

# ST. JOHN'S

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## Regular Meeting - City Council Agenda

September 26, 2022

3:00 p.m.

4th Floor City Hall

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1. CALL TO ORDER
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# ST. JOHN'S

## **Minutes of Regular Meeting - City Council Council Chamber, 4th Floor, City Hall**

**September 19, 2022, 3:00 p.m.**

Present: Deputy Mayor Sheilagh O'Leary  
Councillor Maggie Burton  
Councillor Ron Ellsworth  
Councillor Sandy Hickman  
Councillor Debbie Hanlon  
Councillor Jill Bruce  
Councillor Ophelia Ravencroft  
Councillor Jamie Korab  
Councillor Ian Froude  
Councillor Carl Ridgeley

Regrets: Mayor Danny Breen

Staff: Kevin Breen, City Manager  
Tanya Haywood, Deputy City Manager of Community Services  
Lynnann Winsor, Deputy City Manager of Public Works  
Linda Bishop, Senior Legal Counsel  
Ken O'Brien, Chief Municipal Planner  
Karen Chafe, City Clerk  
Christine Carter, Legislative Assistant  
Kelly Dyer, Communications Officer

Others: Trina Caines, Policy Analyst  
Christa Norman, Special Projects Coordinator

### **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**

Deputy Mayor Sheilagh O'Leary called the meeting to order at 3:00 pm.

2. **PROCLAMATIONS/PRESENTATIONS**

2.1 **Proclamation - National Tree Day**

3. **APPROVAL OF THE AGENDA**

3.1 **Adoption of Agenda**

SJMC-R-2022-09-19/417

**Moved By** Councillor Ravencroft

**Seconded By** Councillor Bruce

That the Agenda be adopted as presented.

For (10): Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (10 to 0)**

4. **ADOPTION OF THE MINUTES**

4.1 **Adoption of Minutes - September 12, 2022**

SJMC-R-2022-09-19/418

**Moved By** Councillor Hickman

**Seconded By** Councillor Ellsworth

That the minutes of September 12, 2022, be adopted as presented.

For (10): Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (10 to 0)**

5. **BUSINESS ARISING FROM THE MINUTES**



**6. DEVELOPMENT APPLICATIONS**

**6.1 Extension of Approval in Principle - 168-170 Military Road - DEV2000194**

SJMC-R-2022-09-19/419

**Moved By** Councillor Korab

**Seconded By** Councillor Ravencroft

That Council grant the 1-year extension to the Approval in Principle at 168-170 Military Road for the proposed emergency shelter, which will now expire December 14, 2023.

For (10): Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (10 to 0)**

**7. RATIFICATION OF EPOLLS**

**8. COMMITTEE REPORTS**

**8.1 Committee of the Whole Report of September 7, 2022**

**1. Revised Special Events Policy**

Decision Note and documents revised as per the discussion at Committee of the Whole meeting.

Councillor Froude expressed his appreciation to the Staff for the changes made to the policy as discussed at last week's Committee of the Whole meeting.

SJMC-R-2022-09-19/420

**Moved By** Councillor Ravencroft

**Seconded By** Councillor Hickman

That Council approve the revised Special Events Policy, with the removal of reference to rodeos, to replace the existing Special Events Policy and rescind the following policies: 09-14-02 Circuses, and 09-14-03 Booking of a City-Owned Outdoor Concert Venue.

For (10): Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (10 to 0)**

**2. Expansion of Building Development Fee and Permit Fee Exemptions for Affordable Housing**

SJMC-R-2022-09-19/421

**Moved By** Councillor Ravencroft

**Seconded By** Councillor Ellsworth

That Council expand the eligibility for Building Development and Permit fee exemptions for affordable housing projects with confirmed Rapid Housing Initiative funding and for projects led by other levels of government.

For (10): Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (10 to 0)**

**3. 2022 Heritage Financial Incentive Program**

SJMC-R-2022-09-19/422

**Moved By** Councillor Burton

**Seconded By** Councillor Hickman

That Council approve the twenty-three grant applications as summarized in the attached tables, subject to compliance with the requirements of the Heritage Financial Incentives Grant Program and the City's heritage/building requirements.

For (10): Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (10 to 0)**

9. **DEVELOPMENT PERMITS LIST (FOR INFORMATION ONLY)**

9.1 **Development Permits List September 8 to 14, 2022**

10. **BUILDING PERMITS LIST (FOR INFORMATION ONLY)**

10.1 **Building Permit List - September 8 - 14, 2022**

11. **REQUISITIONS, PAYROLLS AND ACCOUNTS**

11.1 **Weekly Payment Vouchers Ending Week of September 14, 2022**

SJMC-R-2022-09-19/423

**Moved By** Councillor Ellsworth

**Seconded By** Councillor Froude

That the weekly payment vouchers for the week ending September 14, 2022, in the amount of \$6,224,478.89 be approved as presented.

For (10): Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (10 to 0)**

12. **TENDERS/RFPS**

12.1 **2022149 - 2022 Retaining Wall Rehabilitation - Contract 1**

Councillor Ravencroft noted that this contract includes the repairs to the Livingstone Street (Opposite Carter's Hill) retaining wall which many will be pleased to see as there has been a great deal of feedback from the public on the repairs as it is a well-used thoroughfare.

SJMC-R-2022-09-19/424

**Moved By** Councillor Hickman

**Seconded By** Councillor Ravencroft

That Council approve for award this open call to the lowest bidder meeting specifications, Carew Services Ltd., for \$402,201.47 (HST Incl.) as per the Public Procurement Act.

For (10): Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (10 to 0)**

**12.2 Engineering Consulting Services - RFP - 2022-139**SJMC-R-2022-09-19/425**Moved By** Councillor Hickman**Seconded By** Councillor Bruce

THAT Council award to RV Anderson Limited in the amount of \$183,972.98 based on the evaluation of the proposals by the City's evaluation team as per the Public Procurement Act.

For (10): Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (10 to 0)**

**13. NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS****13.1 Resolution re: Guaranteed Basic Living Income**

Deputy Mayor O'Leary advised Council that she had consulted with both the Legal Department and the City Clerk's office to confirm that there are no legal or procedural issues for her to present this resolution while acting as the Chair of today's Regular Meeting.

Deputy Mayor O'Leary gave an overview of the purpose of the Guaranteed Basic Living Income resolution and how it is growing in momentum throughout the Country and supported by many municipalities.

There was a very extensive discussion by Council on the resolution as presented. Although there was support for this in principle there were concerns expressed on the implications of the resolution and the lack of time provided to consider such. In addition, it was noted that the jurisdiction for this is with the Federal and Provincial governments, and not a municipal issue.

Many members also expressed their lack of knowledge on the subject and felt uncomfortable supporting a prescriptive motion, the implications of which would be far-reaching and some felt, outside the purview this Council. It was also noted that the next steps and how it would be implemented are missing from the resolution and should be addressed.

It was proposed to defer the resolution which would allow for individual members of Council to do their own research into the issues and be better prepared for a frank and open discussion at a future meeting.

Discussion ensued on the question of whether the matter should be deferred and whether a motion to defer was debatable, and what is expected of staff in preparation of further information and expertise to present at a future meeting. Councillor Ellsworth referencing the expansion of the debate into other areas, made a point of order to limit discussion to the motion to defer.

It was agreed that individual Councillors are responsible to conduct their own research and gain a better understanding of the basis of the resolution and to be prepared to discuss this further.

SJMC-R-2022-09-19/426

**Moved By** Councillor Ravencroft

**Seconded By** Councillor Burton

That Council defer discussion on this resolution to the next Regular Council meeting.

For (10): Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (10 to 0)**

#### 14. OTHER BUSINESS

##### 14.1 Restaurants in the Commercial Highway (CH) Zone, Adoption

SJMC-R-2022-09-19/427

**Moved By** Councillor Froude

**Seconded By** Councillor Ridgeley

That Council adopt Envision St. John's Development Regulations Amendment Number 18, 2022, to add Restaurant as a Permitted Use in the Commercial Highway (CH) Zone.

For (10): Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (10 to 0)**

##### 14.2 Windsor Lake Water Treatment Plant Equipment Reserve Fund Replacement of Primary and Secondary Membrane Filter Racks

SJMC-R-2022-09-19/428

**Moved By** Councillor Hickman

**Seconded By** Councillor Bruce

That Council make funding available through the Windsor Lake Equipment Reserve Fund to support the purchase of two (2) membrane module filter racks for the Windsor Lake Water Treatment Plant.

For (10): Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (10 to 0)**

15. **ACTION ITEMS RAISED BY COUNCIL**

16. **ADJOURNMENT**

There being no further business, the meeting adjourned at 4:15 pm.

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MAYOR

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CITY CLERK

## Guaranteed Livable Basic Income

Whereas the cost of living and rate of inflation in Canada continues to rise at an alarming rate and homelessness and the lack of safe and affordable housing is a nation-wide emergency and ending homelessness in our City is a Council priority; and,

Whereas many residents of Newfoundland and Labrador are struggling to keep up with rising costs and to provide the basic necessities for themselves and their families; and,

Whereas the City's Healthy Cities Strategy aims to improve people's health and wellbeing by addressing the social determinants of health and as such the City of St. John's will work in collaboration with various levels of government, sectors, and community stakeholders; and,

Whereas the City of St. John's supports and is an existing living wage employer; and,

Whereas the Health Accord NL, **The Blueprint**, recommends that the Province of Newfoundland and Labrador '*Support provision of a basic income — a predictable, reliable, and adequate income — either for all households presently living in poverty or for targeted persons living below the poverty line*' and that '*A province-wide, guaranteed basic income, if feasible, is the preferred approach*'; and,

Whereas a Guaranteed Livable Basic Income, as an income security program, would work in concert with necessary social services to better support low-income individuals, while helping municipalities to do the same; and,

Whereas in addition to supporting people to live their lives with dignity, a basic income can help remove barriers to active community engagement, enabling individuals to participate more meaningfully in society; and,

Whereas Municipalities represent an important voice in social policy discussions at all levels: they are often on the front lines, working to ensure that residents and communities lead happy, healthy, sustainable, and productive lives. A federally funded basic income, complemented by other social support services, is well-positioned to support municipalities in achieving this; and,

Whereas by supporting residents to afford the necessary services provided by municipalities, the fiscal strain on local governments is reduced. A basic income could help municipal services remain sustainable and affordable for everyone.

Therefore Be It Resolved that the City of St. John's support the establishment of a Guaranteed Livable Basic Income by the Provincial and Federal Governments;

And Be It Further Resolved that a letter from Mayor Danny Breen be sent on behalf of Council, to the Prime Minister, Federal Ministers and the Premier of Newfoundland and Labrador calling for their support and implementation of a Guaranteed Livable Basic Income.

## The Case for Basic Income and Municipalities

*Prepared by Bruce Knox, with input from municipal politicians and staff across Canada<sup>1</sup>*

Municipalities are taking extraordinary measures to support their residents and address poverty and inequality.<sup>i</sup> Poverty has a downstream effect on municipalities, and places additional pressures on the delivery of necessary *public services* (e.g., maintaining essential infrastructure, clean water, and waste diversion) and *social programs* (e.g., housing and income supports), which may vary across jurisdictions.<sup>ii</sup> Municipalities are frequently responsible for funding many public services and social programs, and must rely on their limited revenue streams to do so. This includes taxation (e.g., property taxes), service fees, and government funding (e.g., grants).<sup>iii</sup>

**A basic income is an unconditional cash transfer from governments to individuals to enable everyone to meet their basic needs, participate in society, and live with dignity – regardless of work status. A federally-funded, income-targeted basic income could help alleviate pressures on municipalities to address poverty, manage services, and support people to invest in their local economy and community.**

### Why Municipalities Support a Federally-Funded Basic Income

**Municipalities are struggling to keep up with the downloaded responsibility of providing essential public and social support services.**

Over the years, the responsibility for maintaining essential public and social support services has been increasingly downloaded onto municipalities from other levels of government.<sup>iv,v</sup> Combined with limited options for revenue streams and the inability to run deficits, municipalities are struggling to keep up with the rising costs of public and social support services.<sup>vi</sup> Meanwhile, they are seeking the means to provide residents with the flexibility to be able to afford necessary services – including electricity, heat, and water – regardless of their economic status, and without compromising their wellbeing.<sup>vii</sup>

The COVID-19 pandemic has exacerbated municipal constraints, leaving them to deal

with the exposed flaws in our social safety net as well as growing economic, racial, health, and other inequities.<sup>viii</sup> Municipal governments and service providers are often on the front lines supporting residents' wellbeing: when people are struggling to meet their needs, it is at the community level where the impacts can be felt most strongly.<sup>ix</sup> As we move toward a post-COVID recovery, municipal leaders are looking for ways to improve wellbeing and livability, all while balancing budgets and supporting a strong quality of life.<sup>x</sup>

*By supporting residents to be able to afford the necessary services provided by municipalities, the fiscal strain on local governments is reduced. A basic income could help municipal services remain sustainable and affordable for everyone.*

<sup>1</sup> This discussion paper was created in consultation with municipalities across Canada, and recognizes that there are jurisdictional differences across the country with regards to the services for which municipalities are responsible. Thanks to the following individuals and their staff for their input: Dale Bass, Gian-Carlo Carra, Hilary Gough, Jesse Helmer, Alanna Jankov, Jeff Leiper, Mairin Loewen, Wayne Mason, Catherine McKenney, Shawn Menard, Wayne Potoroka, Keith Riel, Mike Savage, and Arjun Singh.



### **Basic income can alleviate pressures on municipalities to address poverty.**

When people have a sufficient income, municipalities are better equipped to ensure that everyone has access to the public and social services they need, from affordable utilities to subsidies for programs and services. Importantly, many of the services and supports provided by municipalities have direct implications for the social determinants of health: the social and economic factors that determine individual and population health.<sup>xi</sup>

Due to jurisdictional differences, municipalities have varying degrees of influence on the range of social determinants that can shape health outcomes. That said, a basic income could meaningfully affect several determinants, with positive knock-on effects for municipalities. For instance, income represents perhaps the most important social determinant of health.<sup>xii,xiii</sup> Evidence from basic income pilots shows that providing people with a sufficient and secure income results in improved mental and physical health, decreased poverty rates, and greater access to medication and supplements, nutritious food, and transportation.<sup>xiv,xv,xvi</sup>

Another core social determinant with clear relevance for municipalities is housing.<sup>xvii,xviii</sup> Research from the Ontario Basic Income Pilot found that access to a guaranteed income supported participants to find and secure more affordable, suitable, and safe housing.<sup>xix</sup> By helping people to become and remain housed, a basic income could alleviate the downloaded pressure on municipalities to meet their residents' housing needs, as well as prevent homelessness.

While a basic income would ideally replace provincial, territorial, and municipal income assistance programs, it should complement other services and supports that disproportionately support low-income individuals. That said, providing people with sufficient income could conceivably reduce the demand for supportive programs and services. In addition to offering greater dignity and autonomy, providing a basic income at a

livable level might help address what is often a major driver of demand for housing, food security, mental health, and other programs: a lack of income.<sup>xx,xxi</sup> As such, a basic income could help alleviate the pressures municipalities face in providing these crucial social supports. This is not to say these supports would no longer be needed: however, implementing a basic income could support municipalities' capacity to provide more effective, affordable, and high-quality services that work in tandem with those under provincial, territorial, and federal jurisdiction.<sup>xxii</sup>

*As an income security program, basic income would work in concert with necessary social services to better support low-income individuals – while helping municipalities to do the same.*

### **Basic income builds communities.**

A permanent basic income could stimulate economies, boost consumer spending, and encourage individuals to shop locally.<sup>xxiii,xxiv</sup> Improved financial stability makes it easier for residents to participate, contribute, and invest in their local economies and communities.

In this way, basic income represents an exciting opportunity for municipalities to harness the sense of security and belonging that it might offer. Rather than responding to crises, municipalities might be better placed to explore and support innovative and forward-looking solutions that enhance livability and wellbeing: for instance, developing culturally-appropriate services, building sustainable and environmentally-friendly infrastructure, and pursuing more inclusive and accessible urban planning solutions. When residents can participate, contribute, and invest in their local communities, everyone is better equipped to help build a strong and just social fabric.

*In addition to supporting people to live their lives with dignity, a basic income can help remove barriers to active community engagement, enabling individuals to participate more meaningfully in society.*

## Conclusion

**Evidence suggests that a federally-funded basic income is not only feasible in Canada, but could bring significant benefits at the municipal level.**

Basic income is not new to Canada: similar cash transfer programs already exist for seniors (e.g., Guaranteed Income Supplement) and children (e.g., Canada Child Benefit), with evidence demonstrating their widespread positive impacts.<sup>xxv,xxvi</sup> Research supports the financial feasibility of a basic income in Canada, along with its capacity to foster diverse social, health, and economic benefits.<sup>xxvii,xxviii,xxix</sup> Evidence from basic income pilots in both Manitoba and Ontario clearly demonstrates that a basic income benefits both municipalities and their residents.<sup>xxx,xxxi</sup>

Municipalities represent an important voice in social policy discussions at all levels: they are often on the front lines, working to ensure that residents and communities lead happy, healthy, sustainable, and productive lives. A federally-funded basic income, complemented by other social support services, is well-positioned to support municipalities in achieving this.

<sup>i</sup> “AMO Response to Ontario’s Poverty Reduction Strategy Consultations,” *Association of Municipalities of Ontario*, published May 8, 2020, <https://www.amo.on.ca/sites/default/files/assets/DOCUMENTS/Reports/2020/AMOResponseMCCSSPovertyReductionStrategyConsultation20200508.pdf>.

<sup>ii</sup> “AMO Response to Ontario’s Poverty Reduction Strategy Consultations.”

<sup>iii</sup> “How Local Government Works,” *Association of Municipalities Ontario*, accessed February 1, 2022, <https://www.amo.on.ca/about-us/municipal-101/how-local-government-works>.

<sup>iv</sup> Enid Slack and Tomas Hachard, “Let’s empower municipalities, too often the little siblings of federalism” *Policy Options*, published June 9, 2021, <https://policyoptions.irpp.org/magazines/june-2021/lets-empower-municipalities-too-often-the-little-siblings-of-federalism/>.

<sup>v</sup> “In It Together: Clarifying Provincial-Municipal Responsibilities in Ontario,” *Ontario 360*, published January 23, 2020, <https://on360.ca/policy-papers/in-it-together-clarifying-provincial-municipal-responsibilities-in-ontario/>.

<sup>vi</sup> “Building back better together: Municipal recommendations for Canada’s post-COVID recovery,” *Federation of Canadian Municipalities*, published November 2020, <https://data.fcm.ca/documents/COVID-19/fcm-building-back-better-together.pdf>.

<sup>vii</sup> “AMO Response to Ontario’s Poverty Reduction Strategy Consultations.”

<sup>viii</sup> “Building back better together: Municipal recommendations for Canada’s post-COVID recovery.”

<sup>ix</sup> “Ending poverty starts locally: municipal recommendations for a Canadian poverty reduction strategy,” *Federation of Canadian Municipalities*, published July 2017, <https://fcm.ca/sites/default/files/documents/resources/submission/ending-poverty-starts-locally.pdf>.

<sup>x</sup> “Building back better together: Municipal recommendations for Canada’s post-COVID recovery.”

<sup>xi</sup> “What are the Social Determinants of Health?,” *Canadian Public Health Association*, accessed February 1, 2022, <https://www.cpha.ca/what-are-social-determinants-health>.

<sup>xii</sup> Juha Mikkonen and Dennis Raphael, “Social Determinants of Health: A Quick Guide for Health Professionals,” *York University School of Health Policy and Management*, accessed February 1, 2022, [https://kidsnewtocanada.ca/uploads/documents/Social\\_Determinants\\_of\\_Health.pdf](https://kidsnewtocanada.ca/uploads/documents/Social_Determinants_of_Health.pdf).

<sup>xiii</sup> “Living Wages Are Good for Your Health,” *Living Wage For Families Campaign*, accessed February 1, 2022, [http://d3n8a8pro7vhmx.cloudfront.net/livingwageforfamilies/legacy\\_url/216/Living-Wages-Are-Good-For-Your-Health.pdf?1459972130](http://d3n8a8pro7vhmx.cloudfront.net/livingwageforfamilies/legacy_url/216/Living-Wages-Are-Good-For-Your-Health.pdf?1459972130).

<sup>xiv</sup> Mohammad Ferdosi, Tom McDowell, Wayne Lewchuk, and Stephanie Ross, “Southern Ontario’s Basic Income Experience,” *McMaster University*, published March 2020, <https://labourstudies.mcmaster.ca/documents/southern-ontarios-basic-income-experience.pdf>.

<sup>xv</sup> Evelyn L. Forget, “The town with no poverty: The health effects of a Canadian guaranteed annual income field experiment,” *Canadian Public Policy* 37, no. 3 (2011): 283-305, <https://doi.org/10.3138/cpp.37.3.283>.

<sup>xvi</sup> Evelyn L. Forget, “New questions, new data, old interventions: The health effects of a guaranteed annual income,” *Preventative Medicine* 57, no. 6 (2013): 925-928, <https://doi.org/10.1016/j.ypmed.2013.05.029>.

<sup>xvii</sup> Frances Bula, “B.C. Municipalities say they need more help from province to tackle housing crisis,” *The Globe and Mail*, published September 11, 2021, <https://www.theglobeandmail.com/canada/british-columbia/article-bc-municipalities-say-they-need-more-help-from-province-to-tackle/>.

<sup>xviii</sup> “Municipalities and affordable housing,” *Canadian Union of Public Employees*, published May 27, 2019, <https://cupe.ca/municipalities-and-affordable-housing>.

<sup>xxix</sup> Ferdosi, McDowell, Lewchuk, and Ross, “Southern Ontario’s Basic Income Experience.”

<sup>xx</sup> “A Snapshot of Food Banks in Canada and the COVID-19 Crisis,” *Food Banks Canada*, published 2020, [https://www.foodbankscanada.ca/FoodBanks/MediaLibrary/COVID-Report\\_2020/A-Snapshot-of-Food-Banks-in-Canada-and-the-COVID-19-Crisis\\_EN.pdf](https://www.foodbankscanada.ca/FoodBanks/MediaLibrary/COVID-Report_2020/A-Snapshot-of-Food-Banks-in-Canada-and-the-COVID-19-Crisis_EN.pdf).

<sup>xxi</sup> Valerie Tarasuk, Joyce Cheng, Craig Gundersen, Claire de Oliveira, and Paul Kurdyak, “The Relation between Food Insecurity and Mental Health Care Service Utilization in Ontario,” *Canadian Journal of Psychiatry* 63, no. 8 (2018): 557-569, <https://dx.doi.org/10.1177%2F0706743717752879>.

<sup>xxii</sup> “Ending poverty starts locally: municipal recommendations for a Canadian poverty reduction strategy.”

<sup>xxiii</sup> Michalis Nikiforos, Marshall Steinbaum, and Gennaro Zezza, “Modeling the Macroeconomic Effects of a Universal Basic Income,” *Roosevelt Institute*, published August 2017, <https://rooseveltinstitute.org/wp-content/uploads/2020/07/Ri-Macroeconomic-Effects-of-UBI-201708.pdf>.

<sup>xxiv</sup> “The Renewed Business Case for Universal Basic Income,” *Surrey Board of Trade*, published May 2021, <https://businessinsurrey.com/wp-content/uploads/2021/05/Updated-20210308-1445-Surrey-THE-RENEWED-BUSINESS-CASE-FOR-UNIVERSAL-BASIC-INCOME.pdf>.

<sup>xxv</sup> Lynn McIntyre, Cynthia Kwok, Herbert Emery, and Daniel J. Dutton, “Impact of a guaranteed annual income program on Canadian seniors’ physical, mental and functional health,” *Canadian Journal of Public Health* 107, no. 2 (2016): e176-e182, <https://www.jstor.org/stable/90006452>.

<sup>xxvi</sup> Erika M. Brown and Valerie Tarasuk, “Money speaks: Reductions in severe food insecurity follow the Canada Child Benefit,” *Preventive Medicine*, 129 (2019): 1-8, <https://doi.org/10.1016/j.ypmed.2019.105876>.

<sup>xxvii</sup> Ferdosi, McDowell, Lewchuk, and Ross, “Southern Ontario’s Basic Income Experience.”

<sup>xxviii</sup> Chandra Pasma and Sheila Regehr, “Basic Income: Some Policy Options for Canada,” *Basic Income Canada Network*, published 2019, <https://basicincomecanada.org/wp-content/uploads/2021/04/Basic-Income-Some-Policy-Options-for-Canada.pdf>.

<sup>xxix</sup> Evelyn L. Forget, *Basic Income for Canadians: From the COVID-19 Emergency to Financial Security for All* (Toronto: Lorimer, 2020).

<sup>xxx</sup> Ferdosi, McDowell, Lewchuk, and Ross, “Southern Ontario’s Basic Income Experience.”

<sup>xxxi</sup> Forget, “The town with no poverty: The health effects of a Canadian guaranteed annual income field experiment.”

# DECISION/DIRECTION NOTE

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**Title:** Request to Relieve Parking for a Single Detached Dwelling – 20 McNeil Street – DEV2200120

**Date Prepared:** September 21, 2022

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Jamie Korab, Development

**Ward:** Ward 2

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**Decision/Direction Required:**

Request to relieve one parking space at 20 McNeil Street to allow a Single Detached Dwelling with Subsidiary Apartment.

**Discussion – Background and Current Status:**

An application was submitted to demolish a Single Detached Dwelling and construct a new Single Detached Dwelling with a Subsidiary Apartment at 20 McNeil Street. As per Section 8.3 of the Envision Development Regulations, two parking spaces are required for the development; one parking space for each Dwelling Unit. To maintain the 50% Front Yard landscaping requirement the driveway is wide enough for only one vehicle; therefore, parking relief for one parking space is requested.

The driveway provided can accommodate stacked parking for two vehicles. Parking Services has advised that adequate on-street parking is available and one additional parking space for the new unit would not cause parking concerns within the neighbourhood. As per Section 8.12 of the Development Regulations, if an applicant wants to provide a different number of parking spaces than required, Council shall require a Parking Report. Where in the opinion of Council the change requested does not merit a Parking Report, Council may accept a staff report in lieu of a Parking Report, which is presented as this Decision Note.

**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.

# ST. JOHN'S

Choose an item.

4. Alignment with Adopted Plans: St. John's Envision Municipal Plan and Development Regulations.
5. Accessibility and Inclusion: Not applicable.
6. Legal or Policy Implications: St. John's Envision Development Regulations Section 8.3 "Parking Standards" and Section 8.12 "Parking Report".
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Not applicable.
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

**Recommendation:**

That Council approve the parking relief for one parking space at 20 McNeil Street to allow a Single Detached Dwelling with Subsidiary Apartment.

**Prepared by:**

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

**Approved by:**

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





SUBJECT PROPERTY



INST

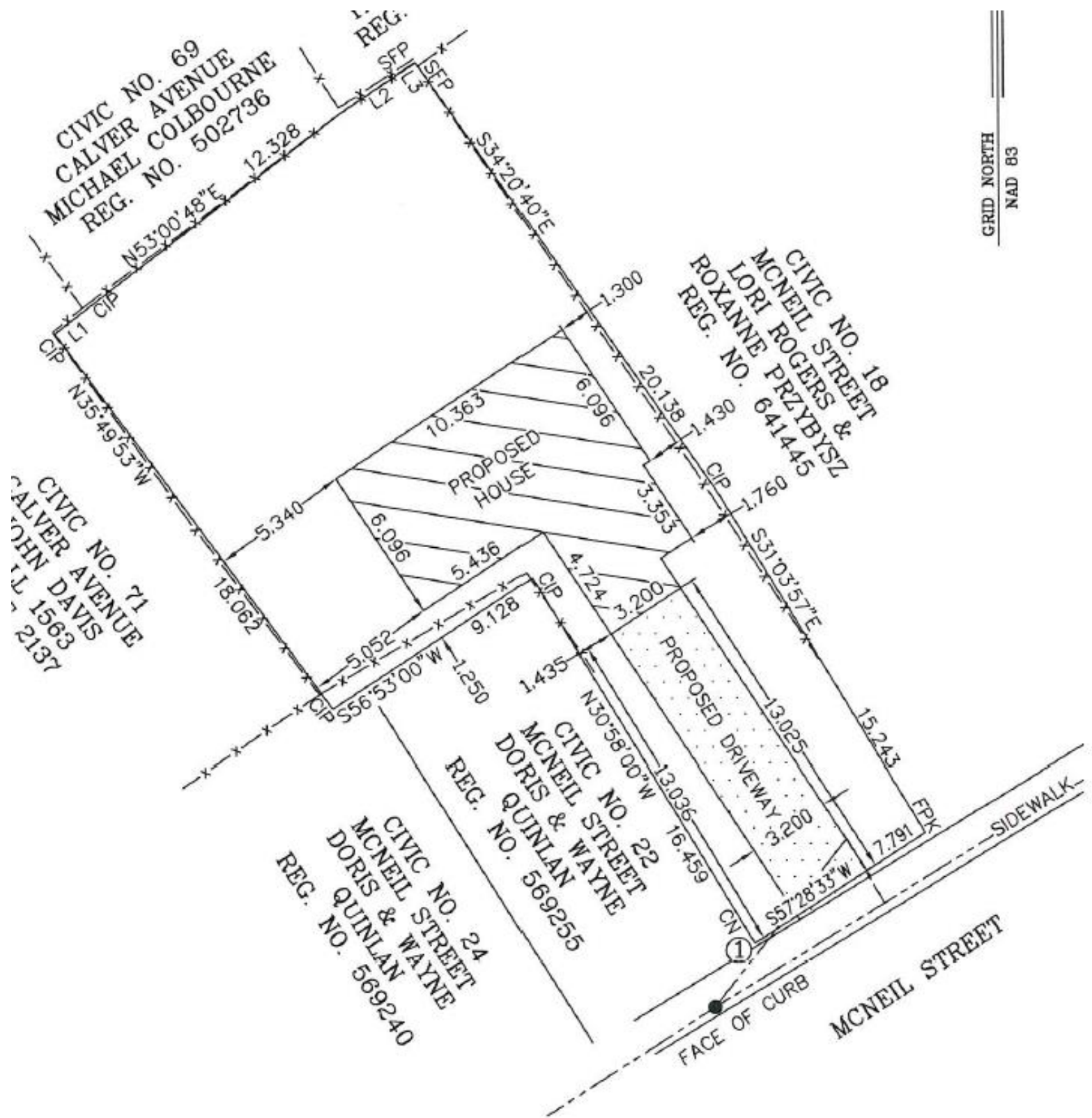
R3

R3

CITY OF ST. JOHN'S



# House Location – 20 McNeil Street



# DECISION/DIRECTION NOTE

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**Title:** Notices Published – 30 Donovan’s Road - DEV2200125

**Date Prepared:** September 21, 2022

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Jamie Korab, Development

**Ward:** Ward 5

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**Decision/Direction Required:**

A Discretionary Use application has been submitted for 30 Donovan’s Road.

**Discussion – Background and Current Status:**

The application is a Home Occupation for glass service work, which is located in the 55m<sup>2</sup> Accessory Building (garage). The Home Occupation involves the storage and cutting of glass for off-site installation. Hours of operation are Monday to Friday, from 8 p.m. to 4:30 p.m. On-site parking is provided. The proposed Use is within the Rural Residential Infill (RRI) Zone.

Two submissions were received; one in favour, while the second was concerned about commercializing a residential area. The submission questioned the area of the business along with parking, anticipated traffic, and environmental impacts from the glass. The applicant clarified there are only 2 service vans, which leave in the morning and return after work, so there is limited traffic to/from the site. The glass is picked up offsite, so there are no deliveries, and any leftover glass is disposed of as per normal offsite operations, which has no environmental impact.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owner and neighboring 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.

# ST. JOHN’S

5. Accessibility and Inclusion: Not applicable.
6. Legal or Policy Implications: Section 6.18 "Home Occupation", Section 10.5 "Discretionary Use", and Section 10 "Rural Residential Infill (RRI) Zone".
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Public advertisement in accordance with Section 4.8 Public Consultation of the St. John's Envision 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.
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

**Recommendation:**

That Council approve the application for a Home Occupation for glass service work at 30 Donovan's 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





**SUBJECT PROPERTY**

DONOVAN'S RD

22

26

19

23

RR

RRI

30

RRI

27

34

31

38

37

21

CITY OF ST. JOHN'S



**Karen Chafe**

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**From:** [REDACTED]  
**Sent:** Sunday, September 18, 2022 1:33 PM  
**To:** CityClerk  
**Subject:** (EXT) re: 30 Donovan's Road

Yes I, [REDACTED] have no issues with the home owner of 30 Donovan's Road using his garage as a home glass business. Thank you for the notice of the Discretionary Use application.

[REDACTED]  
[REDACTED]  
[REDACTED]

## Karen Chafe

---

**From:** [REDACTED]  
**Sent:** Wednesday, September 7, 2022 2:54 PM  
**To:** CityClerk  
**Subject:** (EXT) 30 Donovan's Rd

With regard to a letter I received concerning a home occupation for glass service at the above property. The area of Donovan's Rd that this proposal is for is occupied by over 90% retirees . As Donovan's Rd is a residential neighborhood I personally would hope that it would remain that way. The letter states there is room for parking and the hours of operation. To me that would indicate a larger work environment than that of working out from ones garage. What kind of traffic is anticipated? commercial vehicles? How much traffic is anticipated? None of this information is provided. What about the shaving from the glass? What would be the environmental impact not only short term but long term. While I do not object to someone operating a small business I would like to have more information. The Goulds has a commercial Area already in place.  
Get [Outlook for iOS](#)

**Development Permits List  
For September 15 to September 21, 2022**

<b>Code</b>	<b>Applicant</b>	<b>Application</b>	<b>Location</b>	<b>Ward</b>	<b>Development Officer's Decision</b>	<b>Date</b>
RES		Rebuild of Single Detached Dwelling	11 Beech Place	4	Approved	22-09-16
COM	Pizza Roma	Change of Non-conforming Use for Restaurant	673 Topsail Road	3	Approved	22-09-19

**\* Code Classification:**

<b>RES</b> - Residential	<b>INST</b> - Institutional
<b>COM</b> - Commercial	<b>IND</b> - Industrial
<b>AG</b> - Agriculture	
<b>OT</b> - 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**

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## Building Permits List

### Council's September 26, 2022 Regular Meeting

Permits Issued: 2022/09/15 to 2022/09/21

#### Class: Residential

10 Connolly's Lane	Accessory Building	Accessory Building
13 Dyer Pl	New Construction	Single Detached Dwelling
19 Larner St	Fence	Fence
19 Richmond St	Site Work	Landscaping
2 Atlantic Ave	Renovations	Semi Detached Dwelling
30 Drake Cres	Site Work	Single Detached w/ apt.
30 Greenspond Dr	Extension	Single Detached w/ apt.
31 Ballylee Cres	Renovations	Single Detached Dwelling
31 Donegal Run	New Construction	Semi Detached Dwelling
33 Donegal Run	New Construction	Semi Detached Dwelling
35 Donegal Run	New Construction	Semi Detached Dwelling
37 Donegal Run	New Construction	Semi Detached Dwelling
3B Alder Pl	New Construction	Single Detached Dwelling
40 Forest Rd	Site Work	Retaining Walls
69 Pepperwood Dr	Fence	Fence
76 Cornwall Cres	Fence	Fence
97 Quidi Vidi Rd	Extension	Single Detached Dwelling

This Week: \$1,447,794.08

#### Class: Commercial

10 Fort William Pl	Change of Occupancy/Renovations	Office
106 Water St	Renovations	Mixed Use
390 Duckworth St	Change of Occupancy/Renovations	Tavern
4 Ricketts Rd	Renovations	Mixed Use
42 Ropewalk Lane	Sign	Retail Store
430 Topsail Rd	Change of Occupancy/Renovations	Restaurant
6 Duckworth St	Renovations	Semi Detached Dwelling
94 Elizabeth Ave	Renovations	Mixed Use

This Week: \$1,546,367.72

**Class: Government/Institutional**

This Week: \$0.00

**Class: Industrial**

This Week: \$0.00

**Class: Demolition**

This Week: \$0.00

**This Week's Total: \$2,994,161.80**

Repair Permits Issued 2022/09/15 to 2022/09/21: \$17,700.00

YEAR TO DATE COMPARISONS			
September 26, 2022			
TYPE	2021	2022	% VARIANCE (+/-)
Residential	\$44,908,285.57	\$60,805,374.24	35
Commercial	\$104,053,517.79	\$92,505,211.10	-11
Government/Institutional	\$32,800,499.00	\$1,275,188.00	-96
Industrial	\$4,164,500.00	\$351,000.00	-92
Repairs	\$3,593,138.83	\$1,214,384.44	-66
<b>TOTAL</b>	<b>\$189,519,941.19</b>	<b>\$156,151,157.78</b>	-18
Housing Units (1 & 2 Family Dwelling)	134	185	

Respectfully Submitted,

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



# MEMORANDUM

## **Weekly Payment Vouchers For The Week Ending September 21, 2022**

### **Payroll**

<b>Public Works</b>	<b>\$ 474,087.74</b>
<b>Bi-Weekly Casual</b>	<b>\$ 26,899.31</b>
<b>Accounts Payable</b>	<b>\$ 3,433,406.51</b>

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

**Total: \$ 3,934,393.56**

# 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:** 2022156 – Cold Mix Asphalt Supply  
**Date Prepared:** Monday, September 19, 2022  
**Report To:** Regular Meeting  
**Councillor and Role:** Councillor Sandy Hickman, Public Works  
**Ward:** N/A

**Department:** Public Works  
**Division:** Roads  
**Quotes Obtained By:** Sherry Kieley  
**Budget Code:** 3221-55440 – Roads, 0000-15101 - Stock  
**Source of Funding:** Operating

**Purpose:**

This open call was issued for bulk cold mix asphalt supply during the winter season for the City to repair potholes and road cuts on an as required basis. The open call also includes bags of cold mix asphalt for inventory stock.

**Results:** ☐ As attached ☒ As noted below

Vendor Name	Bid Amount
Modern Paving Limited	\$309,062.50

**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:** Two Years

**Bid Exception:** None

**Recommendation:**

That Council approve for award open call 2022156 – Cold Mix Asphalt Supply to the lowest, and only bidder, meeting specifications, Modern Paving Limited, for \$309,062.50, HST included, as per the Public Procurement Act.

**Attachments:**

# ST. JOHN'S

### Report Approval Details

Document Title:	2022156 - Cold Mix Asphalt Supply .docx
Attachments:	
Final Approval Date:	Sep 20, 2022

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

**Rick Squires - Sep 19, 2022 - 3:32 PM**

**Derek Coffey - Sep 20, 2022 - 8:14 AM**

# BID APPROVAL NOTE

**Bid # and Name:** 2022159 - Supply and Delivery of Watermain Pipe and Fittings  
**Date Prepared:** Monday, September 19, 2022  
**Report To:** Regular Meeting  
**Councillor and Role:** Councillor Sandy Hickman, Public Works  
**Ward:** N/A

**Department:** Public Works  
**Division:** Administration  
**Quotes Obtained By:** Sherry Kieley  
**Budget Code:** 4123-52300  
**Source of Funding:** Operating

**Purpose:**

This open call was issued for the supply and delivery of watermain pipe and fittings.

**Results:** ☐ As attached ☒ As noted below

Vendor Name	Bid Amount
Wolseley Canada	Disqualified
Crane Supply	\$375,637.15
Emco Waterworks	\$380,649.99

**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:** Not Applicable

**Bid Exception:** None

**Recommendation:**

That Council approve for award open call 202259 – Supply and Delivery of Watermain Pipe and Fittings to the lowest bidder meeting specification Crane Supply, for \$375,637.15 (HST Included) as per the Public Procurement Act.

**Attachments:**

# ST. JOHN'S

### Report Approval Details

Document Title:	2022159 - Supply and Delivery of Watermain Pipe and Fittings.docx
Attachments:	
Final Approval Date:	Sep 20, 2022

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

**Rick Squires - Sep 20, 2022 - 9:57 AM**

**Derek Coffey - Sep 20, 2022 - 9:58 AM**

# BID APPROVAL NOTE

**Bid # and Name:** 2022160 - Bay Bulls Big Pond Water Treatment Plant Filter Upgrades  
**Date Prepared:** Tuesday, September 20, 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-2021-035  
**Source of Funding:** Capital

**Purpose:**

The City requires construction services for the upgrades to four dual media filters at the Bay Bulls Big Pond Water Treatment Plant.

**Results:** ☐ As attached ☒ As noted below

Vendor Name	Bid Amount
Tristar Mechanical Ltd	\$2,907,200.00

**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:** Work must be substantially completed within 11 months

**Bid Exception:** None

**Recommendation:**

That Council approve for award this open call to lowest and sole bidder meeting specifications, Tristar Mechanical Ltd., for \$2,907,200.00 (HST Incl.) as per the Public Procurement Act.

**Attachments:**

# ST. JOHN'S

### Report Approval Details

Document Title:	2022160 - Bay Bulls Big Pond Water Treatment Plant Filter Upgrades.docx
Attachments:	
Final Approval Date:	Sep 20, 2022

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

**Rick Squires - Sep 20, 2022 - 9:58 AM**

**Derek Coffey - Sep 20, 2022 - 10:01 AM**

# BID APPROVAL NOTE

**Bid # and Name:** 2022157 – Supply of Sodium Bisulphite  
**Date Prepared:** Wednesday, September 21, 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:** Sherry Kieley  
**Budget Code:** 4225-55408  
**Source of Funding:** Operating

**Purpose:**

This open call was issued for the supply and delivery of Sodium Bisulphite 38% premium grade, to be delivered by tanker truck in 7,000 L batches on an as and when required basis, required for dechlorination at the Riverhead Wastewater Treatment Facility.

**Results:** ☐ As attached ☒ As noted below

Vendor Name	Bid Amount
Brenntag Canada Inc.	Withdrawn
Univar Canada	\$496,041.00

**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, plus the possibility of two (2) one (1) year extensions

**Bid Exception:** None

**Recommendation:**

That Council approve for award open call 2022157 – Supply of Sodium Bisulphite to the lowest, and only bidder meeting specifications, Univar Canada, for \$496,041.00 (HST included), as per the Public Procurement Act.

**Attachments:**

# ST. JOHN'S

### Report Approval Details

Document Title:	2022157 - Supply of Sodium Bisulphite.docx
Attachments:	
Final Approval Date:	Sep 22, 2022

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

**Rick Squires - Sep 21, 2022 - 3:24 PM**

**Derek Coffey - Sep 22, 2022 - 10:39 AM**



# DECISION/DIRECTION NOTE

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**Title:** Sale of City land on Brother McSheffrey Lane

**Date Prepared:** September 21, 2022

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Ian Froude, Planning

**Ward:** Ward 4

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## Decision/Direction Required:

Recommendation that Council approve the sale of City land at Brother McSheffrey Lane, as shown in red on Schedule "A"

## Discussion – Background and Current Status:

In 2001 the City conveyed land, as shown on Schedule "B", to the MacMorran Community Centre Inc. (MCCI) on which they erected a community centre which has serviced the needs of the adjacent community.

MCCI is proposing to expand their building, as shown on the Schedule "C" attached hereto. They need to acquire additional lands from the City to build the proposed expansion.

Their request has been circulated to the appropriate departments and there have been no objections to the sale of the additional lands.

Given that MCCI is a registered charity, and that the lands conveyed in 2001 were conveyed for \$1.00, it is proposed that the additional lands now being requested be conveyed for \$1.00. MCCI will provide the survey.

## Key Considerations/Implications:

1. Budget/Financial Implications: City will receive a nominal fee of \$1.
2. Partners or Other Stakeholders:

MacMorran Community Centre Inc.  
Residents who avail of the services provided by the Community Centre

3. Alignment with Strategic Directions:

# ST. JOHN'S

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

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: An Effective City
5. Accessibility and Inclusion: N/A
6. Legal or Policy Implications: A Deed of Conveyance will be prepared by the Legal Department.
7. Privacy Implications: N/A
8. Engagement and Communications Considerations: N/A
9. Human Resource Implications: N/A
10. Procurement Implications: N/A
11. Information Technology Implications: N/A
12. Other Implications: N/A

**Recommendation:**

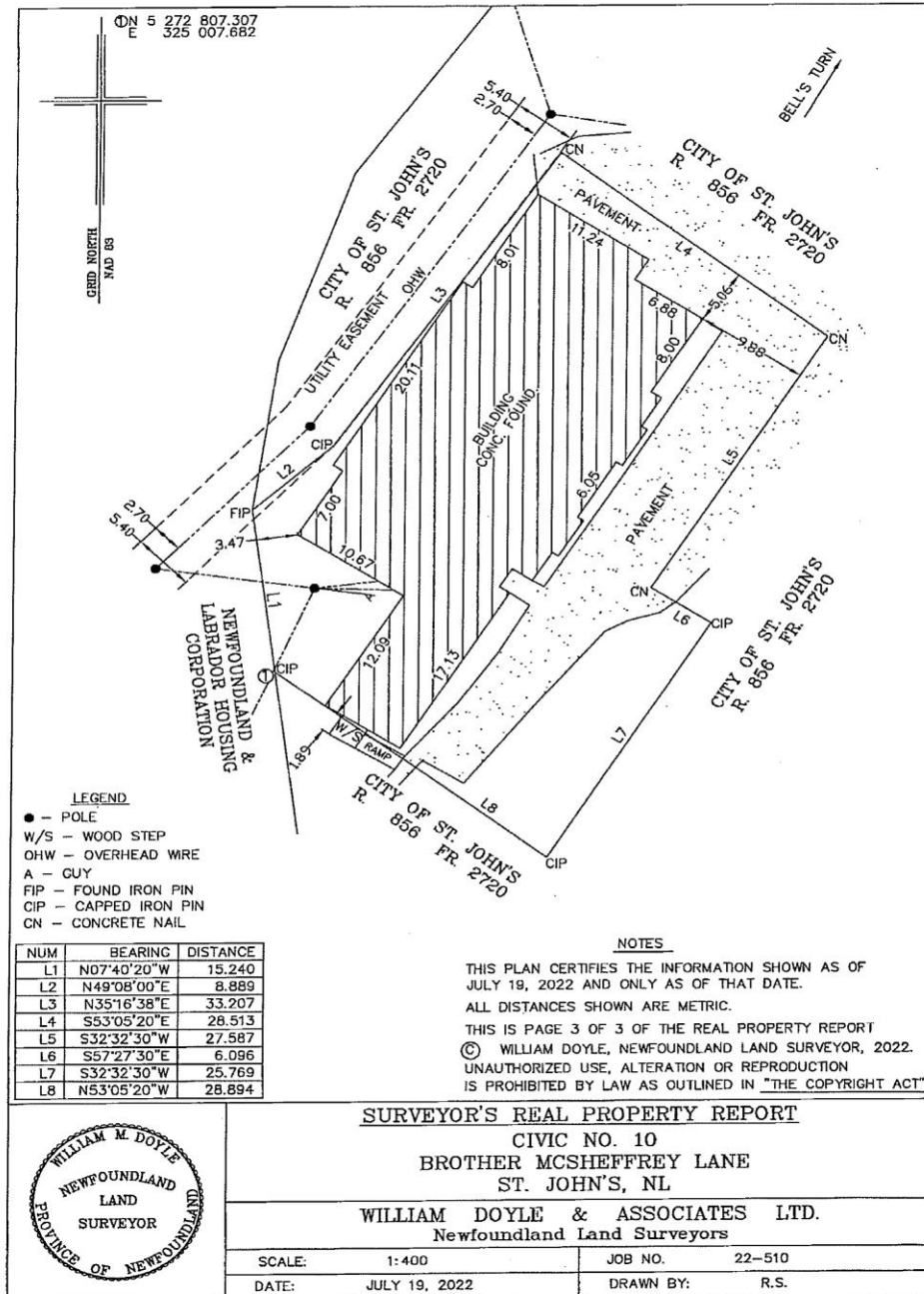
That Council approve the sale of City land at Brother McSheffrey Lane, as shown in red on Schedule "A".

**Prepared by:** Linda S. Bishop, K.C. – Senior Legal Counsel  
**Approved by:** Cheryl Mullett, City Solicitor

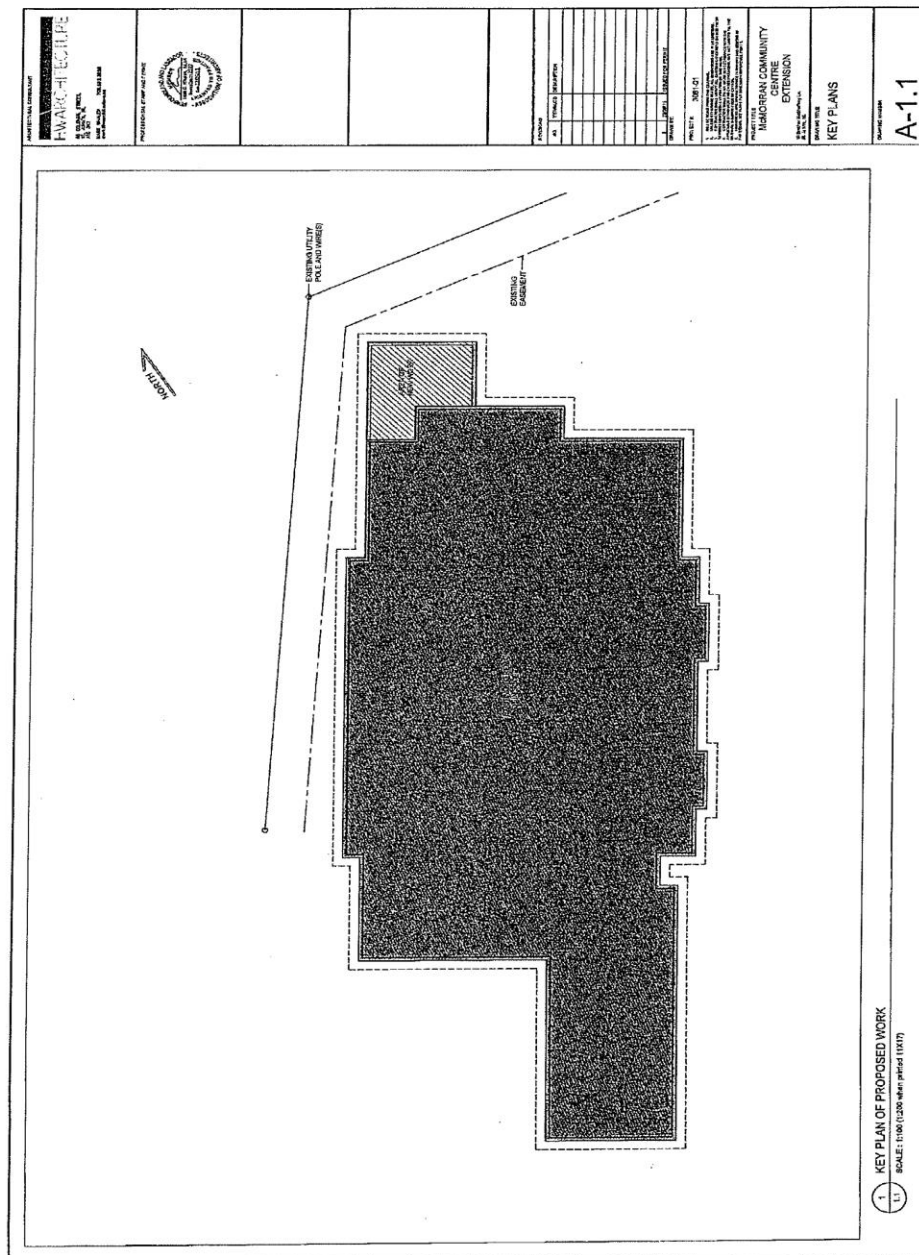
**Schedule “A”**



## Schedule "B"



### Schedule “C”



**Report Approval Details**

Document Title:	Sale of City Land - Brother MacSheffery Lane.docx
Attachments:	
Final Approval Date:	Sep 21, 2022

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

**Cheryl Mullett - Sep 21, 2022 - 11:22 AM**