

ST. JOHN'S

Minutes of Committee of the Whole - City Council Council Chambers, 4th Floor, City Hall

September 7, 2022, 9:30 a.m.

Present: Mayor Danny Breen
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

Regrets: Councillor Carl Ridgeley

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
Ken O'Brien, Chief Municipal Planner
Karen Chafe, City Clerk
Jennifer Squires, Legislative Assistant
Christine Carter, Legislative Assistant

Others: Trina Caines, Policy Analyst
Erin Skinner, Supervisor, Tourism & Culture
Christa Norman, Special Projects Coordinator
Kelly Maguire, Communications & Public Relations Officer

1. Call to Order

Mayor Danny Breen called the meeting to order at 9:30 am.

2. Approval of the Agenda

Recommendation

Moved By Councillor Korab

Seconded By Councillor Bruce

That the agenda be adopted as presented.

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

MOTION CARRIED (10 to 0)

3. Adoption of the Minutes

3.1 Adoption of Minutes - August 10, 2022

Recommendation

Moved By Councillor Froude

Seconded By Councillor Ravencroft

That the minutes of August 10, 2022, be adopted as presented.

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

MOTION CARRIED (10 to 0)

4. Presentations/Delegations

5. Finance & Administration - Councillor Ron Ellsworth

5.1 Travel Report for the Six Months Ended June 30, 2022

For information only.

6. Public Works - Councillor Sandy Hickman

7. Community Services - Deputy Mayor Sheilagh O'Leary

7.1 Revised Special Events Policy

Deputy Mayor O'Leary presented the Decision Note on changes to City Special Events Policy and gave a brief overview of those recommended changes.

Individuals and groups are required to submit a [Special Events Application](#) to the City for review by the Special Event Regulatory Committee (SERC) when organizing a special event that:

- is an outdoor event of at least 1,000 people;
- is located in a City park or other outdoor City-owned property;
- impacts traffic flows or results in road closures;
- involves outdoor filming on City-owned property (including City streets);
- is an outdoor event that involves the request for a special event liquor license; or
- involves the use of fireworks;

The revised policy and procedures update the requirements for special events and provide direction to employees and special event organizers. The policy and procedures will replace the existing Special Events Policy and the Special Events Policy and Procedures Manual. Relevant elements from two other existing policies ([09-14-03 Booking of a City-Owned Outdoor Concert Venue](#) and [09-14-02 Circuses](#)) have been incorporated and Council approval is requested to rescind these two policies upon Council approval of the revised policy.

Councillor Froude referred to section 3.5 Exotic and Wild Animals of the Special Events Policy, which outlines the use of exotic and wild animals. He suggested that the reference to rodeos specifically, be removed so that rodeos will not be permitted within the City. Staff agreed that the reference to rodeo can be removed which would not impact other events, such as the RCMP Musical Ride, as that event could be considered an exhibition allowing the riding of horses and ponies.

Another concern raised was regarding the use of some small exotic animals at smaller events, and Staff advised that smaller events with these types of animals would not be impacted.

The application process for events that are on private land and those using City land was also raised. Staff advised that if there is an event on private property and there are no expected issues, such as traffic, there would not be a requirement for a Special Events application.

The issue of road closures and the procedures for approval for the film industry was also discussed.

The Mayor took the opportunity to recognize the great work of the Special Events Staff and the success of all events held this summer.

Recommendation**Moved By** Deputy Mayor O'Leary**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): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, and Councillor Froude

MOTION CARRIED (10 to 0)**8. Special Events - Councillor Debbie Hanlon****9. Housing - Councillor Ophelia Ravencroft****9.1 Expansion of Building Development Fee and Permit Fee Exemptions for Affordable Housing**

Councillor Ravencroft reviewed the Decision Note for the expansion of Building Development fee and permit fee exemptions for Affordable Housing.

In recent years, Council has approved the exemption of Building Development fees and Permit fees for affordable housing developments with certain eligibility requirements. Currently fees are exempted for affordable housing developments led by registered charities. In addition, private developers can be granted fee exemptions if they have confirmed funding from one of the following affordable housing funding streams:

- Investment in Affordable Housing' funding from NL Housing Corporation
- 'National Housing Co-Investment' funding under the National Housing Strategy (CMHC)
- 'Federal Lands Initiative' investment under the National Housing Strategy
- 'Innovation Fund' funding under the National Housing Strategy

As the need for affordable housing supply is increasingly recognized, new opportunities for funding and an emphasis on partnerships between the non-profit housing sector, private developers, and all levels of government have emerged. Therefore, it is recommended that the eligibility

requirements for Building Development fee and Permit fee exemptions be expanded to include:

1) Projects with confirmed funding from CMHC's Rapid Housing Initiative (RHI).

The RHI is a major Federal government funding program which aims to "expedite the delivery of affordable housing" by:

- "Support[ing] the creation of new permanent affordable housing units."
- "Cover[ing] the construction of new rental housing units, as well as the acquisition of land, and the conversion or rehabilitation of existing buildings to affordable housing."
- "Aim[ing] to commit all funds as quickly as possible to ensure housing is available within 12 months of agreements[...]."

2) Projects led by other levels of government (i.e., Province of Newfoundland and Labrador, Government of Canada).

Expanding the criteria around this incentive will further enable the City to support existing and future affordable housing projects led by the community sector and other levels of government during a time of increased funding options, collaboration, and need.

Deputy Mayor O'Leary inquired about the private sector and whether they are able to access this funding, and if they are able to access the funding, is there a way to have them commit to keep the development in the affordable range and maintain those affordable developments. Ms. Judy Tobin, Manager of Housing, advised that private developers can apply for this funding, and the onus would be on the funders to ensure that the developers maintain those affordable units.

Recommendation

Moved By Councillor Ravencroft

Seconded By Deputy Mayor O'Leary

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): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, and Councillor Froude

MOTION CARRIED (10 to 0)

10. **Economic Development, Tourism & Immigration - Mayor Danny Breen**
11. **Arts & Culture - Deputy Mayor Sheilagh O'Leary**
12. **Governance & Strategic Priorities - Mayor Danny Breen**
13. **Planning - Councillor Ian Froude**

13.1 2022 Heritage Financial Incentive Program

Council initially created the City's Heritage Financial Incentives Program on July 25, 2016, and offers two types of grants:

1. Heritage Maintenance Grant; and
2. Heritage Conservation Grant.

The City received twenty-three applications for the 2022 Grant program, approximately the same number as last year and slightly less than 2019 and 2020 when we received around thirty applications each year. This however is still an increase from the initial years when we received between 7 and 14 applications per year. Additional information from some applicants has been provided since the July 27, 2022 Built Heritage Experts Panel (BHEP) meeting and therefore there have been slight adjustments to the attached list of grants recommended for approval. The requested grant total is just under the City's \$60,000 budget. All applicants are recommended for approval and staff were not required to prioritize the applications.

In 2019, priority tended to be given to Heritage Conservation Grants and only a few Heritage Maintenance Grants were awarded. Therefore, Council directed that at least \$10,000 of the overall annual budget be dedicated to Heritage Maintenance Grants. This year, the Heritage Maintenance Grants total \$11,019.07.

There were some applicants who completed work in 2020 and 2021 and only provided one quote. Two quotes are required with the application, however since 2020 the City has accepted applications with one quote due to the Covid-19 pandemic. Many applicants have noted since that time that it is difficult to obtain more than one quote. In 2020 the provincial government launched a Residential Construction Rebate Program to stimulate employment in the construction industry during the pandemic. This program was very popular, and many applicants noted that contractors were busy and unable to take on additional work or provide quotes. As the Covid-19 pandemic is still ongoing and many of the attached applications are for work completed in 2020 and 2021, staff have

accepted applications that only provided one quote in the attached list of applicants.

Should Council accept the attached applications, the total for grants would equal \$58,821.93 plus permit application fee waivers. At this stage, the applications have not been evaluated for conformance with any heritage and/or building requirements. Any applicant awarded a grant is required to obtain all permits and City inspections before the grant is issued.

Recommendation

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): Mayor Breen, Deputy Mayor O'Leary, Councillor Burton, Councillor Ellsworth, Councillor Hickman, Councillor Hanlon, Councillor Bruce, Councillor Ravencroft, Councillor Korab, and Councillor Froude

MOTION CARRIED (10 to 0)

14. Development - Councillor Jamie Korab

15. Transportation and Regulatory Services - Councillor Maggie Burton

15.1 Amendment to Ticketing Amendment By-Law

The St. John's Ticketing Amendment By-Law is proposed to be amended to take into account Electric Vehicle Charging Stations, which are being erected at various locations throughout the City of St. John's. More specifically, the proposed amendment to this by-law will ensure the City can ticket vehicles, whether they are electric or not, that are parked in electric vehicle parking spaces, and are not actively charging. This amendment will ensure that these charging stations (and accompanying parking spaces) are only being used by electric vehicles for the purpose of obtaining a charge. The amendment also provides a penalty in the amount of \$60 for contravening the provisions and provides for the prosecution of the offence under the *Provincial Offences Act*.

Members of Council discussed the amendment and several issues were raised for further discussion including the monitoring of these parking spots, the use of the spots by vehicles that are not charging, and over-use.

The City Solicitor advised that she would seek clarification from Regulatory Services on these issues and added that her understanding is that these charging stations will be linked to a system such as the Pay by Phone system. Users will purchase a set amount of time for charging and once the time purchased has expired, a ticket could be issued.

The importance of the installation of signage was also raised, and it was noted that these amendments are for the areas where the City patrols, not private charging stations.

Other considerations for Staff regarding these dedicated charging spots included the practicality of having an owner have to move their vehicle once it has been charged, having to move their vehicle if it is not completely charged, etc. The City Solicitor noted that she will bring back these discussions to Staff for clarification, and again noted that individuals will choose the amount of time they wish to charge and pay for that time, a car does not need to get fully charged, and only park in the spot for the charge time purchased. Parking metre times would be similar.

The Deputy City Manager of Planning, Engineering and Regulatory Services noted that it is important for everyone to realize that these are charging stations not parking spots.

15.2 Amendment to Paid Parking Regulations

The St. John's Paid Parking Regulations are proposed to be amended to take into account Electric Vehicle Charging Stations, which are being erected at various locations throughout the City of St. John's. More specifically, the amendment to this by-law will ensure the City can ticket vehicles that remain in a space designated for the charging of electric vehicles past the point in time for which that parking space has been paid for. This amendment will ensure that vehicles charging at the charging stations do not use the space merely as a parking space, but use it as intended: to charge their vehicles.

The proposed amendment will also define 'electric vehicle,' 'electric vehicle charging station,' 'electric vehicle parking area,' and 'electric vehicle parking space'. The proposed amendment will also modify the definition of 'motor vehicle' to be inclusive of electric vehicles.

Additionally, the amendment seeks to repeal provisions of the current Regulations that govern the payment for parking spaces with coinage and/or cash as the current pay stations and applications used by the City to collect payment no longer allow people to pay for parking with coinage and/or cash.

16. **Sustainability - Councillor Maggie Burton & Councillor Ian Froude**

17. **Other Business**

18. **Adjournment**

There being no further business the meeting adjourned at 10:12 am.

Mayor Danny Breen