural style of the streetscape.</u></p> | <p>Decks and balconies may be permitted on any façade where, in the opinion of the Inspector, they are compatible with the period/architectural style of the streetscape.</p> | Same as Heritage Area 2 | Same as Heritage Area 2 |

| NON-RESIDENTIAL BUILDINGS | | | | | |
|--------------------------------|--|---|-------------------------|-------------------------|---------------------------|
| | Designated Heritage Building | Heritage Area 1 | Heritage Area 2 | Heritage Area 3 | Heritage Area 4 (Battery) |
| Roof Decks | Roof decks shall not be permitted unless an original feature of the building. | Roof decks may be permitted where, in the opinion of the Inspector, they are compatible with the building's architectural style and do not obscure architectural details. | Same as Heritage Area 1 | Same as Heritage Area 1 | Same as Heritage Area 1 |
| OTHER | | | | | |
| Automated Teller Machine (ATM) | ATMs may be permitted on the façade of a Designated Heritage Building, where, in the opinion of Council, it does not obscure any architectural details or any character defining elements of the building. | ATMs are permitted on the façade of a building. | Same as Heritage Area 1 | Same as Heritage Area 1 | Same as Heritage Area 1 |
| Out of Character Buildings | Not Applicable | Renovations to existing out of character buildings which do not follow the Heritage Design Standards may be approved at the discretion of the Inspector. | Same as Heritage Area 1 | Same as Heritage Area 1 | Same as Heritage Area 1 |

| ADDITIONS TO EXISTING BUILDINGS AND NEW DEVELOPMENTS (RESIDENTIAL AND NON-RESIDENTIAL) | | | | | |
|--|--|---|-------------------------|-------------------------|---------------------------|
| | Designated Heritage Building | Heritage Area 1 | Heritage Area 2 | Heritage Area 3 | Heritage Area 4 (Battery) |
| Additions to Existing Buildings | <p>Additions shall be the same architectural style, or similar and compatible with the building's architectural characteristics.</p> <p>Modern façade designs may be approved by Council provided the addition is physically and visually compatible with, subordinate to and distinguishable from the designated building; enhances the visual prominence of the designated building; and does not detract from the character defining elements of the designated building.</p> | <p>Additions must be compatible with the period/architectural style of the streetscape in their design, massing and location without adversely affecting the character defining elements of the existing building.</p> <p>Additions shall respect the rhythm and orientation of façade openings/fenestrations along the same elevation.</p> <p>Additions shall meet the Heritage Area Design Standards above. Notwithstanding, Mmodern façade designs may be approved by Council provided the addition is physically and visually compatible with, subordinate to and distinguishable from the designated building; enhances the visual prominence of the designated building; and does not detract from the architectural details character defining elements of the designated of the building.</p> | Same as Heritage Area 1 | Same as Heritage Area 1 | Same as Heritage Area 1 |
| New Buildings on the Same Lot as a Designated Heritage Building | <p>New buildings on the same lot as a Designated Heritage Building shall be designed in a manner that respects the designated site.</p> | N/A | N/A | N/A | N/A |

| ADDITIONS TO EXISTING BUILDINGS AND NEW DEVELOPMENTS (RESIDENTIAL AND NON-RESIDENTIAL) | | | | | |
|--|------------------------------|---|-------------------------|-------------------------|---------------------------|
| | Designated Heritage Building | Heritage Area 1 | Heritage Area 2 | Heritage Area 3 | Heritage Area 4 (Battery) |
| New Buildings in a Heritage Area | Not Applicable | <p>1. Buildings must be designed with a traditional form and maintain elements of façade design as described in the Heritage Area Design Standards above.</p> <p>2. Façade design shall respond to the development pattern of the historic street and the design of adjacent buildings. New buildings shall have roof lines, eave lines, window lines and cornice lines in common with adjacent buildings in order to establish a visual continuity along the streetscape. Facades shall incorporate the rhythm of the street with respect to fenestration.</p> <p>3. Long, unbroken facades to be avoided. Facades adjacent to a street shall include windows, entrance doors, balconies (where acceptable) or varied setbacks to achieve this.</p> <p>4. Traditional materials to be used. Modern materials may be permitted where, in the opinion of the Inspector, the materials replicate the period/architectural style of the streetscape.</p> <p>5. Buildings to be oriented at right angles to the street.</p> <p>6. Where recessed entries typical of commercial properties exist along the street, new developments shall incorporate recessed entries. (CON'T)</p> | Same as Heritage Area 1 | Same as Heritage Area 1 | Same as Heritage Area 1 |

| ADDITIONS TO EXISTING BUILDINGS AND NEW DEVELOPMENTS (RESIDENTIAL AND NON-RESIDENTIAL) | | | | | |
|--|------------------------------|---|-----------------|-----------------|---------------------------|
| | Designated Heritage Building | Heritage Area 1 | Heritage Area 2 | Heritage Area 3 | Heritage Area 4 (Battery) |
| | | <p>7. Mixed-use buildings shall create a visual distinction between the pedestrian storefront realm along the street and any upper storey residential units.</p> <p>8. For buildings that exceed 18 metres in height, portions of the building above 18 metres shall have a greater freedom of material choice and design expression.</p> <p>9. On sites where buildings previously existed, there may be opportunities to replicate or echo the former building. This may be possible if there is documentary evidence of the development, such as photographs, maps, surveys, and historic design and construction drawings. This may be possible by interested parties but will not be required by the City.</p> | | | |

DECISION/DIRECTION NOTE

Title: 8 Ordnance Street, Designated Heritage Building Renovations, REN22000238

Date Prepared: June 1, 2022

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Heritage

Ward: Ward 2

Decision/Direction Required:

To approve the proposed renovations at 8 Ordnance Street, a designated Heritage Building.

Discussion – Background and Current Status:

The City has received an application for window replacements at 8 Ordnance Street. The subject property is located in the Residential District of the St. John's Municipal Plan, the Residential Downtown (RD) Zone, Heritage Area 1 and is designated by Council as a Heritage Building.

Any exterior alterations to a designated Heritage Building require Council's approval. At its May 13, 2019, regular meeting, Council directed that minor maintenance applications for designated Heritage Buildings can be evaluated by staff and sent directly to Council for approval.

The applicant is proposing to replace sixteen (16) windows with primarily vinyl, single-hung windows. The aluminum storm windows will be removed, the windows will be the same size and shape as the existing windows, the trims will be unaltered, and the stained-glass transom will remain. The centre of the bay windows at the front of the house will be picture windows, but the second storey window will include a false mullion (centre bar) to replicate a single-hung window. The upper storey windows are bedroom windows so they must meet egress, and fire and life safety requirements.

Staff have no concerns with the proposed renovations as the window style and proportions will be maintained. For residential designated Heritage Buildings, modern materials can be permitted if the appearance replicates the building's period/architectural characteristics.

**8 Ordnance Street
Designated Heritage Building**

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

Choose an item.

4. Alignment with Adopted Plans: St. John's Heritage By-Law.
5. Legal or Policy Implications: Not applicable.
6. Privacy Implications: Not applicable.

7. Engagement and Communications Considerations: Not applicable.
8. Human Resource Implications: Not applicable.
9. Procurement Implications: Not applicable.
10. Information Technology Implications: Not applicable.
11. Other Implications: Not applicable.

Recommendation:

That Council approve the renovations to replace windows at 8 Ordnance Street, as proposed.

Prepared by: Ann-Marie Cashin, MCIP, Planner III – Urban Design & Heritage

Approved by: Ken O'Brien, Chief Municipal Planner

Report Approval Details

| | |
|----------------------|--|
| Document Title: | 8 Ordnance Street, Designated Heritage Building Renovations, REN2200238.docx |
| Attachments: | - 8 Ordnance Street - Attachments.pdf |
| Final Approval Date: | Jun 2, 2022 |

This report and all of its attachments were approved and signed as outlined below:

Ken O'Brien - Jun 2, 2022 - 9:17 AM

Jason Sinyard - Jun 2, 2022 - 10:18 AM

Statement of Significance



8 Ordnance Street – McCoubrey Manor

Formal Recognition Type

City of St. John's Heritage Building, Structure, Land or Area

Description of Historic Place

8 Ordnance Street is the right side of a 3 storey wooden duplex structure located at 6- 8 Ordnance Street, Cavendish Square, St. John's, Newfoundland and Labrador. The designation is confined to the footprint of the building.

Heritage Value

8 Ordnance Street has been designated a Municipal Heritage Structure for its aesthetic and historical values.

8 Ordnance has aesthetic value because it is a fine example of the Queen Anne Style. Features of this style are reflected in the decorative shingling, brackets and the two storey bow windows. The building was designed by well known architect William F. Butler who made the Queen Anne style one of his signature styles. The narrow clapboard, the covered, open porch, stained glass and the ornate decoration are all features of his style.

8 Ordnance Street has historic value because of its association with Butler, Sir Marmaduke Winter, and the Standard Manufacturing Company. This duplex was built for Henry McCoubrey and Alan Findlater, two employees of the Standard Manufacturing Company. This company was first founded in 1902 to manufacture soap, and later dyes and paint. The owner of company, Sir Marmaduke Winter, helped both gentleman to obtain financing to build the property.

In 1963, 8 Ordnance Street was sold to St. Thomas's Anglican Church as part of its rectory and the building was split into two separate flats with separate entrances. It was eventually returned to a single family dwelling.

Source: City of St. John's Archives property file, designated 06/24/1997.

Character Defining Elements

All those elements that embody the Queen Anne style of architecture, including:

- decorative shingling;
- brackets;
- beveled freize board;
- 2 large two storey bow windows;
- narrow wood clapboard;
- shape, size and fenestration of windows;
- original location of entrance;
- original wooden covered open porch with pillars and decorative railings;
- original coloured and patterned glass; and
- a false horizontal facade along the roof line to cover the sloping roof.

Notes of Interest

Stained glass in the front bay windows. Original wooden covered open porch with pillars and decorative railings. A false horizontal facade along the roof line to cover the sloping roof.

Location and History

| | |
|----------------------|--|
| Community | St. John's |
| Municipality | City of St. John's |
| Civic Address | 8 Ordnance Street |
| Construction (circa) | 1892 - 1902 |
| Architect | William F. Butler William F. Butler |
| Builder | Unknown |
| Style | Queen Anne |
| Building Plan | Rectangular Long Façade |

Additional Photos



8 Ordnance Street – Window Replacement



- All Windows being replaced currently have aluminum storm windows which will be removed,
- No new trims being added.
- Replacement windows are Single Hung Vinyl inserts, same sizes as current and window format
- Quote from Kent has specific window dimensions per window.

Front of House: 8 Windows total being replaced

- Main Floor Living Room – **4 Windows**,
- New Transom window to contain original stained glass
- Upstairs Bedroom (above front door) – **1 Window**
- Upstairs Bedroom (above living room) - **3 Windows**

8 Ordnance Street – Window Replacement

Side of House: 8 Windows being replaced

- Dining Room – **4 Windows**
- Master Bedroom Bay Windows – **4 Windows**



Dining Room – Main Floor

Bedroom – Second Floor



INFORMATION NOTE

| | |
|-----------------------------|---|
| Title: | Housing Needs Assessment |
| Date Prepared: | June 1, 2022 |
| Report To: | St. John's City Council/Regular Council Meeting |
| Councillor and Role: | Councillor Ophelia Ravencroft, Housing |
| Ward: | N/A |

Issue: Inform Council of intention to conduct an updated Housing Needs Assessment as per *10-Year Affordable Housing Strategy* implementation strategy item 6.5.

Discussion – Background and Current Status:

As per the *10-Year Affordable Housing Strategy's* "Informing Action" strategic direction, the City of St. John's has committed to conducting an updated Housing Needs Assessment (HNA) every 3 years. The last HNA was conducted in 2019. An updated HNA will enable the City and stakeholders to look at current and projected housing supply and demand over the entire housing continuum, and inform ongoing strategies, advocacy, and initiatives within the local housing sector.

The next HNA will be timed with the release of 2021 census data. Next steps include drafting an RFP with Affordable Housing Working Group consultation and contracting a research consultant to carry-out the HNA and produce a report.

Key Considerations/Implications:

1. Budget/Financial Implications: The City has already budgeted costs associated with this *Affordable Housing Strategy* initiative.
2. Partners or Other Stakeholders: The scope of the updated HNA will be informed by input from the Affordable Housing Working Group. The resulting report will inform work associated with the *Affordable Housing Strategy* and within the broader housing sector.
3. Alignment with Strategic Directions:

An Effective City: Achieve service excellence through collaboration, innovation and modernization grounded in client needs.

Choose an item.

ST. JOHN'S

4. Alignment with Adopted Plans: The HNA aligns with the Informing Action strategic direction of the City of St. John's *10-Year Affordable Housing Strategy* (i.e., item 6.5).
5. Legal or Policy Implications: No legal implications.
6. Privacy Implications: None anticipated at this time.
7. Engagement and Communications Considerations: The City's Communications and OPS departments are aware, involved and very supportive of the work being completed under the *Affordable Housing Strategy*.
8. Human Resource Implications: None anticipated at this time.
9. Procurement Implications: An RFP will be developed to procure a contract research consultant to carry out the HNA.
10. Information Technology Implications: None anticipated at this time.
11. Other Implications: N/A

Conclusion/Next Steps: Consult with the AHWG on the scope of research for the RFP.

Attachment: AffordableHousingStrategy_CityofStJohns_2019-2028.pdf

Report Approval Details

| | |
|----------------------|---|
| Document Title: | IN Council - Housing Needs Assessment.docx |
| Attachments: | - AffordableHousingStrategy_CityofStJohns_2019-2028.pdf |
| Final Approval Date: | Jun 2, 2022 |

This report and all of its attachments were approved and signed as outlined below:

Judy Tobin - Jun 2, 2022 - 9:12 AM

Tanya Haywood - Jun 2, 2022 - 10:01 AM



Affordable Housing ST. JOHN'S

CITY OF ST. JOHN'S
10-YEAR

Affordable Housing Strategy

2019-2028





Affordable Housing ST. JOHN'S

CITY OF ST. JOHN'S
10-YEAR

Affordable Housing Strategy

2019-2028



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Executive Summary

The 2018 Affordable Housing Strategy (AHS) is a ten-year plan that continues and expands from the original Affordable Housing Business Plan. To fully address our municipality's housing needs, this strategy document has been developed with the vision of working in-step with partners, stakeholders and residents to create and maintain safe, suitable, and affordable housing throughout the city.

For the purposes of this Affordable Housing Strategy, 'Affordable Housing' utilizes the following definition: for housing to be considered affordable, it must cost less than 30 per cent of a household's pre-tax income including housing and related costs—such as mortgage or rent, property taxes, home energy, water and repairs.

The Affordable Housing Strategy works to provide more housing choices that are affordable according to the 30 per cent criteria. A focus will be placed on households with an income too high to be eligible for social housing but too low to afford market rents or purchasing options, but it will not stop there. The City has a long history of pursuing housing solutions for people with incomes below \$32 500 as well. This strategy will incorporate and encourage the continued collaborative efforts across the housing continuum.

This strategy also recognizes that households have different housing needs based on size, employment, ability, health, income, stage in life, and a host of other factors. Affordable housing stock is about creating a range of housing choices.

The Strategy's Mission and Vision

Mission

The City of St. John's will leverage its unique capacities and build strong partnerships to produce, protect and promote affordable housing for the people of St. John's.

Vision

St. John's will be a vibrant, inclusive and thriving city with a wide range of affordable housing options that contribute directly to community health, sustainable growth and economic security.

Building on our strengths in this area and past successes, the City will continue to provide leadership around affordable housing, with a commitment to actions:

- Act as champions for issues across the affordable-housing continuum;
- Reach out to partners for consultation and collaboration and apply a range of best practices and approaches;

- Continue to support the work of End Homelessness St. John's;
- Support the Affordable Housing Working Group (AHWG) as they guide the affordable housing implementation strategies
- Continue to provide support to the Non-Profit Housing Division in their provision of affordable housing and their coordination of efforts in this strategy;

The City of St. John's will commit to providing leadership and building on partnerships to generate inclusive, affordable housing solutions that work for people across the housing continuum.

Strategic Directions

Built from a strong foundation of public engagement and research on our current local housing situation and emerging trends, the six strategic components below related to affordable housing will be addressed in the new 10-year affordable housing strategy. Listed in no order of importance, they are titled as follows:

- **Unlocking Resources:** Identify and draw on the City's resources and assets to advance housing initiatives and create new opportunities.
- **Building Homes:** Increase the stock and sustainability of affordable rental and home ownership opportunities.
- **Leading Innovation:** Inspire and facilitate creativity in affordable housing projects.
- **Revitalizing Policy:** Create municipal policy and plans that strive to meet affordable housing needs of residents.
- **Cultivating Partnership:** Work with all levels of government, private and community partners to address housing issues. Support partner efforts and work collectively to create solutions.
- **Informing Action:** Raise awareness and educate what the impact housing needs has on our community's health, sustainable growth and economic security.



Implementation strategies to support each component have been developed and are listed in the full strategy document. The Affordable Housing Strategy is intended to be flexible and responsive to changes in the housing market and cost of living. To ensure that changes in the external environment are reflected in the AHS, housing needs updates will be conducted throughout the life of this strategy. Shifts in housing, demographic and economic data points will provide the underpinning of any refinements or revisions needed in our strategy's efforts. Our strategic directions will be maintained as the foundation of the City's efforts; however, flexibility will exist to reflect new information identified from the needs assessment updates.

Communication and Evaluation

Communications, marketing and promotional efforts in support of this strategy will leverage the City's capacity to share information, messages and ideas while positioning the City as a leader and a community partner in addressing the affordable housing issue. Our social marketing strategy will tackle the fears associated with affordable housing through increased information (awareness campaigns, success stories, etc.) and focusing on the benefits of affordable housing.

Annual reporting on implementation strategy updates will be incorporated into the City of St. John's corporate target updates and a formal and substantive evaluation of the Affordable Housing Strategy will occur at the strategy's completion.



City of St. John's Housing Affordability Snapshot

This infographic was created to support the City of St. John's 10-Year Affordable Housing Strategy. Data has been compiled for the Census subdivision of St. John's.

For more: stjohns.ca > Living in St. John's > Your City > Affordable Housing

Household Characteristics (2016)



108,860

Total Population



47,625

Total Households



61.4%

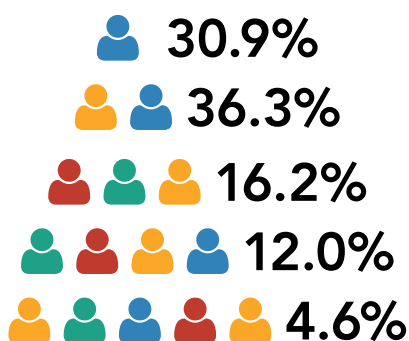
Own



38.6%

Rent

62% of households in the City of St. John's have two or fewer people



It is forecasted that in the City of St. John's, the number of households will increase at a greater rate than the population.

Households 11.8%

Households 8.0%

It is anticipated that as we move towards 2036:

The age group of **25 to 34** will show the strongest decline

The population **65 and over** will show large population increase

Economic Context (2016)

8.9%

Unemployment Rate

16%

Households are considered low income based on the Statistics Canada's Low-income measure, after-tax (LIM-AT)

Average after-tax household income

\$77,936

Median after-tax household income

\$60,114

Average Apartment

Rental Rates (2017)

\$699

Bachelor

\$793

One Bedroom

\$956

Two Bedroom

Vacancy Rates (2017)

5.1%

Bachelor

6.9%

One Bedroom

6.8%

Two Bedroom

Average MLS Housing Price:

\$303,713

(2017)

What is the Current Housing Gap? (2016)

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 **12,100** households live in unaffordable housing, spending more than 30% of income on housing costs



64.9%

are tenants households



35.1%

are homeowners
households

14,495 households live in housing that requires improvement to at least one of **Adequacy, Suitability or Affordability**



Affordable Housing
ST. JOHN'S

Rental Market-How much does it cost to rent an apartment?

(2017)

Annual Income Required to Afford the Average Rental Apartment
(paying no more than 30% on Rent Alone)




\$31,720 One Bedroom

\$38,240 Two Bedroom

Who can't afford to rent based on a single income?




One Bedroom Apartment

People in a range of occupations including:

-  Early Childhood Educators and Assistants
-  Hairstylists and Barbers
-  Home Support Workers, Housekeepers and Related Occupations

Two Bedroom Apartment

People in a range of occupations including:

-  Restaurant and food service managers
-  Graphic designers and illustrators
-  Airline Ticket and Service Agents

Home Ownership

How much does it cost to own a home? (2016)




Minimum Income required to qualify for a mortgage for the Average MLS Housing Price

(2017)

\$88 450

Who can't afford to purchase the average house in St. John's Metro region?

People in a range of occupations including:

-  Electricians
-  Elementary school and kindergarten teachers
-  Firefighters

*2016 Census Data Tables used to compile household & economic data

** CMHC Housing Market Portal 2017 used to compile Rental Market Information

***Wages based on median wage/ occupation collected from Gov of Canada Wage report- Avalon Peninsula Region NL

**** Qualifying income collected from RBC mortgage affordability calculator 2018

***** Projections from 'CSJ Population Projections'

Introduction and Context

Note: The Affordable Housing Strategy Document uses terms specific to housing policy and city planning. Key term definitions can be found in the Appendix E Glossary.

“Housing is a human right. All people need and deserve a home in which they can afford to live, and the City should work to ensure such housing opportunities exist.”

Equipped with this mandate, the City of St. John's Council approved its first Affordable Housing Business Plan (AHBP), titled *Creating Opportunities, Housing Our Community*, in 2014. In use until September of 2017, the AHBP was structured on seventeen objectives that aimed to tackle issues across the affordable-housing continuum. The City worked with partners to address housing crises for those who found themselves with too high of an income to qualify for housing subsidies but too low an income to afford market-rental or ownership options.

The 2018 Affordable Housing Strategy (AHS) is a ten-year plan that continues and expands from the original AHBP. To fully address our municipality's housing needs, this strategy document has been developed with the vision of working in-step with partners, stakeholders and residents to create and maintain safe, suitable, and affordable housing throughout the city.

Realizing this strategy will include addressing key affordable housing issues and priorities. We all have a role to play in helping our communities thrive. Like the AHBP, this is a strategy which will be worked on together with our partners. The City will look internally and engage partners—including other levels of government, community and private sectors—to pursue strategic solutions that multiply our efforts in addressing the challenge of affordable housing in St. John's.

Housing is a Municipal Responsibility

"Safe, affordable housing makes our cities and communities welcoming places to live, work and start a business. It's also integral to retaining workers and attracting newcomers to enrich our neighbourhoods and drive tomorrow's economic growth."

- Federation of Canadian Municipalities, <http://fcm.ca> >Issues >Affordable Housing

The City's history of involvement in affordable housing issues spans many decades. Its traditional role has included planning, zoning, controlling development, and enforcing minimum standards and by-laws. The City has also provided land, waived fees, and expedited inspections to facilitate affordable housing initiatives by non-profit and private developers. Our Non-Profit Housing Division operates 454 units of affordable housing with houses and apartments varying in size from one to four-bedroom units. The City of St. John's makes available hundreds of low-rent homes for low- to moderate-income earners.

In hiring a full-time affordable housing coordinator in 2010 and implementing the AHBP in 2014, the City became an example for other Atlantic provinces on taking the lead with affordable housing concerns. By providing leadership and enhancing partnerships, the City of St. John's became one of the first municipalities in Atlantic Canada with a dedicated municipal affordable housing plan.

Since 2000, St. John's has been the only Designated Community in NL under Canada's Homelessness Partnering Strategy (HPS) – one of 61 HPS communities nationwide. HPS will be renamed 'Reaching Home: Canada's Homelessness Strategy' beginning in 2019, and the \$2.1 billion, ten-year initiative will roll out in tandem with Canada's new National Housing Strategy. Currently, the City of St. John's serves as the HPS Community Entity and – guided by End Homelessness St. John's – the City facilitated the development and implementation of the 2014-2019 St. John's Community Plan to End Homelessness in partnership with the community and public systems.

End Homelessness St. John's

End Homelessness St John's (EHSJ) Community Plan to End Homelessness runs from 2014-2019. Based on Housing First principles, the Plan centers on preventing homelessness and providing housing to persons experiencing homelessness as quickly as possible - without time limits - and providing services as needed aimed at sustaining housing stability. The City, under the 2014-2017 Affordable Housing Business Plan (AHBP), identified three Non-Profit Housing (NPH) units for use by Housing First clients in EHSJ's 'Front Step' Intensive Case Management program. The units were furnished and have been occupied since March of 2016.

Definition of Affordable Housing

“When we talk about affordability, we can’t talk about housing costs alone: We also have to look at the associated transportation costs. For young people or seniors especially, a house in a walkable neighbourhood with good bus service might be much more affordable...”

– Comment on the Engage Page

For the purposes of this Affordable Housing Strategy, ‘Affordable Housing’ utilizes the following definition: for housing to be considered affordable, it must cost less than 30 percent of a household’s pre-tax income including housing and related costs—such as mortgage or rent, property taxes, home energy, water and repairs.

In line with its previous AHBP, The City’s Affordable Housing Strategy works to provide more housing choices that are affordable according to the 30 per cent criteria. A focus will be placed on households with an income too high to be eligible for social housing but too low to afford market rents or purchasing options, but it will not stop there. The City has a long history of pursuing housing solutions for people with incomes below \$32 500 as well. As figure 1 demonstrates, housing exists on a continuum extending from homelessness through to affordable housing options, followed by market housing. Incorporating and encouraging the continued collaborative efforts across the housing continuum, this ten-year strategy aims to improve situations for people and families for whom affordable housing is a concern. As cost of living, the housing market and vacancy rates are sure to vary over the next ten years, the City’s strategy is designed to scale and address the problem of affordable housing with such fluctuations in mind.

Affordable Transportation

Housing must be complemented by affordable transportation options to be considered truly affordable. Common measures recommend an additional 15 per cent for transportation costs, for a total of 45 per cent of household income is considered affordable when both costs are considered. Transportation costs in this type of breakdown usually consider the direct costs of transportation such as fuel, fare and ownership costs. However, while much more difficult to measure, it is recognized that the burden of travel time on an individual can also greatly affect their personal productivity.



Figure 1 AHS Efforts Across the Housing Continuum

Housing Affordability = Housing Diversity

"Sometimes it's hard to find the appropriate place for a person but you can tell by the work, they are fighting for you, fighting to help you get the place you need. like me, main floor, no stairs, I got it and I am happy"

– Tenant, non-profit housing St. John's

Households have different housing needs based on size, employment, ability, health, income, stage in life, and a host of other factors. Affordable housing stock is about creating a range of housing choices. As figure two illustrates, there is no one-size-fits-all housing solution. Affordable housing must encompass a range of housing choices, as diverse as the city itself.

Communities across Canada recognize the practical benefits of engaging partners from all sectors to create housing diversity available to their residents. Investing collaboratively in innovative solutions to the affordable-housing challenge can yield economic, social and environmental dividends for the entire community.



Figure 2 A Diversity of Affordable Housing Options

Economic Context

For several years prior to the 2014 Affordable Housing Business Plan release, St. John's economy enjoyed robust growth: Natural resource projects brought employment opportunities, and the private sector made significant investments into office, hotel, and retail developments. By 2014, the St. John's' Census Metropolitan Area (CMA) unemployment rate hovered around six per cent—the lowest level in at least 40 years and among the lowest metro rates of any Canadian city. Population growth, housing starts, and economic activity surpassed forecasts; within this fertile environment, housing experienced a “boom.” Consequently, our 2014 Affordable Housing Business Plan focused on working within that environment to create awareness, partnerships and affordable housing development opportunities. Unfortunately, the boom did not last. Since 2014, housing starts have decreased significantly and the economy has contracted. The unemployment rate is now among the highest of CMAs in Canada. And in 2016, household income exhibited the lowest rate of growth in nearly twenty years.

Looking ahead, overall economic activity is expected to remain subdued; several economic indicators—labour, for example— are expected to remain weak. As major projects move to completion, capital investments are also expected to decline.

Economic Indicators St. John's CMA¹

| | 2011 | 2014 | 2017 |
|-------------------------|-------|---------|-------|
| Unemployment Rate | 6.6% | 6.0% | 8.4% |
| Average Weekly Earnings | \$860 | \$1,003 | \$991 |
| Retail Sales (\$M) | 3,458 | 4,028 | 4,047 |
| Housing Starts | 1923 | 1230 | 763 |
| | | | |

¹ State of the Economy, St. John's, 2018

² <http://www.chba.ca/Affordability/AffordabilityMain.aspx>

Housing Marketing Realities in 2018

"If many millennials are unable to enter the market, or are forced into housing options that don't meet their needs, the effects will be far-reaching, affecting all of society, including businesses and existing homeowners...." - Canadian Home Builders' Association

Housing prices have decreased somewhat in recent years however costs remain high. The average MLS® housing price has sat above \$300,000³ since 2012 making the transition from renting to homeownership more difficult for households- the minimum income required to qualify for a \$300,000 mortgage is approximately \$87,000⁴ per year.

Moreover, rental housing in the city —while abundant—faces a number of issues. While the overall rental vacancy rate for St. John's since 2012 has increased from 2.8 per cent to around 7 per cent⁵, these tenant spaces may require major repair, are not always suitable for household size and often come with rents too high for many households to afford. In the city of St. John's, over 8900 tenant households⁶ require improvement to meet one or more of affordability, adequacy, or suitability standards. 7855⁷ tenant households spend 30 per cent or more of their gross monthly income on shelter and 3750⁸ tenant households spend 50 percent or more of their gross monthly income on shelter. In 2017, the overall average rent in the City increased by 8 per cent from 2013, with average rent for a bachelor apartment being \$699 monthly⁹, a one-bedroom apartment resting at \$793¹⁰ monthly, and a two -bedroom at \$956¹¹ in 2017. When household income is broken down into quartiles, apartment affordability including rent plus utilities, does not occur until the third quartile when households make an annual income of \$35,842 or more¹².

Also indicative of the difficulty to move from renting to home ownership is that housing affordability issues affect renters, on average, more than homeowners. As illustrated in the following chart¹³, tenant households typically pay a higher percentage of their income towards shelter costs than do owner households. In other words, renters are more likely to spend greater than 30 per cent of their household income on shelter than their home-owning counterparts.

3 State of the Economy, St. John's, 2018

4 <https://www.rbcroyalbank.com/mortgages/tools/mortgage-affordability-calculator/index.html>, 5% down payment, 25 year, 3.740% interest rate

5 CMHC Housing Market Information Portal, Oct 2017

6 Census 2016 Data Table 98-400-X2016231

7 Census 2016 Data Table 98-400-X2016231

8 Canadian Rental Housing Index

9 CMHC Housing Market Information Portal, Oct 2017

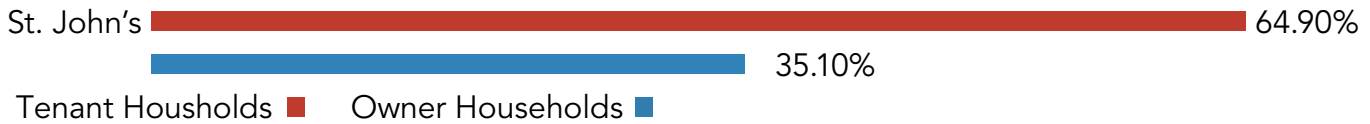
10 CMHC Housing Market Information Portal, Oct 2017

11 CMHC Housing Market Information Portal, Oct 2017

12 Canadian Rental Housing Index

13 Census 2016 Data Table 98-400-X2016231

Percentage of Total Housholds Spending 30% or More of Gross Monthly Income Shelter by Tenure



Canadian Home Builders Association - NL is the voice of the province's residential construction industry. Membership includes new home builders, renovators, developers, trade contractors, manufacturers, suppliers, lenders, and other professionals – the companies and people who provide Newfoundlanders and Labradoreans with quality housing. Through the voluntary efforts of its members, the CHBA-NL serves both consumers and producers of housing by promoting quality, affordability, and choice in housing for all. CHBA-NL members contribute real solutions and make positive changes that promote and protect the interests of the industry and consumers by working with municipal, provincial, and federal governments in the areas of significant importance - labour market needs, government-imposed costs, the underground economy, and housing affordability.

Current Housing Need

"Housing is becoming less affordable at every income level. Increasingly, stress fractures in each segment of the housing sector — from emergency shelters through subsidized housing through market rentals — compromise the wider system."

- Federation of Canadian Municipalities¹⁴

There is a need for an adequate supply of housing affordable to households with lower incomes, where housing affordability issues are especially acute. In 2015, low-income prevalence in the city was 15.5 per cent¹⁵, with single individuals accounting for the largest per centage¹⁶ and almost 20 per cent of lone parent economic families having low income status¹⁷.

As the housing affordability tables show below, an individual working full time and earning minimum wage would not be able to afford a bachelor apartment in the City unless they spent more than 30 per cent of their income on housing costs. For single parents with dependents, the situation is even more dire. Whether earning minimum wage or receiving income support benefits, these households use roughly 46 per cent to 84 per cent of their income for rent.

| Housing Affordability Table: Single Person Household | | | |
|--|---|-----------------------|-----------------------|
| | | Bachelor Apartment | 1-Bedroom Apartment |
| Cost required annually for rent alone | | \$8,388 ¹⁸ | \$9,516 ¹⁹ |
| MINIMUM WAGE | Annual Income for Single Person Working Full Time Earning Minimum Wage (\$11.25/hour) | \$23,400 | |
| | Percentage of Annual Income on Rent Alone | 36% | 41% |
| INCOME SUPPORT | Annual Income for Single Person Receiving ¹⁵ Income Support Benefits (Basic Monthly Income + Rent Amount + Fuel Supplement) | \$11,724 | |
| | Percentage of Annual Income on Rent Alone | 71.5% | 81.2% |

¹⁴ Canada's Housing Opportunity, Urgent solutions for a national housing strategy

¹⁵ Census Profile, 2016 Census prevalence of low income based on the LIM-AT

¹⁶ Census 2016 Data Table 98-400-X2016133 LIM-AT

¹⁷ Census 2016 Data Table 98-400-X2016136 LIM-AT

¹⁸ Oct 2017 rates, CMHC, Housing Market Information Portal

¹⁹ Oct 2017 rates, CMHC, Housing Market Information Portal

| Housing Affordability Table: Households with Dependents | | | |
|---|---|------------------------|------------------------|
| Cost required annually for rent alone | | 2-Bedroom Apartment | 3-Bedroom Apartment |
| | | \$11,472 ²¹ | \$10,956 ²² |
| MINIMUM WAGE | Annual Income for Single Person Working Full Time Earning Minimum Wage (\$11.25/hour) | \$23,400 | |
| | Percentage of Annual Income on Rent Alone | 49% | 46.8% |
| | Annual Income for Couple Working Full Time Earning Minimum Wage (\$11.25/hour) | \$46,800 | |
| | Percentage of Annual Income on Rent Alone | 24.5% | 23% |
| INCOME SUPPORT | Annual Income for Single Parent Receiving Income Support Benefits with Dependents | \$13,644 | |
| | (Basic Monthly Income + Rent Amount + Fuel Supplement) ²³ | | |
| | Percentage of Annual Income on Rent Alone | 84% | 80% |
| | Annual income for Couple Receiving Income Support Benefits with Dependents | \$14,220 | |
| | (Basic Monthly Income + Rent Amount + Fuel Supplement) ²⁴ | | |
| | Percentage of Annual Income on Rent Alone | 80.7% | 77% |

20 Advanced Education, Skills and Labour Website, Income Support overview and monthly rates, www.aesl.gov.nl.ca/income-support/overview.html#monthlyrates

21 Oct 2017 rates, CMHC, Housing Market Information Portal

22 Oct 2017 rates, CMHC, Housing Market Information Portal

23 Advanced Education, Skills and Labour Website, Income Support overview and monthly rates, www.aesl.gov.nl.ca/income-support/overview.html#monthlyrates

24 Advanced Education, Skills and Labour Website, Income Support overview and monthly rates, www.aesl.gov.nl.ca/income-support/overview.html#monthlyrates

Current trends indicate the need for a range of housing options suitable for seniors and those ageing in place. The city's population, which has fluctuated around 100,000 over the past 25 years, has recently seen substantial growth. Buoyed by favourable economic conditions, the population climbed to 108,860 people in 2016²⁵. And as we move towards 2036, it is anticipated that the 25–34 years-old age group will show the strongest decline while the age 65+ population will increase²⁶. As it stands, the 65+ population owns more than a quarter (27.5 per cent)²⁷ of all housing stock in the city. Smaller dwellings are needed for those who are downsizing as well as options to facilitate ageing in place.

The growth in number of households is also outpacing the growth in population, and this trend is expected to continue. One-person households now make up 31 per cent of households²⁸, and the average household size is just over two people (2.2)²⁹. The steady increase in 3-bedroom vacancy rate moving, from 3.6 per cent in 2013 to 10.5 per cent in 2017³⁰, reflects this change in household composition. An emphasis, then, should be placed on developing smaller housing options, including one and two-person apartments.

The City must continue to monitor housing supply, housing demand, and housing affordability to ensure initiatives stay focused on the most urgent issues and reflect economic and demographic trends.

Point-in-Time Count End Homelessness St. John's

The Point-in-Time (PiT) Count of the community's homeless population, titled 'Everyone Counts' is an initiative in partnership with Canada's Homelessness Partnering Strategy and the Canadian Observatory on Homelessness. It provides a snapshot of the minimum number of people experiencing homelessness on a single day in St. John's. The 2018 Count determined that at least 165 people were experiencing homelessness on the night of April 11, 2018. Low income (57.6 per cent), in combination with the high cost of rental units (43.5 per cent) in St. John's were cited as the top two barriers to obtaining housing by those completing the survey.



25 State of the Economy, St. John's, 2018
 26 State of the Economy, St. John's, 2018
 27 Census 2016 Data Table 98-400-X2016227.
 28 Census Profile, 2016 Census
 29 Census Profile, 2016 Census
 30 CMHC Housing Market Information Portal

Intergovernmental Context

"Canada's first-ever National Housing Strategy is built, in part, on the idea that when the federal government works collaboratively with its partners, we can give more Canadians a place to call home. The National Housing Co-Investment Fund is this idea in action. By working with our partners at all levels, more middle class Canadians -- and those working hard to join it -- will find safe, accessible, affordable homes, in vibrant and inclusive communities where families thrive, children learn and grow, and their parents have the stability and opportunities they need to succeed."

— The Honourable Jean-Yves Duclos, Minister of Families, Children and Social Development and Minister Responsible for Canada Mortgage and Housing Corporation

The City's new AHS will not exist in isolation. Commitments from other government bodies will be relied upon for securing resources and beneficial partnerships.

This municipal strategy is well timed to emerge in line with the federal government's first-ever National Housing Strategy. Introduced in November 2017, this \$40 billion, 10-year plan will see an end result including: cutting chronic homelessness by 50 per cent, removing 530,000 families from housing need, renovating and modernizing 300,000 homes, and building 100,000 new homes. Ultimately, the strategy will promote diverse communities and create a new generation of housing that is mixed-income, mixed-use, accessible and sustainable.

Significant work is also underway at the provincial level. The Government of Newfoundland and Labrador has endorsed a multilateral Housing Partnership Framework to guide the Federal-Provincial/Territorial partnership to deliver initiatives under the National Housing Strategy. The Governments of Canada and Newfoundland and Labrador are currently working on a bi-lateral agreement to deliver Newfoundland and Labrador's share of federal funding. The provincial government is also working on a comprehensive provincial housing and homelessness plan and is working towards achieving a truly Housing First philosophy across all relevant departments.

First Time Homebuyers Program

Newfoundland and Labrador Housing Corporation's First-Time Homebuyers Program (FHP) opened on April 1, 2018 with a budget of \$1.25 million, allowing the program to assist more than 100 households with the down payment for their first home. All funding for the FHP was committed within a month of the program's opening.

The Strategy's Mission and Vision

Mission

The City of St. John's will leverage its unique capacities and build strong partnerships to produce, protect and promote affordable housing for the people of St. John's.

Vision

St. John's will be a vibrant, inclusive and thriving city with a wide range of affordable housing options that contribute directly to community health, sustainable growth and economic security.



Core Beliefs Behind Affordable Housing Strategy

The City of St. John's Affordable Housing Charter (2011) continues to inform our work. The vision and mission therein will be upheld by the City and our partners in this new 10-year Affordable Housing Strategy. Two additional underlying tenets helped inform our original mission:

- Housing is a Right
- Housing is Fundamental to Community Wellness

The United Nations recognizes that housing is a fundamental and universal human right in many documents:

- Universal Declaration of Human Rights: Article 25(1)
- International Covenant on Economic, Social and Cultural Rights (the ICESCR)
- International Convention on the Elimination of All Forms of Racial Discrimination
- Convention on the Elimination of All Forms of Discrimination Against Women
- Convention of the Rights of the Child

In this context, our Affordable Housing Strategy will apply a human rights lens to efforts around affordable housing over the next 10 years. We will continue to recognize the right to access adequate housing and be free from homelessness without discrimination. Everyone needs and deserves a safe, suitable home that is affordable to them.

Affordable Housing represents a foundation for safe, prosperous and healthy communities. A vital part of the infrastructure of our City, affordable housing is not just a human right but a key pathway out of poverty, which contributes to resident well-being and the economy.

City Leadership

“We all have a role to play in improving housing stability for the residents in our city. We must work with all levels of government and our community stakeholders to tackle the issue of affordable housing”

– Mayor Danny Breen

Building on our strengths in this area and past successes, the City will continue to provide leadership around affordable housing, with a commitment to the following actions:

- Act as champions for issues across the affordable-housing continuum;
- Reach out to partners for consultation and collaboration and apply a range of best practices and approaches;
- Continue to support the work of End Homelessness St. John's;
- Support the Affordable Housing Working Group (AHWG) as they guide the affordable housing implementation strategies
- Continue to provide support to the Non-Profit Housing Division in their provision of affordable housing and their coordination of efforts in this strategy;

The City of St. John's will commit to providing leadership and building on partnerships to generate inclusive, affordable housing solutions that work for people across the housing continuum.

City of St. John's Demographic and Opinion Survey

The City of St. John's undertook a residential survey in 2016 designed to gather information and perspectives from residents. Residents responded that creating affordable housing was amongst the top four challenges facing the City of St. John's that should be a priority. More information on the City of St. John's Demographic and Opinion Survey can be found on the City of St. John's website.

Partnerships: Their Essential Role

Partnerships are crucial to any affordable housing initiative. The support and leadership that strong partnerships provide can mean the difference between a successful strategy and one that never gets off the ground. Partnerships were one of the main drivers of the first AHBP's accomplishments

Building on these successes, collaborative investment in housing solutions remain imperative as the City moves towards implementing its 10-year Affordable Housing Strategy. It is only when key investments are in place that a housing program's economic, social and environmental dividends can be fully realized.

Partners who are necessary to the success of the new 10-year strategy are illustrated in the following table.

| Federal Government | Provincial Government | Private Sector Partners | Community Sector Partners | Resident Partners |
|---|--|-------------------------|---|--|
| National Housing Strategy- through Canada Mortgage and Housing Corporation (CMHC) | Housing and Homelessness Plan-through Newfoundland and Labrador Housing Corporation (NLHC) | Land Owners | Direct provision of housing | Citizen Participation to develop and promote housing solutions |
| Homelessness Partnering Strategy | Direct Provision of housing | Developers | Enable Access to Housing | |
| Canada Lands | Funding for Affordable Housing Development | Builders | Support to Find and Maintain Housing | |
| | | Landlords | Advocate on Housing and Homelessness Issues | |
| | Crown Land | Architects | Social Enterprise Partnerships | |
| | | Designers | | |
| | | Investors | | |

Community Partners

There are a wide range of organizations involved in affordable housing solutions in the City of St. John's. The community housing sector in St. John's has gained a national reputation for its high level of organization, collaboration and creativity and the potential for future partnership is formidable. Community organizations and private industry partners include (but are not limited to)

AIDS committee of NL
Canadian Home Builders Association- Newfoundland and Labrador
Choices for Youth
CHANAL
Cochrane Centre
Eastern Health
End Homelessness St. John's
Empower
Faith groups
Gathering Place
Habitat for Humanity
Home Again Furniture Bank
Iris Kirby House
John Howard Society
Salvation Army
St. John's Native Friendship Centre
St. John's Status of Women Council
Stella's Circle
THRIVE
Newfoundland & Labrador Housing and Homelessness Network (NLHHN)

*Many other housing providers and advocacy groups

Integration of other Municipal strategies and plans

The AHS will not be a stand-alone document. To be successful, it must work in tandem with other municipal strategies and initiatives. By implementing the AHS, we will achieve our municipal vision and support the City's strategic directions.



Figure 3 Integrated Municipal Initiatives

Strategic Directions

Built from a strong foundation of public engagement and research on our current local housing situation and emerging trends, the City has identified six strategic components related to affordable housing that will be addressed in the new 10-year affordable housing strategy. Listed in no order of importance, they are titled as follows:

- Unlocking Resources
- Building Homes
- Leading Innovation
- Revitalizing Policy
- Cultivating Partnership
- Informing Action

Implementation strategies to support each component are listed in the following section.



Implementation Strategies

UNLOCKING RESOURCES

Unlocking Resources

Identify and draw on the City's resources and assets to advance housing initiatives and create new opportunities.



- 1.1 Create a Civic Housing Action Fund
- 1.2 Create an Interdepartmental Committee to coordinate internal components of this strategy
- 1.3 Continue to create a list of city-owned vacant land and buildings and evaluate the inventory for potential redevelopment as affordable housing
- 1.4 Work with the Provincial and Federal Governments on identifying land and surplus buildings in St. John's
- 1.5 Advocate to the Provincial Government for broadened powers of expropriation for the City of St. John's, to allow acquisition of land that could be redeveloped as affordable housing.

Building Homes

Increase the stock and sustainability of Affordable rental and home ownership opportunities.

- 2.1 Make creating successful tenancies a priority
 - 2.1.1 Share information about landlord and tenant rights and responsibilities
 - 2.1.2 Share information about eviction prevention and community supports available
- 2.2 Focus on producing sustainable rental opportunities
 - 2.2.1 Encourage private landlords to be involved in affordable housing
 - 2.2.2 Seek funding opportunities for a Landlord Mitigation Fund which could provide better assurances for landlords for payment or damages.
 - 2.2.3 Continue to work with partners in the community to create a Landlord Registry
 - 2.2.4 Continue to engage multiple stakeholders in addressing the under-reporting of property standards violations in rental housing
 - 2.2.5 Continue to work with NL Housing on their Rent Supplement Inspection Program and look for ways to increase the City's involvement with other programs
- 2.3 Create a non-profit housing strategic asset management framework to guide decisions of housing unit renewal and redevelopment
 - 2.3.1 Develop a non-profit housing real estate portfolio
 - 2.3.2 Leverage the existing City-owned housing portfolio to increase the supply of accessible and affordable housing units



"There is a great need for supportive housing and a number of organizations in the city to work with if you're a landlord. you need an open mind but if you are willing to work with one of these organizations, you may end up with more peace of mind than you expect"

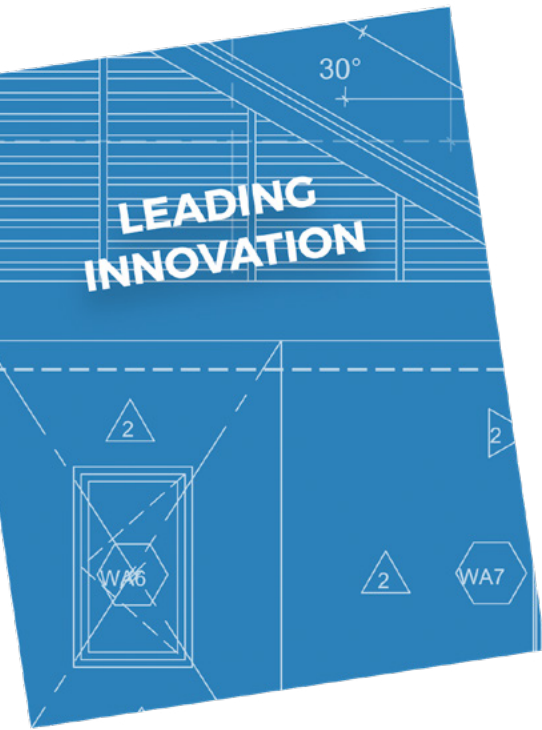
The importance of support, by Janice Wells, published in The Telegram, Aug. 19, 2016

Adaptive Reuse

A valuable trend in affordable housing initiatives in St. John's is adaptive reuse, which entails taking an older, underutilized or vacant building and repurposing it into affordable housing. When these buildings are thoughtfully redesigned into affordable apartments, this ensures the preservation of the city's built heritage. This results in interesting streetscapes and scenic views that have a high social, cultural and economic value.



In 2016, The Presentation Sisters donated St. Patrick's Convent to the City of St. John's for use as affordable supportive housing for seniors. The City successfully secured \$2.5 million in funding through the joint federal/provincial Investment in Affordable Housing to convert the 160-year-old property into 22 affordable housing units. All units are visitable and three are fully accessible. Aesthetic and historical values of the property will be maintained during the transition to affordable housing, and two units will be reserved for elderly sisters to reside in. The renovation is expected to be complete by 2019.



Leading Innovation

Inspire and facilitate creativity in affordable housing projects.



- 3.1 Continue to offer the Housing Catalyst Fund grants yearly for affordable housing projects
- 3.2 Explore the best venue for a Housing Design Competition. Feature awards for designs that incorporate affordability as well as other important features to meet the needs of our changing population.
- 3.3 Facilitate an Energy Efficiency Pilot Project, bringing partners together on a collaborative project that is aimed at reducing power costs and increasing affordability.



REVITALIZING POLICY

Revitalizing Policy

Create municipal policy and plans that strive to meet affordable housing needs of residents.

“Almost every planning and development decision Council makes affects the supply of affordable housing, for better or for worse. Affordability should always be on the agenda!”

— Comment on the Engage Page

- 4.1 Support building a diverse and inclusive housing stock.
 - 4.1.1 In the Envision St. John's Development Regulations, continue to allow subsidiary dwelling units in as many residential zones as possible.
 - 4.1.2 In the Envision St. John's Development Regulations, incorporate provisions for tiny homes

“Tiny homes are very appealing to the younger generation who want more than just an affordable home. They want to live sustainably with a lighter carbon footprint”

— Comment on the Engage Page

- 4.1.3 Advocate to the Provincial Government to enable detached subsidiary dwelling units (ex. laneway houses) on a property in appropriate locations, as per the Urban and Rural Planning Act, 2000.
- 4.2 Support intensification and mixed-use developments throughout the City of St. John's
 - 4.2.1 Allow small apartment buildings in some residential zones throughout the City of St. John's
 - 4.2.2 Make best use of the land base to provide affordable housing. Do not impose restrictive residential density limits in the Envision St. John's Development Regulations.
- 4.3 Provide incentives for affordable housing developments.
 - 4.3.1 Allow flexibility for some affordable housing parking requirements on a case-by-case basis
 - 4.3.2 Provide an exemption of municipal fees to private developers of affordable housing who have confirmed investment from another level of government, and for all registered charities.
 - 4.3.3 Prioritize planning and building permit approval processes for affordable housing projects who have confirmed investment from another level of government.

- 4.4 Advocate to the Provincial Government for the expressed legislative authority to require a percentage of affordable units in new development or redevelopment (inclusionary zoning).
- 4.4.1 Research best practices from other municipalities of like size
- 4.4.2 Advocate for changes to be made in the Urban and Rural Planning Act 2000
- 4.4.3 Explore the option of cash in lieu to support sustainability of the Civic Housing Action fund.
- 4.5 Explore the option of revisions to the Building By-law to set stricter regulations of new buildings to improve accessibility for older residents following best practice from Vancouver BC which requires all new homes to be adaptable for seniors and people with disabilities
- 4.6 Re-invest in planning at the neighbourhood level to identify ways to improve the built environment for better mobility, access to goods, services, open space, employment and increased housing diversity.
- 4.6.1 Encourage higher density, mixed-use development in areas identified for intensification along transit corridors
- 4.6.2 In new neighbourhoods, plan development around the parks and open space network, with an emphasis on compact, walkable residential neighbourhoods, with a mix of uses and employment areas along primary transportation corridors
- 4.6.3 Continue to require new developments to consult with the St. John's Transportation Commission regarding public transit infrastructure requirements.





CULTIVATING PARTNERSHIP

Cultivating Partnership

Work with all levels of government, private and community partners to address housing issues, support partner efforts and work collectively to create solutions.

- 5.1 Continue to support the work of End Homelessness St. John's
 - 5.1.1 The City and partners will continue working alongside and supporting their 2014- 2019 Community Plan to End Homelessness
 - 5.1.2 The City and partners will participate in the development of End Homelessness St. John's new Plan (post 2019)
- 5.2 Continue efforts to align and combine the City of St. John's Non-Profit Housing and NL Housing applications and wait lists.
- 5.3 Support the involvement of the private sector in affordable housing.
 - 5.3.1 Focus efforts on listening to, and helping to solve, the challenges private developers express regarding developing affordable housing
 - 5.3.2 Have the Affordable Housing Working Group reach out to developers, encouraging them to incorporate affordable housing in their projects
- 5.4 Continue to act as an affordable housing facilitator.
 - 5.4.1 Share housing related research, contacts and supports within the community
 - 5.4.2 Continue leadership of the Affordable Housing Strategy by the Affordable Housing Working Group
- 5.5 Support our community partners as they work towards building affordable home ownership opportunities in the community (ex. Habitat for Humanity and NL Housing's First Time Home Buyer's program).
- 5.6 Support our community partners in their efforts to improve market access for social enterprises involved in the development, renovations and maintenance of affordable housing taking into consideration the City is bound by the Procurement act.



Innovative Partnership



Home Again Furniture Bank helps increase housing stability by collecting gently-used furniture from individuals and businesses and distributing these items to people in need. By helping individuals furnish a home, they are more likely to develop an attachment to "home", and therefore remain housed longer. Working through a referral process, Home Again has partnered with 34 community agencies and organizations who refer their clients. They assist those who are transitioning from homelessness, prison or war-torn countries, the working poor, recent divorcees, seniors on a fixed income and those struggling with physical and mental health issues. In just over 2 and a half years, and with the help of 100 plus volunteers Home Again has brought comfort, dignity and stability of a well-furnished home to more than 745 households throughout the Northeast Avalon. In turn diverting over 250 Tonnes of furniture and household items destined for the landfill

Social Enterprise in our City



A disproportionate number of young people, seniors, members of minority communities, and people with physical and mental health challenges are either unemployed or otherwise detached from the labour market. Social enterprises that provide access to training and employment for these groups represent a major step towards reducing the breaking cycles of poverty, and building a viable path to employment and independence. Impact Construction is a CORTM certified social enterprise construction company, operated by Choices for Youth, that trains and employs at-risk and homeless youth. From asbestos abatement and kitchen renovations, to demolitions and energy retrofits, the enterprise offers a wide-range of services. Youth are involved in all aspects of the project and are able to progress through various levels of training and job responsibilities. Impact Construction has worked on a number of housing renovations, new builds and modernizations. With every project, the enterprise delivers the social impact of generating supportive youth employment while delivering projects on code, on time and on budget.

- 5.7 Work with partners to improve transportation systems as they relate to housing affordability
- 5.7.1 Continue to engage the Provincial Government and neighboring municipalities in discussions to develop and improve the regional transportation system so that affordable housing units can be accessed, particularly via public transit.
- 5.7.2 Support Metrobus in identifying where better connectivity is required so that affordable housing units can be accessed.
- 5.7.3 Work with the Province to ensure connections to public transit, cycling infrastructure and pedestrian infrastructure are incorporated where feasible for all new affordable housing developments and redevelopments.

- 5.7.4 Participate in the development of the City of St. John's Transportation Master Plan to ensure affordable housing considerations are included.
- 5.7.5 Participate in the development of the Metrobus Strategic Plan to ensure affordable housing considerations are included.

The Transportation Master Plan currently under development by the City of St. John's looks into the long-term transportation needs of residents and visitors to the City. The Plan will develop policies to prioritize and complete transportation facilities and programs over a time frame of 20 to 30 years. By considering housing and transportation affordability the Transportation Master Plan can look to policies and programs that improve the overall transportation costs for residents of affordable housing.

Cochrane Centre



Faced with rising costs associated with building maintenance at Cochrane Street United Church, Cochrane Community Outreach and Performance Centre was established to utilize the space. Over several years, Cochrane Centre renovated portions of the church to develop an outreach and performance centre which includes performance and rehearsal space, community space, a commercial kitchen and a supportive affordable housing development. Funded by programs from all three levels of government, the housing development includes 10 affordable housing units and 5 seniors affordable housing units. Housing units are accessed by those with a history of homelessness and barriers to accessing traditional housing. As of June 2018, the day to day operations of Cochrane Centre are managed by the St. John's Native Friendship Centre, providing an excellent collaboration between community organizations.

Informing Action

Raise awareness and educate the impact housing needs has on our community's health, sustainable growth and economic security.



- 6.1 Increase the understanding of affordable housing, housing need, and associated best practices
 - 6.1.1 Continue to plan and deliver an Affordable Housing Forum every year on (or near) National Housing Day (November 22)
 - 6.1.2 Offer Innovative housing workshops where local and national experts can share practical and innovative housing designs that meet emerging market needs
- 6.2 Increase understanding and advocacy of Universal Design Standards

“Beginning in 2011, NL Housing made it a requirement that all units constructed under the Affordable Housing Program must incorporate universal design principles, and at least one in every 10 units must be fully accessible. This will allow persons with disabilities who qualify to live in an Affordable Housing Program building to access any unit in the building. Newfoundland and Labrador is the first province to make this a requirement for the construction of affordable housing”

— NLHC Investment in Affordable Housing Public Report or Outcomes.

- 6.2.1 Transfer knowledge throughout the construction industry and with landlords to enable a better understanding of Universal Design (UD) features versus full accessibility

“The main thing is to ensure that the City’s affordable housing programs have an accessibility lens placed on them but also to build capacity throughout the construction industry and even with the general public who are landlords to take accessibility on themselves... the City cannot be fully responsible for providing accessible housing... inclusion only truly happens when we all do our part.”

Excerpt from an email submission during the affordable housing consultation

- 6.2.2 Explore and share funding opportunities for Universal Design renovations for existing buildings, especially heritage buildings.
- 6.3 Continue to raise awareness of energy efficiency as a function of affordability and related rebate/grant/loan programs that increase affordability of these efficiencies
- 6.4 Discourage Not-in-my-backyard (NIMBY) attitudes
 - 6.4.1 Act as leaders and champions in addressing NIMBY attitudes.
 - 6.4.2 Develop and implement a social marketing strategy that addresses and alleviates concerns related to affordable housing developments.
 - 6.4.3 Share and utilize the NIMBY toolkit when considering or supporting new affordable housing developments.
- 6.5 Conduct recurrent housing needs assessments updates every 3 years

The BUILDING "YES": A NOT-IN-MY-BACKYARD (NIMBY) TOOLKIT, published by the Canadian Home Builders' Association- Newfoundland and Labrador (CHBA) and funded by the City of St. John's through the Government of Canada's Homelessness Partnering Strategy, was designed for use by housing proponents in NL. It provides best practices to support development proposals that offer different housing options through community engagement and education.

Garrison Place, John Howard Society – December 2017



Located on Garrison Hill adjacent to Howard House, Garrison Place is a 10 unit affordable housing complex for individuals facing complex barriers to housing. Before commencing their development in 2016, the John Howard Society were proactive in their approach to combating community insecurities by using tools from the NIMBY toolkit. As an example, before construction began, the Society developed a pamphlet about the project describing what the program was and who would be living there. They then knocked on doors and spoke with residents in the area and answered any questions that may have been raised. For those they weren't able to speak to, they left hand written notes on pamphlets encouraging people to call at any time if they had any questions or concerns. The John Howard Society were quick to respond to any inquiries and were attentive to the needs of the community throughout the construction of Garrison Place.

Communication Plan and Social Marketing Strategy

Communication Plan

To achieve success in its affordable housing initiatives, the City must invest in long-term, sustained communications. Short-term, “one-off” communications strategies, such as those developed for program launches or building openings, should reflect the long-term goals in the overall plan. The 2018 Affordable Housing Strategy is rooted in the belief that housing is a basic human right and is built on the principle that the City can leverage its capacity and use partnerships to produce, protect and promote affordable housing for the people of St. John’s. Communications, marketing and promotional efforts in support of this strategy will also leverage the City’s capacity to share information, messages and ideas while positioning the City as a leader and a community partner in addressing the affordable housing issue.

It will be important to ensure that City departments with a piece of the affordable housing issue collaborate and communicate often. Similarly, it is important the members of Council, who have a vested interest in seeing this issue progress, are well-informed about Affordable Housing initiatives and actions.

Specific, overall goals for communications include:

- To ensure the new strategy is communicated broadly and easily accessible, such that the majority of residents are aware that a strategy exists while partner stakeholders understand fully the goals and outcomes identified and how to engage directly with the City on the affordable housing issue
- To position the City as a champion for issues across the affordable housing continuum, raising the profile of the Affordable Housing Working Group stakeholders and advocates and identifying and supporting identified leaders on Council as key spokespeople and affordable housing advocates.
- To share the stories of what the City is doing to support affordable housing efforts across existing platforms for communications, where possible, and to devise new methods for communications and engagement that advance the City’s goals on affordable housing
- To improve access to information about affordable housing providers, rental property standards and tenant rights and responsibilities
- To improve access to information about the economical, social and environmental benefits of creating affordable rental housing and home ownership opportunities to landlords and developers, especially focusing on grants, guidelines and incentives

Particular emphasis will be placed on a long-term strategy to increase public awareness about what affordable housing means, paying particular attention to the “NIMBY” syndrome – “not in my backyard.”

Tactics

| Informing | Positioning | Curating | Enabling | Changing |
|--|---|--|---|---------------------------|
| Media Launch Strategy awareness events Media updates/ public reporting Promote progress/ updates/ reports over time | Key messages Media opportunities Speaking opportunities Public presentations Marketing/ video | Client stories Landlord stories Partner stories Social media profiles City Guide articles Video profiles Online resources and information/ enhance web presence Workshops | Engaging with stakeholders (clients, landlords, builders, advocacy groups, etc.) about communications matters Developing accessible tools and resources for targeted populations | Social Marketing Strategy |

Social Marketing Strategy

In 2017, the Housing Division and Communications and Marketing contracted with We Us Them, a Halifax-based agency, on the development of a social marketing strategy for the City on the NIMBY issue. A research report and subsequent draft approach were presented and held by the team to be incorporated into this plan, and the consultant's concepts and information have been integrated into the proposed campaign.

The NSMC, an international centre of behaviour change expertise, defines social marketing as "an approach used to develop activities aimed at changing or maintaining people's behaviour for the benefit of individuals and society as a whole."

While overall St. John's residents agree and support the need for affordable housing, the 'Not In My Backyard' mindset has been a consistent roadblock to housing developments and a detracting factor for property owners considering renting or developing with an affordable housing agenda.

According to the CMHC (Gaining Community Acceptance of Affordable Housing Projects and Homeless Shelters, 2006), there are a number of universal concerns when affordable housing projects are being considered:

- An initial lack of awareness about the project which leads to opposition when the community learns about it.
- A lack of information or knowledge, or both.
- Misconceptions about the proposed function of the structure.
- Concerns about new residents affecting community safety.
- Discrimination against new residents.
- Decreasing property values.
- High density housing and increasing crime.
- Concerns that affordable rentals will be sold off once approval of the project is granted.
- A demand for market driven rather than low income housing.
- Increased traffic.
- Aesthetic concerns- structures would not fit with existing residential buildings.

Despite the stated support and priority given to affordable housing in recent demographic studies, citizen satisfaction surveys and other engagement tools - in the survey conducted as part of this strategy, 75 per cent of respondents strongly supported affordable housing in the neighbourhood) - the City frequently experiences strong neighbourhood-based resistance to affordable housing options.

For St. John's, our consultants identified the primary NIMBY demographics to be young professionals, between 24-34 and older residents, 45-54+. There is no data pointing to men or women being more likely to have NIMBY attitudes, however the following factors are typically associated with higher NIMBY attitudes:

- Living in the neighbourhood for 15-20+ years
- Having young children
- Higher income (75,000+)

These factors were found to be associated with lower NIMBY attitudes:

- College or University education
- Less than 5 years spent in neighbourhood

The public's perspective on affordable housing development is tainted by misconceptions and stigmas which create a sense of fear for both residents and authority figures, delaying progress. This is evident in residents' responses as identified in "St. John's: Overcoming NIMBYISM in St. John's" (p. 32.). What residents fail to see are the positive benefits that affordable housing development brings to the community.

Misconceptions and fears include:

| Fear | Reality |
|--|---|
| Lowered property value | "Many studies on Affordable Housing conclude that there is no impact on property values. One study done in Toronto found that, 'there was no evidence that the existence of the supportive housing buildings studied has negatively affected either property values or crime rates in the neighbourhood.' Property values have increased and crime decreased in the period considered by the study." (Ontario Humans Rights Commission. http://www.ohrc.on.ca/en/zone-housing-human-rights-and-municipal-planning/overcoming-opposition-affordable-housing) |
| Lowered curb appeal/neighbourhood character loss | Visual appeal is key: Affordable housing developments are often consistent to modern, suburban residential builds |
| Increased traffic | Vehicle ownership tends to be less in Affordable Housing Residencies |
| High turnover rate & fear of reducing neighbourhood safety by introducing unstable residents | Those who benefit from Affordable Housing already live in the community |
| Increased crime related to drugs and alcohol | "There are no studies that show affordable housing brings crime to neighborhoods. In fact, families who own their own homes add stability to a neighborhood and lower the crime rate. Families who live in affordable housing seek the same thing every family does – a safe place to raise children and the opportunity to enhance the value of what they own." (John Hagerman. "Twin Cities Habitat for Humanity. 7 Myth About Affordable Housing Busted." November, 2014.) |

Challenge:

To achieve the City's vision of "a vibrant, inclusive and thriving city with a wide range of affordable housing options that contribute directly to community health, sustainable growth and economic security", we must decrease resistance to affordable housing.

In developing strategies for this campaign, the City must employ an understanding of behavioural economics, which NSMS describes as "a way of understanding

how people make choices. It moves beyond traditional – or 'neoclassical' – economics, which assumes that people make decisions in a logical way. Behavioural economics recognises that we don't always behave rationally. Instead, our behaviour is governed by instinct, emotion, past events and the people around us."

Our social marketing strategy will tackle the fears associated with affordable housing through increased information (awareness campaigns, success stories, etc.) and focusing on the benefits of affordable housing. Working with the Housing team, we will target, research, implement and evaluate campaigns over the ten-year strategy to work towards addressing the challenge statement.

Evaluation and Reporting

The Affordable Housing Strategy is intended to be flexible and responsive to changes in the housing market and cost of living. To ensure that changes in the external environment are reflected in the AHS, a housing need updates will be conducted twice during the life of this 10-year strategy (2021 and 2024). Shifts in housing, demographic and economic data points will provide the underpinning of any refinements or revisions needed in our strategy's efforts. Our strategic directions will be maintained as the foundation of the City's efforts; however, flexibility will exist to reflect new information identified from the needs assessment updates.

A formal and substantive evaluation of the Affordable Housing Strategy will be completed in 2027.

Accountable to the City of St. John's Corporate Strategic Plan, annual reporting will also be incorporated into the corporate target updates.



Appendices

Appendix A: Affordable Housing Working Group Membership

The main hub for the City's leadership on this issue is the Affordable Housing Working Group (AHWG) formerly the Mayor's Advisory Committee on Affordable Housing (MACAH). The Affordable Housing Working Group was primarily responsible for the implementation of the Affordable Housing Business Plan approved by the City in 2014. It was repurposed in May 2018 to guide the development and implementation of the new 10-year strategy. The AHWG considers relevant City policies and activities which impact implementation strategies and ensures communication with the appropriate parties. The AHWG Terms of reference can be found on the City's webpage.



Appendix B: Engagement Process towards a new Affordable Housing Strategy

The City's engagement scope involved capturing both policy and lived experience of St. John's residents. Reaching residents and stakeholders of various backgrounds and socio-economic status was a key component to ensuring the strategy could meet the whole community's needs.

Engagement Process: Everyone is affected by affordable housing in some way, and so it was the City's intent to meet with as many people as

possible. By providing an online platform through the Engage Page (<http://engagestjohns.ca/affordable-housing>), residents had a place to go for more information, whether they were very experienced in the subject matter or had little to no knowledge of it.

Engagement Tools and Techniques:

Engage page <http://engagestjohns.ca/affordable-housing>

Over 300 visitors to the online portal.

Two questions asked:

- What is important to you as the City of St. John's builds its new Affordable Housing Strategy? (15 responses submitted)
- Please share your story. As part of this engagement, we would like to collect local, affordable housing success stories. We would like to hear from you on the positive impact affordable housing has had on you/your family (0 stories submitted)

Information Sessions 2018

- Landlord Information Session: June 2, 35-40 people attended
- General Information Session: June 6, 35-40 people attended
- Affordable Housing Consultation Event: June 20, 60-65 people attended
- Affordable Housing Information Session: June 28, 15-20 people attended

Focused conversations

We held focused conversations with existing groups, including the Local Immigration Partnership, Citizen's Voice, Accessibility & Inclusion Committee and the Seniors Advisory Committee.

The consultation process has been used to inform themes throughout the new 10 Year Affordable Housing Strategy for the City of St. John's. Please see the What We Heard document for more information at the following link: <https://www.engagestjohns.ca/affordable-housing>.

Appendix C: Affordable Housing Charter 2011-13

CITY OF ST. JOHN'S AFFORDABLE HOUSING CHARTER

Mission

The City of St. John's will leverage its unique capacities and build strong partnerships to produce, protect and promote affordable housing for the people of St. John's.

Vision

St. John's will be a vibrant, inclusive and thriving city with a wide range of affordable housing options that contribute directly to community health, sustainable growth and economic security.

Housing is Fundamental

Affordable Housing is:

- a foundation for a safe, prosperous and healthy community;
- a vital part of the infrastructure of our City;
- a human right enshrined in the Universal Declaration of Human Rights;
- a key pathway out of poverty;
- a sound public investment that contributes to resident well-being and the economy.

Values

Collaboration

We will engage many partners in our work, focusing on the particular strengths of each partner.

Sustainability

We will produce and promote affordable housing solutions that incorporate both economic and ecological sustainability out of respect for future generations who inherit these solutions.

Accountability

We will set challenging, achievable goals and report regularly and publicly on our progress.

Ingenuity

We will build innovative solutions based on successful leading edge approaches, that are carefully and creatively adapted to current and local realities.

Congruency

We will review relevant City decisions and policies using an affordable housing lens to ensure that they are congruent with our mission of production, protection and promotion.

Appendix D: History of the City's Housing Action

The following is a summary of action that the City has taken in recent years to address housing and homelessness issues with its many partners.

1960s and 70s:

- Cost-shared operation of two significant housing developments with the Province.
- Became delivery agent for the Federal Residential Rehabilitation Assistance Program (RRAP) – resulted in renovations to hundreds of homes in St. John's.

1980s and 90s:

- Built 424 housing units for singles, seniors and families from 1982 to 1992. Primarily infill housing – designed to revitalize the core area and stabilize neighbourhoods. The city still owns and manages these units.
- Convened an Ad Hoc Intergovernmental Committee on Housing to encourage collaboration on affordable housing issues

2000 – 2009:

- Participated as a founding member in the St. John's Community Advisory Committee on Homelessness under the federal Homelessness Partnerships Strategy (formerly NHI). Through membership, the City helped support housing & homelessness capital projects through alleviating property taxes and development charge for related projects, as well as providing planning support and City land.
- Established a Sub-Committee on Housing (reporting to the standing committee on Planning & Housing Committee).
- Formed the Affordable Housing Action Committee (now the Affordable Housing Working Group), which includes members from all orders of government and the community and private sectors.
- The City has convened annual housing forums since 2008.

2010 – 2014:

- Hired an Affordable Housing Coordinator in 2010.
- Adopted an Affordable Housing Action Plan and Charter in February 2011 that outlined the City's commitment to housing as a priority issue. This action plan laid out concrete strategies to address the shortage of affordable housing options from 2011 to 2013.
- In collaboration with NL Housing, built 30 new units of affordable housing in Pleasantville, using land acquired through the federal government's Surplus Federal Real Property for Homelessness Initiative. Twenty-four of the units created became part of the City's Non Profit Housing portfolio. This project includes office and social enterprise space for the NL Housing and Homelessness Network. The City contributed \$500,000 toward the development of the social enterprise space.
- Donated land to Habitat for Humanity and Saint Vincent de Paul for their affordable housing developments.

- Introduced new energy-efficiency standards for all new home construction to improve long term affordability and reduce greenhouse gases.
- Hosted a workshop on rental property standards with a large and diverse representation from community and government.
- Convened a working group (Rental Team) to develop concrete solutions to promote safe and healthy rental housing.
- Actively participates as member of the St. John's Community Advisory Committee on Homelessness (SJCACH) since the committee's inception in 2000. This diverse group has created several community plans to address homelessness through shelter creation, awareness, and community capacity building.
- Took on the role as a "Community Entity" in 2013 as part of in the federal Homelessness Partnering Strategy, joining 60 other Cities in distributing funds and creating partnerships to end homelessness in St John's.

2014 – Present:

- Cleared roadblocks to affordable housing development, including waiving building- and development permit fees for affordable housing projects.
- Continued to develop a City-owned land inventory.
- Initiated a Housing Catalyst Fund in 2016 and delivered 7 grants for affordable housing projects between 2016 and 2017, with a total community contribution of \$73,500
- Working with partners, hosted multiple Affordable Housing Information Sessions.
- Created an Affordable Housing Newsletter.
- Supported the development of Home Again Furniture Bank, a non-profit organization that provides gently used furniture and household items to individuals and families in need.
- With NL Housing, hired a consultant to conduct a Central Housing Waitlist Feasibility Study.
- Continued to address property standards through ensuring compliance in rental properties. The City's Supervisor of Inspection Services delivers a presentation titled "City of St. John's Inspection Services, Residential Property Standards Guidelines" to stakeholders.
- Coordinated a survey of landlords in partnership with the Rental Team. The survey addressed barriers, obstacles and opportunities of achieving a successful tenancy. The results of the Landlord Survey have been used by the Rental Team to frame Landlord Engagement plans moving forward.
- In partnership with the Rental Team, offered Landlord Information Sessions and have started New Lease, an online Landlord Newsletter.
- Partnered with the Province to complete a Seniors Housing Research Project in 2014.
- Successfully secured \$2.5-million in funding through the joint federal/provincial Investment in Affordable Housing to build 20 new homes. The Sisters of Presentation have gifted St. Patrick's Convent to the City for use as affordable supportive housing for seniors. A total of 22 additional units will be built at this location by 2018.

Appendix E: Glossary

Adequate housing (in reference to National Household Survey statistics):

Housing that is reported by their residents as not requiring any major repairs.

Affordable Housing

30% or less of a household's pre-tax income including housing and related costs—such as mortgage or rent, property taxes, home energy, water and repairs.

Cash-in-lieu

Payment of cash instead of stock

Civic Housing Action Fund

Fund that would support the development of affordable housing opportunities and provide a means to leverage provincial and federal funding

CMHC

The Canada Mortgage and Housing Corporation (CMHC) is Canada's national housing agency that provides housing research, advice to consumers and the housing industry, and reports to parliament and the public on mortgage loan insurance and financial reports

Energy Efficiency

A measure of how efficiently a housing unit uses energy

Homelessness

Having no home or permanent place of residence

Housing Crunch

Households with an income too high to be eligible for social housing but too low to afford market rents or purchasing options

Household

All the persons who occupy or intend to occupy a housing unit

Housing First Philosophy

Centers on quickly moving people experiencing homelessness into independent and permanent housing and then providing additional supports and services as needed to maintain it.

Inclusionary Zoning

Requirement that affordable housing units be included in residential developments

Intensification

Developing an area at a higher density than currently exists through development, redevelopment, infill and expansion or conversion of existing buildings.

Mixed-Use Development

Blend of residential and commercial uses, where those functions are physically integrated.

Not in My Backyard Syndrome (NIMBY)

In the broadest sense, the “Not-In-My-Backyard” syndrome or ‘NIMBY’ is the term used to describe the desire of residents in a neighbourhood to prevent certain land uses near their homes or communities. It has also been described as “opposition to housing projects that are based on stereotypes or prejudice towards the people who will live in them. It can refer to discriminatory attitudes as well as actions, laws or policies that have the effect of creating barriers for people”³¹

Subsidiary Dwelling

A Suite within a single detached dwelling whose floor area does not exceed 40 per cent of the Gross Floor Area of the Dwelling.

Suitable housing (in reference to National Household Survey statistics)

Housing that has enough bedrooms for the size and make-up of resident households, according to National Occupancy Standard (NOS) requirements.

Strategic Asset Management Framework

Provides a long term systematic approach to managing assets and associated resources in the most cost-effective way.

Universal Design

Universal Design is the design and composition of an environment so that it can be accessed, understood and used to the greatest extent possible by all people regardless of their age, size, ability or disability.

Urban and Rural Planning Act

Provincial legislation for land use planning

31 CHBA NL NIMBY Toolkit <https://www.nlhcn.org/PDF/CHBA-NIMBY-2013.pdf>

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Executive Summary

The 2018 Affordable Housing Strategy (AHS) is a ten-year plan that continues and expands from the original Affordable Housing Business Plan. To fully address our municipality's housing needs, this strategy document has been developed with the vision of working in-step with partners, stakeholders and residents to create and maintain safe, suitable, and affordable housing throughout the city.

For the purposes of this Affordable Housing Strategy, 'Affordable Housing' utilizes the following definition: for housing to be considered affordable, it must cost less than 30 per cent of a household's pre-tax income including housing and related costs—such as mortgage or rent, property taxes, home energy, water and repairs.

The Affordable Housing Strategy works to provide more housing choices that are affordable according to the 30 per cent criteria. A focus will be placed on households with an income too high to be eligible for social housing but too low to afford market rents or purchasing options, but it will not stop there. The City has a long history of pursuing housing solutions for people with incomes below \$32 500 as well. This strategy will incorporate and encourage the continued collaborative efforts across the housing continuum.

This strategy also recognizes that households have different housing needs based on size, employment, ability, health, income, stage in life, and a host of other factors. Affordable housing stock is about creating a range of housing choices.

The Strategy's Mission and Vision

Mission

The City of St. John's will leverage its unique capacities and build strong partnerships to produce, protect and promote affordable housing for the people of St. John's.

Vision

St. John's will be a vibrant, inclusive and thriving city with a wide range of affordable housing options that contribute directly to community health, sustainable growth and economic security.

Building on our strengths in this area and past successes, the City will continue to provide leadership around affordable housing, with a commitment to actions:

- Act as champions for issues across the affordable-housing continuum;
- Reach out to partners for consultation and collaboration and apply a range of best practices and approaches;

- Continue to support the work of End Homelessness St. John's;
- Support the Affordable Housing Working Group (AHWG) as they guide the affordable housing implementation strategies
- Continue to provide support to the Non-Profit Housing Division in their provision of affordable housing and their coordination of efforts in this strategy;

The City of St. John's will commit to providing leadership and building on partnerships to generate inclusive, affordable housing solutions that work for people across the housing continuum.

Strategic Directions

Built from a strong foundation of public engagement and research on our current local housing situation and emerging trends, the six strategic components below related to affordable housing will be addressed in the new 10-year affordable housing strategy. Listed in no order of importance, they are titled as follows:

- **Unlocking Resources:** Identify and draw on the City's resources and assets to advance housing initiatives and create new opportunities.
- **Building Homes:** Increase the stock and sustainability of affordable rental and home ownership opportunities.
- **Leading Innovation:** Inspire and facilitate creativity in affordable housing projects.
- **Revitalizing Policy:** Create municipal policy and plans that strive to meet affordable housing needs of residents.
- **Cultivating Partnership:** Work with all levels of government, private and community partners to address housing issues. Support partner efforts and work collectively to create solutions.
- **Informing Action:** Raise awareness and educate what the impact housing needs has on our community's health, sustainable growth and economic security.



Implementation strategies to support each component have been developed and are listed in the full strategy document. The Affordable Housing Strategy is intended to be flexible and responsive to changes in the housing market and cost of living. To ensure that changes in the external environment are reflected in the AHS, housing needs updates will be conducted throughout the life of this strategy. Shifts in housing, demographic and economic data points will provide the underpinning of any refinements or revisions needed in our strategy's efforts. Our strategic directions will be maintained as the foundation of the City's efforts; however, flexibility will exist to reflect new information identified from the needs assessment updates.

Communication and Evaluation

Communications, marketing and promotional efforts in support of this strategy will leverage the City's capacity to share information, messages and ideas while positioning the City as a leader and a community partner in addressing the affordable housing issue. Our social marketing strategy will tackle the fears associated with affordable housing through increased information (awareness campaigns, success stories, etc.) and focusing on the benefits of affordable housing.

Annual reporting on implementation strategy updates will be incorporated into the City of St. John's corporate target updates and a formal and substantive evaluation of the Affordable Housing Strategy will occur at the strategy's completion.



City of St. John's Housing Affordability Snapshot

This infographic was created to support the City of St. John's 10-Year Affordable Housing Strategy. Data has been compiled for the Census subdivision of St. John's.

For more: stjohns.ca >Living in St. John's >Your City >Affordable Housing

Household Characteristics (2016)



108,860

Total Population



47,625

Total Households



61.4%

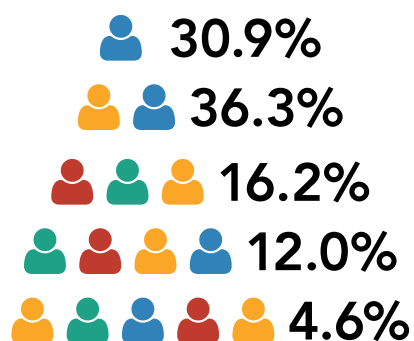
Own



38.6%

Rent

62% of households in the City of St. John's have two or fewer people



It is forecasted that in the City of St. John's, the number of households will increase at a greater rate than the population.

Households 11.8%

Households 8.0%

It is anticipated that as we move towards 2036:

The age group of **25 to 34** will show the strongest decline

The population **65 and over** will show large population increase

Economic Context (2016)

8.9%

Unemployment Rate

16%

Households are considered low income based on the Statistics Canada's Low-income measure, after-tax (LIM-AT)

Average after-tax household income

\$77,936

Median after-tax household income

\$60,114

Average Apartment

Rental Rates (2017)

\$699

Bachelor

\$793

One Bedroom

\$956

Two Bedroom

Vacancy Rates (2017)

5.1%

Bachelor

6.9%

One Bedroom

6.8%

Two Bedroom

Average MLS Housing Price:

\$303,713

(2017)

What is the Current Housing Gap? (2016)

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 **12,100** households live in unaffordable housing, spending more than 30% of income on housing costs



64.9%

are tenants households



35.1%

are homeowners
households

14,495 households live in housing that requires improvement to at least one of **Adequacy, Suitability or Affordability**



Affordable Housing
ST. JOHN'S

Rental Market-How much does it cost to rent an apartment?

(2017)

Annual Income Required to Afford the Average Rental Apartment
(paying no more than 30% on Rent Alone)




\$31,720 One Bedroom

\$38,240 Two Bedroom

Who can't afford to rent based on a single income?


One Bedroom Apartment

People in a range of occupations including:

-  Early Childhood Educators and Assistants
-  Hairstylists and Barbers
-  Home Support Workers, Housekeepers and Related Occupations

Two Bedroom Apartment

People in a range of occupations including:

-  Restaurant and food service managers
-  Graphic designers and illustrators
-  Airline Ticket and Service Agents

Home Ownership

How much does it cost to own a home? (2016)




Minimum Income required to qualify for a mortgage for the Average MLS Housing Price

(2017)

\$88 450

Who can't afford to purchase the average house in St. John's Metro region?

People in a range of occupations including:

-  Electricians
-  Elementary school and kindergarten teachers
-  Firefighters

*2016 Census Data Tables used to compile household & economic data

** CMHC Housing Market Portal 2017 used to compile Rental Market Information

***Wages based on median wage/ occupation collected from Gov of Canada Wage report- Avalon Peninsula Region NL

**** Qualifying income collected from RBC mortgage affordability calculator 2018

***** Projections from 'CSJ Population Projections'

Introduction and Context

Note: The Affordable Housing Strategy Document uses terms specific to housing policy and city planning. Key term definitions can be found in the Appendix E Glossary.

“Housing is a human right. All people need and deserve a home in which they can afford to live, and the City should work to ensure such housing opportunities exist.”

Equipped with this mandate, the City of St. John's Council approved its first Affordable Housing Business Plan (AHBP), titled *Creating Opportunities, Housing Our Community*, in 2014. In use until September of 2017, the AHBP was structured on seventeen objectives that aimed to tackle issues across the affordable-housing continuum. The City worked with partners to address housing crises for those who found themselves with too high of an income to qualify for housing subsidies but too low an income to afford market-rental or ownership options.

The 2018 Affordable Housing Strategy (AHS) is a ten-year plan that continues and expands from the original AHBP. To fully address our municipality's housing needs, this strategy document has been developed with the vision of working in-step with partners, stakeholders and residents to create and maintain safe, suitable, and affordable housing throughout the city.

Realizing this strategy will include addressing key affordable housing issues and priorities. We all have a role to play in helping our communities thrive. Like the AHBP, this is a strategy which will be worked on together with our partners. The City will look internally and engage partners—including other levels of government, community and private sectors—to pursue strategic solutions that multiply our efforts in addressing the challenge of affordable housing in St. John's.

Housing is a Municipal Responsibility

“Safe, affordable housing makes our cities and communities welcoming places to live, work and start a business. It’s also integral to retaining workers and attracting newcomers to enrich our neighbourhoods and drive tomorrow’s economic growth.”

- Federation of Canadian Municipalities, <http://fcm.ca> >Issues >Affordable Housing

The City’s history of involvement in affordable housing issues spans many decades. Its traditional role has included planning, zoning, controlling development, and enforcing minimum standards and by-laws. The City has also provided land, waived fees, and expedited inspections to facilitate affordable housing initiatives by non-profit and private developers. Our Non-Profit Housing Division operates 454 units of affordable housing with houses and apartments varying in size from one to four-bedroom units. The City of St. John’s makes available hundreds of low-rent homes for low- to moderate-income earners.

In hiring a full-time affordable housing coordinator in 2010 and implementing the AHBP in 2014, the City became an example for other Atlantic provinces on taking the lead with affordable housing concerns. By providing leadership and enhancing partnerships, the City of St. John’s became one of the first municipalities in Atlantic Canada with a dedicated municipal affordable housing plan.

Since 2000, St. John’s has been the only Designated Community in NL under Canada’s Homelessness Partnering Strategy (HPS) – one of 61 HPS communities nationwide. HPS will be renamed ‘Reaching Home: Canada’s Homelessness Strategy’ beginning in 2019, and the \$2.1 billion, ten-year initiative will roll out in tandem with Canada’s new National Housing Strategy. Currently, the City of St. John’s serves as the HPS Community Entity and – guided by End Homelessness St. John’s – the City facilitated the development and implementation of the 2014-2019 St. John’s Community Plan to End Homelessness in partnership with the community and public systems.

End Homelessness St. John’s

End Homelessness St John’s (EHSJ) Community Plan to End Homelessness runs from 2014-2019. Based on Housing First principles, the Plan centers on preventing homelessness and providing housing to persons experiencing homelessness as quickly as possible - without time limits - and providing services as needed aimed at sustaining housing stability. The City, under the 2014-2017 Affordable Housing Business Plan (AHBP), identified three Non-Profit Housing (NPH) units for use by Housing First clients in EHSJ’s ‘Front Step’ Intensive Case Management program. The units were furnished and have been occupied since March of 2016.

Definition of Affordable Housing

“When we talk about affordability, we can’t talk about housing costs alone: We also have to look at the associated transportation costs. For young people or seniors especially, a house in a walkable neighbourhood with good bus service might be much more affordable...”

– Comment on the Engage Page

For the purposes of this Affordable Housing Strategy, ‘Affordable Housing’ utilizes the following definition: for housing to be considered affordable, it must cost less than 30 percent of a household’s pre-tax income including housing and related costs—such as mortgage or rent, property taxes, home energy, water and repairs.

In line with its previous AHBP, The City’s Affordable Housing Strategy works to provide more housing choices that are affordable according to the 30 per cent criteria. A focus will be placed on households with an income too high to be eligible for social housing but too low to afford market rents or purchasing options, but it will not stop there. The City has a long history of pursuing housing solutions for people with incomes below \$32 500 as well. As figure 1 demonstrates, housing exists on a continuum extending from homelessness through to affordable housing options, followed by market housing. Incorporating and encouraging the continued collaborative efforts across the housing continuum, this ten-year strategy aims to improve situations for people and families for whom affordable housing is a concern. As cost of living, the housing market and vacancy rates are sure to vary over the next ten years, the City’s strategy is designed to scale and address the problem of affordable housing with such fluctuations in mind.

Affordable Transportation

Housing must be complemented by affordable transportation options to be considered truly affordable. Common measures recommend an additional 15 per cent for transportation costs, for a total of 45 per cent of household income is considered affordable when both costs are considered. Transportation costs in this type of breakdown usually consider the direct costs of transportation such as fuel, fare and ownership costs. However, while much more difficult to measure, it is recognized that the burden of travel time on an individual can also greatly affect their personal productivity.



Figure 1 AHS Efforts Across the Housing Continuum

Housing Affordability = Housing Diversity

"Sometimes it's hard to find the appropriate place for a person but you can tell by the work, they are fighting for you, fighting to help you get the place you need. like me, main floor, no stairs, I got it and I am happy"

– Tenant, non-profit housing St. John's

Households have different housing needs based on size, employment, ability, health, income, stage in life, and a host of other factors. Affordable housing stock is about creating a range of housing choices. As figure two illustrates, there is no one-size-fits-all housing solution. Affordable housing must encompass a range of housing choices, as diverse as the city itself.

Communities across Canada recognize the practical benefits of engaging partners from all sectors to create housing diversity available to their residents. Investing collaboratively in innovative solutions to the affordable-housing challenge can yield economic, social and environmental dividends for the entire community.



Figure 2 A Diversity of Affordable Housing Options

Economic Context

For several years prior to the 2014 Affordable Housing Business Plan release, St. John's economy enjoyed robust growth: Natural resource projects brought employment opportunities, and the private sector made significant investments into office, hotel, and retail developments. By 2014, the St. John's' Census Metropolitan Area (CMA) unemployment rate hovered around six per cent—the lowest level in at least 40 years and among the lowest metro rates of any Canadian city. Population growth, housing starts, and economic activity surpassed forecasts; within this fertile environment, housing experienced a “boom.” Consequently, our 2014 Affordable Housing Business Plan focused on working within that environment to create awareness, partnerships and affordable housing development opportunities. Unfortunately, the boom did not last. Since 2014, housing starts have decreased significantly and the economy has contracted. The unemployment rate is now among the highest of CMAs in Canada. And in 2016, household income exhibited the lowest rate of growth in nearly twenty years.

Looking ahead, overall economic activity is expected to remain subdued; several economic indicators—labour, for example— are expected to remain weak. As major projects move to completion, capital investments are also expected to decline.

Economic Indicators St. John's CMA¹

| | 2011 | 2014 | 2017 |
|-------------------------|-------|---------|-------|
| Unemployment Rate | 6.6% | 6.0% | 8.4% |
| Average Weekly Earnings | \$860 | \$1,003 | \$991 |
| Retail Sales (\$M) | 3,458 | 4,028 | 4,047 |
| Housing Starts | 1923 | 1230 | 763 |
| | | | |

¹ State of the Economy, St. John's, 2018

² <http://www.chba.ca/Affordability/AffordabilityMain.aspx>

Housing Marketing Realities in 2018

"If many millennials are unable to enter the market, or are forced into housing options that don't meet their needs, the effects will be far-reaching, affecting all of society, including businesses and existing homeowners...." - Canadian Home Builders' Association

Housing prices have decreased somewhat in recent years however costs remain high. The average MLS® housing price has sat above \$300,000³ since 2012 making the transition from renting to homeownership more difficult for households- the minimum income required to qualify for a \$300,000 mortgage is approximately \$87,000⁴ per year.

Moreover, rental housing in the city —while abundant—faces a number of issues. While the overall rental vacancy rate for St. John's since 2012 has increased from 2.8 per cent to around 7 per cent⁵, these tenant spaces may require major repair, are not always suitable for household size and often come with rents too high for many households to afford. In the city of St. John's, over 8900 tenant households⁶ require improvement to meet one or more of affordability, adequacy, or suitability standards. 7855⁷ tenant households spend 30 per cent or more of their gross monthly income on shelter and 3750⁸ tenant households spend 50 percent or more of their gross monthly income on shelter. In 2017, the overall average rent in the City increased by 8 per cent from 2013, with average rent for a bachelor apartment being \$699 monthly⁹, a one-bedroom apartment resting at \$793¹⁰ monthly, and a two -bedroom at \$956¹¹ in 2017. When household income is broken down into quartiles, apartment affordability including rent plus utilities, does not occur until the third quartile when households make an annual income of \$35,842 or more¹².

Also indicative of the difficulty to move from renting to home ownership is that housing affordability issues affect renters, on average, more than homeowners. As illustrated in the following chart¹³, tenant households typically pay a higher percentage of their income towards shelter costs than do owner households. In other words, renters are more likely to spend greater than 30 per cent of their household income on shelter than their home-owning counterparts.

3 State of the Economy, St. John's, 2018

4 <https://www.rbcroyalbank.com/mortgages/tools/mortgage-affordability-calculator/index.html>, 5% down payment, 25 year, 3.740% interest rate

5 CMHC Housing Market Information Portal, Oct 2017

6 Census 2016 Data Table 98-400-X2016231

7 Census 2016 Data Table 98-400-X2016231

8 Canadian Rental Housing Index

9 CMHC Housing Market Information Portal, Oct 2017

10 CMHC Housing Market Information Portal, Oct 2017

11 CMHC Housing Market Information Portal, Oct 2017

12 Canadian Rental Housing Index

13 Census 2016 Data Table 98-400-X2016231

Percentage of Total Housholds Spending 30% or More of Gross Monthly Income Shelter by Tenure



Canadian Home Builders Association - NL is the voice of the province's residential construction industry. Membership includes new home builders, renovators, developers, trade contractors, manufacturers, suppliers, lenders, and other professionals – the companies and people who provide Newfoundlanders and Labradoreans with quality housing. Through the voluntary efforts of its members, the CHBA-NL serves both consumers and producers of housing by promoting quality, affordability, and choice in housing for all. CHBA-NL members contribute real solutions and make positive changes that promote and protect the interests of the industry and consumers by working with municipal, provincial, and federal governments in the areas of significant importance - labour market needs, government-imposed costs, the underground economy, and housing affordability.

Current Housing Need

“Housing is becoming less affordable at every income level. Increasingly, stress fractures in each segment of the housing sector — from emergency shelters through subsidized housing through market rentals — compromise the wider system.”

- Federation of Canadian Municipalities¹⁴

There is a need for an adequate supply of housing affordable to households with lower incomes, where housing affordability issues are especially acute. In 2015, low-income prevalence in the city was 15.5 per cent¹⁵, with single individuals accounting for the largest per centage¹⁶ and almost 20 per cent of lone parent economic families having low income status¹⁷.

As the housing affordability tables show below, an individual working full time and earning minimum wage would not be able to afford a bachelor apartment in the City unless they spent more than 30 per cent of their income on housing costs. For single parents with dependents, the situation is even more dire. Whether earning minimum wage or receiving income support benefits, these households use roughly 46 per cent to 84 per cent of their income for rent.

| Housing Affordability Table: Single Person Household | | | |
|--|---|-----------------------|-----------------------|
| | | Bachelor Apartment | 1-Bedroom Apartment |
| Cost required annually for rent alone | | \$8,388 ¹⁸ | \$9,516 ¹⁹ |
| MINIMUM WAGE | Annual Income for Single Person Working Full Time Earning Minimum Wage (\$11.25/hour) | \$23,400 | |
| | Percentage of Annual Income on Rent Alone | 36% | 41% |
| INCOME SUPPORT | Annual Income for Single Person Receiving ¹⁵ Income Support Benefits (Basic Monthly Income + Rent Amount + Fuel Supplement) | \$11,724 | |
| | Percentage of Annual Income on Rent Alone | 71.5% | 81.2% |

¹⁴ Canada's Housing Opportunity, Urgent solutions for a national housing strategy

¹⁵ Census Profile, 2016 Census prevalence of low income based on the LIM-AT

¹⁶ Census 2016 Data Table 98-400-X2016133 LIM-AT

¹⁷ Census 2016 Data Table 98-400-X2016136 LIM-AT

¹⁸ Oct 2017 rates, CMHC, Housing Market Information Portal

¹⁹ Oct 2017 rates, CMHC, Housing Market Information Portal

Housing Affordability Table: Households with Dependents

| Cost required annually for rent alone | | 2-Bedroom Apartment | 3-Bedroom Apartment |
|---------------------------------------|---|------------------------|------------------------|
| | | \$11,472 ²¹ | \$10,956 ²² |
| MINIMUM WAGE | Annual Income for Single Person Working Full Time Earning Minimum Wage (\$11.25/hour) | \$23,400 | |
| | Percentage of Annual Income on Rent Alone | 49% | 46.8% |
| | Annual Income for Couple Working Full Time Earning Minimum Wage (\$11.25/hour) | \$46,800 | |
| | Percentage of Annual Income on Rent Alone | 24.5% | 23% |
| INCOME SUPPORT | Annual Income for Single Parent Receiving Income Support Benefits with Dependents (Basic Monthly Income + Rent Amount + Fuel Supplement) ²³ | \$13,644 | |
| | Percentage of Annual Income on Rent Alone | 84% | 80% |
| | Annual income for Couple Receiving Income Support Benefits with Dependents (Basic Monthly Income + Rent Amount + Fuel Supplement) ²⁴ | \$14,220 | |
| | Percentage of Annual Income on Rent Alone | 80.7% | 77% |

20 Advanced Education, Skills and Labour Website, Income Support overview and monthly rates, www.aesl.gov.nl.ca/income-support/overview.html#monthlyrates

21 Oct 2017 rates, CMHC, Housing Market Information Portal

22 Oct 2017 rates, CMHC, Housing Market Information Portal

23 Advanced Education, Skills and Labour Website, Income Support overview and monthly rates, www.aesl.gov.nl.ca/income-support/overview.html#monthlyrates

24 Advanced Education, Skills and Labour Website, Income Support overview and monthly rates, www.aesl.gov.nl.ca/income-support/overview.html#monthlyrates

Current trends indicate the need for a range of housing options suitable for seniors and those ageing in place. The city's population, which has fluctuated around 100,000 over the past 25 years, has recently seen substantial growth. Buoyed by favourable economic conditions, the population climbed to 108,860 people in 2016²⁵. And as we move towards 2036, it is anticipated that the 25–34 years-old age group will show the strongest decline while the age 65+ population will increase²⁶. As it stands, the 65+ population owns more than a quarter (27.5 per cent)²⁷ of all housing stock in the city. Smaller dwellings are needed for those who are downsizing as well as options to facilitate ageing in place.

The growth in number of households is also outpacing the growth in population, and this trend is expected to continue. One-person households now make up 31 per cent of households²⁸, and the average household size is just over two people (2.2)²⁹. The steady increase in 3-bedroom vacancy rate moving, from 3.6 per cent in 2013 to 10.5 per cent in 2017³⁰, reflects this change in household composition. An emphasis, then, should be placed on developing smaller housing options, including one and two-person apartments.

The City must continue to monitor housing supply, housing demand, and housing affordability to ensure initiatives stay focused on the most urgent issues and reflect economic and demographic trends.

Point-in-Time Count End Homelessness St. John's

The Point-in-Time (PiT) Count of the community's homeless population, titled 'Everyone Counts' is an initiative in partnership with Canada's Homelessness Partnering Strategy and the Canadian Observatory on Homelessness. It provides a snapshot of the minimum number of people experiencing homelessness on a single day in St. John's. The 2018 Count determined that at least 165 people were experiencing homelessness on the night of April 11, 2018. Low income (57.6 per cent), in combination with the high cost of rental units (43.5 per cent) in St. John's were cited as the top two barriers to obtaining housing by those completing the survey.



25 State of the Economy, St. John's, 2018
 26 State of the Economy, St. John's, 2018
 27 Census 2016 Data Table 98-400-X2016227.
 28 Census Profile, 2016 Census
 29 Census Profile, 2016 Census
 30 CMHC Housing Market Information Portal

Intergovernmental Context

"Canada's first-ever National Housing Strategy is built, in part, on the idea that when the federal government works collaboratively with its partners, we can give more Canadians a place to call home. The National Housing Co-Investment Fund is this idea in action. By working with our partners at all levels, more middle class Canadians -- and those working hard to join it -- will find safe, accessible, affordable homes, in vibrant and inclusive communities where families thrive, children learn and grow, and their parents have the stability and opportunities they need to succeed."

— The Honourable Jean-Yves Duclos, Minister of Families, Children and Social Development and Minister Responsible for Canada Mortgage and Housing Corporation

The City's new AHS will not exist in isolation. Commitments from other government bodies will be relied upon for securing resources and beneficial partnerships.

This municipal strategy is well timed to emerge in line with the federal government's first-ever National Housing Strategy. Introduced in November 2017, this \$40 billion, 10-year plan will see an end result including: cutting chronic homelessness by 50 per cent, removing 530,000 families from housing need, renovating and modernizing 300,000 homes, and building 100,000 new homes. Ultimately, the strategy will promote diverse communities and create a new generation of housing that is mixed-income, mixed-use, accessible and sustainable.

Significant work is also underway at the provincial level. The Government of Newfoundland and Labrador has endorsed a multilateral Housing Partnership Framework to guide the Federal-Provincial/Territorial partnership to deliver initiatives under the National Housing Strategy. The Governments of Canada and Newfoundland and Labrador are currently working on a bi-lateral agreement to deliver Newfoundland and Labrador's share of federal funding. The provincial government is also working on a comprehensive provincial housing and homelessness plan and is working towards achieving a truly Housing First philosophy across all relevant departments.

First Time Homebuyers Program

Newfoundland and Labrador Housing Corporation's First-Time Homebuyers Program (FHP) opened on April 1, 2018 with a budget of \$1.25 million, allowing the program to assist more than 100 households with the down payment for their first home. All funding for the FHP was committed within a month of the program's opening.

The Strategy's Mission and Vision

Mission

The City of St. John's will leverage its unique capacities and build strong partnerships to produce, protect and promote affordable housing for the people of St. John's.

Vision

St. John's will be a vibrant, inclusive and thriving city with a wide range of affordable housing options that contribute directly to community health, sustainable growth and economic security.



Core Beliefs Behind Affordable Housing Strategy

The City of St. John's Affordable Housing Charter (2011) continues to inform our work. The vision and mission therein will be upheld by the City and our partners in this new 10-year Affordable Housing Strategy. Two additional underlying tenets helped inform our original mission:

- Housing is a Right
- Housing is Fundamental to Community Wellness

The United Nations recognizes that housing is a fundamental and universal human right in many documents:

- Universal Declaration of Human Rights: Article 25(1)
- International Covenant on Economic, Social and Cultural Rights (the ICESCR)
- International Convention on the Elimination of All Forms of Racial Discrimination
- Convention on the Elimination of All Forms of Discrimination Against Women
- Convention of the Rights of the Child

In this context, our Affordable Housing Strategy will apply a human rights lens to efforts around affordable housing over the next 10 years. We will continue to recognize the right to access adequate housing and be free from homelessness without discrimination. Everyone needs and deserves a safe, suitable home that is affordable to them.

Affordable Housing represents a foundation for safe, prosperous and healthy communities. A vital part of the infrastructure of our City, affordable housing is not just a human right but a key pathway out of poverty, which contributes to resident well-being and the economy.

City Leadership

“We all have a role to play in improving housing stability for the residents in our city. We must work with all levels of government and our community stakeholders to tackle the issue of affordable housing”

– Mayor Danny Breen

Building on our strengths in this area and past successes, the City will continue to provide leadership around affordable housing, with a commitment to the following actions:

- Act as champions for issues across the affordable-housing continuum;
- Reach out to partners for consultation and collaboration and apply a range of best practices and approaches;
- Continue to support the work of End Homelessness St. John's;
- Support the Affordable Housing Working Group (AHWG) as they guide the affordable housing implementation strategies
- Continue to provide support to the Non-Profit Housing Division in their provision of affordable housing and their coordination of efforts in this strategy;

The City of St. John's will commit to providing leadership and building on partnerships to generate inclusive, affordable housing solutions that work for people across the housing continuum.

City of St. John's Demographic and Opinion Survey

The City of St. John's undertook a residential survey in 2016 designed to gather information and perspectives from residents. Residents responded that creating affordable housing was amongst the top four challenges facing the City of St. John's that should be a priority. More information on the City of St. John's Demographic and Opinion Survey can be found on the City of St. John's website.

Partnerships: Their Essential Role

Partnerships are crucial to any affordable housing initiative. The support and leadership that strong partnerships provide can mean the difference between a successful strategy and one that never gets off the ground. Partnerships were one of the main drivers of the first AHBP's accomplishments

Building on these successes, collaborative investment in housing solutions remain imperative as the City moves towards implementing its 10-year Affordable Housing Strategy. It is only when key investments are in place that a housing program's economic, social and environmental dividends can be fully realized.

Partners who are necessary to the success of the new 10-year strategy are illustrated in the following table.

| Federal Government | Provincial Government | Private Sector Partners | Community Sector Partners | Resident Partners |
|---|--|-------------------------|---|--|
| National Housing Strategy- through Canada Mortgage and Housing Corporation (CMHC) | Housing and Homelessness Plan-through Newfoundland and Labrador Housing Corporation (NLHC) | Land Owners | Direct provision of housing | Citizen Participation to develop and promote housing solutions |
| Homelessness Partnering Strategy | Direct Provision of housing | Developers | Enable Access to Housing | |
| Canada Lands | Funding for Affordable Housing Development | Builders | Support to Find and Maintain Housing | |
| | | Landlords | Advocate on Housing and Homelessness Issues | |
| | Crown Land | Architects | Social Enterprise Partnerships | |
| | | Designers | | |
| | | Investors | | |

Community Partners

There are a wide range of organizations involved in affordable housing solutions in the City of St. John's. The community housing sector in St. John's has gained a national reputation for its high level of organization, collaboration and creativity and the potential for future partnership is formidable. Community organizations and private industry partners include (but are not limited to)

AIDS committee of NL
Canadian Home Builders Association- Newfoundland and Labrador
Choices for Youth
CHANAL
Cochrane Centre
Eastern Health
End Homelessness St. John's
Empower
Faith groups
Gathering Place
Habitat for Humanity
Home Again Furniture Bank
Iris Kirby House
John Howard Society
Salvation Army
St. John's Native Friendship Centre
St. John's Status of Women Council
Stella's Circle
THRIVE
Newfoundland & Labrador Housing and Homelessness Network (NLHHN)

*Many other housing providers and advocacy groups

Integration of other Municipal strategies and plans

The AHS will not be a stand-alone document. To be successful, it must work in tandem with other municipal strategies and initiatives. By implementing the AHS, we will achieve our municipal vision and support the City's strategic directions.



Figure 3 Integrated Municipal Initiatives

Strategic Directions

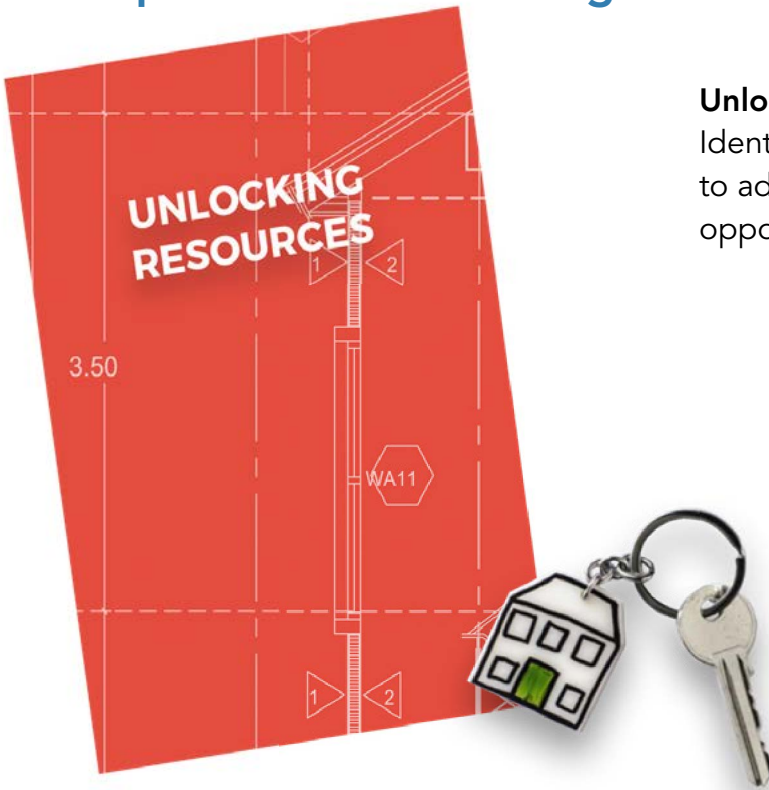
Built from a strong foundation of public engagement and research on our current local housing situation and emerging trends, the City has identified six strategic components related to affordable housing that will be addressed in the new 10-year affordable housing strategy. Listed in no order of importance, they are titled as follows:

- Unlocking Resources
- Building Homes
- Leading Innovation
- Revitalizing Policy
- Cultivating Partnership
- Informing Action

Implementation strategies to support each component are listed in the following section.



Implementation Strategies



Unlocking Resources

Identify and draw on the City's resources and assets to advance housing initiatives and create new opportunities.

- 1.1 Create a Civic Housing Action Fund
- 1.2 Create an Interdepartmental Committee to coordinate internal components of this strategy
- 1.3 Continue to create a list of city-owned vacant land and buildings and evaluate the inventory for potential redevelopment as affordable housing
- 1.4 Work with the Provincial and Federal Governments on identifying land and surplus buildings in St. John's
- 1.5 Advocate to the Provincial Government for broadened powers of expropriation for the City of St. John's, to allow acquisition of land that could be redeveloped as affordable housing.

Building Homes

Increase the stock and sustainability of Affordable rental and home ownership opportunities.

- 2.1 Make creating successful tenancies a priority
 - 2.1.1 Share information about landlord and tenant rights and responsibilities
 - 2.1.2 Share information about eviction prevention and community supports available
- 2.2 Focus on producing sustainable rental opportunities
 - 2.2.1 Encourage private landlords to be involved in affordable housing
 - 2.2.2 Seek funding opportunities for a Landlord Mitigation Fund which could provide better assurances for landlords for payment or damages.
 - 2.2.3 Continue to work with partners in the community to create a Landlord Registry
 - 2.2.4 Continue to engage multiple stakeholders in addressing the under-reporting of property standards violations in rental housing
 - 2.2.5 Continue to work with NL Housing on their Rent Supplement Inspection Program and look for ways to increase the City's involvement with other programs
- 2.3 Create a non-profit housing strategic asset management framework to guide decisions of housing unit renewal and redevelopment
 - 2.3.1 Develop a non-profit housing real estate portfolio
 - 2.3.2 Leverage the existing City-owned housing portfolio to increase the supply of accessible and affordable housing units



"There is a great need for supportive housing and a number of organizations in the city to work with if you're a landlord. you need an open mind but if you are willing to work with one of these organizations, you may end up with more peace of mind than you expect"

The importance of support, by Janice Wells, published in The Telegram, Aug. 19, 2016

Adaptive Reuse

A valuable trend in affordable housing initiatives in St. John's is adaptive reuse, which entails taking an older, underutilized or vacant building and repurposing it into affordable housing. When these buildings are thoughtfully redesigned into affordable apartments, this ensures the preservation of the city's built heritage. This results in interesting streetscapes and scenic views that have a high social, cultural and economic value.



In 2016, The Presentation Sisters donated St. Patrick's Convent to the City of St. John's for use as affordable supportive housing for seniors. The City successfully secured \$2.5 million in funding through the joint federal/provincial Investment in Affordable Housing to convert the 160-year-old property into 22 affordable housing units. All units are visitable and three are fully accessible. Aesthetic and historical values of the property will be maintained during the transition to affordable housing, and two units will be reserved for elderly sisters to reside in. The renovation is expected to be complete by 2019.



Leading Innovation

Inspire and facilitate creativity in affordable housing projects.



- 3.1 Continue to offer the Housing Catalyst Fund grants yearly for affordable housing projects
- 3.2 Explore the best venue for a Housing Design Competition. Feature awards for designs that incorporate affordability as well as other important features to meet the needs of our changing population.
- 3.3 Facilitate an Energy Efficiency Pilot Project, bringing partners together on a collaborative project that is aimed at reducing power costs and increasing affordability.



REVITALIZING POLICY

Revitalizing Policy

Create municipal policy and plans that strive to meet affordable housing needs of residents.

“Almost every planning and development decision Council makes affects the supply of affordable housing, for better or for worse. Affordability should always be on the agenda!”

— Comment on the Engage Page

- 4.1 Support building a diverse and inclusive housing stock.
- 4.1.1 In the Envision St. John's Development Regulations, continue to allow subsidiary dwelling units in as many residential zones as possible.
- 4.1.2 In the Envision St. John's Development Regulations, incorporate provisions for tiny homes

“Tiny homes are very appealing to the younger generation who want more than just an affordable home. They want to live sustainably with a lighter carbon footprint”

— Comment on the Engage Page

- 4.1.3 Advocate to the Provincial Government to enable detached subsidiary dwelling units (ex. laneway houses) on a property in appropriate locations, as per the Urban and Rural Planning Act, 2000.
- 4.2 Support intensification and mixed-use developments throughout the City of St. John's
- 4.2.1 Allow small apartment buildings in some residential zones throughout the City of St. John's
- 4.2.2 Make best use of the land base to provide affordable housing. Do not impose restrictive residential density limits in the Envision St. John's Development Regulations.
- 4.3 Provide incentives for affordable housing developments.
- 4.3.1 Allow flexibility for some affordable housing parking requirements on a case-by-case basis
- 4.3.2 Provide an exemption of municipal fees to private developers of affordable housing who have confirmed investment from another level of government, and for all registered charities.
- 4.3.3 Prioritize planning and building permit approval processes for affordable housing projects who have confirmed investment from another level of government.

- 4.4 Advocate to the Provincial Government for the expressed legislative authority to require a percentage of affordable units in new development or redevelopment (inclusionary zoning).
- 4.4.1 Research best practices from other municipalities of like size
- 4.4.2 Advocate for changes to be made in the Urban and Rural Planning Act 2000
- 4.4.3 Explore the option of cash in lieu to support sustainability of the Civic Housing Action fund.
- 4.5 Explore the option of revisions to the Building By-law to set stricter regulations of new buildings to improve accessibility for older residents following best practice from Vancouver BC which requires all new homes to be adaptable for seniors and people with disabilities
- 4.6 Re-invest in planning at the neighbourhood level to identify ways to improve the built environment for better mobility, access to goods, services, open space, employment and increased housing diversity.
- 4.6.1 Encourage higher density, mixed-use development in areas identified for intensification along transit corridors
- 4.6.2 In new neighbourhoods, plan development around the parks and open space network, with an emphasis on compact, walkable residential neighbourhoods, with a mix of uses and employment areas along primary transportation corridors
- 4.6.3 Continue to require new developments to consult with the St. John's Transportation Commission regarding public transit infrastructure requirements.





CULTIVATING PARTNERSHIP

Cultivating Partnership

Work with all levels of government, private and community partners to address housing issues, support partner efforts and work collectively to create solutions.

- 5.1 Continue to support the work of End Homelessness St. John's
 - 5.1.1 The City and partners will continue working alongside and supporting their 2014- 2019 Community Plan to End Homelessness
 - 5.1.2 The City and partners will participate in the development of End Homelessness St. John's new Plan (post 2019)
- 5.2 Continue efforts to align and combine the City of St. John's Non-Profit Housing and NL Housing applications and wait lists.
- 5.3 Support the involvement of the private sector in affordable housing.
 - 5.3.1 Focus efforts on listening to, and helping to solve, the challenges private developers express regarding developing affordable housing
 - 5.3.2 Have the Affordable Housing Working Group reach out to developers, encouraging them to incorporate affordable housing in their projects
- 5.4 Continue to act as an affordable housing facilitator.
 - 5.4.1 Share housing related research, contacts and supports within the community
 - 5.4.2 Continue leadership of the Affordable Housing Strategy by the Affordable Housing Working Group
- 5.5 Support our community partners as they work towards building affordable home ownership opportunities in the community (ex. Habitat for Humanity and NL Housing's First Time Home Buyer's program).
- 5.6 Support our community partners in their efforts to improve market access for social enterprises involved in the development, renovations and maintenance of affordable housing taking into consideration the City is bound by the Procurement act.



Innovative Partnership



Home Again Furniture Bank helps increase housing stability by collecting gently-used furniture from individuals and businesses and distributing these items to people in need. By helping individuals furnish a home, they are more likely to develop an attachment to "home", and therefore remain housed longer. Working through a referral process, Home Again has partnered with 34 community agencies and organizations who refer their clients. They assist those who are transitioning from homelessness, prison or war-torn countries, the working poor, recent divorcees, seniors on a fixed income and those struggling with physical and mental health issues. In just over 2 and a half years, and with the help of 100 plus volunteers Home Again has brought comfort, dignity and stability of a well-furnished home to more than 745 households throughout the Northeast Avalon. In turn diverting over 250 Tonnes of furniture and household items destined for the landfill

Social Enterprise in our City



A disproportionate number of young people, seniors, members of minority communities, and people with physical and mental health challenges are either unemployed or otherwise detached from the labour market. Social enterprises that provide access to training and employment for these groups represent a major step towards reducing the breaking cycles of poverty, and building a viable path to employment and independence. Impact Construction is a CORTM certified social enterprise construction company, operated by Choices for Youth, that trains and employs at-risk and homeless youth. From asbestos abatement and kitchen renovations, to demolitions and energy retrofits, the enterprise offers a wide-range of services. Youth are involved in all aspects of the project and are able to progress through various levels of training and job responsibilities. Impact Construction has worked on a number of housing renovations, new builds and modernizations. With every project, the enterprise delivers the social impact of generating supportive youth employment while delivering projects on code, on time and on budget.

- 5.7 Work with partners to improve transportation systems as they relate to housing affordability
- 5.7.1 Continue to engage the Provincial Government and neighboring municipalities in discussions to develop and improve the regional transportation system so that affordable housing units can be accessed, particularly via public transit.
- 5.7.2 Support Metrobus in identifying where better connectivity is required so that affordable housing units can be accessed.
- 5.7.3 Work with the Province to ensure connections to public transit, cycling infrastructure and pedestrian infrastructure are incorporated where feasible for all new affordable housing developments and redevelopments.

- 5.7.4 Participate in the development of the City of St. John's Transportation Master Plan to ensure affordable housing considerations are included.
- 5.7.5 Participate in the development of the Metrobus Strategic Plan to ensure affordable housing considerations are included.

The Transportation Master Plan currently under development by the City of St. John's looks into the long-term transportation needs of residents and visitors to the City. The Plan will develop policies to prioritize and complete transportation facilities and programs over a time frame of 20 to 30 years. By considering housing and transportation affordability the Transportation Master Plan can look to policies and programs that improve the overall transportation costs for residents of affordable housing.

Cochrane Centre



Faced with rising costs associated with building maintenance at Cochrane Street United Church, Cochrane Community Outreach and Performance Centre was established to utilize the space. Over several years, Cochrane Centre renovated portions of the church to develop an outreach and performance centre which includes performance and rehearsal space, community space, a commercial kitchen and a supportive affordable housing development. Funded by programs from all three levels of government, the housing development includes 10 affordable housing units and 5 seniors affordable housing units. Housing units are accessed by those with a history of homelessness and barriers to accessing traditional housing. As of June 2018, the day to day operations of Cochrane Centre are managed by the St. John's Native Friendship Centre, providing an excellent collaboration between community organizations.

Informing Action

Raise awareness and educate the impact housing needs has on our community's health, sustainable growth and economic security.



- 6.1 Increase the understanding of affordable housing, housing need, and associated best practices
 - 6.1.1 Continue to plan and deliver an Affordable Housing Forum every year on (or near) National Housing Day (November 22)
 - 6.1.2 Offer Innovative housing workshops where local and national experts can share practical and innovative housing designs that meet emerging market needs
- 6.2 Increase understanding and advocacy of Universal Design Standards

“Beginning in 2011, NL Housing made it a requirement that all units constructed under the Affordable Housing Program must incorporate universal design principles, and at least one in every 10 units must be fully accessible. This will allow persons with disabilities who qualify to live in an Affordable Housing Program building to access any unit in the building. Newfoundland and Labrador is the first province to make this a requirement for the construction of affordable housing”

— NLHC Investment in Affordable Housing Public Report or Outcomes.

- 6.2.1 Transfer knowledge throughout the construction industry and with landlords to enable a better understanding of Universal Design (UD) features versus full accessibility

“The main thing is to ensure that the City’s affordable housing programs have an accessibility lens placed on them but also to build capacity throughout the construction industry and even with the general public who are landlords to take accessibility on themselves... the City cannot be fully responsible for providing accessible housing... inclusion only truly happens when we all do our part.”

Excerpt from an email submission during the affordable housing consultation

- 6.2.2 Explore and share funding opportunities for Universal Design renovations for existing buildings, especially heritage buildings.
- 6.3 Continue to raise awareness of energy efficiency as a function of affordability and related rebate/grant/loan programs that increase affordability of these efficiencies
- 6.4 Discourage Not-in-my-backyard (NIMBY) attitudes
 - 6.4.1 Act as leaders and champions in addressing NIMBY attitudes.
 - 6.4.2 Develop and implement a social marketing strategy that addresses and alleviates concerns related to affordable housing developments.
 - 6.4.3 Share and utilize the NIMBY toolkit when considering or supporting new affordable housing developments.
- 6.5 Conduct recurrent housing needs assessments updates every 3 years

The BUILDING "YES": A NOT-IN-MY-BACKYARD (NIMBY) TOOLKIT, published by the Canadian Home Builders' Association- Newfoundland and Labrador (CHBA) and funded by the City of St. John's through the Government of Canada's Homelessness Partnering Strategy, was designed for use by housing proponents in NL. It provides best practices to support development proposals that offer different housing options through community engagement and education.

Garrison Place, John Howard Society – December 2017



Located on Garrison Hill adjacent to Howard House, Garrison Place is a 10 unit affordable housing complex for individuals facing complex barriers to housing. Before commencing their development in 2016, the John Howard Society were proactive in their approach to combating community insecurities by using tools from the NIMBY toolkit. As an example, before construction began, the Society developed a pamphlet about the project describing what the program was and who would be living there. They then knocked on doors and spoke with residents in the area and answered any questions that may have been raised. For those they weren't able to speak to, they left hand written notes on pamphlets encouraging people to call at any time if they had any questions or concerns. The John Howard Society were quick to respond to any inquiries and were attentive to the needs of the community throughout the construction of Garrison Place.

Communication Plan and Social Marketing Strategy

Communication Plan

To achieve success in its affordable housing initiatives, the City must invest in long-term, sustained communications. Short-term, “one-off” communications strategies, such as those developed for program launches or building openings, should reflect the long-term goals in the overall plan. The 2018 Affordable Housing Strategy is rooted in the belief that housing is a basic human right and is built on the principle that the City can leverage its capacity and use partnerships to produce, protect and promote affordable housing for the people of St. John’s. Communications, marketing and promotional efforts in support of this strategy will also leverage the City’s capacity to share information, messages and ideas while positioning the City as a leader and a community partner in addressing the affordable housing issue.

It will be important to ensure that City departments with a piece of the affordable housing issue collaborate and communicate often. Similarly, it is important the members of Council, who have a vested interest in seeing this issue progress, are well-informed about Affordable Housing initiatives and actions.

Specific, overall goals for communications include:

- To ensure the new strategy is communicated broadly and easily accessible, such that the majority of residents are aware that a strategy exists while partner stakeholders understand fully the goals and outcomes identified and how to engage directly with the City on the affordable housing issue
- To position the City as a champion for issues across the affordable housing continuum, raising the profile of the Affordable Housing Working Group stakeholders and advocates and identifying and supporting identified leaders on Council as key spokespeople and affordable housing advocates.
- To share the stories of what the City is doing to support affordable housing efforts across existing platforms for communications, where possible, and to devise new methods for communications and engagement that advance the City’s goals on affordable housing
- To improve access to information about affordable housing providers, rental property standards and tenant rights and responsibilities
- To improve access to information about the economical, social and environmental benefits of creating affordable rental housing and home ownership opportunities to landlords and developers, especially focusing on grants, guidelines and incentives

Particular emphasis will be placed on a long-term strategy to increase public awareness about what affordable housing means, paying particular attention to the “NIMBY” syndrome – “not in my backyard.”

Tactics

| Informing | Positioning | Curating | Enabling | Changing |
|--|---|--|---|---------------------------|
| Media Launch Strategy awareness events Media updates/ public reporting Promote progress/ updates/ reports over time | Key messages Media opportunities Speaking opportunities Public presentations Marketing/ video | Client stories Landlord stories Partner stories Social media profiles City Guide articles Video profiles Online resources and information/ enhance web presence Workshops | Engaging with stakeholders (clients, landlords, builders, advocacy groups, etc.) about communications matters Developing accessible tools and resources for targeted populations | Social Marketing Strategy |

Social Marketing Strategy

In 2017, the Housing Division and Communications and Marketing contracted with We Us Them, a Halifax-based agency, on the development of a social marketing strategy for the City on the NIMBY issue. A research report and subsequent draft approach were presented and held by the team to be incorporated into this plan, and the consultant's concepts and information have been integrated into the proposed campaign.

The NSMC, an international centre of behaviour change expertise, defines social marketing as "an approach used to develop activities aimed at changing or maintaining people's behaviour for the benefit of individuals and society as a whole."

While overall St. John's residents agree and support the need for affordable housing, the 'Not In My Backyard' mindset has been a consistent roadblock to housing developments and a detracting factor for property owners considering renting or developing with an affordable housing agenda.

According to the CMHC (Gaining Community Acceptance of Affordable Housing Projects and Homeless Shelters, 2006), there are a number of universal concerns when affordable housing projects are being considered:

- An initial lack of awareness about the project which leads to opposition when the community learns about it.
- A lack of information or knowledge, or both.
- Misconceptions about the proposed function of the structure.
- Concerns about new residents affecting community safety.
- Discrimination against new residents.
- Decreasing property values.
- High density housing and increasing crime.
- Concerns that affordable rentals will be sold off once approval of the project is granted.
- A demand for market driven rather than low income housing.
- Increased traffic.
- Aesthetic concerns- structures would not fit with existing residential buildings.

Despite the stated support and priority given to affordable housing in recent demographic studies, citizen satisfaction surveys and other engagement tools - in the survey conducted as part of this strategy, 75 per cent of respondents strongly supported affordable housing in the neighbourhood) - the City frequently experiences strong neighbourhood-based resistance to affordable housing options.

For St. John's, our consultants identified the primary NIMBY demographics to be young professionals, between 24-34 and older residents, 45-54+. There is no data pointing to men or women being more likely to have NIMBY attitudes, however the following factors are typically associated with higher NIMBY attitudes:

- Living in the neighbourhood for 15-20+ years
- Having young children
- Higher income (75,000+)

These factors were found to be associated with lower NIMBY attitudes:

- College or University education
- Less than 5 years spent in neighbourhood

The public's perspective on affordable housing development is tainted by misconceptions and stigmas which create a sense of fear for both residents and authority figures, delaying progress. This is evident in residents' responses as identified in "St. John's: Overcoming NIMBYISM in St. John's" (p. 32.). What residents fail to see are the positive benefits that affordable housing development brings to the community.

Misconceptions and fears include:

| Fear | Reality |
|--|---|
| Lowered property value | "Many studies on Affordable Housing conclude that there is no impact on property values. One study done in Toronto found that, 'there was no evidence that the existence of the supportive housing buildings studied has negatively affected either property values or crime rates in the neighbourhood.' Property values have increased and crime decreased in the period considered by the study." (Ontario Humans Rights Commission. http://www.ohrc.on.ca/en/zone-housing-human-rights-and-municipal-planning/overcoming-opposition-affordable-housing) |
| Lowered curb appeal/neighbourhood character loss | Visual appeal is key: Affordable housing developments are often consistent to modern, suburban residential builds |
| Increased traffic | Vehicle ownership tends to be less in Affordable Housing Residencies |
| High turnover rate & fear of reducing neighbourhood safety by introducing unstable residents | Those who benefit from Affordable Housing already live in the community |
| Increased crime related to drugs and alcohol | "There are no studies that show affordable housing brings crime to neighborhoods. In fact, families who own their own homes add stability to a neighborhood and lower the crime rate. Families who live in affordable housing seek the same thing every family does – a safe place to raise children and the opportunity to enhance the value of what they own." (John Hagerman. "Twin Cities Habitat for Humanity. 7 Myth About Affordable Housing Busted." November, 2014.) |

Challenge:

To achieve the City's vision of "a vibrant, inclusive and thriving city with a wide range of affordable housing options that contribute directly to community health, sustainable growth and economic security", we must decrease resistance to affordable housing.

In developing strategies for this campaign, the City must employ an understanding of behavioural economics, which NSMS describes as "a way of understanding

how people make choices. It moves beyond traditional – or 'neoclassical' – economics, which assumes that people make decisions in a logical way. Behavioural economics recognises that we don't always behave rationally. Instead, our behaviour is governed by instinct, emotion, past events and the people around us."

Our social marketing strategy will tackle the fears associated with affordable housing through increased information (awareness campaigns, success stories, etc.) and focusing on the benefits of affordable housing. Working with the Housing team, we will target, research, implement and evaluate campaigns over the ten-year strategy to work towards addressing the challenge statement.

Evaluation and Reporting

The Affordable Housing Strategy is intended to be flexible and responsive to changes in the housing market and cost of living. To ensure that changes in the external environment are reflected in the AHS, a housing need updates will be conducted twice during the life of this 10-year strategy (2021 and 2024). Shifts in housing, demographic and economic data points will provide the underpinning of any refinements or revisions needed in our strategy's efforts. Our strategic directions will be maintained as the foundation of the City's efforts; however, flexibility will exist to reflect new information identified from the needs assessment updates.

A formal and substantive evaluation of the Affordable Housing Strategy will be completed in 2027.

Accountable to the City of St. John's Corporate Strategic Plan, annual reporting will also be incorporated into the corporate target updates.



Appendices

Appendix A: Affordable Housing Working Group Membership

The main hub for the City's leadership on this issue is the Affordable Housing Working Group (AHWG) formerly the Mayor's Advisory Committee on Affordable Housing (MACAH). The Affordable Housing Working Group was primarily responsible for the implementation of the Affordable Housing Business Plan approved by the City in 2014. It was repurposed in May 2018 to guide the development and implementation of the new 10-year strategy. The AHWG considers relevant City policies and activities which impact implementation strategies and ensures communication with the appropriate parties. The AHWG Terms of reference can be found on the City's webpage.



Appendix B: Engagement Process towards a new Affordable Housing Strategy

The City's engagement scope involved capturing both policy and lived experience of St. John's residents. Reaching residents and stakeholders of various backgrounds and socio-economic status was a key component to ensuring the strategy could meet the whole community's needs.

Engagement Process: Everyone is affected by affordable housing in some way, and so it was the City's intent to meet with as many people as

possible. By providing an online platform through the Engage Page (<http://engagestjohns.ca/affordable-housing>), residents had a place to go for more information, whether they were very experienced in the subject matter or had little to no knowledge of it.

Engagement Tools and Techniques:

Engage page <http://engagestjohns.ca/affordable-housing>

Over 300 visitors to the online portal.

Two questions asked:

- What is important to you as the City of St. John's builds its new Affordable Housing Strategy? (15 responses submitted)
- Please share your story. As part of this engagement, we would like to collect local, affordable housing success stories. We would like to hear from you on the positive impact affordable housing has had on you/your family (0 stories submitted)

Information Sessions 2018

- Landlord Information Session: June 2, 35-40 people attended
- General Information Session: June 6, 35-40 people attended
- Affordable Housing Consultation Event: June 20, 60-65 people attended
- Affordable Housing Information Session: June 28, 15-20 people attended

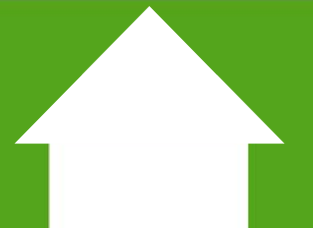
Focused conversations

We held focused conversations with existing groups, including the Local Immigration Partnership, Citizen's Voice, Accessibility & Inclusion Committee and the Seniors Advisory Committee.

The consultation process has been used to inform themes throughout the new 10 Year Affordable Housing Strategy for the City of St. John's. Please see the What We Heard document for more information at the following link: <https://www.engagestjohns.ca/affordable-housing>.

Appendix C: Affordable Housing Charter 2011-13

CITY OF ST. JOHN'S AFFORDABLE HOUSING CHARTER



Mission

The City of St. John's will leverage its unique capacities and build strong partnerships to produce, protect and promote affordable housing for the people of St. John's.

Vision

St. John's will be a vibrant, inclusive and thriving city with a wide range of affordable housing options that contribute directly to community health, sustainable growth and economic security.

Housing is Fundamental

Affordable Housing is:

- a foundation for a safe, prosperous and healthy community;
- a vital part of the infrastructure of our City;
- a human right enshrined in the Universal Declaration of Human Rights;
- a key pathway out of poverty;
- a sound public investment that contributes to resident well-being and the economy.

Values

Collaboration

We will engage many partners in our work, focusing on the particular strengths of each partner.

Sustainability

We will produce and promote affordable housing solutions that incorporate both economic and ecological sustainability out of respect for future generations who inherit these solutions.

Accountability

We will set challenging, achievable goals and report regularly and publicly on our progress.

Ingenuity

We will build innovative solutions based on successful leading edge approaches, that are carefully and creatively adapted to current and local realities.

Congruency

We will review relevant City decisions and policies using an affordable housing lens to ensure that they are congruent with our mission of production, protection and promotion.

Appendix D: History of the City's Housing Action

The following is a summary of action that the City has taken in recent years to address housing and homelessness issues with its many partners.

1960s and 70s:

- Cost-shared operation of two significant housing developments with the Province.
- Became delivery agent for the Federal Residential Rehabilitation Assistance Program (RRAP) – resulted in renovations to hundreds of homes in St. John's.

1980s and 90s:

- Built 424 housing units for singles, seniors and families from 1982 to 1992. Primarily infill housing – designed to revitalize the core area and stabilize neighbourhoods. The city still owns and manages these units.
- Convened an Ad Hoc Intergovernmental Committee on Housing to encourage collaboration on affordable housing issues

2000 – 2009:

- Participated as a founding member in the St. John's Community Advisory Committee on Homelessness under the federal Homelessness Partnerships Strategy (formerly NHI). Through membership, the City helped support housing & homelessness capital projects through alleviating property taxes and development charge for related projects, as well as providing planning support and City land.
- Established a Sub-Committee on Housing (reporting to the standing committee on Planning & Housing Committee).
- Formed the Affordable Housing Action Committee (now the Affordable Housing Working Group), which includes members from all orders of government and the community and private sectors.
- The City has convened annual housing forums since 2008.

2010 – 2014:

- Hired an Affordable Housing Coordinator in 2010.
- Adopted an Affordable Housing Action Plan and Charter in February 2011 that outlined the City's commitment to housing as a priority issue. This action plan laid out concrete strategies to address the shortage of affordable housing options from 2011 to 2013.
- In collaboration with NL Housing, built 30 new units of affordable housing in Pleasantville, using land acquired through the federal government's Surplus Federal Real Property for Homelessness Initiative. Twenty-four of the units created became part of the City's Non Profit Housing portfolio. This project includes office and social enterprise space for the NL Housing and Homelessness Network. The City contributed \$500,000 toward the development of the social enterprise space.
- Donated land to Habitat for Humanity and Saint Vincent de Paul for their affordable housing developments.

- Introduced new energy-efficiency standards for all new home construction to improve long term affordability and reduce greenhouse gases.
- Hosted a workshop on rental property standards with a large and diverse representation from community and government.
- Convened a working group (Rental Team) to develop concrete solutions to promote safe and healthy rental housing.
- Actively participates as member of the St. John's Community Advisory Committee on Homelessness (SJCACH) since the committee's inception in 2000. This diverse group has created several community plans to address homelessness through shelter creation, awareness, and community capacity building.
- Took on the role as a "Community Entity" in 2013 as part of in the federal Homelessness Partnering Strategy, joining 60 other Cities in distributing funds and creating partnerships to end homelessness in St John's.

2014 – Present:

- Cleared roadblocks to affordable housing development, including waiving building- and development permit fees for affordable housing projects.
- Continued to develop a City-owned land inventory.
- Initiated a Housing Catalyst Fund in 2016 and delivered 7 grants for affordable housing projects between 2016 and 2017, with a total community contribution of \$73,500
- Working with partners, hosted multiple Affordable Housing Information Sessions.
- Created an Affordable Housing Newsletter.
- Supported the development of Home Again Furniture Bank, a non-profit organization that provides gently used furniture and household items to individuals and families in need.
- With NL Housing, hired a consultant to conduct a Central Housing Waitlist Feasibility Study.
- Continued to address property standards through ensuring compliance in rental properties. The City's Supervisor of Inspection Services delivers a presentation titled "City of St. John's Inspection Services, Residential Property Standards Guidelines" to stakeholders.
- Coordinated a survey of landlords in partnership with the Rental Team. The survey addressed barriers, obstacles and opportunities of achieving a successful tenancy. The results of the Landlord Survey have been used by the Rental Team to frame Landlord Engagement plans moving forward.
- In partnership with the Rental Team, offered Landlord Information Sessions and have started New Lease, an online Landlord Newsletter.
- Partnered with the Province to complete a Seniors Housing Research Project in 2014.
- Successfully secured \$2.5-million in funding through the joint federal/provincial Investment in Affordable Housing to build 20 new homes. The Sisters of Presentation have gifted St. Patrick's Convent to the City for use as affordable supportive housing for seniors. A total of 22 additional units will be built at this location by 2018.

Appendix E: Glossary

Adequate housing (in reference to National Household Survey statistics):

Housing that is reported by their residents as not requiring any major repairs.

Affordable Housing

30% or less of a household's pre-tax income including housing and related costs—such as mortgage or rent, property taxes, home energy, water and repairs.

Cash-in-lieu

Payment of cash instead of stock

Civic Housing Action Fund

Fund that would support the development of affordable housing opportunities and provide a means to leverage provincial and federal funding

CMHC

The Canada Mortgage and Housing Corporation (CMHC) is Canada's national housing agency that provides housing research, advice to consumers and the housing industry, and reports to parliament and the public on mortgage loan insurance and financial reports

Energy Efficiency

A measure of how efficiently a housing unit uses energy

Homelessness

Having no home or permanent place of residence

Housing Crunch

Households with an income too high to be eligible for social housing but too low to afford market rents or purchasing options

Household

All the persons who occupy or intend to occupy a housing unit

Housing First Philosophy

Centers on quickly moving people experiencing homelessness into independent and permanent housing and then providing additional supports and services as needed to maintain it.

Inclusionary Zoning

Requirement that affordable housing units be included in residential developments

Intensification

Developing an area at a higher density than currently exists through development, redevelopment, infill and expansion or conversion of existing buildings.

Mixed-Use Development

Blend of residential and commercial uses, where those functions are physically integrated.

Not in My Backyard Syndrome (NIMBY)

In the broadest sense, the “Not-In-My-Backyard” syndrome or ‘NIMBY’ is the term used to describe the desire of residents in a neighbourhood to prevent certain land uses near their homes or communities. It has also been described as “opposition to housing projects that are based on stereotypes or prejudice towards the people who will live in them. It can refer to discriminatory attitudes as well as actions, laws or policies that have the effect of creating barriers for people”³¹

Subsidiary Dwelling

A Suite within a single detached dwelling whose floor area does not exceed 40 per cent of the Gross Floor Area of the Dwelling.

Suitable housing (in reference to National Household Survey statistics)

Housing that has enough bedrooms for the size and make-up of resident households, according to National Occupancy Standard (NOS) requirements.

Strategic Asset Management Framework

Provides a long term systematic approach to managing assets and associated resources in the most cost-effective way.

Universal Design

Universal Design is the design and composition of an environment so that it can be accessed, understood and used to the greatest extent possible by all people regardless of their age, size, ability or disability.

Urban and Rural Planning Act

Provincial legislation for land use planning

31 CHBA NL NIMBY Toolkit <https://www.nlhcn.org/PDF/CHBA-NIMBY-2013.pdf>

DECISION/DIRECTION NOTE

Title: Sale of City Land Adjacent to 22 Blue Puttee Drive

Date Prepared: June 2, 2022

Report To: Regular Meeting of Council

Councillor and Role: Councillor Jill Bruce, Ward 1

Ward: Ward 1

Decision/Direction Required:

Recommendation that Council approve the sale of City land adjacent to 22 Blue Puttee Drive, as shown in red on the diagram below.

Discussion – Background and Current Status:

The owner of 22 Blue Puttee Drive has approached the City requesting to purchase the parcel of land adjacent to his property, as shown in red on the attached diagram. This request was circulated amongst the required City departments with no objections noted.

The purchase price has been established at \$5.00 per square foot plus HST and administrative fees. This takes into account that the property is zoned open space and that development would be restricted due to this zoning. The purchaser will be required to provide a survey which will show the exact square footage, and the purchase price will reflect same. The property owner will also be required to consolidate this land with his existing property.

Key Considerations/Implications:

1. Budget/Financial Implications: City to receive \$5.00 per square foot for the sale of the land, plus administrative fees
2. Partners or Other Stakeholders: N/A
3. Alignment with Strategic Directions:

N/A

N/A

ST. JOHN'S

4. Alignment with Adopted Plans: An Effective City
5. Legal or Policy Implications: A Deed of Conveyance will have to be prepared
6. Privacy Implications: N/A
7. Engagement and Communications Considerations: N/A
8. Human Resource Implications: N/A
9. Procurement Implications: N/A
10. Information Technology Implications: N/A
11. Other Implications: N/A

Recommendation:

That Council approve the sale of City land adjacent to 22 Blue Puttee Drive, as shown in red on the diagram below.

Prepared by: Andrew Woodland, Legal Counsel
Approved by: Cheryl Mullett, City Solicitor



Report Approval Details

| | |
|----------------------|---|
| Document Title: | Sale of City Land Adjacent to 22 Blue Puttee.docx |
| Attachments: | |
| Final Approval Date: | Jun 2, 2022 |

This report and all of its attachments were approved and signed as outlined below:

Cheryl Mullett - Jun 2, 2022 - 2:11 PM

DECISION/DIRECTION NOTE

Title: SERC – Summer Events 2022

Date Prepared: June 2, 2022

Report To: Regular Meeting of Council

Councillor and Role: Councillor Debbie Hanlon, Special Events Regulatory Committee

Ward: N/A

Decision/Direction Required: Seeking Council approval of upcoming summer events: George Street events (NASCAR on George, Canada's Big Birthday Bash, and George Street Festival), City of St. John's Canada Day, and Folk Festival.

Discussion – Background and Current Status:

George Street Events:

Nascar on George – Saturday June 25, 7pm – 11pm

- Road closure request on George Street from Adelaide Street to Water Street.
- Family friendly, free event.
- No alcohol or extensive fencing.

Canada's Big Birthday Bash – Thursday June 30, 5pm – 3am

- Road closure request on George Street from Adelaide Street to Water Street.
- Noise By-Law extension requested until 3am.

George Street Festival - Wednesday July 27 – Wednesday August 3, 7pm – 3am daily

- Road closure request on George Street from Adelaide Street to Water Street.
- Noise By-Law extension requested until 3am for each event day.

City of St. John's Canada Day:

Sunrise Ceremony – Friday July 1, 6am – 7am

- Hosted by Parks Canada on Signal Hill
- No approvals required, FYI only

Family Fun Day – Friday July 1, 12pm – 4pm

- Event location is King George V Field (rain venue – Techniplex)
- Road closure request on Carnell Drive from 11am – 11pm

ST. JOHN'S

Canada Day Fireworks – Friday July 1 (rain date July 2), 8pm – 11pm

- Concert at Quidi Vidi Bandstand beginning at 8pm
- Fireworks to begin at 10pm
- Road closure requests from 8pm – 11pm:
 - The Boulevard
 - Lake Avenue
 - Clancey Drive
 - Lakeview Avenue

Folk Festival:

- Three-day festival in Bannerman Park.
- Setup begins Tuesday July 5
- Event dates, Friday July 8 – Sunday July 10 (rain date July 11), 5:30pm – 12am
- Noise By-Law extension requested until 12am for each event day.
- Multiple stages, food vendors, children's events, crafts, participatory events and workshops to highlight the cultural heritage of the Province.
- 19+ Beer garden

Key Considerations/Implications:

1. Budget/Financial Implications: City of St. John's Canada Day events will fall under the allotted budget for this event.
2. Partners or Other Stakeholders: George Street Association, NL Folk Arts Society and Parks Canada
3. Alignment with Strategic Directions:

A Connected City: Develop and deliver programs, services and public spaces that build safe, healthy and vibrant communities.

A Connected City: Increase and improve opportunities for residents to connect with each other and the City.

4. Alignment with Adopted Plans: N/A
5. Legal or Policy Implications: N/A
6. Privacy Implications: N/A

7. Engagement and Communications Considerations: Communications will work with City staff for the promotion of all City of St. John's Canada Day events.
8. Human Resource Implications: N/A
9. Procurement Implications: N/A
10. Information Technology Implications: N/A
11. Other Implications: N/A

Recommendation:

That Council approve the George Street summer events (NASCAR on George, Canada's Big Birthday Bash, and George Street Festival), City of St. John's Canada Day, and the Folk Festival.

Prepared by: Christa Norman, Special Projects Coordinator

Approved by: Erin Skinner, Supervisor – Tourism and Events