

# ST. JOHN'S

## **Minutes of Committee of the Whole - City Council**

**Council Chambers, 4th Floor, City Hall**

**July 8, 2020, 9:00 a.m.**

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

Regrets: Councillor Dave Lane

Staff: Kevin Breen, City Manager  
Derek Coffey, Deputy City Manager of Finance & Administration  
Tanya Haywood, Deputy City Manager of Community Services  
Jason Sinyard, Deputy City Manager of Planning, Engineering & Regulatory Services  
Lynnann Winsor, Deputy City Manager of Public Works  
Cheryl Mullett, City Solicitor  
Elaine Henley, City Clerk  
Ken O'Brien, Chief Municipal Planner  
Shanna Fitzgerald, Legislative Assistant  
Garrett Donaher, Manager - Transportation Engineering  
Dave Wadden, Manager - Development Engineering  
Judy Tobin, Manager - Housing

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### **1. Call to Order**

**2. Approval of the Agenda**

**Recommendation**

**Moved By** Councillor Korab

**Seconded By** Councillor Stapleton

That the agenda be adopted as presented.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Jamieson, Councillor Korab, Councillor Froude, and Councillor Collins

**MOTION CARRIED (10 to 0)**

**3. Adoption of the Minutes**

**3.1 Adoption of Minutes - June 24, 2020**

**Recommendation**

**Moved By** Deputy Mayor O'Leary

**Seconded By** Councillor Hanlon

That the minutes of the Committee of the Whole Meeting held June 24, 2020 be adopted as presented.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Jamieson, Councillor Korab, Councillor Froude, and Councillor Collins

**MOTION CARRIED (10 to 0)**

**4. Presentations/Delegations**

**5. Finance & Administration - Councillor Dave Lane**

**5.1 Galway Village Green Community Park**

Direction was required from Council on the creation of a community park in Galway and on the schedule and funding to construct the park. During discussion, the following was noted:

- The proposal does match with the guidelines in the Parks and Open Spaces Master Plan. There was extensive consultation with Parks and

the project fits within the recommended creation of larger parks and facilities.

- This will be a City park and a core park for the residential area which will service multiple surrounding locations. This park will meet open space requirements well into the future.
- Cost shared funding for this project should be considered to offset the cost to the City. Alternate funding mechanisms should be considered.
- A foundation to oversee the park should be considered.
- Council may want to have input on the naming of the park.
- Multi-use trails will also serve as short term emergency access.

### **Recommendation**

**Moved By** Councillor Hickman

**Seconded By** Councillor Collins

That Council

- approve the attached concept plan for the Galway Village Green Community Park;
- commit to a phased approach to build the park based on available funds and Council's spending priorities in any given year;
- refer Phase 1 for consideration for funding from the Parks & Open Space Fund in 2021.

For (10): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Hickman, Councillor Hanlon, Councillor Stapleton, Councillor Jamieson, Councillor Korab, Councillor Froude, and Councillor Collins

**MOTION CARRIED (10 to 0)**

## **5.2 Parks and Open Spaces Reserve Capital Projects**

Mayor Breen expressed his support of the staff recommendation for deferrals before he left the meeting. Councillor Hanlon retired from the meeting.

Considering the current pandemic, staff felt it prudent to reduce cash outflows and provide Council with more maneuverability in decision

making as the City looks toward recovery and a plan to move forward. At a future date there may be more clarity on the City's financial position as a result of the ongoing pandemic. The staff recommendation for deferrals for capital out of revenue were based on projects for which work had not yet commenced or was not tendered.

Councillor Froude brought forward a motion contrary to staff's recommendation regarding the Bike Master Plan. The \$367,000 Kelly's Brook trail project is a key initiative to make progress on the Bike Master Plan. Discussion took place with some Councillors expressing displeasure of the potential deferral of projects within the Bike Master Plan for an undetermined amount of time. If the cost shared funding is available from other levels of government, Council may reconsider the project at that time. Other members of Council were of the opinion the financial crisis the City is facing during this pandemic must be considered priority. Following the loss of Councillor Froude's motion, a number of motions were put forward and it was established that the Bike Master Plan could be discussed further at the Regular Meeting when more members of Council were present.

### **Recommendation**

**Moved By** Councillor Froude

**Seconded By** Councillor Jamieson

That Council:

- fund the Kelly's Brook Trail project as part of the bike master plan project under the parks and open spaces reserve.
- maintain spending on:
  - Canadian Tire Jump Start Contribution
  - Victoria Park - Phase 3
- defer the following capital projects:
  - Bowring Park observation decks
  - McNiven Place to Durness Trail
  - Phase 1 of the Galway park

For (4): Deputy Mayor O'Leary, Councillor Burton, Councillor Jamieson, and Councillor Froude

Against (4): Councillor Hickman, Councillor Stapleton, Councillor Korab, and Councillor Collins

**MOTION LOST (4 to 4)**

**Recommendation**

**Moved By** Councillor Korab

**Seconded By** Councillor Collins

That Council defer the following capital projects:

- Bowring Park observation decks
- McNiven Place to Durness Trail
- the contribution to the bike master plan, and
- Phase 1 of the Galway park

For (4): Councillor Hickman, Councillor Stapleton, Councillor Korab, and Councillor Collins

Against (4): Deputy Mayor O'Leary, Councillor Burton, Councillor Jamieson, and Councillor Froude

**MOTION LOST (4 to 4)**

**Recommendation**

**Moved By** Councillor Hickman

**Seconded By** Councillor Froude

That Council defer the following capital projects:

- Bowring Park observation decks
- McNiven Place to Durness Trail
- Phase 1 of the Galway park

For (8): Deputy Mayor O'Leary, Councillor Burton, Councillor Hickman, Councillor Stapleton, Councillor Jamieson, Councillor Korab, Councillor Froude, and Councillor Collins

**MOTION CARRIED (8 to 0)****6. Public Works & Sustainability - Councillor Ian Froude****7. Community Services - Councillor Jamie Korab****8. Special Events - Councillor Hope Jamieson****9. Housing - Deputy Mayor Sheilagh O'Leary****9.1 Update on Status of Affordable Housing Units**

Councillor Collins retired from the meeting.

Deputy Mayor O'Leary provided an update on the status of affordable housing units. There is a 19% vacancy rate with 93 units that are vacant and of the 93 there are currently 11 that are rent ready.

The following vacancies were noted as of last week:

- 3 vacant bachelor units
- 6 vacant one-bedroom units
- 33 vacant two-bedroom
- 37 vacant three-bedroom
- 14 vacant four-bedroom units

Since the media blitz on February 20, fourteen individuals and/or families have been housed and there is work being done on several units at Forest Road and Riverhead Towers. When these units are rent ready there will be a campaign to further promote those vacancies. Staff have had to change the way units are shown due to the pandemic.

The Manager of Housing clarified that the one-bedroom vacancy rate may be due to the vacancies being in buildings that are non-smoking and are not pet friendly. There is a longer wait list for the rent geared to income units and vacancies are higher in the lower end of market units. Seniors support is under review in partnership with Connections for Seniors.

Deputy Mayor O'Leary requested that at the next meeting of the Affordable Housing Working Group an addition is made to the agenda to talk about creative ways to continue to ensure housing units are accessible to the people who need them. The public was invited to provide suggestions.

- 10. **Economic Development - Mayor Danny Breen**
- 11. **Tourism and Culture - Councillor Debbie Hanlon**
- 12. **Governance & Strategic Priorities - Mayor Danny Breen**

**12.1 Strategic Plan Quarter 2 Progress Report**

The City Manager presented the Strategic Plan Quarter 2 progress update to Council for information.

- 13. **Planning & Development - Councillor Maggie Burton**

**13.1 Stormwater Management Policy**

Mayor Breen rejoined the meeting.

**Recommendation**

**Moved By** Councillor Froude

**Seconded By** Deputy Mayor O'Leary

That this item be referred to the Environment and Sustainability Experts Panel.

For (8): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Hickman, Councillor Stapleton, Councillor Jamieson, Councillor Korab, and Councillor Froude

**MOTION CARRIED (8 to 0)**

**13.2 Text Amendment to Section 9 - Off-Street Parking Requirements for Buildings with five (5) or more occupancies**

**Recommendation**

**Moved By** Councillor Burton

**Seconded By** Councillor Hickman

That Council consider the proposed text amendment to revise the parking requirement for existing Buildings with five (5) or more occupancies be considered under Section 9 Off-Street Parking Requirements.

Further, it is recommended that the application be advertised for public review and comment. The application would then be referred to a regular meeting of Council for consideration of adoption.

For (7): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Hickman, Councillor Stapleton, Councillor Jamieson, and Councillor Froude

**MOTION CARRIED (7 to 0)**

**14. Transportation and Regulatory Services - Councillor Sandy Hickman**

**14.1 Transportation Changes in Response to COVID-19**

At the Regular Council Meeting on May 5, Councillor Hickman presented information regarding the pedestrian movement during the current COVID-19 pandemic and sought Council's approval for changes. Consideration was given to the potential for street reconfiguration and signal timing adjustments and staff provided recommendations to Council as part of the City's response to COVID-19. The following sample projects were presented to Council:

Sample Projects

- a. Portugal Cove Road - Empire Avenue to New Cove Road: Street space on the western side of the street reallocated to widen sidewalk. Shown as a yellow line in Figure 1. Also shown in this figure is Baird's Lane in green which permits a connection to Kenny's Pond via Tiffany Lane. This project connects neighbourhoods to the Elizabeth Avenue commercial area and recreational opportunities.
- b. Elizabeth Avenue - Portugal Cove Road to Torbay Road: The curb lane on both sides of the street is reallocated to active space. Shown as a purple line in Figure 1. This improves the connection from the previous project to the commercial area including the grocery store at Torbay Road and Elizabeth. An extension of this project further west along Elizabeth Avenue would further improve this connection but has increased impacts on vehicle travel.
- c. Lemarchant Road - Campbell Avenue / Pleasant Street to Cookstown Road: The parking lane on the south side of Lemarchant would be reallocated to active space. Shown as a yellow line on Figure 2. This parking lane is currently underused due to business closures. Two pharmacies are in close proximity of the western end of this sample project. It also allows connection into the downtown at several places and serves St. Clare Hospital. An extension of this project further east

along Military Road would further improve this connection but has increased impacts on vehicle travel.

- d. Parade Street - Lemarchant Road to Merrymeeting Road: Street space on the eastern side of the street would be reallocated for active use. Shown as a red line on Figure 2 this is a short connection between sample projects c and e.
- e. Newtown Road - Merrymeeting Road to Elizabeth Avenue: Street space on the eastern side of the street would be reallocated for active use. Shown as a purple line on Figure 2. The space allocated for this project would be narrower than others given the constraints imposed by existing infrastructure. However, this sample project provides a good connection to recreational opportunities and a grocery store for the surrounding community.
- f. Harbour Drive: The parking lane on the south side of Harbour Drive would be reallocated to active space. Shown as a yellow line on Figure 3. Demand for parking along Harbour Drive is currently very low. Connecting Harbour Drive through downtown to Lemarchant Road or Military Road is desirable but no individual route was identified that makes this connection with a good balance of benefit and impact.

On May 5 Council approved Pilot Phase 1 which included the following sample projects:

- B: Elizabeth Avenue - Portugal Cove Road to Torbay Road
- D: Parade Street - Lemarchant Road to Merrymeeting Road
- E: Newtown Road - Merrymeeting Road to Elizabeth Avenue
- F: Harbour Drive

Harbour Drive was later removed from the pilot project due to the implementation of the Downtown Pedestrian Mall. At that time, it was decided that consideration would be given to future projects depending on the outcome of the pilot project. Councillor Burton requested that this project be revisited to consider additional locations for this initiative. Considerable discussion took place with the following points from members of Council summarized:

- Council and staff are receiving feedback on the pilot project.
- The 30-day evaluation will go to Committee of the Whole on August 5th.
- Connectivity is essential for this project to be usable to pedestrians.

- Intermediate improvements to the current set up should be considered. Recommendations for improvements can be made to staff regarding existing projects.
- There are safety concerns on Elizabeth Avenue. Behavior of vehicles in the protected lane on Elizabeth Avenue may need to be addressed with increased signage.
- Mobility needs should be considered within these projects.
- Consideration must be made to the requirement to use a parking lane to accomplish the changes to the Lemarchant Road location if that project moves forward.
- It was suggested to expand west to include the water west connection to the trail way.

Following discussion, a recommendation was moved by Councillor Burton for the addition of locations to the pilot project. As a result of the motion being lost it was determined that Council should wait for the results of the evaluation before adding additional projects.

Councillor Hickman noted that the pedestrian recall signal is slowing traffic on Kelsey and Messenger Drive. At this time, no action will be taken by staff on this matter.

### **Recommendation**

**Moved By** Councillor Burton

**Seconded By** Councillor Jamieson

That Council approve extension of the street reconfiguration initiative to allow pedestrians to maintain increased physical distance to include the following locations:

A: Portugal Cove Road - Empire Avenue to New Cove Road:

C: Lemarchant Road - Campbell Avenue / Pleasant Street to Cookstown Road

For (3): Councillor Burton, Councillor Jamieson, and Councillor Froude

Against (4): Mayor Breen, Deputy Mayor O'Leary, Councillor Hickman, and Councillor Stapleton

**MOTION LOST (3 to 4)**

15. **Other Business**

16. **Adjournment**

There being no further business the meeting adjourned at 11:48 am.

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Mayor