

ST. JOHN'S

Committee of the Whole Agenda

September 24, 2024

3:00 p.m.

4th Floor City Hall

Pages

1. Call to Order
2. Announcements
3. Approval of the Agenda
4. Adoption of the Minutes
5. Presentations/Delegations
 - 5.1 First Light - First Annual Reconciliation Report
Representatives from First Light will present the report and say a few words.
6. Finance & Administration - Councillor Ron Ellsworth
 - 6.1 Travel Report – Six Months Ended June 30, 2024 3
7. Public Works - Councillor Ophelia Ravencroft
8. Community Services and Special Events - Councillor Jill Bruce
9. Housing - Councillor Ron Ellsworth
10. Economic Development, Tourism & Immigration - Mayor Danny Breen
11. Arts & Culture - Councillor Sandy Hickman
12. Governance & Strategic Priorities - Mayor Danny Breen
13. Planning - Councillor Maggie Burton
 - 13.1 18 Mount Cashel Road – REZ2400021 8

13.2	Main Road and Shoal Bay Road, Goulds – MPA2400010	23
14.	Development - Councillor Carl Ridgeley	
15.	Transportation and Regulatory Services - Councillor Sandy Hickman	
16.	Sustainability - Deputy Mayor Sheilagh O'Leary	
16.1	Public Electric Vehicle Charging Network Update and Funding	29
17.	Other Business	
18.	Adjournment	

INFORMATION NOTE

Title: Travel Report – Six Months Ended June 30, 2024

Date Prepared: September 19, 2024

Report To: **Committee of the Whole**

Councillor and Role: Councillor Ron Ellsworth, Finance

Ward: N/A

Issue: Travel Report for the Six Months Ended June 30, 2024

Discussion – Background and Current Status: In accordance with the City's commitment to conducting business in an open and transparent manner, the travel report and budget summary are presented for information as attached.

Key Considerations/Implications:

1. Budget/Financial Implications:
 - Cost for travel is allocated through individual department/program budgets.

2. Partners or Other Stakeholders:

3. Alignment with Strategic Directions:

A Sustainable City: Be financially responsible and accountable.

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

4. Alignment with Adopted Plans:

5. Accessibility and Inclusion:

6. Legal or Policy Implications:

7. Privacy Implications:

8. Engagement and Communications Considerations:

9. Human Resource Implications:

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10. Procurement Implications:

11. Information Technology Implications:

12. Other Implications:

Conclusion/Next Steps: This report is provided to Council for information purposes only.

Report Approval Details

Document Title:	Travel Report for the Six Months Ended June 30, 2024.docx
Attachments:	- Travel Report for the Six Months Ended June 30, 2024.pdf
Final Approval Date:	Sep 19, 2024

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

No Signature - Task assigned to Derek Coffey was completed by workflow administrator Theresa Walsh

Derek Coffey - Sep 19, 2024 - 12:57 PM

DEPARTMENT/ EMPLOYEE	LOCATION	PURPOSE OF TRAVEL	DATES	TOTAL COST	REGISTRATION	AIRFARE	HOTEL	PER DIEM	TRANSIT
<u>MAYOR AND COUNCIL</u>									
Jill Bruce	Miami, FL	Seatrade Conference	Apr 7-12, 2024	7,397.40	2,865.99	978.60	2,701.99	781.21	69.61
Jill Bruce	Charlottetown, PE	Event Atlantic Summit	Apr 30-May 4, 2024	2,270.85	286.35	831.16	636.09	500.00	17.25
Danny Breen	Charlottetown, PE	Event Atlantic Summit	Apr 30-May 4, 2024	2,948.53	286.35	831.16	986.82	500.00	344.20
Sheilagh O'Leary	Gander, NL	Municipal Symposium	May 1-4, 2024	1,632.42	350.00		514.05	400.00	368.37
Danny Breen	Calgary, AB	FCM Conference & BCMC	Jun 4-10, 2024	5,129.89	1,200.15	764.29	2,216.16	700.00	249.29
Sheilagh O'Leary	Calgary, AB	FCM Conference	Jun 5-10, 2024	4,936.63	1,200.15	1,289.68	1,846.80	600.00	
Danny Breen	Summerside, PE	Atlantic Mayor's Congress	Jun 19-22, 2024	2,249.69		679.94	810.66	400.00	359.09
				-					
				26,565.41	6,188.99	5,374.83	9,712.57	3,881.21	1,407.81
<u>OFFICE OF CITY MANAGER:</u>									
Kevin Breen	Pasadena, NL	Urban Municipalities Committee	Apr 4-6, 2024	1,905.94		1,210.77	356.50	300.00	38.67
Kevin Breen	Banff, AB	CAMA Conference	Jun 2-5, 2024	5,265.50	918.75	1,519.57	1,812.24	500.00	514.94
				7,171.44	918.75	2,730.34	2,168.74	800.00	553.61
<u>COMMUNITY SERVICES:</u>									
Christa Norman	Miami, FL	Seatrade Conference	Apr 7-12, 2024	4,567.22		904.85	2,704.47	781.21	176.69
Erin Skinner	Charlottetown, PE	Event Atlantic Summit	Apr 30-May 4, 2024	2,248.01	286.35	523.54	848.12	500.00	90.00
Tanya Haywood	Charlottetown, PE	Event Atlantic Summit	Apr 30-May 4, 2024	2,770.16	286.35	466.04	848.12	500.00	669.65
Andrew Tobin	Kelowna, BC	MSDO Conference	May 13-17, 2024	3,468.16	918.75	1,196.61	784.16	500.00	68.64
Heather Hillier	Calgary, AB	CVMA Convention	Jun 25-Jul 1, 2024	1,818.20			1,118.20	700.00	
				14,871.75	1,491.45	3,091.04	6,303.07	2,981.21	1,004.98
<u>FINANCE & CORPORATE SERVICES:</u>									
Ketih Barrett	Niagara on the Lake, ON	MISA Canada Executive Summit	Jun 18-20, 2024	3,083.80	678.00	804.21	1,181.32	-	420.27
				3,083.80	678.00	804.21	1,181.32	-	420.27
<u>PLANNING, ENGINEERING AND REGULATORY SERVICES</u>									
Rancy Carew	Halifax, NS	ACBOA Conference	May 14-16, 2024	1,528.14		713.96	376.68	300.00	137.50
Darren Thorne	London, ON	OTC Training	May 26-Jun 2, 2024	4,180.26	2,203.50	1,205.36	122.04	500.00	149.36
Chris Fallon	Vancouver, BC	CSA Week and Meetings	Jun 8-13, 2024	3,241.44		751.44	1,804.15	600.00	85.85
				8,949.84	2,203.50	2,670.76	2,302.87	1,400.00	372.71
<u>PUBLIC WORKS:</u>									
Jim Moore	Corner Brook, NL	CPWA Conference	May 7-10, 2024	1,255.67	172.50		476.16	400.00	207.01
Mike Adam	Corner Brook, NL	CPWA Conference	May 8-10, 2024	924.94	172.50		317.44	300.00	135.00
Lynnann Winsor	Anaheim, CA	AWA Annual Conference & Exposition	Jun 7-14, 2024	5,554.72	1,288.58	1,151.68	2,010.07	824.72	279.67
Kyle Kearsey	Hamilton, ON	Natural Resources Canada Workshop	Jun 17-20, 2024	1,867.77		532.17	767.89	400.00	167.71
Edmundo Fausto	Hamilton, ON	Natural Resources Canada Workshop	Jun 17-20, 2024	1,495.62		338.28	631.08	400.00	126.26
				11,098.72	1,633.58	2,022.13	4,202.64	2,324.72	915.65
TOTAL FOR ALL DEPARTMENTS				71,740.96	13,114.27	16,693.31	25,871.21	11,387.14	4,675.03

Please note travel amounts above may not match totals on attached report due to timing differences between travel dates and recording of expenses as well as calculation of HST rebates.

CITY OF ST. JOHN'S
Travelling Expenses
For the Six Months Ended June 30, 2024

DEPARTMENT	YEARLY BUDGET	YTD ACTUAL	BUDGET REMAINING
City Administration, Mayor and Councillors	29,000	26,727	2,273
City Administration, Office of the City Manager	13,700	11,072	2,628
City Administration, Internal Audit	5,500	1,768	3,732
Community Services, Administration	25,400	12,648	12,752
Finance & Corporate Services, Administration	33,590	2,200	31,390
Planning, Engineering, & Regulatory Services - Administration	35,000	12,212	22,788
Public Works, Administration	15,657	10,737	4,920
Public Works, Waste and Recycling	6,000	-	6,000
Public Works, Water and Waste Water	23,200	-	23,200
St. John's Regional Fire Department	9,300	-	9,300
Total	196,347	77,364	118,983

DECISION/DIRECTION NOTE

Title: 18 Mount Cashel Road – REZ2400021

Date Prepared: September 17, 2024

Report To: Committee of the Whole

Councillor and Role: Councillor Tom Davis, Planning

Ward: Ward 4

Decision/Direction Required:

To consider a rezoning to allow a Cluster Development consisting of two Apartment Buildings at 18 Mount Cashel Road.

Discussion – Background and Current Status:

The City has received an application from KMK Capital Holdings ULC to rezone vacant land at 18 Mount Cashel Road from the Residential 2 Cluster (R2C) Zone to the Apartment 1 (A1) Zone to enable a Cluster Development comprised of two Apartment Buildings. The property is within the Residential District of the Envision St. John's Municipal Plan and therefore a Municipal Plan amendment is not required.

The applicant is proposing two Apartment Buildings on one lot. The proposed buildings are three (3) storeys in height and contain a total of 72 dwelling units. Under the Envision St. John's Development Regulations, two or more Apartment Buildings located on one lot is classified as a Cluster Development. This is a permitted use within the existing R2 Cluster Zone. The applicant has requested to rezone the property, as the A1 Zone would enable higher density and allow more dwelling units. In the A1 Zone, the maximum building height for Cluster Development is 14 metres. Based on the initial information and proposed building height, the A1 Zone would be an appropriate zone for this development.

Alignment with Envision St. John's Municipal Plan

Section 4.1 of the Municipal Plan promotes higher density in and around key transportation corridors and encourages development that uses existing infrastructure and services. Policy 4.1.2 encourages a range of housing types and tenures to create diverse neighbourhoods. Policy 8.4.9 encourages increased density in residential areas where appropriate, and Policy 8.4.11 promotes infill development projects that better utilize existing infrastructure.

The proposed development aligns with these policies as it is an infill development of vacant land that will increase density and add to the mix of housing types within the neighbourhood. The area surrounding the property is a mix of commercial, institutional, and residential uses, and the property is close to Metrobus routes that service Elizabeth Avenue and Torbay Road.

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This is an appropriate area for increased density as it is within an Intensification Area identified on Map 7 of the Development Regulations and Map P-3 of the Municipal Plan. Policy 6.2.5 encourages appropriate transition of building scale between developments in areas identified for intensification and adjacent residential neighborhoods. The proposed development meets this policy. A future secondary plan for this planning area will provide further policy direction on ways to achieve intensification.

Alignment with the City's Affordable Housing Strategy 2019-2028

Policy 4.1.1. of the Municipal Plan encourages development that supports the City's Affordable Housing Strategy. This strategy recommends a diverse and inclusive housing stock with intensification throughout the city. The Affordable Housing Strategy also speaks to housing options that reflect changing household sizes. The proposed project includes a mix of micro units and one-bedroom and two-bedroom units that cater to different household needs.

Alignment with the Envision St. John's Development Regulations

As per Section 4.9 of the Development Regulations, a Land Use Report (LUR) is required for the property rezoning. Draft LUR terms of reference are attached for Council's consideration.

Public Consultation

Should Council decide to consider this amendment, staff recommend a public meeting chaired by an independent facilitator. No commissioner's public hearing would be required later. Public consultation will be held after the applicant submits a satisfactory LUR. In addition, the applicant must consult the neighbouring residents and property owners before submitting the report. This will allow the applicant to learn about any concerns and mitigate any issues.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring residents and 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.

A Sustainable City: Facilitate and create the conditions that drive the economy by being business and industry friendly; and being a location of choice for residents, businesses and visitors.

4. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations; St. John's Affordable Housing Strategy 2019-2028.
5. Accessibility and Inclusion: Any accessibility requirements from the National Building Code and/or Service NL will be applied at the building permit stage.

6. Legal or Policy Implications: A map amendment (rezoning) to the Envision St. John's Development Regulations is required.
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Public consultation, as per Section 4.8 of the Envision St. John's Development Regulations, will be required after an acceptable Land Use Report is submitted. A public meeting is recommended. A project page will also be created on the City's Engage Page.
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 consider rezoning 18 Mount Cashel Road from the Residential 2 Cluster (R2C) Zone to the Apartment 1 (A1) Zone and approve the attached draft terms of reference for a Land Use Report (LUR).

Further, upon receiving a satisfactory Land Use Report, that Council refer the application to a public meeting chaired by an independent facilitator.

Prepared by: Faith Ford, MCIP, Planner III

Approved by: Ken O'Brien, MCIP, Chief Municipal Planner

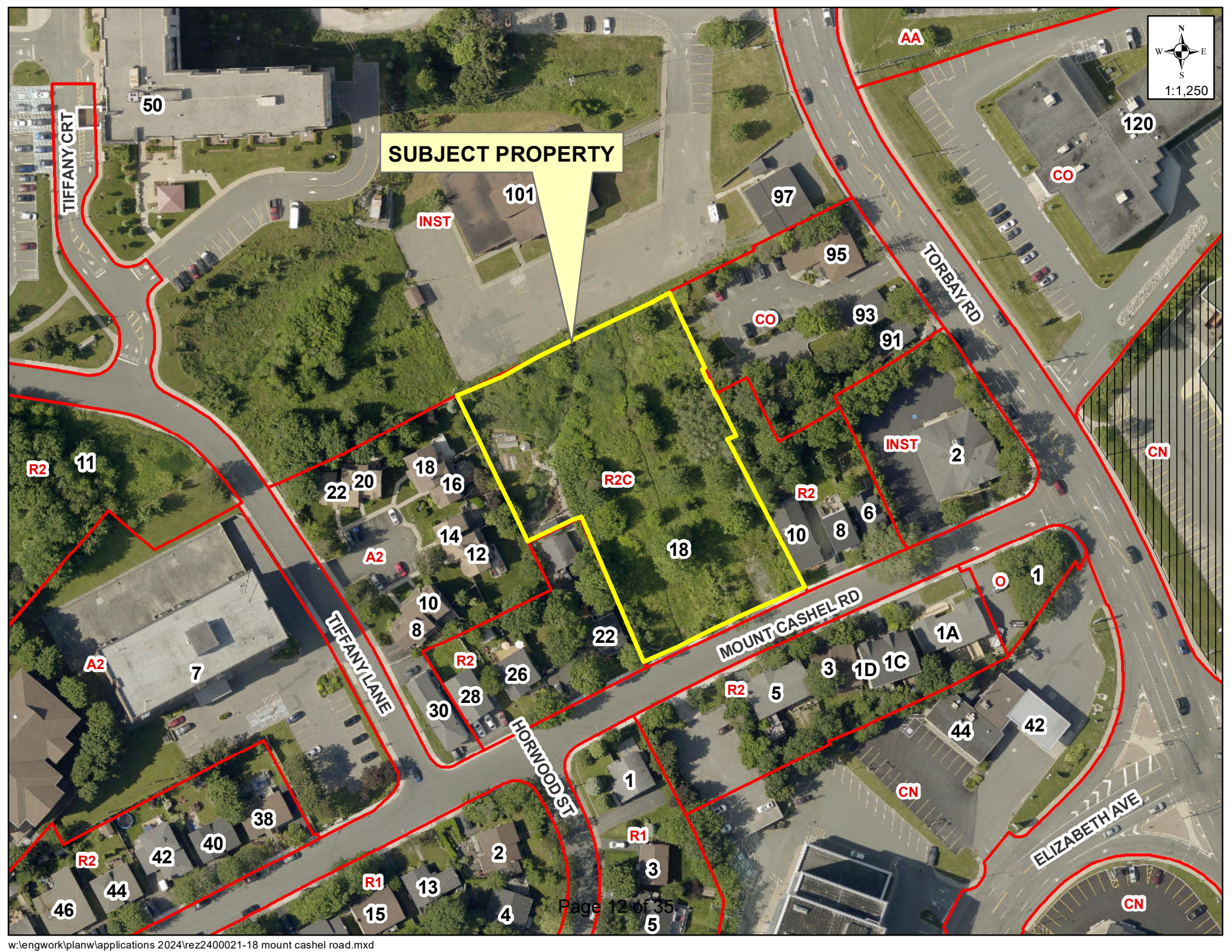
Report Approval Details

Document Title:	18 Mount Cashel Road – REZ2400021 .docx
Attachments:	<ul style="list-style-type: none">- REZ2400021-18 MOUNT CASHEL ROAD.pdf- 2024-04-10_233081_MountCashel_SiteLayout.pdf- TOR - 18 Mount Cashel Road - September 17, 2024.pdf- A1ZoneTable.pdf
Final Approval Date:	Sep 19, 2024

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

Ken O'Brien - Sep 17, 2024 - 2:15 PM

Jason Sinyard - Sep 19, 2024 - 2:39 PM



SUBJECT PROPERTY

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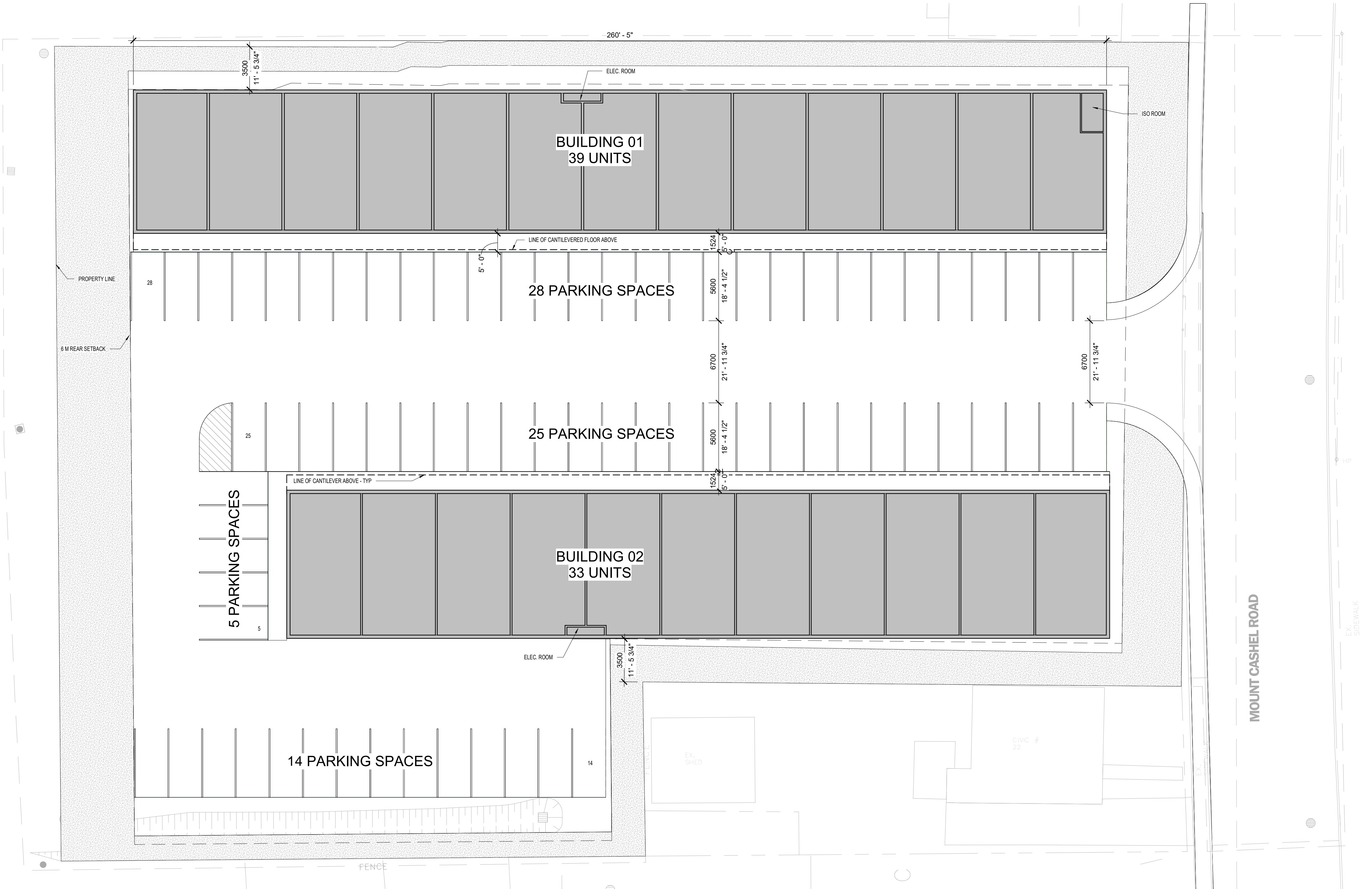
SITE PLAN - OPTION 1

MOUNT CASHEL - PROPOSED SITE PLAN - 72 UNITS

SURFACE PARKING - 72 STALLS

ZONE: A1

SCALE: 1 : 175



OVERALL SITE PLAN

SCALE: 1 : 175

*PRELIMINARY NOT FOR CONSTRUCTION, PERMIT, OR REGULATORY APPROVAL. *RENDERING IS REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTOREALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES.
*ALL BUILDING AREAS ARE APPROXIMATE UNTIL BUILDING FOOTPRINT / ENTRY DESIGNS ARE FINALIZED.

**TERMS OF REFERENCE
LAND USE REPORT
APPLICATION FOR A CLUSTER DEVELOPMENT
CONSISTING OF TWO APARTMENT BUILDINGS AT
18 MOUNT CASHEL ROAD
PROPONENT: KMK CAPITAL HOLDINGS ULC
September 17, 2024**

The proponent shall identify significant impacts and, where appropriate, also identify measures to mitigate impacts on land uses adjoining the subject property. All information is to be submitted under one report in a form that can be reproduced for public information and review. The numbering and ordering scheme used in the report shall correspond with that used in this Terms of Reference and a copy of the Terms of Reference shall be included as part of the report (include an electronic PDF version with a maximum file size of 15MB). A list of those persons/agencies who prepared the Land Use Report shall be provided as part of the report. The following items shall be addressed by the proponent at its expense:

A. Public Consultation

- Prior to submitting a draft of the Land Use Report to the City for review, the applicant must consult with neighbouring property owners. The Land Use Report must include a section which discusses feedback and/or concerns from the neighbourhood and how the proposed development/design addresses the concerns.
- Should the site plan change following this consultation, additional neighbourhood consultation may be required.

B. Building Use

- Identify the size of the proposed buildings by Gross Floor Area and identify all proposed uses/occupancies within the building by their respective Gross and Net Floor Area.
- Indicate total number of each dwelling unit type (micro unit, 1 bedroom dwelling, and 2 bedroom dwelling).
- If there are any proposed commercial uses within the Apartment Building, the days and hours of operation of each proposed use, number of employees on site at one time, and a description of the activities in the space (if applicable).

C. Building Location

- Identify graphically the exact location with a dimensioned civil site plan:
 - Lot area, lot coverage and frontage;
 - Location of the proposed buildings in relation to neighbouring buildings;
 - Proximity of the buildings to property lines and identify setbacks;
 - Illustrate any building setbacks of higher storeys from lower storeys or building overhangs (if applicable);
 - Identify any encroachment over property lines (if applicable);
 - Identify building entrances and if applicable, door swing over pedestrian connections;
 - Information on the proposed construction of patios/balconies (if applicable); and
 - Identify any rooftop structures.
- Provide a Legal Survey of the property.

- Provide streetscape views/renderings of the proposed buildings from Mount Cashel Road. Include immediately adjacent building and spaces to inform scale/massing/context.

D. Elevation and Building Height

- Provide elevations of the proposed buildings.
- Identify the height of the buildings in metres, as per the definition of Building Height from the Development Regulations.

E. Exterior Equipment and Lighting

- Identify the location and type of exterior lighting to be utilized. Identify possible impacts on adjoining properties and measures to be instituted to minimize these impacts.
- Identify the location and type of any exterior HVAC equipment to be used to service the proposed building and identify possible impacts on adjoining properties and measures to be instituted to minimize these impacts.

F. Landscaping, Buffering & Snow Clearing/Snow Storage

- Identify with a landscaping plan where hard and soft landscaping is proposed.
- Identify the location and proposed methods of screening of any electrical transformers and refuse containers to be used at the site.
- Indicate the useable green space for the Cluster Development as per Section 6.9 of the Development Regulations.
- Show the required Parking Lot buffer/screening as per Section 8.8 of the Development Regulations.
- Provide information on any snow clearing/snow removal operations. Onsite snow storage areas must be indicated.

G. Off-street Parking and Site Access

- Provide a dimensioned parking plan, including circulation details. Demonstrate feasibility of parking lot layout with turning movements for large SUV. Identify the number and location of off-street parking spaces to be provided, including accessible parking spaces.
 - The Envision St. John's Development Regulations sets out the number of required parking spaces. If the applicant is proposing a different number of parking spaces than required in the Development Regulations, a detailed Parking Report is required.
- Identify the number and location of bicycle parking spaces to be provided.
- Identify the location of all access and egress points, including pedestrian access.
- A direct pedestrian connection must be provided between the sidewalk and building entrances.
- Indicate how garbage will be handled onsite. The location of any exterior bins must be indicated and access to the bins must be provided.

H. Municipal Services

- Provide a preliminary site servicing plan.
- Identify if the buildings will be sprinklered or not, and location of the nearest hydrant and siamese connections.
- Identify points of connection to existing sanitary sewer, storm sewer and water system.
- The proposed development will be required to comply with the City's stormwater detention policy. Stormwater detention is required for this development. Indicate the location of the proposed stormwater detention facility.

I. Public Transit

- Consult with St. John's Metrobus (St. John's Transportation Commission) regarding public transit infrastructure requirements.

J. Construction Timeframe

- Indicate any phasing of the project and approximate timelines for beginning and completion of each phase or overall project.
- Indicate on a site plan any designated areas for equipment and materials during the construction period.

APARTMENT 1 (A1) ZONE**A1****(1) PERMITTED USES**

Accessory Building	Home Office
Apartment Building	Park
Backyard Suite (2024-07-19)	Personal Care Home
Child Care Centre (2024-03-15)	Semi-Detached Dwelling (2024-07-19)
Cluster Development (2024-07-19)	Townhouse
Community Garden	Townhouse Cluster (2024-07-19)
Family Child Care Service (2024-03-15)	Triplex (2024-07-19)
Four-Plex (2024-07-19)	

(2) DISCRETIONARY USES

Adult Day Centre	Parking Lot
Convenience Store	Pedway (2022-10-14)
Heritage Use (2022-05-27)	Public Utility
Home Occupation	Service Shop
Office	

(3) ZONE STANDARDS FOR APARTMENT BUILDING

(a)	Lot Area (minimum)	750 metres square
(b)	Lot Frontage (minimum)	20 metres
(c)	Building Line (minimum)	6 metres (2024-07-19)
(d)	Building Height (maximum)	14 metres (2024-07-19)
(e)	Side Yards (minimum)	Two, each equal to 1 metre for every 4 metres of Building Height, except on a corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres
(g)	Lot Coverage (maximum)	35%
(h)	Landscaping (minimum)	35%

(4) ZONE STANDARDS FOR CLUSTER DEVELOPMENT (2024-07-19)

(a)	Lot Area	Council discretion
(b)	Lot Frontage (minimum)	20 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum)	14 metres
(e)	Side Yards (minimum)	Two, each equal to 1 metre for every 4 metres of Building Height, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres
(g)	Lot Coverage (maximum)	35%
(h)	Landscaping (minimum)	35%

(5) ZONE STANDARDS FOR TOWNHOUSE

(a)	Lot Area (minimum)	180 metres square
(b)	Lot Frontage (minimum)	6 metres
(c)	Building Line (minimum)	0 metres (2024-07-19)
(d)	Building Height (maximum)	10 metres
(e)	Side Yards (minimum)	0 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres and except for the end unit where the Side Yard on the unattached side shall be 1.2 metres
(f)	Rear Yard (minimum)	6 metres

(6) ZONE STANDARDS FOR TRIPLEX (2024-07-19)

(a)	Lot Area (minimum)	252 metres square
(b)	Lot Frontage (minimum)	14 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum)	10 metres
(e)	Side Yard (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres
(g)	Landscaping (minimum)	30% of Front Yard



(7) STANDARDS FOR TOWNHOUSE CLUSTER (2024-07-19)

(a) Lot Area (minimum)	180 metres square per Dwelling Unit
(b) Lot Frontage (minimum)	20 metres
(c) Building Line (minimum)	6 metres
(d) Minimum Distance Between Townhouse Clusters	1.2 metres
(e) Side Yard (minimum)	6 metres
(f) Rear Yard (minimum)	6 metres
(g) Building Height (maximum)	10 metres
(h) Landscaping (minimum)	35%

(8) ZONE STANDARDS FOR PERSONAL CARE HOME

(a) Lot Area (minimum)	750 metres square
(b) Lot Frontage (minimum)	20 metres
(c) Building Line (minimum)	6 metres (2024-07-19)
(d) Building Height (maximum)	14 metres (2024-07-19)
(e) Side Yards (minimum)	1 metre per storey, except on a corner Lot where the Side Yard abutting the Street shall be 6 metres
(f) Rear Yard (minimum)	6 metres
(g) Lot Coverage (maximum)	35%
(h) Landscaping (minimum)	35%

(9) ZONE STANDARDS FOR FOUR-PLEX (2024-07-19)

(a) Lot Area (minimum)	324 metres square
(b) Lot Frontage (minimum)	18 metres
(c) Building Line (minimum)	6 metres
(d) Building Height (maximum)	10 metres
(e) Side Yards (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(f) Rear Yard (minimum)	6 metres
(g) Landscaping (minimum)	30% of Front Yard

(10) ZONE STANDARDS FOR A SEMI-DETACHED DWELLING

(a) Lot Area (minimum)	270 metres square per Dwelling Unit
(b) Lot Frontage (minimum)	18 metres; 9 metres per Dwelling Unit
(c) Building Line (minimum)	0 metres
(d) Building Height (maximum)	10 metres (2024-07-19)
(e) Side Yards (minimum)	Two of 1.2 metres, except on a corner Lot where the Side Yard abutting the Street shall be 6 metres
(f) Rear Yard (minimum)	6 metres

(11) ZONE STANDARDS FOR ACCESSORY BUILDING SHALL BE IN ACCORDANCE WITH SECTION 6.2. (2024-07-19)

- (12) **ZONE STANDARDS FOR BACKYARD SUITES SHALL BE IN ACCORDANCE WITH SECTION 6.7 (2024-07-19)**
- (13) **ZONE STANDARDS FOR ALL OTHER USES SHALL BE IN THE DISCRETION OF COUNCIL.**

INFORMATION NOTE

Title: Main Road and Shoal Bay Road, Goulds – MPA2400010

Date Prepared: September 17, 2024

Report To: Committee of the Whole

Councillor and Role: Councillor Maggie Burton

Ward: Ward 5

Issue: Municipal Plan and Development Regulations amendments to rezone land along Main Road and Shoal Bay Road from the Residential Rural Infill (RRI) Zone to the Residential 1 (R1) Zone, reflecting upgrades to the municipal sewage system serving Goulds.

Discussion – Background and Current Status:

At its March 5, 2024 regular meeting, Council decided to consider rezoning lands along Main Road and Shoal Bay Road, Goulds, from the Rural Residential Infill (RRI) Zone to the Residential 1 (R1) Zone. A Municipal Plan amendment is also required to re-designate the land from the Urban Expansion District to the Residential District.

At that time, the general area under consideration was provided to Council. It reflects the recent upgrades to the sanitary sewage system serving Goulds, allowing more serviced development in areas that are already serviced with municipal water and sewage. The area to be rezoned has now been refined and is provided for Council's information before proceeding to public consultation. Initially it was thought that the rezoning to R1 may be limited to a lot depth of 30 metres (standard lot depth for the R1 Zone) along Main Road and Shoal Bay Road, however the refined area goes deeper in places, including entire properties that are currently RRI Zone. The existing lots are typically much deeper than 30 metres. Limiting the lot depth for R1 to 30 metres may prevent some property owners from being able to subdivide, based on where their houses are built. Therefore, the R1 Zone is proposed to go deeper into the properties. Only properties that have frontage along Main Road and Shoal Bay Road, and that have municipal water and sewage services, have been included.

Some refinements to the map may occur as a result of public consultation, but the attached maps are a good starting point.

Further staff commentary about a comprehensive development plan, reserving public rights-of-way to backland areas, will be provided after the consultation period, when the amendment is brought back to Council for consideration of adoption.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.

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2. Partners or Other Stakeholders: Residents and property owners along Main Road and Shoal Bay Road neighbouring residents and 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.

An Effective City: Ensure accountability and good governance through transparent and open decision making.
4. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations.
5. Accessibility and Inclusion: Not applicable.
6. Legal or Policy Implications: Map amendments to the Envision St. John's Municipal Plan and Development Regulations are required.
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Public consultation will be carried out in accordance with Section 4.8 of the Development Regulations.
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

Conclusion/Next Steps:

The City will proceed to public consultation using the attached maps for the proposed rezoning amendments along Main Road and Shoal Bay Road, reflecting upgrades to the municipal sanitary sewage system.

Report Approval Details

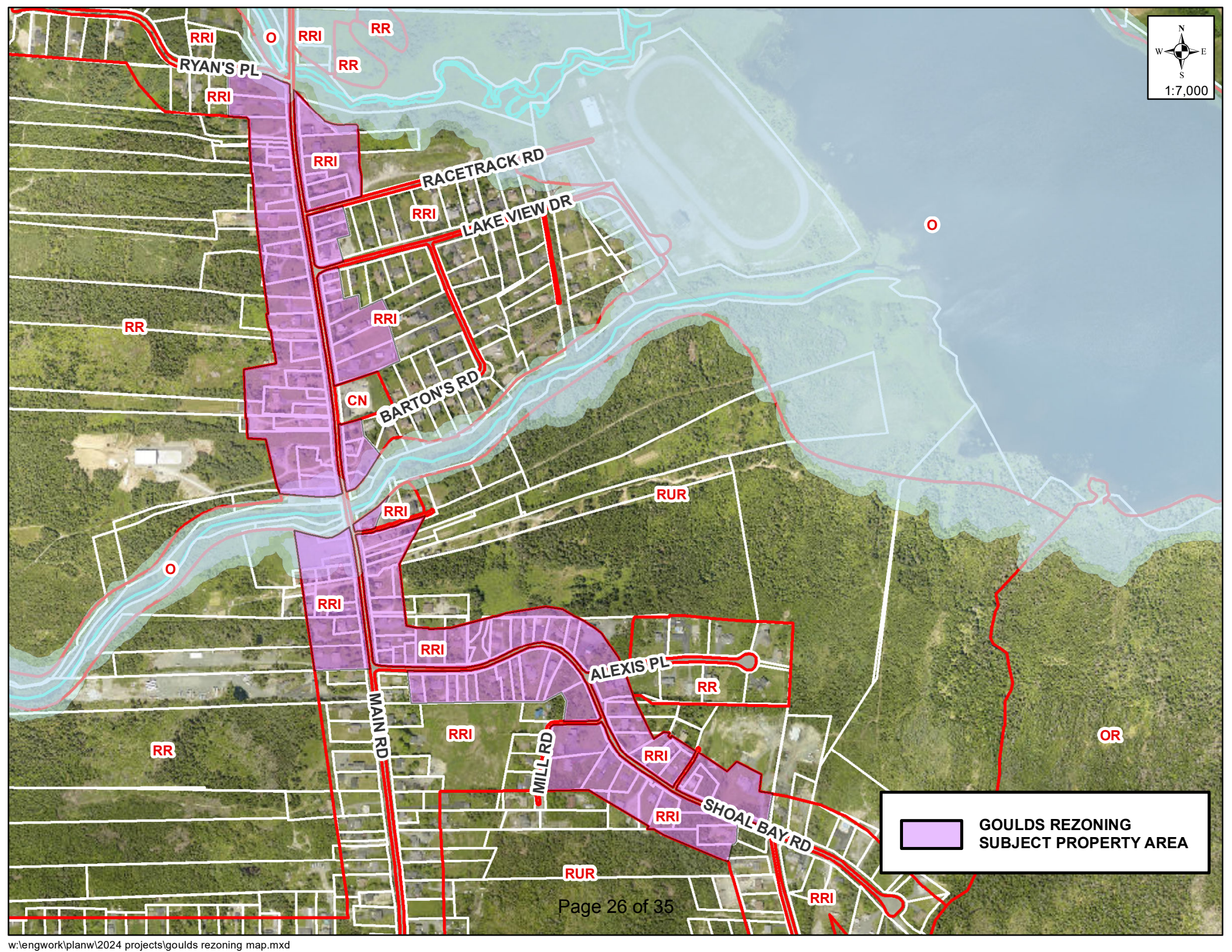
Document Title:	Main Road and Shoal Bay Road - MPA2400010.docx
Attachments:	- GOULDS REZONING MAP.pdf - MUN PLAN AMENDMENT 15 (Goulds Rezoning).pdf - ZONING AMENDMENT 44 (Goulds Rezoning).pdf
Final Approval Date:	Sep 20, 2024

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

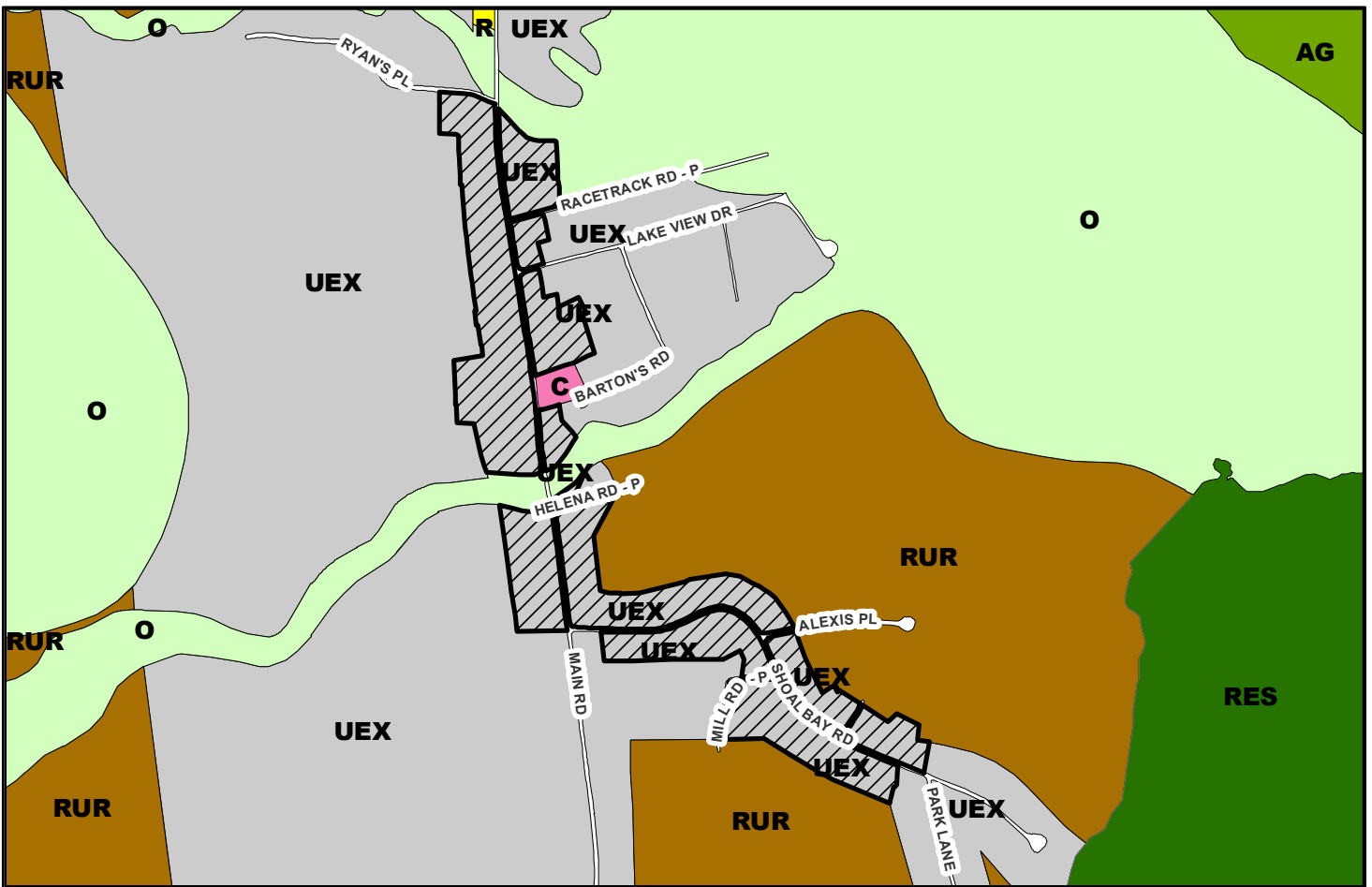
Ken O'Brien - Sep 18, 2024 - 4:12 PM

No Signature - Task assigned to Jason Sinyard was completed by workflow administrator Theresa Walsh

Jason Sinyard - Sep 20, 2024 - 11:58 AM



 GOULDS REZONING
SUBJECT PROPERTY AREA



CITY OF ST. JOHN'S MUNICIPAL PLAN Amendment No. 15, 2024

Future Land Use Map P-1

2024 09 18 Scale: 1:12500
City of St. John's
Department of Planning, Development
& Regulatory Services

I hereby certify that this amendment
has been prepared in accordance with the
Urban and Rural Planning Act.



AREA PROPOSED TO BE REDESIGNATED FROM
URBAN EXPANSION (UEX) LAND USE DISTRICT TO
RESIDENTIAL (R) LAND USE DISTRICT

602-730 MAIN ROAD
591-705 MAIN ROAD
5-83 SHOAL BAY ROAD
8-86 SHOAL BAY ROAD

M.C.I.P. signature and seal

Mayor

City Clerk

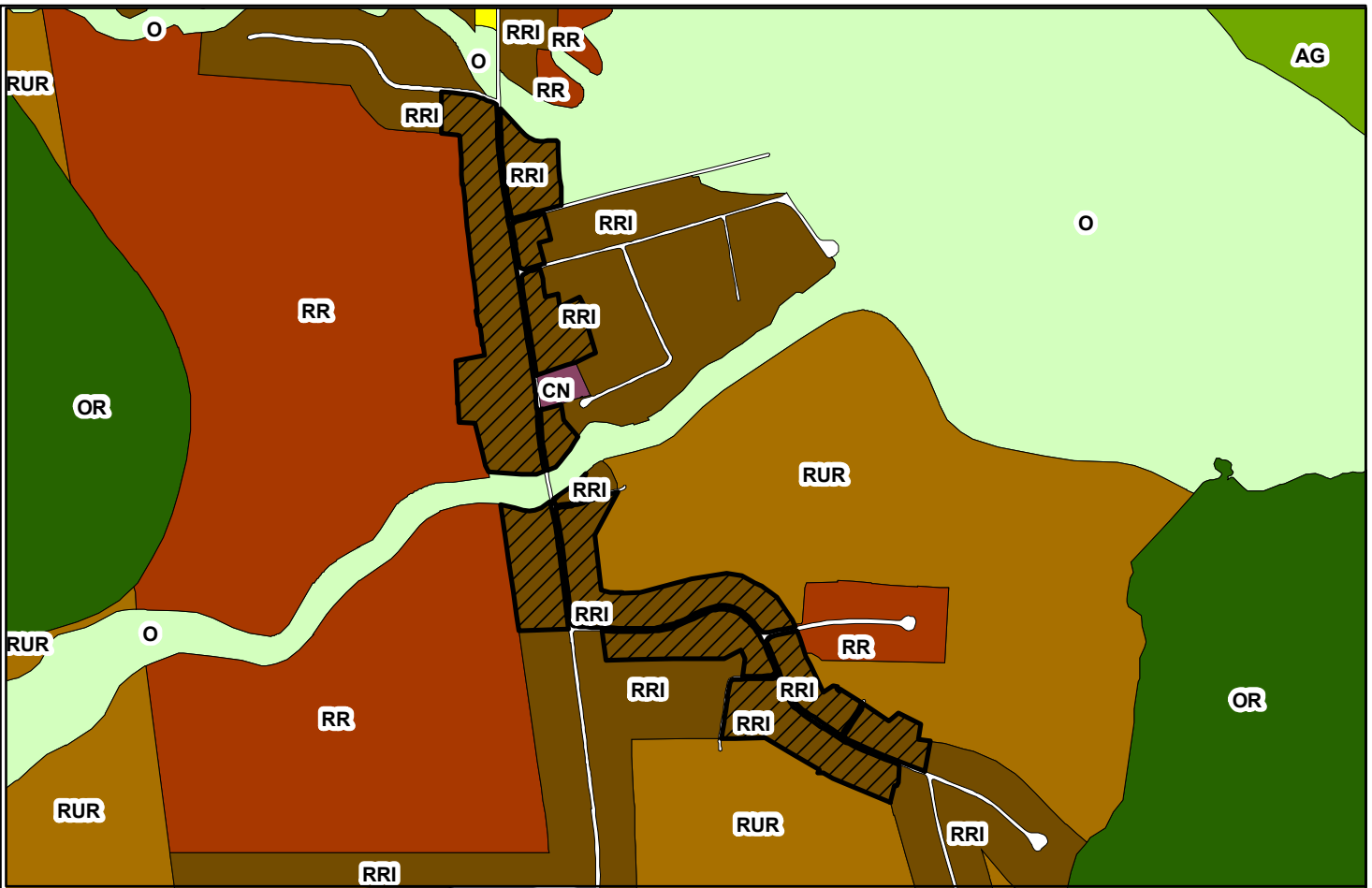
Council Adoption

Municipal Plan/Amendment
REGISTERED

Number _____

Date _____

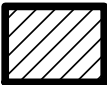
Signature _____



**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 44, 2024**
[City of St. John's Zoning Map]

2024 09 18 Scale: 1:12500
City of St. John's
Department of Planning, Development
& Regulatory Services

I hereby certify that this amendment
has been prepared in accordance with the
Urban and Rural Planning Act.

 AREA PROPOSED TO BE REZONED FROM
RURAL RESIDENTIAL INFILL (RRI) LAND USE ZONE
TO RESIDENTIAL 1 (R1) LAND USE ZONE

602-730 MAIN ROAD
591-705 MAIN ROAD
5-83 SHOAL BAY ROAD
8-86 SHOAL BAY ROAD

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Development Regulations/Amendment

REGISTERED

Number _____

Date _____

Signature _____

DECISION/DIRECTION NOTE

Title: Public Electric Vehicle Charging Network Update and Funding

Date Prepared: August 30, 2024

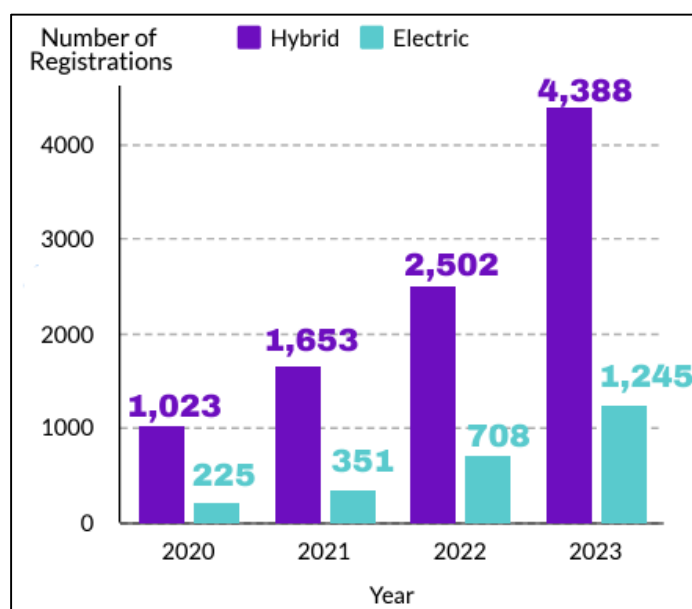
Report To: Committee of the Whole

Councillor and Role: Deputy Mayor Sheilagh O'Leary, Sustainability

Ward: N/A

Decision/Direction Required: To update Council on the status of the City-owned Public Electric Vehicle (EV) Charging Stations Program.

Discussion – Background and Current Status:



The Government of Canada has set ambitious federal targets for these vehicles reaching 10% of light-duty vehicle sales by 2025, 30% by 2030 and 100% by 2040. They are also investing over \$600 million to help make EVs more affordable and charging infrastructure more accessible.

Newfoundland and Labrador's active passenger vehicles show fast growth in registrations of Battery Electric Vehicles (BEV) and Hybrid vehicles since 2018. From 2018 to 2022 BEV registrations increased by 533% while hybrid vehicle registrations increased by 225%. In 2023, registrations for both types of Electric Vehicle (EV) nearly doubled, and this upward trend is expected to continue.

Although shifting to active and public transportation is a preferred approach to reduce our community's energy use and greenhouse gas emissions, the electrification of personal vehicles presents a significant opportunity to reduce emissions and noise.

The St. John's Energy and Greenhouse Gas Inventory (2018) identified that 41% of the energy used in our community comes from gasoline and diesel, therefore, 59% of the greenhouse gas emissions from our community come from transportation. Installing EV charging stations will make owning an EV a more viable option for residents of St. John's.

The City of St. John's completed the installation of two Level 2 (EV) Charging Stations for public use at each of these locations:

ST. JOHN'S

- City Hall Parking Garage, Level 1, 10 New Gower Street
- Farmers Market, 245 Freshwater Road
- Paul Reynolds Community Centre, 35 Carrick Drive
- Southlands Community Centre, 40 Teakwood Drive
- Downtown, 172 Duckworth Street
- Churchill Square, 10 Rowan Street

Pricing and Bylaws:

A nominal hourly fee of \$1.50 is charged for EV Charger use to support the operation and maintenance of this new infrastructure and program. The Charger fee is applied in addition to parking fees (where applicable). This is automatically applied through the City's existing paid parking system, PayByPhone. These EV Charger fees help the City support the program and they will be reviewed annually to ensure maintenance and charging costs are covered.

City Paid Parking Regulations and the Ticketing By-law were modified prior to the program launch to ensure that EV Charging Stations are available for EVs to park for up to a maximum of 3 hours. Any vehicle parked in an EV Charging Space that is not physically connected to the charger or has not paid to use the space will be in violation of the City's Ticketing Amendment By-Law. Violations of City bylaws have been enforced accordingly.

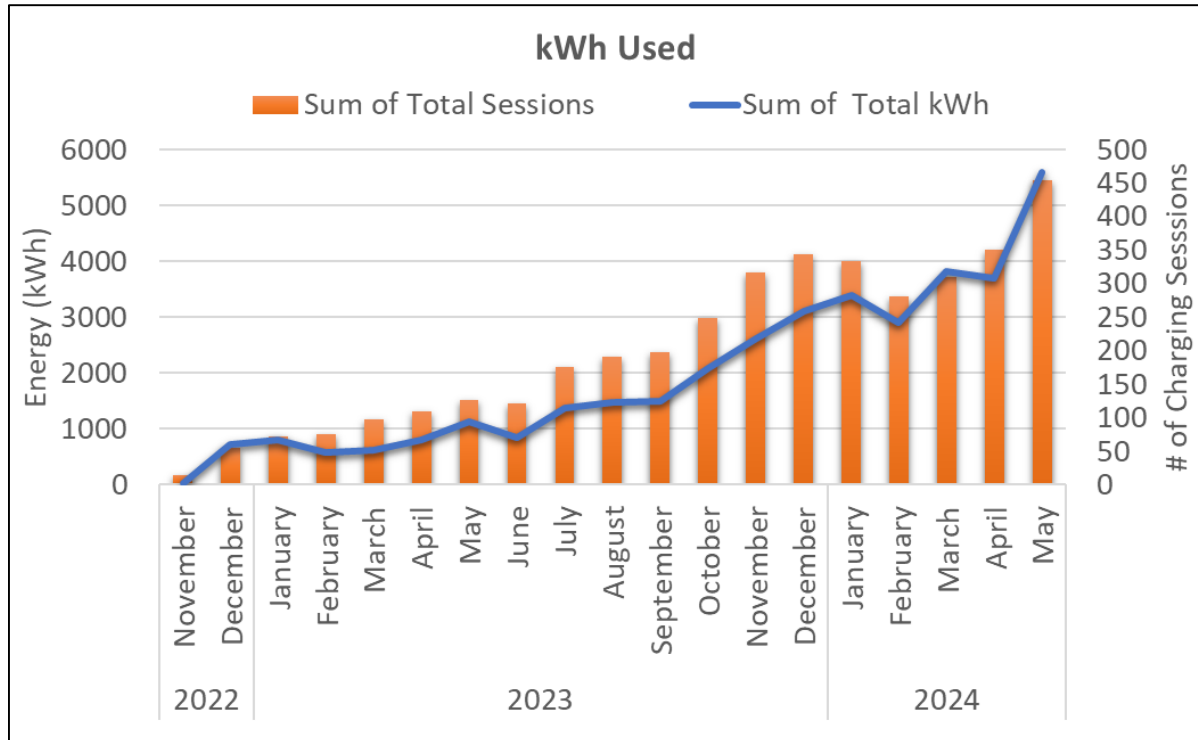
Maintenance and Operations:

To support operations, staff purchased a test adapter and developed internal procedures for testing whether a charger is malfunctioning or there is a user error. This will help staff diagnose issues promptly, distinguishing between problems that may be resolved easily and those that may require manufacturer warranty claims and result in downtime. After exchanging a few dead-on-arrival chargers under warranty, the network has experienced no downtime.

Update on Use:

The chargers were implemented at four sites on November 1, 2022, the remainder were implemented by September 2023.

Since the program began it has seen consistent growth in number of charging sessions, and energy supplied to vehicles per month.



Since the program began it has supplied 38,988 kWh to EV users, which is approximately 194,940 KMs driven by an EV (with an efficiency of 5 km per kWh).

Location	Station Count	Total Charging Sessions	Total kWh
245 Freshwater Road	2	811	6,100
Paul Reynolds Community Centre	2	1,172	12,303
Southlands Community Centre	2	131	1,155
Duckworth Street On-Street Charging	2	834	8,278
City Hall 1st Floor	2	483	4,412
Churchill Square	2	725	6,101
City Depot D Block	2	60	639
Grand Total	14	4,216	38,988

Summary Program Financials:

-\$5,068	Electricity cost
\$ 0	EV Chargers Remote Monitoring System (\$0 for first 2 yrs)
\$ 7,422	EV Charger Fees collected (net of service fees & tax)
\$ 1,289	Estimated value of tickets issued (after processing fees)
\$ 3,643	Program Net Revenue to a Reserve

Notes: Each new charger location was provided a grace period during implementation, prior to issuing tickets. Educational notices were delivered to any vehicle parked in the space in violation of the City's regulations.

Scenarios of revenue from usage that were presented to council in 2021:

- **Low Use:** 6hrs/day of charging across all locations would generate approximately \$667 per year (assuming electricity costs of \$0.147/kWh).
- **Heavy Use:** 72hrs/day of charging across all locations would generate approximately \$8,010 per year (assuming electricity rate of \$0.147/kWh).

To date the program's revenue to reserves is exceeding the "Low Use" estimate that was presented to Council by 3x (\$2,300 per year), and trending upward quickly.

Next Steps and Funding:

Natural Resources Canada's (NRCAN) Zero Emission Vehicle Infrastructure Program (ZEVIP) is offering grants for publicly available EV chargers (50% of Total Project cost up to \$5,000 per Level 2 connector). Staff have compiled a list of publicly available locations with public parking for Council to consider as a proposal to NRCAN's ZEVIP program (Deadline: September 19, 2024).

The sites recommended would install Level 2 EV Chargers (19.2 kW/hr) in:

- the remaining City owned Community Centres.
- all four Municipal Parks and Quidi Vidi Lake.
- expand on the successful pilot in downtown on-street parking.

This is an improvement on the initial 18 EV chargers installed, which supplied up to 7.2 kW per hour. The new Level 2 Chargers will make available a significant amount of range to a vehicle while visiting the City's facilities (approximately 90-100 km in 1 hour, and 280-300 km in the 3 hours maximum).

The installation Schedule proposed is:

Location	No. of Chargers	2025	2026	2027
Bowring Park	4	X		
Kenmount Terrace CC	2	X		
Shea Heights CC	2	X		
Newtown RD Tennis Club	4	X		
Cavendish Square	4		X	
Bannerman Park	2		X	
Quidi Vidi Lake	2		X	
Victoria Park	2			X
Rotary Park	2			X
St. John's Convention Centre	2			X
	26			

The City's contribution to upgrading the sites to accommodate EV chargers could be up to \$340,000. The request is for \$300,000 over three years, allocated as follows:

Location	No. of Chargers	Total Cost	ZEVIP Grant	City Contribution
Bowring Park	4	\$ 60,000	\$ 20,000	\$ 40,000
Kenmount Terrace CC	2	\$ 40,000	\$ 10,000	\$ 30,000
Shea Heights CC	2	\$ 40,000	\$ 10,000	\$ 30,000
Newtown RD Tennis Club	4	\$ 60,000	\$ 20,000	\$ 40,000
Cavendish Square	4	\$ 70,000	\$ 20,000	\$ 50,000
Bannerman Park	2	\$ 40,000	\$ 10,000	\$ 30,000
Quidi Vidi Lake	2	\$ 40,000	\$ 10,000	\$ 30,000
Victoria Park	2	\$ 40,000	\$ 10,000	\$ 30,000
Rotary Park	2	\$ 40,000	\$ 10,000	\$ 30,000
St. John's Convention Centre	2	\$ 40,000	\$ 10,000	\$ 30,000
	26	\$ 470,000	\$ 130,000	\$ 340,000

Year	City Contribution
2024	\$40,000 (form existing capital budget)
2025	\$100,000
2026	\$110,000
2027	\$90,000

A review on rate for EV Charger Use will be completed following the installation of these chargers to ensure the fees continue to support the operation and maintenance of the infrastructure.

Key Considerations/Implications:

1. Budget/Financial Implications: City council will be presented with a capital ask as part of the City's budgeting process to expand the network.
2. Partners or Other Stakeholders: N/A
3. Alignment with Strategic Directions:

A Sustainable City: Work collaboratively to create a climate-adapted and low-carbon city.

A Sustainable City: Be financially responsible and accountable.
4. Alignment with Adopted Plans: Resilient St. John's Community Climate Plan
5. Accessibility and Inclusion: The City's Public Charging Network is supported by parking application and infrastructure (PayByPhone) and 311 staff to improve accessibility and inclusion.

6. Legal or Policy Implications: City Paid Parking Regulations and the Ticketing By-law were modified prior to the program.
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 directs staff to pursue the Natural Resource Canada Zero Emission Vehicle Infrastructure Proposal to support expansion of the City Owned Public Electric Vehicle Charging Network

Prepared by:

Edmundo Fausto, Manager Sustainability
Ali Husnain, Sustainability Coordinator

Approved by:

Report Approval Details

Document Title:	Public Electric Vehicle Charging Network Update and Funding.docx
Attachments:	
Final Approval Date:	Sep 6, 2024

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

David Crowe - Aug 30, 2024 - 1:52 PM

Lynnann Winsor - Sep 6, 2024 - 2:58 PM