

# ST. JOHN'S

## Regular Meeting - City Council Agenda

June 19, 2023

3:00 p.m.

4th Floor City Hall

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# Proclamation

## World Refugee Day 2023

**WHEREAS:** World Refugee Day is an international day designated by the United Nations to honour refugees around the globe. It falls each year on June 20 and recognizes the strength and courage of people who have been forced to flee their home country to escape conflict or persecution. For 2023 World Refugee Day focuses on solutions for refugees and the power of inclusion; and

**WHEREAS:** the City of St. John's is committed to developing a welcoming community and fostering an inclusive environment where diverse cultures are celebrated, and all citizens enjoy full participation in our society; and

**WHEREAS:** the City of St. John's has partnered with the Association for New Canadians on a Photo Exhibit at City Hall featuring recent refugees titled *A Day in the Life of a Newcomer to Canada*; and

**WHEREAS:** the City encourages all residents to recognize that diversity is our strength and to view this Exhibit as an opportunity to welcome newcomers to their new home and become part of their settlement experience.

**THEREFORE:** I, Mayor Danny Breen, do hereby proclaim June 20, 2023, to be World Refugee Day in the City of St. John's.

Signed at City Hall, St. John's, NL on this 19<sup>th</sup> day of June 2023.



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Danny Breen, Mayor

# **ST. JOHN'S**

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

**June 12, 2023, 3:00 p.m.**

**Present:** Mayor Danny Breen  
Councillor Ron Ellsworth  
Councillor Sandy Hickman  
Councillor Jill Bruce  
Councillor Ophelia Ravencroft  
Councillor Jamie Korab  
Councillor Ian Froude  
Councillor Carl Ridgeley

**Regrets:** Deputy Mayor Sheilagh O'Leary  
Councillor Maggie Burton  
Councillor Debbie Hanlon

**Staff:** Kevin Breen, City Manager  
Derek Coffey, Deputy City Manager of Finance & Administration  
Tanya Haywood, Deputy City Manager of Community Services  
Cheryl Mullett, City Solicitor  
Ken O'Brien, Chief Municipal Planner  
David Crowe, Manager - Roads Division  
Susan Bonnell, Manager, Communications & Office Services  
Stacey Baird, Acting City Clerk  
Christine Carter, Legislative Assistant

### **Land Acknowledgement**

**The following statement was read into the record:**

**“We respectfully acknowledge the Province of Newfoundland & Labrador, of which the City of St. John’s is the capital City, as the ancestral homelands of the Beothuk. Today, these lands are home to a diverse population of Indigenous and other peoples. We would also like to acknowledge with respect the diverse histories and cultures of the Mi’kmaq, Innu, Inuit, and Southern Inuit of this Province.”**

1. **CALL TO ORDER**

Mayor Danny Breen called the meeting to order at 3:00 pm.

2. **PROCLAMATIONS/PRESENTATIONS**

3. **APPROVAL OF THE AGENDA**

3.1 **Adoption of Agenda**

SJMC-R-2023-06-12/253

**Moved By** Councillor Ravencroft

**Seconded By** Councillor Bruce

That the Agenda be adopted as presented.

For (8): Mayor Breen, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (8 to 0)**

4. **ADOPTION OF THE MINUTES**

4.1 **Minutes of June 5, 2023**

SJMC-R-2023-06-12/254

**Moved By** Councillor Froude

**Seconded By** Councillor Ellsworth

That the minutes of June 5, 2023, be accepted as presented.

For (8): Mayor Breen, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (8 to 0)**

5. **BUSINESS ARISING FROM THE MINUTES**

6. **DEVELOPMENT APPLICATIONS**

7. **RATIFICATION OF EPOLLS**

**8. COMMITTEE REPORTS****8.1 Committee of the Whole Report - May 31, 2023****1. Funding for Fleet Renewal**

Councillor Ellsworth provided an overview of the discussion from the Committee of the Whole Meeting regarding the Fleet Renewal and planned financing.

SJMC-R-2023-06-12/255

**Moved By** Councillor Ellsworth

**Seconded By** Councillor Hickman

That Council approve the Fleet Phase 1 asset management strategy, budget implications and financing through surplus.

For (8): Mayor Breen, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (8 to 0)**

**2. Proposed Bi-Weekly Schedule for Regular and Special Council Meetings**

Mayor Breen reviewed the proposed changes to Council's meeting schedule, to begin this Fall, and the summer meeting schedule which will begin in July.

Council will continue to meet weekly, alternating the Regular meeting in one week and the Committee of the Whole meeting the next. Regular Council meetings and the Committee of the Whole meetings will be held on Tuesdays as a part of this change in schedule.

It was agreed that this will see great efficiencies for Council and Staff and brings the City in line with the meeting schedules of other municipalities.

SJMC-R-2023-06-12/256

**Moved By** Councillor Ravencroft

**Seconded By** Councillor Hickman

That Council approve the summer schedule for July and August as outlined above as well as the additional proposed changes also as

outlined above, set to become effective following the summer schedule.

For (8): Mayor Breen, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (8 to 0)**

**3. Use of Indoor City Facilities Policy**

Councillor Ellsworth declared himself in a conflict of interest due to his connection with the Shea Heights Board of Directors and abstained from voting.

SJMC-R-2023-06-12/257

**Moved By** Councillor Hickman

**Seconded By** Councillor Ridgeley

That Council approve the new Use of Indoor City Facilities Policy

For (7): Mayor Breen, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

Abstain (1): Councillor Ellsworth

**MOTION CARRIED (7 to 0)**

**4. Review of parking maximums in the downtown core**

SJMC-R-2023-06-12/258

**Moved By** Councillor Ravencroft

**Seconded By** Councillor Korab

That Council approves an increase in the time parking restriction on Water Street, Duckworth Street, George Street, Queen Street, and the Coves from two to three hours, and New Gower, Bates Hill, Cathedral Street, Churchill Hill, and Cavendish Square from two to four hours.

For (8): Mayor Breen, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (8 to 0)**

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

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

10.1 **Building Permits List**

11. **REQUISITIONS, PAYROLLS AND ACCOUNTS**

11.1 **Weekly Payment Vouchers Ending Week of June 7, 2023**

SJMC-R-2023-06-12/259

**Moved By** Councillor Ellsworth

**Seconded By** Councillor Froude

That the weekly payment vouchers for the week ending June 7, 2023, in the amount of \$ 5,784,560.37, be approved as presented.

For (8): Mayor Breen, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (8 to 0)**

12. **TENDERS/RFPS**

12.1 **RFP 2023041 - Engineering Service for Mechanical Bar Screen Addition at the Riverhead Wastewater Treatment Facility**

SJMC-R-2023-06-12/260

**Moved By** Councillor Hickman

**Seconded By** Councillor Ellsworth

THAT Council award this RFP to Stantec Consulting Ltd. in the amount of \$154,741.46 (HST included) based on the evaluation of the proposals by the City's evaluation team as per the Public Procurement Act.

For (8): Mayor Breen, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (8 to 0)**

12.2 **2023075 – Ornamental Lighting**

SJMC-R-2023-06-12/261

**Moved By** Councillor Froude

**Seconded By** Councillor Korab

That Council approve for award open call 2023075 – Ornamental Lighting to the lowest, and only bidder meeting specification, Graybar Canada, for \$170,251.64 (HST included), as per the Public Procurement Act.

For (8): Mayor Breen, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (8 to 0)**

**12.3 2023097 - 2023 Water and Sewer Improvements**

SJMC-R-2023-06-12/262

**Moved By** Councillor Hickman

**Seconded By** Councillor Bruce

That Council approve for award this open call to the lowest bidder meeting specifications, Pyramid Construction Limited, for \$2,407,284.65 (HST incl.) as per the Public Procurement Act.

For (8): Mayor Breen, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (8 to 0)**

**12.4 2023103 - 301 Backline (Goulds) Culvert Replacement**

SJMC-R-2023-06-12/263

**Moved By** Councillor Hickman

**Seconded By** Councillor Ridgeley

That Council approve for award this open call to the lowest bidder meeting specifications, Pyramid Construction Limited, for \$438,836.55 (HST incl.) as per the Public Procurement Act.

For (8): Mayor Breen, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (8 to 0)**

**12.5 2023110 - Asphalt Repair**

SJMC-R-2023-06-12/264

**Moved By** Councillor Hickman

**Seconded By** Councillor Ellsworth

That Council approve for award this open call to the lowest bidder meeting specifications, Pyramid Construction Limited, for \$1,599,592.50 (HST incl.) as per the Public Procurement Act.

For (8): Mayor Breen, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (8 to 0)**

**12.6 2023069 - Goulds Sidewalk Snow Clearing**

SJMC-R-2023-06-12/265

**Moved By** Councillor Hickman

**Seconded By** Councillor Bruce

That Council approve for award this open call to the lowest bidder meeting specifications, Alltask Excavating Inc., for \$150,000.00 per year (HST incl.) as per the Public Procurement Act.

For (8): Mayor Breen, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (8 to 0)**

**12.7 2023065 - Downtown Sidewalk Snow Clearing**

SJMC-R-2023-06-12/266

**Moved By** Councillor Hickman

**Seconded By** Councillor Ravencroft

That Council approve for award this open call to the lowest bidder meeting specifications, Alltask Excavating Inc., for \$468,000.69 per year (HST not incl.) as per the Public Procurement Act.

For (8): Mayor Breen, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (8 to 0)**



**13. NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS**

**14. OTHER BUSINESS**

**14.1 SERC – 2023 Summer Events**

SJMC-R-2023-06-12/267

**Moved By** Councillor Bruce

**Seconded By** Councillor Ravencroft

That Council approve the following summer events: George Street NASCAR event on June 23, Tely 10 on June 25, Block Party - Howley Avenue Extension on June 25, and Block Party – Cornwall Crescent on July 1.

For (8): Mayor Breen, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (8 to 0)**

**14.2 3 Forest Road, Designated Heritage Building – Handrail, DEC2300052**

SJMC-R-2023-06-12/268

**Moved By** Councillor Froude

**Seconded By** Councillor Ravencroft

That Council approve the metal handrail at 3 Forest Road (Devon Place), a designated Heritage Building, as proposed.

For (8): Mayor Breen, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Korab, Councillor Froude, and Councillor Ridgeley

**MOTION CARRIED (8 to 0)**

**15. ACTION ITEMS RAISED BY COUNCIL**

**16. ADJOURNMENT**

There being no further business, the meeting adjourned at 3:35 pm.

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MAYOR

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CITY CLERK

# DECISION/DIRECTION NOTE

**Title:** Proposed Driveway in the Floodplain and Buffer – 110 Forest Pond Road – DEV2200129

**Date Prepared:** June 14, 2023

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 5

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**Decision/Direction Required:**

To seek approval for a Driveway located in the Floodplain and Buffer at 110 Forest Pond Road.

**Discussion – Background and Current Status:**

An application was submitted to construct a Single Detached Dwelling on a new Lot at 110 Forest Pond Road. The Driveway for the Dwelling would be located within the Floodplain and Buffer, which extends over the Street and along the front of the property. As per Section 4.10(4)(l) and Section 4.10(5)(i) of the Envision St. John's Development Regulations, Council may permit the development of a Driveway within the Floodplain and Buffer. As per Section 4.10(6), consultation with the Environmental and Sustainability Experts Panel (ESEP) is not required.

**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.
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 Development Regulations Sections 4.10 "Waterways, Wetlands, Ponds or Lakes."

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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 a Driveway in the Floodplain and Buffer at 110 Forest Pond Road for access to a Single Detached Dwelling.

**Prepared by:**

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

**Approved by:**

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

### Report Approval Details

Document Title:	Development Committee - Proposed Driveway in the Flood Plain and Buffer – 110 Forest Pond Road – DEV2200129.docx
Attachments:	- 110 FOREST POND ROAD HOUSE LOCATION BUFFER.pdf
Final Approval Date:	Jun 15, 2023

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

**No Signature - Task assigned to Lindsay Lyghtle Brushett was completed by workflow administrator Karen Chafe**

**Lindsay Lyghtle Brushett - Jun 15, 2023 - 1:34 PM**

**No Signature found**

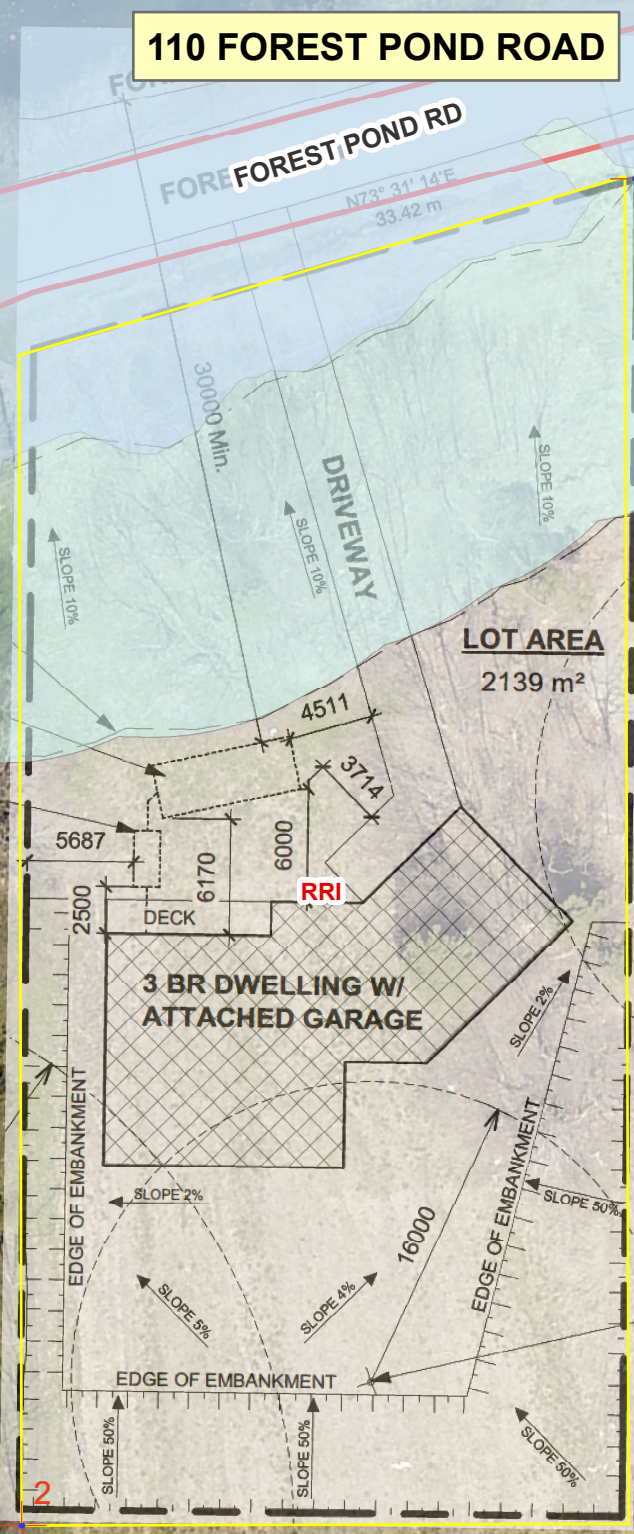
**Colleen Blake - Jun 15, 2023 - 2:02 PM**

**No Signature - Task assigned to Jason Sinyard was completed by workflow administrator Karen Chafe**

**Jason Sinyard - Jun 15, 2023 - 2:20 PM**



110 FOREST POND ROAD



114

106



# DECISION/DIRECTION NOTE

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**Title:** Variance Request for Rear Yard Setback – 14,16 and 22 Lynch Place – INT2300027, INT2300028, INT2300029

**Date Prepared:** June 14, 2023

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 4

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**Decision/Direction Required:**

To seek approval for Variances on the Rear Yard setback for 14, 16 and 22 Lynch Place, to accommodate the construction of Semi-Detached Dwellings.

**Discussion – Background and Current Status:**

An application was submitted for Semi-Detached Dwellings at 14,16 and 22 Lynch Place. The property is zoned Residential 2 (R2), and the minimum Rear Yard for a Semi-Detached Dwelling is 6m. To accommodate the proposed development, the following variances are requested:

- 14 Lynch Place - variance of 6.31% resulting in a Rear Yard of 5.62m,
- 16 Lynch Place - variance of 9.58% resulting in a Rear Yard of 5.42m and
- 22 Lynch Place - variance of 9.8% resulting in a Rear Yard of 5.41m.

Section 7.4 of the St John's Development Regulations provides that up to a 10% Variance from any applicable requirement may be considered.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Written notices were sent to property owners whose land abuts the Development that is subject to the Variance.
3. Alignment with Strategic Directions:

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

Choose an item.

# ST. JOHN'S

4. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations.
5. Accessibility and Inclusion: Not applicable.
6. Legal or Policy Implications: St. John's Development Regulations Section 7.4 "Variances" and Section 10 "Residential 2 (R2) Zone".
7. Privacy Implications: Not applicable.
8. Engagement and Communication 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 following Rear Yard Variances for 14, 16 and 22 Lynch Place:

- 14 Lynch Place - variance of 6.31% resulting in a Rear Yard of 5.62m,
- 16 Lynch Place - variance of 9.58% resulting in a Rear Yard of 5.42m and
- 22 Lynch Place - variance of 9.8% resulting in a Rear Yard of 5.41m.

**Prepared by:**

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

**Approved by:**

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



### Report Approval Details

Document Title:	Development Committee – Rear Yard Variance Request – 14,16 and 22 Lynch Place – INT2300027, INT2300028, INT2300029.docx
Attachments:	- 14,16,22 Lynch.pdf - AERIAL MAP 14-16-22 LYNCH PLACE.pdf
Final Approval Date:	Jun 15, 2023

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

**No Signature - Task assigned to Lindsay Lyghtle Brushett was completed by workflow administrator Karen Chafe**

**Lindsay Lyghtle Brushett - Jun 15, 2023 - 1:35 PM**

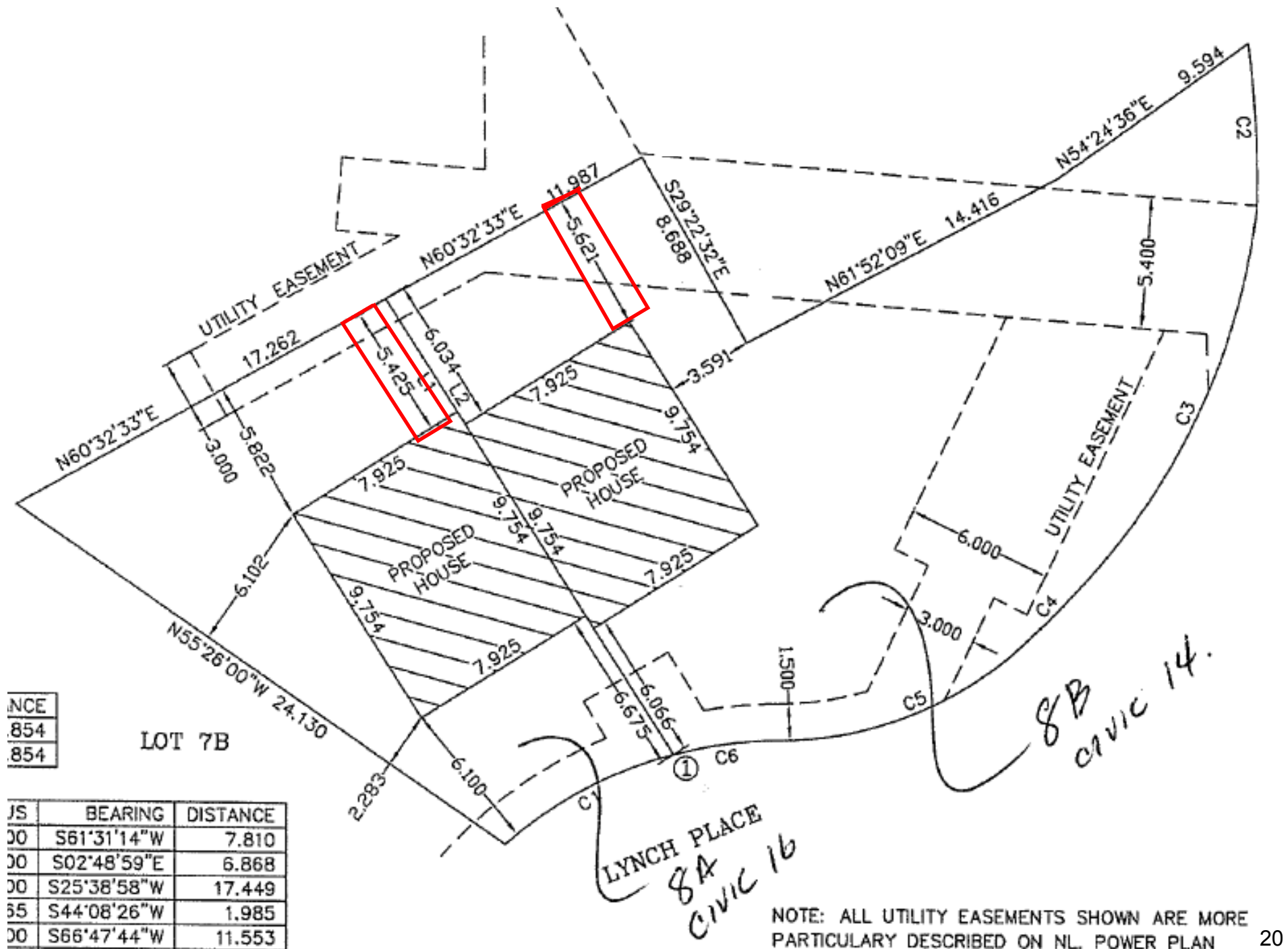
**No Signature found**

**Colleen Blake - Jun 15, 2023 - 2:03 PM**

**No Signature - Task assigned to Jason Sinyard was completed by workflow administrator Karen Chafe**

**Jason Sinyard - Jun 15, 2023 - 2:21 PM**

# 14 & 16 Lynch Place – Rear Yard Variance

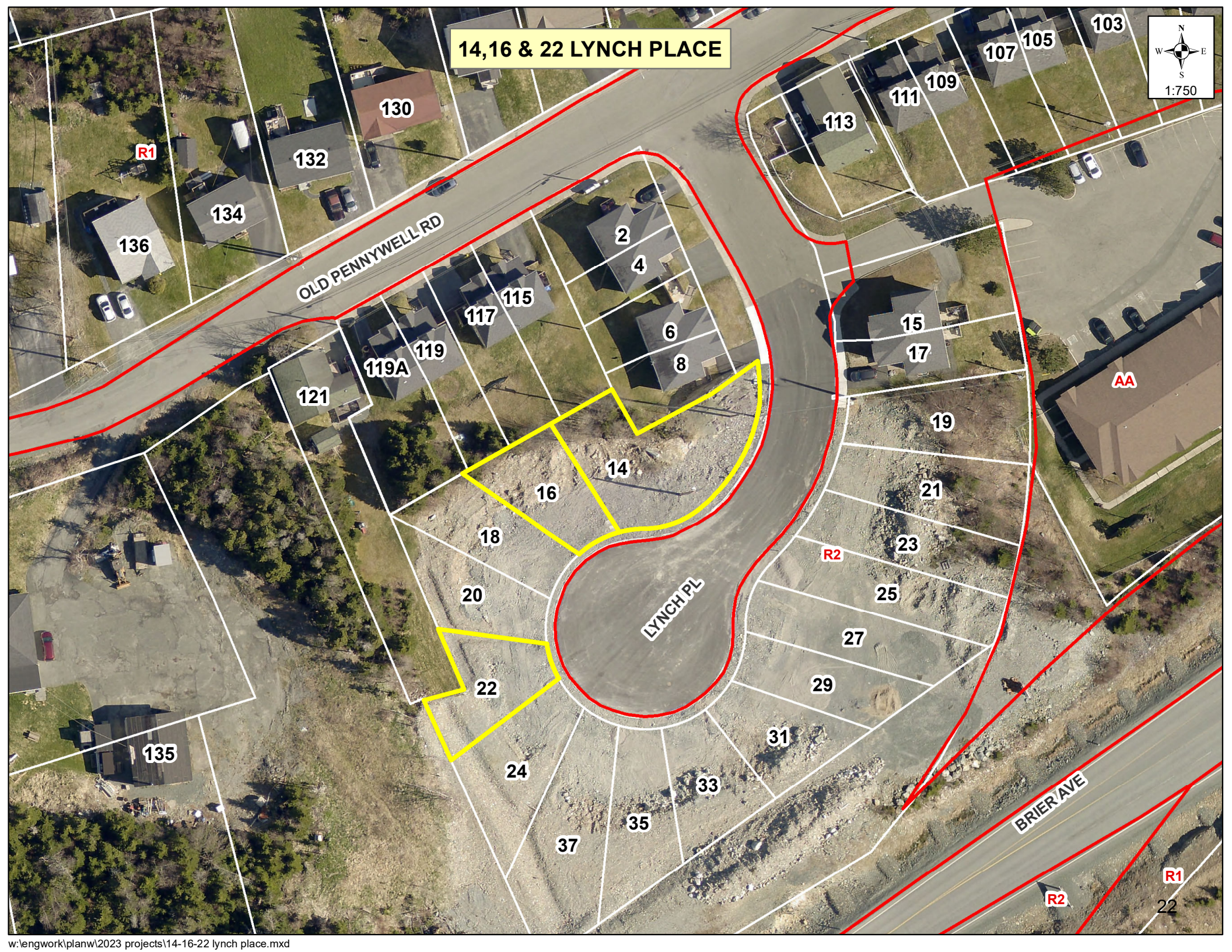


GRID NOR  
NAD 83





14,16 & 22 LYNCH PLACE





# DECISION/DIRECTION NOTE

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<b>Title:</b>	Request to Set Parking Requirement for Airplane Hangar – 160 Airport Road – DEV2200166
<b>Date Prepared:</b>	June 14, 2023
<b>Report To:</b>	Regular Meeting of Council
<b>Councillor and Role:</b>	Councillor Jamie Korab, Development
<b>Ward:</b>	Ward 1

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## **Decision/Direction Required:**

Request to set the parking for an airplane hangar at 160 Airport Road.

## **Discussion – Background and Current Status:**

An application was submitted to construct a 5-bay airplane hangar at 160 Airport Road. Under Section 8.3 of the Envision St. John's Development Regulations, where the parking requirement is not specified for a Use, the requirement shall be determined by Council. A total of 20 parking spaces (4 per bay) will be provided. As there are no full-time employees at the facility, the building would require limited parking.

## **Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Directions:  
A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.  
  
Choose an item.
4. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations.
5. Accessibility and Inclusion: Not applicable.
6. Legal or Policy Implications: St. John's Development Regulations Section 8 "Parking Requirements".

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 set the parking requirement for an airplane hangar at 160 Airport Road at 20 parking spaces.

**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

### Report Approval Details

Document Title:	Development Committee - Request to Set the Parking Requirement for Airplane Hangar – 160 Airport Road – DEV2200166.docx
Attachments:	- 160 AIRPORT ROAD.pdf
Final Approval Date:	Jun 15, 2023

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

**No Signature - Task assigned to Lindsay Lyghtle Brushett was completed by workflow administrator Karen Chafe**

**Lindsay Lyghtle Brushett - Jun 15, 2023 - 1:36 PM**

**No Signature found**

**Colleen Blake - Jun 15, 2023 - 2:04 PM**

**No Signature - Task assigned to Jason Sinyard was completed by workflow administrator Karen Chafe**

**Jason Sinyard - Jun 15, 2023 - 2:21 PM**







# DECISION/DIRECTION NOTE

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**Title:** Notices Published – 75 Airport Heights Drive - DEV2200088

**Date Prepared:** June 14, 2023

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 1

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**Decision/Direction Required:**

A Discretionary Use Application has been submitted by McNiven's Airport Heights Pub Inc. at 75 Airport Heights Drive.

**Discussion – Background and Current Status:**

The proposed Use is for an Outdoor Eating Area and Lounge. The outside area will be approximately 28.2m<sup>2</sup> and is located at the front of the building in the parking lot. Hours of operation for the Outdoor Area will be seven days a week from 12:00 p.m.(noon) to 10 p.m., and open until October 31, 2023. The proposed application site is zoned Commercial Neighbourhood (CN). No outdoor speakers are proposed for the outdoor area.

When rezoning and development was approved for this site, parking relief for 7 spaces was also approved, and 9 parking spaces were provided. Based on the proposed size of the outdoor area 3 additional parking spaces are required for the new floor area, while 2 existing parking spaces are being used for placement of the structure; relief for 5 parking spaces in total would be required. The applicant is requesting temporary parking relief as this is a seasonal, temporary use.

Under Section 8.12 of the Envision St. John's Development Regulations, where an applicant wishes to provide a different number of parking spaces than required under Section 8.3 and where the change does not merit a parking report, a staff report may be accepted in lieu. The applicant has indicated that the outdoor area is seasonal, and majority of patrons are pedestrians. The deck will only be occupied during summer months and will be removed to make the spaces available again in the winter. There is also on-street parking available in the area.

Sixteen submissions were received. Concerns raised include a lack of on-site parking and parking congestion on neighbouring streets. Noise levels were also identified as a problem, and it was felt that an outdoor element would further increase noise. It was also noted that the space is beyond what was originally intended for a neighbourhood pub and creates a disturbance in the area.

# ST. JOHN'S

Transportation Engineering has no concerns with the proposal. Parking Enforcement identified that on-street parking is available and there are no parking complaints for the area. Additional parking is available on-street in the area. On-street parking was reviewed over 4 days; there were a limited number of vehicles noted on Airport Heights Drive, while Argus Place appeared to be busier. When vehicles park on a city street and block a private driveway parking enforcement can occur. Vehicles cannot be removed when located on private property. Additional signage to help with sightlines will be reviewed for the area. The proposed hours of operation fall within the city's Noise By-Law.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owner and neighbouring property owners.
3. Alignment with Strategic Directions:  
  
A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.  
  
Choose an item.
4. Alignment with Adopted Plans: St. John's Envision Municipal Plan and Development Regulations.
5. Accessibility and Inclusion: Not applicable.
6. Legal or Policy Implications: St. John's Development Regulations Section 6.22 "Lounge", Section 6.30 "Restaurant", Section 8 "Parking Standards", Section 10.5 "Discretionary Uses", Section 10 "Commercial Neighbourhood 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 site. The application has been advertised in The Telegram newspaper at least twice and is 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 Discretionary Use for a temporary Outdoor Eating Area and Lounge at 75 Airport Heights Drive until October 31, 2023, and relieve 5 parking spaces. No outdoor speakers would be permitted.

**Prepared by:** Lindsay Lyghtle Brushett, MCIP Supervisor – Planning & Development  
Planning, Engineering and Regulatory Services

**Approved by:** Jason Sinyard, P. Eng., MBA Deputy City Manager  
Planning, Engineering and Regulatory Services

**Report Approval Details**

Document Title:	Notices Published - 75 Airport Heights Drive .docx
Attachments:	
Final Approval Date:	Jun 15, 2023

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

**No Signature - Task assigned to Lindsay Lyghtle Brushett was completed by workflow administrator Karen Chafe**

**Lindsay Lyghtle Brushett - Jun 15, 2023 - 1:37 PM**

**No Signature found**

**Colleen Blake - Jun 15, 2023 - 2:06 PM**

**No Signature - Task assigned to Jason Sinyard was completed by workflow administrator Karen Chafe**

**Jason Sinyard - Jun 15, 2023 - 2:21 PM**

June 12, 2023

To Whom It May Concern:

There is quite a bit of concern in regards to a recent notification from the City of St. John's that indicates a submitted proposal for an outdoor eating/lounge area for McNiven's Pub on the front of their building in their parking lot.

The on site parking spaces are currently not sufficient to accommodate customer/employee traffic, so it makes no sense that they want to temporarily eliminate the parking spaces they currently have to avail of an outdoor area. On an already busy street, parking and traffic flow has become even more problematic than ever before. During pub hours, especially during peak hours, there are vehicles parked everywhere on the streets around the establishment, specifically Airport Heights Drive and Argus Place. To mention a few, there are vehicles parked on the corner of Argus and all up and down Airport Heights Drive, vehicles pulled over looking for and waiting for available parking spots, vehicles pulled over in No Parking zones, vehicles literally stopping in the middle of the road, and vehicles U-turning while on Airport Heights Drive, all of which are pub users.

There is a continuous overflow of traffic on Airport Heights Drive and Argus Place of customers using the establishment. Visitors to neighbouring residences cannot find parking the majority of time when the pub is open and especially during their peak times. There is constantly double parking of vehicles on Argus Place. There are frequently vehicles illegally parked on the Metrobus stop next to the pub on both sides of Airport Heights Drive and at times blocking the fire hydrant. There is frequently illegal parking in front of nearby residences in the bike lane (No Parking zone), while illegally parked vehicles are also partially parked on the road creating a hazard for passing drivers, as well as for residents exiting their driveways.

Delivery trucks pull over on the Metrobus stop and make their deliveries to the establishment, while blocking any visual of oncoming traffic for nearby residents exiting their driveway, again a safety concern. Delivery trucks have been known to randomly pull over and block driveways of neighbouring residences. The amount of jaywalking on Airport Heights Drive of people going to and from the pub has become absolutely ridiculous and unsafe for oncoming traffic, as well as the pedestrians themselves!

And then there is the noise level that neighbouring residents have to deal with. Smokers outside the pub at all hours while it is open, which thankfully is only for a short period of time except the times when they are really busy and it is quite frequent. There cannot be an outdoor area without there being an increase in the noise level, and the hours they want is pretty much an all day thing from 12 noon to 10 pm, 7 days a week.

While Mr. Brazil has been wonderful to deal with as owner of the pub, there are some things that he just simply cannot control. Please listen to the neighbouring residents, the ones who are negatively affected by this the most. Anyone living outside of the 150 meter zone of the pub would of course be in favour of having an outdoor area. Why wouldn't they? They do not have to deal with the same repercussions in the same capacity that the neighbouring residents do. This is not the Water Street Pedestrian Mall and nor should it be permitted to be anything similar! These are homes of residents in close proximity, most of whom want peaceful enjoyment in their home and on their property. The Dockyard in the downtown area was not permitted to have an outside area a couple of years ago, and one of the stated reasons was the close proximity to residences. This is no different and should not be permitted!

The pub is a wonderful idea for the people of the Airport Heights community to enjoy! Agreed! However, it is in the wrong location on a street that was already busy to begin with and too close for comfort for neighbours who do not want to have to deal with such an establishment in their backyard, especially when it is proposed to also be outside. The establishment has their inside area that customers can enjoy. Please keep it inside and do not approve their proposal to have this outside area!

Sincerely,



## Karen Chafe

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**From:** [REDACTED]  
**Sent:** Monday, June 5, 2023 3:17 PM  
**To:** CityClerk  
**Subject:** (EXT) 75 Airport Heights Drive Application for Outdoor Eating and Lounge

To Whom It May Concern,

I was made aware of this application by one of the city counsellors and also received a letter in the mail because I live within 150M of the above noted property. In fact, [REDACTED]

[REDACTED] When the idea for this business was originally proposed I strongly objected to it for numerous reasons, as I do to this current application. There were many items Mr. Brazil spoke about in both public meetings to try and put at ease the minds of those who did not want this type of establishment in the middle of a residential area. When I questioned the city on why these items had not been completed, I was informed by council that the items Mr. Brazil spoke about were not included in his written application to the city. These items, as I expressed in the past, have had a negative impact on those of us around the property and I fear this current application will have the same result.

One of the main issues raised by numerous people at the public meetings was parking. The parking lot can only hold 7 or 8 vehicles safely and the rest of the customers are left to park on the main road and side streets. This is causing grief for those people living on these streets. Now Mr. Brazil wants to further reduce the amount of parking available at the establishment which will further increase on-street parking congestion. I've spoken to a few people who live close by and they've had issues with cars parking in their driveway as well as cars blocking their driveway entrance. There have been occasions where cars have parked on the side of the building and on the grassy field next to the building, neither of which are designated parking areas. I have also seen cars parked out back of the building which is likely a safety hazard in the event people needed to evacuate the building. Reducing the available spaces for parking will increase this problem. Children often play on these side streets and increasing traffic and the number of cars parked there puts their safety at risk.

Another issue with this proposal is the increased noise it will cause. The business is currently operating a very loud kitchen fan, has customers outside smoking, and staff entering and exiting the building numerous times during the day and night. Adding an outdoor element will most certainly increase the noise levels. There are young children living close by, including mine, who already hear these noises until late at night. Increasing the noise levels will definitely impact their sleeping patterns.

To summarize, I strongly object to this application being approved.

[REDACTED]

## Stacey Baird

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**From:** [REDACTED]  
**Sent:** Monday, June 12, 2023 11:13 PM  
**To:** CityClerk  
**Subject:** (EXT) McNiven's Airport Heights Pub Proposal

I am writing in response to a notice I received regarding the proposed addition of an outdoor eating area and lounge for McNiven's Airport Heights Pub, 75 Airport Height's Road. I wish my comments to remain anonymous. While I am not opposed to the presence of this establishment in my neighbourhood I do oppose this request due to the issue of very limited parking presently available to patrons and staff. The current parking situation is limited to 10 spaces with the only other available option being street parking on Airport Heights road and surrounding side streets. This request from the owners for parking relief will mean even more congestion with parking on roadways in the surrounding neighbourhood. The idea of a neighbourhood pub was the image presented when this establishment was first presented to area residents with patrons walking to the pub, not bringing their cars and looking for a place to park in a lot limited to only 10 parking spots. If the owners want to grow their business they should be looking for parking solutions, not requesting parking relief in a residential neighbourhood already dealing with traffic congestion due to a lack of parking for their business. An outdoor patio space for a pub is not appropriate in any residential neighbourhood and I am vehemently opposed to this proposal. Airport Heights is a neighbourhood with a lot of pedestrian traffic, area residents walking dogs and children riding bikes, etc. The increased traffic particularly in the summer months is of great concern.

Thank you, [REDACTED]  
[REDACTED]



## Karen Chafe

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**From:** [REDACTED]  
**Sent:** Saturday, June 3, 2023 9:28 AM  
**To:** CityClerk  
**Subject:** (EXT) 75 AIRPORT HEIGHTS DRIVE - Discretionary Use Application

We write as concerned citizens of St. John's, and residents of Argus Place, over the application for temporary parking relief requested by McNiven's Pub.

We have lived on Argus Place, a quiet, child-friendly cul-de-sac for over twenty years. Presumably, since the city doesn't give cul-de-sacs sidewalks, and won't include them in traffic calming, cul-de-sacs are expected to be quiet streets without regular, excessive traffic that doesn't belong to the residents of the street.

And yet, in spite of our previously-voiced concerns, the city has allowed a single business to monopolize on-street parking, turning this quiet cul-de-sac into a Friday and Saturday race track and pub parking lot.

At public hearings that took place before the initial change in zoning for this property, we expressed concerns about parking for this venue, which had requested a relief in parking from the required 17 spaces (per city bylaws), down to 10. We were assured by the proposer, that patrons would be using the on-street parking on Airport Heights Drive, or be walking to the pub. Our concerns were that patrons would instead, or additionally, use Argus Place for parking. The city of St. John's disregarded our concerns and gave total relief to the venue for parking. The city also provided further relief by not requiring the additional spaces or traffic flow improvements that the pub operators proposed in their initial request for parking space relief. This additional relief was granted without any notification or opportunity for responses by nearby residents.

In the time that the pub has been open, our concerns have proven themselves. McNiven's own staff use Argus Place on a regular basis, with unsafe driving habits, inconsiderate parking and excessive noise from car stereos. The proprietor often takes up one of those valuable on-street parking spaces on Airport Heights Drive, at the end of Argus Place, and even on the pub's parking lot despite living just three doors away from the pub and having plenty of space in his own driveway.

Some patrons of the pub exercise extremely poor judgement and consideration in their parking, particularly on the corner of Argus Place and Airport Heights Drive as well as on the near blind bend of Argus place. When cars are parked on the near-blind bend, one must drive on the wrong side of the road to pass but cannot see if any cars or pedestrians are coming from the opposite direction. This game of chicken is one we do not enjoy either as the driver, or the pedestrian. This curve must be carefully negotiated at the best of times. Vehicles are consistently parked on both sides of the top of the street, reducing Argus Place to one lane. As the vehicles are parked so close to both street corners of Airport Heights Drive and the corner and stop sign side of Argus Place, it is truly impossible for "standard" sized vehicles, such as our own, to see the traffic coming from either direction when entering and exiting Argus Place. We have experienced several near misses when entering the street and have to pull much too far out on to APH Drive when exiting the street. During the winter, when the street was more narrow, there were many days when an emergency vehicle, NL Power Utility trucks, furniture delivery and moving vans simply would not be able to access the street. There is also a concern regarding speed as patrons have been observed racing down Argus to turn their cars around after leaving the pub. Due to the absence of sidewalks, it is a dangerous place for pedestrians and for the children of the street to play and ride their bicycles.

Especially on weekends, there is no space for guests of residents that live closer to the top of the street to park their vehicles near the home they are visiting nor can one access the community mailbox at peak pub times without blocking the street due to patrons parking in front of the mailboxes. This requires “double-parking” on a street that is down to one lane when vehicles park on both sides. When this does happen, our vehicles have to wait behind the party retrieving their mail and hope that we don’t get rear-ended by an additional car that may enter the street as the vehicles parked around block the view of the driver entering Argus Place.

If anything, the city should rescind parking relief from the original proposal and require the additional spaces to be added as there is clearly insufficient parking for the volume of existing patron vehicles. Granting total parking relief to the pub so they can expand the number of patrons already visiting the pub would reduce the pub’s parking spaces by nine and add even more pressure to on-street capacity. The city would do well to be more concerned with the safety and comfort of its residents/taxpayers and less concerned with increasing patron capacity for a single business that already monopolizes our street during peak times. Approval should not be based on popularity of support by those who do not live in the vicinity, but more, on suitability of the amendment for the location of the property based on safety, and the ability for adjacent street occupants to live without nuisance. Not only are we somewhat insulted that this proposal is being entertained after having all our previous concerns disregarded, we implore you to refuse this ridiculous, incredibly dangerous request, and consider a study into the parking habits of the pub’s visitors and employees.

████████████████████  
████████████████

## Stacey Baird

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**From:** [REDACTED]  
**Sent:** Monday, June 12, 2023 5:44 PM  
**To:** CityClerk  
**Subject:** (EXT) Re: Discretionary Use Application - McNiven's Pub, 75 Airport Heights Drive

To whom it may concern,

I am writing to express my strong concern regarding the proposal for a discretionary use application concerning 75 Airport Heights Drive, specifically for the establishment of McNiven's Pub.

I currently reside within 150 meters of the application site and wish to voice my opposition to this request based on the following factors:

1. **Noise Disturbance:** The construction of an outdoor eating area and the operation of a pub or outdoor deck can generate significant noise, including music, conversations, and the activities of patrons. Such noise would undoubtedly disrupt the peace and quiet of nearby residents, particularly during evenings and nights. The resulting noise pollution would lead to increased stress levels, sleep disturbances, and a reduced quality of life for residents. Allowing a deck to be built on the front exterior of the structure would exacerbate these concerns.
2. **Parking:** Currently, there is already a significant parking issue in the area, especially during evenings and weekends. It is not uncommon to observe 20-30 cars parked along the main road of Airport Heights Drive and Argus Place. Furthermore, the nine existing parking spaces directly in front of the pub are consistently occupied. By requesting a parking relief for the proposed new build, the situation would worsen, causing further congestion on the surrounding streets. The initial premise that allowed a reduction in the parking requirements from 16 to 9 spaces was based on the assumption that most patrons would walk to the neighborhood pub. However, this has not been the case, as residents in the vicinity can attest. The addition of the pub has only contributed to an already congested street, resulting in safety concerns, blocked driveways, and improper parking on the wrong sides of the street.

I kindly request that you carefully consider these concerns before making a decision on the discretionary use application. It is crucial to prioritize the well-being and quality of life of the residents in the area, as well as to address the existing parking and traffic issues. Allowing the proposed outdoor deck and granting further parking relief would only exacerbate these problems and negatively impact the community.

Thank you for your attention to this matter.

Sincerely,

[REDACTED]  
[REDACTED]

Sent from my iPad

**Karen Chafe**

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**From:** [REDACTED]  
**Sent:** Monday, May 29, 2023 8:17 AM  
**To:** CityClerk  
**Subject:** (EXT) Proposal at 75 Airport Drive

Dear Sir/Madam:

I would like to say a resounding “no” to developing the existing parking lot into an outdoor pub and lounge. This area of Airport Heights is a family neighbourhood, not a commercial strip. Ever since this establishment at 75 Airport Heights opened, parking laws have been broken routinely and this has created hazards in the area.

Cars are jammed up to the edge of the curb at the intersection of Airport Heights and Argus Place. The entrance from Argus to Airport Heights is already tricky and requires care to enter the main drive. From noon until late evening, it is even more dangerous due to the cars lined off and squeezed into areas where cars should not be. Many vehicles use Argus Place as overflow parking often reducing the driving lane to one and a half cars. Cars zoom in and out of the area looking for spots. There is no traffic calming in the area and there are young children who frequently back and forth across the road routinely.

Noise in the area has increased as pub patrons go to their cars in the late evening with no consideration for the residents in the cul de sac who often sleep early for early morning work.

The area is also near a school which has increased traffic during a period overlapping the proposed pub hours.

Not only will this proposed business cause a disturbance in the neighborhood beyond what it has already done, but it will increase the hunt for parking spots as existing spots in the lot would no longer be available. It is my understanding, the business was to create a parking lot for its business in the adjacent lot next to the building. It never happened.

Please, please do not approve this proposal or any similar commercial enterprises in the area.

Regards,

[REDACTED]  
[REDACTED]  
[REDACTED]

Sent from [Mail](#) for Windows

## Stacey Baird

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**From:** [REDACTED]  
**Sent:** Thursday, June 8, 2023 10:23 PM  
**To:** CityClerk  
**Subject:** (EXT) Application-75 Airport Heights dr

This application should not be considered, the purpose of the pub going there in the first place in a residential area should have never been considered.

Right now, airport heights dr around the mcniven pub is always congested with vehicles parked on the side of the road in the bike lane.

Parents cannot part in these areas when picking up their kids from school but you allow people going into the out for a drink to do so? Shameful.

I live in the area i l pass the pub every single day, in the evenings there are always vehicles parked on the opposite side of the road of the pub and it is creating a hazard for drivers, an accident waiting to happen. This pub does not have adequate parking as it is so how can you pass an application that will take up even more parking spaces? That just doesn't make sense to anyone living in this residential area.

Don't pass this application just because of the owner of that pub is, David Brazil. He got the pub there but this is where it stops. Should have never been approved for pub location!

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

## Karen Chafe

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**From:** [REDACTED]  
**Sent:** Friday, May 26, 2023 10:25 AM  
**To:** CityClerk; Jill Bruce  
**Subject:** (EXT) McNiven Pub

To Whom It May Concern;

My primary residence [REDACTED] [REDACTED] **I have grave concerns** regarding the addition of an outdoor section to the pub.

Prior to the opening of the pub, my son and I enjoyed the quiet time in our backyard like the rest of the residents of our Airport Heights community. Since the City of St. John's has allowed the pub to exist, our quiet time in our backyard has ceased to exist. We are bombarded by the constant drone of the intake fan [REDACTED]. Our backyard haven now sounds like a boiler room. The noise pollution has drastically decreased the enjoyment we once garnered from our yard. With the help of our representative, Ms. Jill Bruce, we have attempted to have the intake fan rotated toward the road which would help alleviate some of the noise pollution we must daily endure. According to Mr. Brazil, the position is necessary in order for the intake fan to work. This is very difficult to believe as we live in one of the windiest communities in the city.

As well, I have recently had to spend \$400 for three months of professional rodent control. I cannot quantitatively attribute this to the newly opened establishment but, qualitatively speaking, I have never had to seek professional help to eradicate a rodent issue in my yard.

In addition to this, I have come home and have had cars parked **IN** my driveway. **These cars belong to people NOT visiting my home.** I have come home to cars **blocking** my driveway. In each instance, I have sat next to my window and watched patrons from the pub return to their cars.

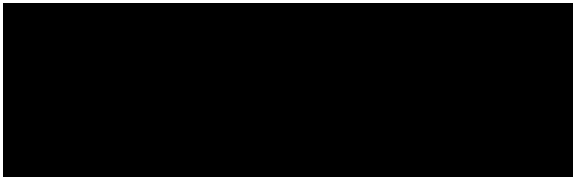
With regards to the proposed outdoor seating area at the pub, I am stressed about the additional noise this will bring to my garden. Will there be music playing outside (live or recorded)? I am stressed about the parking relief impacting access to my driveway.

I moved from my previous home because the city allowed Burger King to build a store right next to my home. Now, I have to suffer through this fight yet once again. **My faith in this City Council is depleted. I have not been heard. My voice has been ignored. Ms. Jill Bruce is my only beacon of hope to be heard. She has been relentlessly trying to make this council hear her voice of reason. I am begging you to listen.**

**In summation, I plead with you to deny the application proposed by Mr. Brazil. You've listened to the Airport Heights Community residents who do not deal with the repercussions of the pub as they do not directly live next door to it. Now, I beg of you, please listen to the voice of the residents who are directly impacted. Make your decision based on our voices.**

This pub is a wonderful idea but it is in a terrible location.

Thank you for your time,  
[REDACTED]  
[REDACTED]



=====  
Confidentiality Warning: This message and any attachments are intended for the sole use of the intended recipient(s), and may contain privileged and/or confidential information. If you are not an intended recipient, any review, retransmission, conversion to hard copy, copying, circulation or other use of this message and any attachments is strictly prohibited. If you received this email in error, please delete the message and attachments immediately and notify the sender by return email. Thank you!

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## Karen Chafe

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**From:** Planning  
**Sent:** Friday, June 2, 2023 1:17 PM  
**To:** City Clerk  
**Subject:** FW: (EXT) 75 Airport Heights Drive

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**From:** [REDACTED]  
**Sent:** Friday, June 2, 2023 12:28 PM  
**To:** Planning <planning@stjohns.ca>  
**Subject:** (EXT) 75 Airport Heights Drive

The Discretionary Use Application for the above address refers to parking.  
What does "temporary parking relief has been requested" mean ?  
Where would this parking be provided ? Customers already use the street/streets in the area for parking when the lot is full.  
Thank you

[REDACTED]  
[REDACTED]



**Karen Chafe**

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**From:** [REDACTED]  
**Sent:** Thursday, May 25, 2023 5:05 PM  
**To:** CityClerk  
**Subject:** (EXT) 75 Airport Heights Drive

Regarding the discretionary use application submitted by McNiven's Airport Heights Pub Inc. at 75 Airport Heights Dr.,  
[REDACTED] **FULLY SUPPORT** the application.

[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]

[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

## Stacey Baird

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**From:** [REDACTED]  
**Sent:** Monday, June 12, 2023 9:20 PM  
**To:** CityClerk  
**Subject:** (EXT) McNiven's Airport Heights Pub Inc proposal

To whom it may concern,

I am writing regarding the recent proposal submitted by McNiven's Airport Heights Pub at 75 Airport Heights Road.

The pub is looking to obtain use of its parking lot for an outdoor dining area, which in turn, will create significant parking issues.

First of all, I want to say that I am happy to see that the business is doing well here in our neighbourhood. My issue is with the lack of parking spaces and even more so if this proposal gets approval. With limited parking spots, vehicles must resort to parking on nearby streets, specifically Airport Heights Drive and Argus Place.

I reside on Argus Place with my family for nearly 20 years. It is a quiet, child-friendly cul de sac. If this proposal goes forward, it would give rise to even more ongoing traffic on our quiet street. My young children love playing outdoors and riding their bikes, as do all kids, and it is my children's safety and well-being that are my utmost concern. If there were to be a significant increase in traffic here, there would indeed be a substantial impact on them. And with school ending soon and long summer days, we are even more concerned.

Another quite concerning area is the intersection of Argus Place and Airport Heights Drive. With vehicles parking on Airport Heights Drive in the designated bicycle lanes, it creates a hazardous situation. Trying to turn left onto Airport Heights Drive from Argus Place has been challenging, to say the least, on some days. I believe that this will only worsen if the pub's proposal goes ahead. Vehicles are parking too close to the intersection already and in turn, giving rise to a blind spot for drivers leaving Argus Place. It is much worse than the high snowbanks that were there this past winter.

The expected increase in traffic causing safety concerns for children on my street and the issues concerning the lack of parking are my reasons for why I am not in agreement with the pub's proposal.

But, if this proposal is to go ahead, there are a few recommendations that should be seriously taken into account before one of our children are hit by a vehicle or there is a serious accident because of the blind spot at the intersection.

- "No Parking Tow Away Zone" signs should be installed on both sides of the intersection of Argus Place and Airport Heights Drive.
- A speed bump must be installed just after the bend on Argus Place to slow vehicles.

Thank you for your time,  
[REDACTED]

## Stacey Baird

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**From:** [REDACTED]  
**Sent:** Tuesday, June 13, 2023 10:49 AM  
**To:** CityClerk  
**Cc:** Mayor; Sheilagh O'Leary; Jill Bruce; Ophelia Ravencroft; Jamie Korab; Ian Froude; Carl Ridgeley; Maggie Burton; Ron Ellsworth; Debbie Hanlon; Sandy Hickman  
**Subject:** (EXT) Application - 75 Airport Heights Drive

My name is [REDACTED] I never received the information mail out regarding this requested proposal and only learned of it from one of my neighbors. I just found the news release and discovered the deadline was 930am this morning. Please accept the following for consideration in turning down this application.

This business approval was met with much opposition when it was originally proposed. During the public consultations the proponent put forth several mitigating items they claimed would be done due to close proximity to residential housing, being in a residential development and proximity to an elementary school.

Some examples

Fence of 1.62M surrounding the back and side of property where it is adjacent to other properties. - NEVER DONE AND STILL HAS LARGE OPENING IN FENCE THAT IS USED FOR VEHICLES TO PARK IN REAR OF BUILDING REGULARLY.

All back Windows would be removed and replaced with sound deadening products. - NEVER DONE, WINDOWS AND GLASS DOOR ON REAR OF BUILDING ARE ORIGINAL. ANY PATRON CAN SIT AND LOOK RIGHT INTO THE YARDS OF THE ADJACENT PROPERTIES WITH ZERO PRIVACY FOR THE ADJACENT HOMEOWNERS. CONVERSATIONS FROM THE FACILITY. STAFF AND PATRONS OFTEN HANG OUT AND SMOKE BEHIND THE BUILDING NEXT TO THE RESIDENTIAL PROPERTIES.

The original application was approved against the recommendations of the independent person appointed to review and against the wishes of the adjacent homeowners in airport heights.

Parking alleviation from the development regulations was granted for the original building approval and has led to the streets adjacent being constantly full of cars. Further alleviation cannot be allowed.

The residents of Airport Heights did not buy and invest in our properties to have the streets full of vehicles, people smoking in our backyards, privacy being taken away, noise from the bar which can be heard from inside our homes. I respectfully ask that this alleviation of parking and outdoor patio in a RESIDENTIAL area be declined.

Sincerely

[REDACTED]  
[REDACTED]

## Stacey Baird

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**From:** [REDACTED]  
**Sent:** Thursday, June 8, 2023 12:58 PM  
**To:** CityClerk  
**Cc:** Planning; Jill Bruce  
**Subject:** (EXT) 75 Airport Heights

Hello there!

We just got notice regarding a discretionary use application for an outdoor eating area. We are in favour of this amenity, despite not enjoying the restaurant itself, as outdoor public spaces are fantastic for community building. Having the outdoor eating area in their parking lot also vastly reduces noise penetration from 4 to 18 Crambrae street. Residents of Argus, and Airport Heights Drive 64-74 already have to contend with a very busy road so this does not really change the noise profile of the area.

However, we [REDACTED] are in NO-WAY in support of the temporary parking relief.

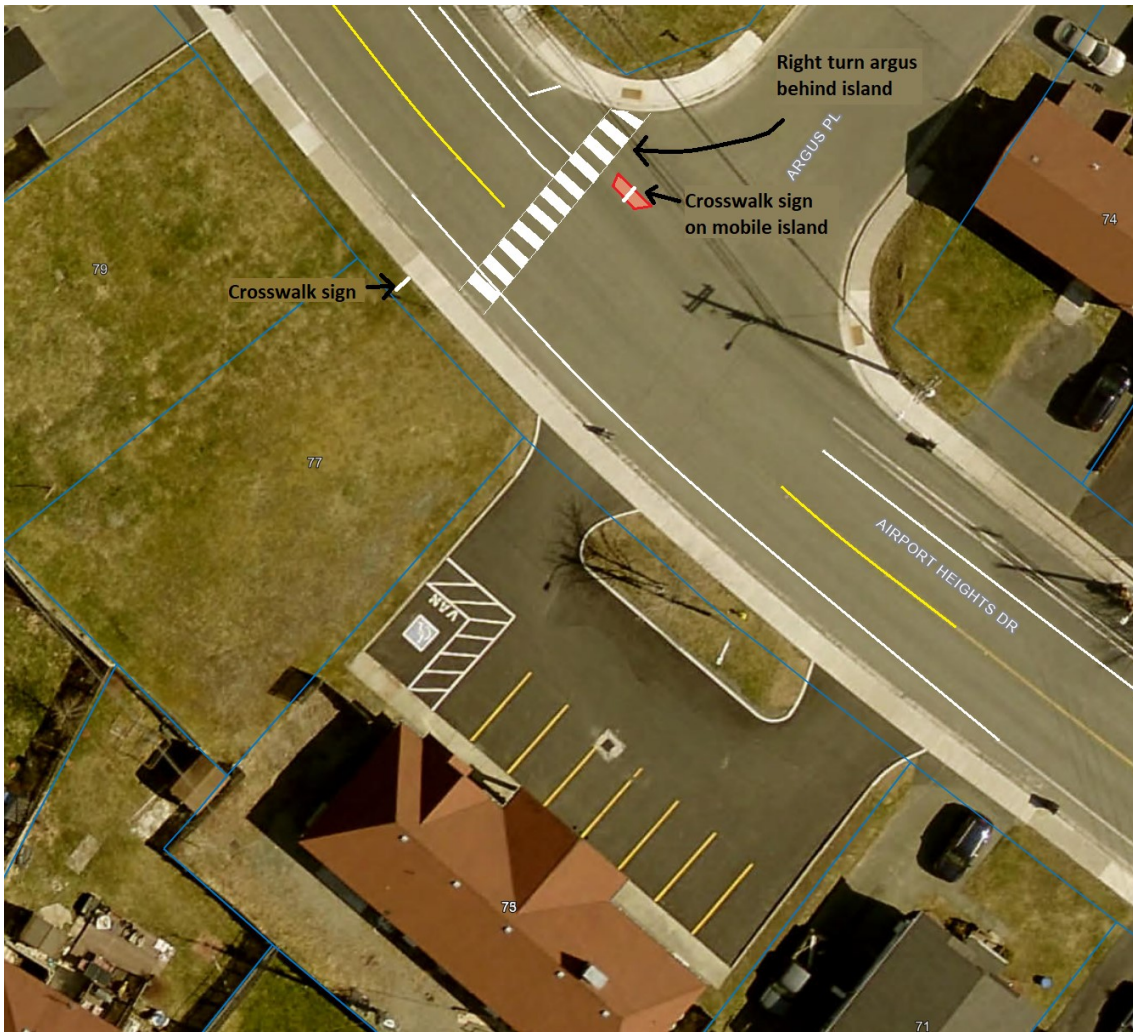
There is approximately 310m of on street parking along Airport heights drive between Roncalli elementary and Maries mini-mart, which provides approximately 42 parking spaces when factoring in the space for resident driveways. If you include unmarked free on street parking on Turnberry, Argus, and Gairlock within a 120 second walk (two minutes), these surge to around 88 parking spaces. That is about 10 times the parking that the business has. This business does NOT need to bring more cars to the area. Most of airport heights residents reside within a 10-minute walk of the restaurant and can easily make do with not driving their cars to this restaurant if they value it that much.

I would suggest adding a cross walk with a traffic calming mobile red concrete block to ensure drivers are aware that there is a cross walk here. I cycle in the area I do notice people cross the road as they see fit, which I am fine with, but an actual cross walk might go a long way to alleviating the business patrons parking 'issues'. Have the business pay for part of the installation. Traffic signs are around \$1,000 each, and a crosswalk paint is around \$500 for a total of around \$2,500. This is not out of the realm of the business owners who are looking to spend several thousand on a deck.

Two images below as reference.







The city should be pushing to remove as much car infrastructure as possible. Providing any parking relief is a MISTAKE, from any proper urban renewal strategy standpoint. This business should have reduced the needs to car trips, but it did not. In total, some trips have been reduced for locals who are driving, just in airport heights, but others are driving their cars to airport heights for this restaurant (that is fine). However, the real reason there was no serious vehicle reduction is because the city continuously promotes car traffic by not traffic calming (in a solid planned manner), keeping lanes at the maximum width that the transport authority of Canada recommends, and not really promoting active and public transit in the specifications (road sections, details etc) and development regulations (trip generation). I applaud the city for investing 20M\$ in attempting to almost complete a single active transit network with the shared use path, but this is still a one off project, and not addressing the engineering and planning of our urban built environment.

Thanks, and cheers

██████████  
 ██████████

## Karen Chafe

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**From:** [REDACTED]  
**Sent:** Friday, May 26, 2023 2:01 PM  
**To:** CityClerk  
**Cc:** [REDACTED]  
**Subject:** (EXT) Letter Received from the City re an Application from 75 Airport Heights Drive

My name is [REDACTED], the cul-de-sac directly across from the property in question, 75 Airport Heights Drive.

When this establishment was first planned, there were several public meetings held as well as the opportunity to provide feedback to the city clerk on an amendment to the the Municipal Plan for rezoning as well as the opening of an eating establishment and lounge. During that process, there were many of my neighbors as well as myself opposed to the plan for various reasons yet the city still approved the development despite the concerns. So I am providing feedback again on this new proposal although given the history of the city on the decisions for this location, I am not sure it will do any good.

My biggest issue is the parking. Before this establishment was opened, the city actually installed additional parking on Airport Heights Drive (on the right as you drive in from Major's Path) and moved the bike lane out closer to the traffic. Even with this additional parking, Argus Place was still used for parking. My driveway has been blocked on more than one occasion. The winter was particularly annoying as it hampered snow clearing efforts and as I pointed out previously, we are a cul-de-sac and not a high priority for snow clearing. This will only get worse if the current application is approved to take up some of the parking on the front of the building for an outdoor seating area. In particular, a red Dodge Ram truck has been parking almost daily on Airport Heights Drive just to the right of the stop sign coming out of Argus Place. This severely blocks the vision of traffic coming down Airport Heights Drive and I fear that it is an accident waiting to happen. The letter says that temporary parking relief has been requested. What does this really mean as parking just don't appear out of thin air?

As well, noise will definitely be an issue as this establishment is right in the center of a once-quiet neighborhood.

thanks,

[REDACTED]

**Karen Chafe**

---

**From:** [REDACTED]  
**Sent:** Friday, May 26, 2023 11:18 AM  
**To:** CityClerk  
**Subject:** (EXT) McNivens Pub

Hello,

I am writing in response to the proposed use for an outdoor eating area and lounge for McNiven's Pub. I am concerned about the safety of the neighborhood with this proposal, especially with regard to parking. Parking is very limited at this pub, and when it is busy, parking overflows onto Airport Heights Drive and Argus Place. This is a safety concern because as a driver, you cannot see around all of these vehicles. When I leave my street (Argus), and there are cars parked on Argus and APHD, I have to creep out and hope no one's coming as I cannot see around the cars. So now with a patio taking up the parking lot, this issue is going to be constant and people will get hurt due to car accidents (drivers and potentially pedestrians). Many cars speed up and down APHD – this is a recipe for disaster.

Further, I'm also concerned about the noise this will create. The homes directly surrounding the pub are family homes with young kids, and the potential for increased noise outside at the patio is of concern.

To conclude, my family and I are opposed to this patio set up, especially due to the dangerous parking and consequently, driving situation.

Thank you for reading this.

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]



## Stacey Baird

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**From:** [REDACTED]  
**Sent:** Tuesday, June 13, 2023 12:09 AM  
**To:** CityClerk  
**Subject:** (EXT) 75 Airport Heights Drive - Comments

Hello,

I'm writing to express my concerns regarding the proposed outdoor space to be added to McNiven's Pub on Airport Heights Drive. I wish that my personal information remain anonymous on public record.

Below are my main concerns:

**Parking.** Currently, customer parking occupies significant space in the surrounding area. Much of the road turning off from Argus Place onto Airport Heights Drive is occupied by parking making visibility poor. Attracting more parking in the area will only lead to more driving hazards. There is simply not sufficient space for parking to expand the pub without causing disruptions for residents.

**Noise.** While noise has not yet been a consistent issue from my location, there have been several occasions this past summer when patrons have been very loud outside of the pub during the early morning hours. An outdoor space will inevitably lead to more noise at night, especially in the summer months when more residents will have their windows open. Residential properties are too close to the establishment to make an outdoor space acceptable.

I enjoy having the pub in our neighbourhood; however, I fear that adding an outdoor space will lead to more disruptions and safety concerns for residents. The business has now gone beyond the idea of a "neighbourhood pub" as originally intended with this proposed expansion.

Thank you for taking the time to read about my concerns.

Best regards,

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]



## **Inclusion Advisory Committee Report**

**May 18, 2023**  
**9:30 a.m.**  
**Virtual**

**Present:**

Dr. Sulaimon Giwa, Co-Chair - Anti-racism  
Joby Fleming, Co-Chair - Empower NL  
Councillor Debbie Hanlon, Council Representative  
Duane Morgan, CNIB  
Carolyn Mills, Metrobus/GoBus, Manager of Accessible Transit Service  
Trevor Freeborn, Coalition of Persons with Disabilities  
TJ Jones, 2SLGBTQIA+  
Leah Farrell, ASNL

Natalie Godden, Manager of Healthy City & Inclusion  
Trisha Rose, Facilitator, Accessibility & Inclusion  
Stacey Baird, Legislative Assistant  
Lisa Zigler, Women's Representative

Olivia McFarlene, Empower NL

**Regrets:**

Kim Pratt Baker, Canadian Hard of Hearing Association  
Megan McGie, NL Association for the Deaf  
Nancy Emberley, NLAD  
Renata Lang, Association for New Canadians  
Heidi Edgar, Mental Health  
Jane Simmons, Physical and Neurological Disabilities  
Ashley Bonnell, CHHA-NL

Paula Soper, Inclusion Coordinator  
Karen Chafe, City Clerk  
Jennifer Squires, Legislative Assistant

2. **APPROVAL OF THE AGENDA**

**Moved By** Trevor Freeborn

**Seconded By** Carolyn Mills

That the agenda be adopted as presented.

**MOTION CARRIED**

3. **ADOPTION OF THE MINUTES**

3.1 **Minutes of February 23, 2023**

Minutes were deferred as the scheduled March meeting was cancelled.

**Moved By** Duane Morgan

**Seconded By** Trevor Freeborn

That the minutes of February 23, 2023, be accepted as presented.

**MOTION CARRIED**

3.2 **Minutes of April 20, 2023**

**Moved By** Lisa Zigler

**Seconded By** Joby Fleming

That the minutes of April 20, 2023, be accepted as presented.

**MOTION CARRIED**

4.

6.3 **Service Animal/Guide Dog Awareness Initiative (Trisha Rose - Accessibility & Inclusion Facilitator)**

The Accessibility & Inclusion Facilitator presented an overview on the Service Animal/Guide Dog Awareness Initiative, originally discussed at the January 26, 2023 meeting.

**Moved By** Duane Morgan

**Seconded By** Joby Fleming

That Council approve the development of a Service Animal/Guide Dog Awareness initiative for City of St. John's Customer Service Staff in consultation with the Inclusion Advisory Committee and the CNIB.

**MOTION CARRIED**

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CO-CHAIRS, JOBY FLEMING AND DR. SULAIMON GIWA

# INFORMATION NOTE

<b>Title:</b>	<b>Service Animal/Guide Dog Awareness Initiative</b>
<b>Date Prepared:</b>	January 10, 2023
<b>Report To:</b>	Committee of the Whole
<b>Councillor and Role:</b>	Councillor Debbie Hanlon, Inclusion
<b>Ward:</b>	N/A

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## Decision/Direction Required:

The Canadian National Institute for the Blind (CNIB) and the Community Services Inclusion Team recommends implementing a Service Animal/Guide Dog awareness initiative for City staff and facilities that provide in person, customer service.

## Discussion – Background and Current Status:

As per established practice, City staff work with the Inclusion Advisory Committee (IAC) to identify, reduce and eliminate barriers within City programs and services. Service animals support individuals with various disabilities including vision loss or blindness, autism, epilepsy, diabetes, mental health conditions, etc.

The CNIB has provided the City with Guide Dog awareness and etiquette materials, including door decals. These materials will assist in:

- creating guide dog awareness and welcoming spaces
- increasing public awareness
- providing guide dog handlers with a sense of comfort in entering public facilities that are safe and welcoming

The initiative will be overseen by the Accessibility Facilitator and include:

- Consultation with CNIB to develop a service animal/guide dog orientation including awareness and etiquette for interaction
- An overview of the [provincial service animal legislation](#) and [provincial human rights guidelines regarding the use of service animals](#).
- Consultation with various city departments and divisions to identify areas that provide in person customer service and a format for delivery.

## Key Considerations/Implications:

1. Budget/Financial Implications: None

# ST. JOHN'S

2. Partners or Other Stakeholders:

- a. Inclusion Advisory Committee
- b. CNIB
- c. Inclusion Services
- d. City Departments/Divisions that provide in person customer service

3. Alignment with Strategic Directions:

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

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

4. Alignment with Adopted Plans:

- a. Healthy City Strategy

5. Accessibility and Inclusion:

- a. This is an initiative of the Community Services Inclusion Team, in consultation with the Inclusion Advisory Committee and CNIB which supports accessibility and inclusion of individuals supported by service animals.

6. Legal or Policy Implications:

- a. [Service Animal Act of Newfoundland and Labrador](#)
- b. [Guidelines Regarding the Use Of Service Animals](#)

7. Privacy Implications: None

8. Engagement and Communications Considerations:

- a. Inclusion staff will work with Communications and Administrative staff to feature the orientation and information on the City's intranet.

9. Human Resource Implications: None

10. Procurement Implications: None

11. Information Technology Implications: None

12. Other Implications: None

**Conclusion/Next Steps:**

Staff will develop a Service Animal/Guide Dog Awareness initiative for City of St. John's Customer Service Staff in consultation with the Inclusion Advisory Committee and the CNIB.

**Prepared by: Trisha Rose, Accessibility and Inclusion Facilitator**

**Approved by:**

**Report Approval Details**

Document Title:	Service Animal Guide Dog Awareness Initiative.docx
Attachments:	
Final Approval Date:	Jan 17, 2023

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

**Natalie Godden - Jan 17, 2023 - 10:55 AM**

**Tanya Haywood - Jan 17, 2023 - 12:46 PM**



## Development Permits List For June 8 to June 14, 2023

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
RES		Proposed Subdivide for Dwelling	158 Ruby Line	5	Rejected – as per Section 4.10 (3) – Development in a Wetland	2023-06-08
OT	Newfoundland Power Inc	Newfoundland Power Lighting & Distribution Upgrades of Loop 34	Drake Crescent & Montague Street	2	Approved	2023-06-08

**\* Code Classification:**

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

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

**Lindsay Lyghtle Brushett**  
**Supervisor – Planning & Development**

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**Permits List**  
**Council's June 19, 2023, Regular Meeting**

Permits Issued: 2023/06/08 to 2023/06/14

**BUILDING PERMITS ISSUED**

<b>Residential</b>		
<b>Location</b>	<b>Permit Type</b>	<b>Structure Type</b>
10 Ophelia Pl	Accessory Building	Accessory Building
10 Pepperwood Dr	New Construction	Single Detached Dwelling
12 Laughlin Cres	Accessory Building	Accessory Building
12 Laughlin Cres	Accessory Building	Accessory Building
13 Carondale Dr	Change of Occupancy/Renovations	Single Detached Dwelling
13 Maxse St	Renovations	Townhousing
13 Meehan's Lane	Deck	Patio Deck
13 Seminole Dr	Accessory Building	Accessory Building
16 Shoal Bay Rd	Fence	Fence
2 Ginger St	Fence	Fence
2 Rigolet Cres	Change of Occupancy/Renovations	Single Detached Dwelling
2 Tansley St	Fence	Fence
21 Sir Wilfred Grenfell Pl	New Construction	Single Detached w/ apt.
25 Baker St	Fence	Fence
26 Claddagh Rd	New Construction	Single Detached Dwelling
27 Veitch Cres	Accessory Building	Accessory Building
34 Dragonfly Pl	New Construction	Single Detached Dwelling
36 Sir Wilfred Grenfell Pl	New Construction	Single Detached w/ apt.
371 Newfoundland Dr	Renovations	Single Detached Dwelling
371 Newfoundland Dr	Renovations	Single Detached Dwelling
38 Outer Battery Rd	Deck	Patio Deck
38 Sugar Pine Cres	Fence	Fence
4 Ann Harvey Pl	New Construction	Single Detached w/ apt.
4 Gooseberry Lane	Deck	Patio Deck
4 Redberry St	Fence	Fence
4 Serpentine St	Deck	Patio Deck
4 Sugar Pine Cres	Fence	Fence

409-413 Back Line	Renovations	Single Detached Dwelling
42 William St	Renovations	Townhousing
45 Spencer St	New Construction	Mobile Home
46 Autumn Dr	Accessory Building	Accessory Building
46 Newman St	Accessory Building	Accessory Building
50 Kenai Cres	Renovations	Single Detached Dwelling
50 Sugar Pine Cres	Site Work	Swimming Pool/Hot Tub
535 Main Rd	Accessory Building	Accessory Building
58 Macbeth Dr	Site Work	Landscaping
59 Sugar Pine Cres	New Construction	Single Detached Dwelling
6 Roscommon Pl	Site Work	Single Detached Dwelling
66 Royal Oak Dr	Renovations	Single Detached Dwelling
7 Carty Pl	Site Work	Driveway
7 Diamond Marsh Dr	New Construction	Single Detached Dwelling
7 Purcell St	Deck	Patio Deck
7 Rhodora St	Accessory Building	Accessory Building
70 Queen's Rd	Site Work	Landscaping
76 Allandale Rd	Fence	Fence
77 Cherokee Dr	Accessory Building	Accessory Building
79 Chapman Cres	Fence	Fence
8 Julieann Pl	Fence	Fence
8 Julieann Pl	Accessory Building	Accessory Building
800 Main Rd	Accessory Building	Accessory Building
86 Viking Rd	Renovations	Single Detached w/ apt.
93 St. Clare Ave	Renovations	Single Detached Dwelling
94 Freshwater Rd	Renovations	Semi Detached Dwelling
98 Linegar Ave	Renovations	Single Detached Dwelling

This Week: \$2,879,731.50

### Commercial

Location	Permit Type	Structure Type
156 Water St	Change of Occupancy	Patio Deck
172 Water St	Sign	Retail Store
18 Albany Pl	Renovations	Apartment Building
187 Water St	Change of Occupancy	Patio Deck
2 Stavanger Dr	Renovations	Eating Establishment
277 Duckworth St	Sign	Office

336 Water St	Change of Occupancy	Patio Deck
336 Water St	Change of Occupancy/Renovations	Restaurant
4 Portugal Cove Rd	Site Work	Place Of Amusement
453a Main Rd	Change of Occupancy	Commercial Garage
48 Kenmount Rd	Change of Occupancy/Renovations	Retail Store
50 Bonaventure Ave	Site Work	Driveway
657 Topsail Rd	Change of Occupancy	Car Sales Lot
75 Southside Rd	Accessory Building	Accessory Building
807 Water St	Change of Occupancy	Recreational Use
90 Aberdeen Ave	Renovations	Retail Store

This Week: \$1,791,356.00

#### Government/Institutional

Location	Permit Type	Structure Type
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This Week: \$0.00

#### Industrial

Location	Permit Type	Structure Type
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This Week: \$0.00

#### Demolition

Location	Permit Type	Structure Type
73 Glenlonan St	Demolition	Accessory Building

This Week: \$200.00

**This Week's Total: \$4,671,287.50**

**REPAIR PERMITS ISSUED:**

**\$82,545.00**

**NO REJECTIONS**

<b>YEAR TO DATE COMPARISONS</b>			
<b>June 19, 2023</b>			
<b>TYPE</b>	<b>2022</b>	<b>2023</b>	<b>% Variance (+/-)</b>
Residential	\$32,664,529.66	\$33,333,074.02	2
Commercial	\$47,559,253.08	\$44,024,864.26	-7
Government/Institutional	\$570,288.00	\$4,232,341.29	642
Industrial	\$31,000.00	\$190,000.00	513
Repairs	\$690,100.69	\$567,695.94	-18
<b>TOTAL</b>	<b>\$81,515,171.43</b>	<b>\$82,347,975.51</b>	<b>1</b>
Housing Units (1 & 2 Family Dwelling)	103	63	

Respectfully Submitted,

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

# MEMORANDUM

## **Weekly Payment Vouchers For The Week Ending June 14, 2023**

### **Payroll**

<b>Public Works</b>	<b>\$ 438,746.68</b>
<b>Bi-Weekly Casual</b>	<b>\$ 42,994.59</b>
<b>Accounts Payable</b>	<b>\$ 1,118,643.81</b>

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

**Total: \$ 1,600,385.08**

# 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:** [Bid # and Name]  
**Date Prepared:** Thursday, June 15, 2023  
**Report To:** Regular Meeting  
**Councillor and Role:** Councillor Sandy Hickman, Public Works  
**Ward:** N/A

**Department:** Public Works  
**Division:** Roads & Traffic  
**Quotes Obtained By:** Sherri Higgins  
**Budget Code:** 3221-55281  
**Source of Funding:** Operating

**Purpose:**  
To repair damaged guide rail within the City.

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

Vendor Name	Bid Amount
Coast to Coast Construction and Property Maintenance Ltd.	\$135,613.75
Cutting Edge Inc.	\$264,158.45
Farrell's Excavating Ltd.	\$333,356.25
Talon Energy Services Inc.	\$344,328.99

**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:** One (1) year

**Bid Exception:** None

**Recommendation:**  
That Council approve for award this open call to the lowest bidder meeting specifications, Coast to Coast Construction and Property Maintenance Ltd., for \$135,613.75 (HST incl.) as per the Public Procurement Act.

**Attachments:**

# ST. JOHN'S

### Report Approval Details

Document Title:	2023083 - Guide Rail Repairs.docx
Attachments:	
Final Approval Date:	Jun 15, 2023

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

**No Signature - Task assigned to Rick Squires was completed by workflow administrator Karen Chafe**

**Rick Squires - Jun 15, 2023 - 12:43 PM**

**Derek Coffey - Jun 15, 2023 - 12:53 PM**

# DEPARTMENTAL APPROVAL REQUEST/RFP

**Commodity/Bid #:** Supply & Delivery of 3 new Sport Utility Vehicles (SUV)  
**Date Prepared:** Wednesday, June 14, 2023  
**Report To:** Regular Meeting  
**Councillor and Role:** Councillor Sandy Hickman, Public Works  
**Ward:** N/A

**Department:** Public Works  
**Quotes Obtained By:** Blair McDonald  
**Budget Code:** PWP-2023-138  
**Source of Funding:** Capital

**Purpose:**

These vehicles are a part of the regular fleet replacement program.

**Proposals Submitted By:**

Vendor Name
Hickman Motors
East Coast Kia
Capital Hyundai

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

**Contract Duration:** 4 Months

**Recommendation:**

THAT Council approve for award this open call to the highest scorer as determined by the City's evaluation team, Hickman Motors, for the amount of \$117,938.25 (Hst Included), as per the Public Procurement Act.

**Attachments:**

# ST. JOHN'S

# BID APPROVAL NOTE

**Bid # and Name:** 2017213 – Robin Hood Bay Loader Lease - Buyout  
**Date Prepared:** Thursday, June 15, 2023  
**Report To:** Regular Meeting  
**Councillor and Role:** Councillor Sandy Hickman, Public Works  
**Ward:** N/A

**Department:** Public Works  
**Division:** Fleet  
**Quotes Obtained By:** Annette Power  
**Budget Code:** PWP-2023-138  
**Source of Funding:** Capital

**Purpose:**

In 2018 the City entered into a sixty-month lease agreement for a loader for Robin Hood Bay. The lease agreement has ended, and the City intends to exercise the option to purchase the loader.

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

Vendor Name	Bid Amount
John Deere Financial	\$126,850.00

**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:** N/A

**Bid Exception:** None

**Recommendation:**

That Council approve for award the purchase of the loader previously leased under contract 2017213 - Robin Hood Bay Loader to John Deere Financial, for \$126,850.00 plus HST, as per Public Procurement Act.

**Attachments:**

# ST. JOHN'S

# INFORMATION NOTE

<b>Title:</b>	<b>Heritage Plan – What We Heard</b>
<b>Date Prepared:</b>	June 7, 2023
<b>Report To:</b>	<b>Committee of the Whole</b>
<b>Councillor and Role:</b>	Councillor Maggie Burton, Heritage
<b>Ward:</b>	N/A

## **Issue:**

Staff have completed public engagement for the St. John's Heritage Plan and present the findings to Council and the public.

## **Discussion – Background and Current Status:**

In 2022, Council adopted the terms of reference for a St. John's Heritage Plan. This is not a legal document like a Municipal Plan, but rather a plan that will set out a vision, goals and action items to protect, manage and promote St. John's heritage. The Heritage Plan will be based on built heritage and will also consider cultural heritage, cultural landscapes, festivals, historic events, stories and oral traditions, place names, and public art.

The City launched the public engagement on February 22, 2023 during Heritage Week and continued until April 10. Engagement included a Heritage Plan Engage project page, two public sessions (one in-person and one virtual meeting), as well as meetings with key stakeholders, owners of designated Heritage Buildings, City committees, and people with an interest in heritage.

A summary of the public engagement is included in the attached "What we heard" document. This feedback will be evaluated by staff and incorporated into the draft Heritage Plan, to be released for public review later this year.

## **Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Heritage NL; City advisory committees; heritage organizations; owners of designated Heritage Buildings; residents in Heritage Areas; city 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.

# ST. JOHN'S

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; St. John's Heritage By-Law
5. Accessibility and Inclusion: Accessibility and inclusion consideration will be included in the Heritage Plan.
6. Legal or Policy Implications: Not applicable.
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: The engagement in preparing the Heritage Plan has concluded.
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 Heritage Plan will be drafted for release and public review later this year.



### Report Approval Details

Document Title:	Heritage Plan - What We Heard.docx
Attachments:	- WWH - Heritage Plan FINAL.pdf
Final Approval Date:	Jun 8, 2023

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

**Ken O'Brien - Jun 7, 2023 - 5:01 PM**

**No Signature - Task assigned to Jason Sinyard was completed by workflow administrator Stacey Baird**

**Jason Sinyard - Jun 8, 2023 - 8:36 AM**

OUR CITY. OUR FUTURE.



# What We Heard

Heritage Plan

June 2023

ST. JOHN'S

# Disclaimer

This document provides a summary of what was heard from participants during this engagement process. It is not meant to reflect the specific details of each submission word-for-word, although attempts have been made to do so when possible.

The City produces a What we Heard document for every city-led public engagement project. This collected commentary is shared with the community to ensure we heard you correctly.

The City protects the privacy of those who provide feedback as per Access to Information and Privacy Legislation.

The full scope of commentary is used by city staff and Council to help inform recommendations and decisions.

## Context

- The city is developing a Heritage Plan to support the preservation of built and cultural heritage.
- In the 2022 Resident Satisfaction Survey, 70% of City residents identified heritage preservation as having an importance of 8 or higher out of 10. 39% of City residents rated their satisfaction with heritage preservation as 8 or higher out of 10 in 2022, down 6% from 2020.
- Authority over the protection of heritage buildings rests with municipalities in NL and the City recognizes the importance of having a high-level strategy for heritage preservation.

# Background

- In 2015, the Built Heritage Experts' Panel replaced a Heritage Advisory Committee and reports to the Committee of the Whole.
- In 2021, the City transitioned from a heritage policy to a bylaw. Public engagement informed the new bylaw.
- The City has four [Heritage Areas](#).
- The City has an application-based incentive program offering annual grants for heritage restoration, valued at \$60K annually; it is well used.
- Heritage is a much-discussed topic, and the City has been included in some high-profile cases, some of which have involved legal action.
- Completion of a Heritage Plan is an action item in the City's 10-year Strategic Plan, Our City our Future.



# Public Engagement Plan

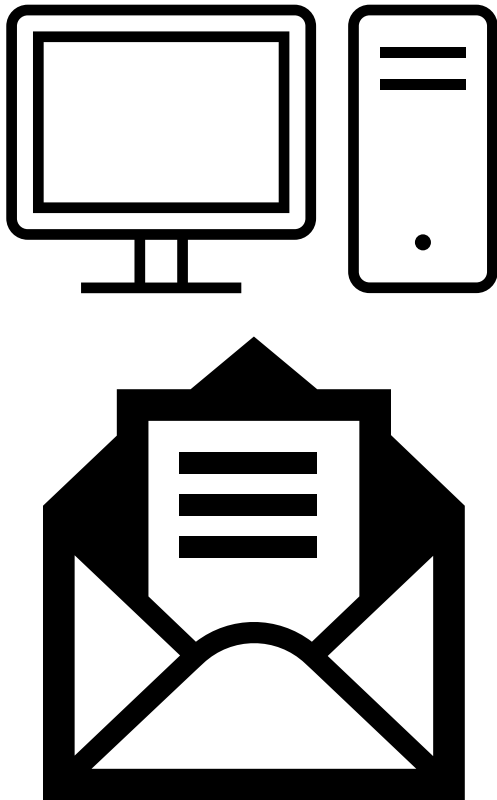
## Purpose

- To gather feedback from stakeholder groups and individuals to support the creation of a heritage plan that aligns with the City's Envision Municipal Plan, providing goals and objectives to preserve and promote built, and cultural heritage, in the City.

## Approach

- Meetings (in-person and virtual) including residents and community and heritage focused organizations.
- Youth (18-30) survey.
- City Advisory Committee meetings.
- Through tools on [EngageStJohns](#)
- Email.

## Promotion



- News release issued on February 22, 2023
- Project page on [EngageStJohns.ca](https://EngageStJohns.ca) published on February 22, 2023.
- Newsletter to 3,727 registered users and followers of [EngageStJohns.ca](https://EngageStJohns.ca)
- Posts to regular City communications channels including social media, listservs, website
- 5 Facebook posts (40,055 impressions), 5 Twitter posts (45,549 impressions), 4 Instagram posts (15,104 impressions)

## Who Engaged



### On EngageStJohns.ca

Total Visits to project page: 868

- **Engaged Visitors** (People who posted questions/comments or answered surveys): 84
- **Informed Visitors:** 301
- **Aware Visitors** (Unique visitors): 599
- **Online Comments and Interactive Map Pins:** 26 submissions

### Email:

14 submissions

### Survey Responses:

Youth Engagement Survey: 23

**Public Meeting Attendance:** 80

**Stakeholder Meeting Attendance:** 17

**City Committees:** 6 meetings



## Stakeholders Consulted

- People who live in Heritage areas
- Designated Heritage Building Property Owners
- Heritage NL
- Newfoundland and Labrador Historic Trust
- Government of NL (Department of Tourism, Culture, Arts and Recreation)
- Outer Battery Neighbourhood Association
- Georgestown Neighbourhood Association
- Basilica Heritage Foundation
- Ecclesiastical District Working Group
- First Light (ongoing)
- City Committees
  - Youth Engagement Working Group
  - Inclusion Advisory Committee
  - Seniors' Advisory Committee
  - Arts and Culture Advisory Committee
  - Sustainable and Active Mobility Advisory Committee
  - Built Heritage Experts Panel (ongoing)

# What We Heard Highlights

- Participants agreed that built heritage is a key consideration when creating a Heritage Plan for the City.
- There was agreement that heritage includes cultural landscapes and streetscapes and was the highest priority for youth, including the preservation of heritage trails, pathways, other green spaces, and burial sites.
- There was agreement that heritage must be inclusive and there are many opportunities to highlight the importance that various cultures have had on the history of the City. It was suggested that the Heritage Plan should include areas outside of the current four historic districts, looking at the City more broadly. Acknowledge the history and culture diversity in neighbourhoods throughout the City, assessing and inventorying what is important in each neighbourhood.
- There were concerns regarding the protections and standards currently in place for historic buildings, including regulations related to when a building can be torn down. It was also noted that with stronger standards comes the need to have appropriate enforcement. The standards and guidelines established by Canada's Historic Places was suggested.
- It was noted during the meeting with Heritage organizations that in Canada, the focus is shifting more towards preservation of heritage vs conservation of heritage as evidenced in the Federal standards and guidelines.
- Two advisory committees commented on the accessibility of heritage structures and the need for more consultation as upgrades occur.

# What We Heard Highlights

- There were comments in all stakeholder groups related to the need for more education and awareness about heritage and why it is important to the City. Individuals felt that a communications strategy would be helpful to raise awareness and noted it is important that residents understand local history, not just promoting the history as a tourist attraction.
- Participants in all engagement activities felt strongly that financial incentives for built heritage, such as tax incentives, tax credits or grants, are critical in protecting City heritage.
- There were comments related to the importance of open communication with all levels of Government, even though provincial and federal Heritage designations are outside of the City's authority.
- It was suggested that legislation was needed instead of only a by-law and that the City of St. John's legislation should be updated to have stronger protection of heritage buildings and areas.

# What We Heard Highlights

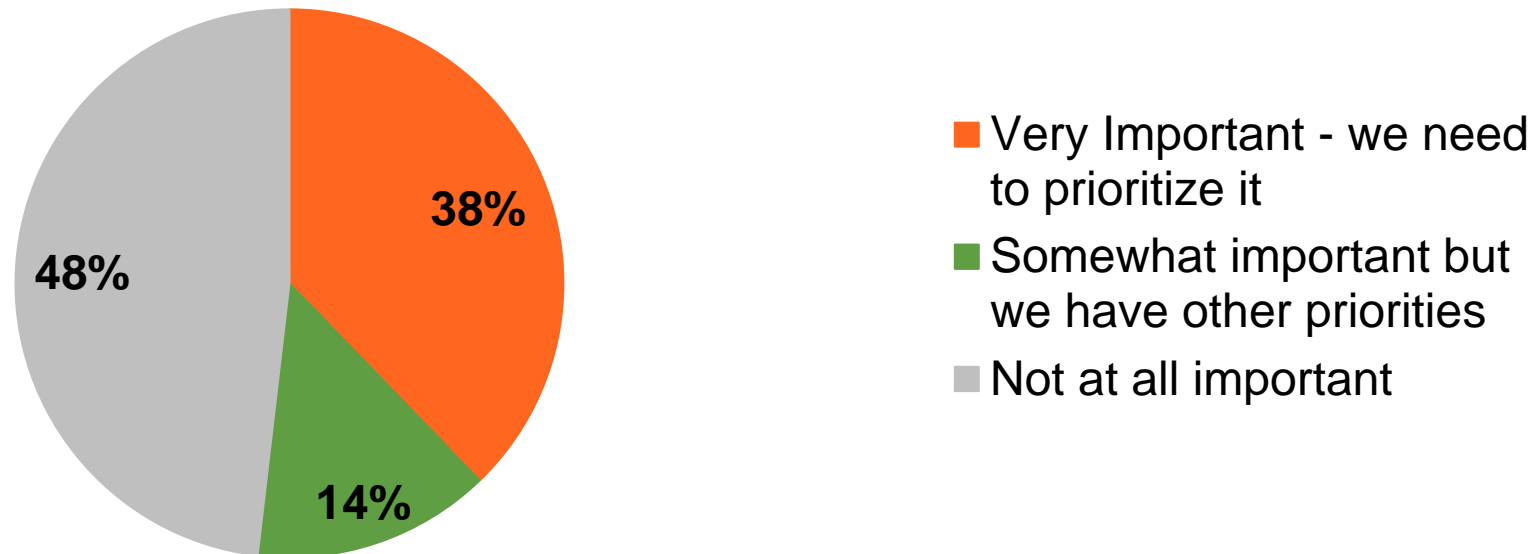
- Through EngageStJohns feedback, there was acknowledgement that moving to clean heating can be challenging for heritage properties, but the City should continue to think about the impact to climate change and also explore advanced technologies that could assist in upgrading built heritage.
- Two Engage participants suggested that future heritage should be considered and new architecture that will become future heritage should be encouraged.
- Some people asked for clarity regarding the engagement process and if further public consultation would occur once the Heritage Plan was in a draft format.

# What We Heard: Engage St. John's Page

- Through the interactive mapping tool on EngageStJohns, registered individuals were asked to identify suggestions for other Heritage Areas in addition to the current four. It was suggested that the lower end of Waterford Bridge Road could be a future Heritage Area with a dense collection of heritage buildings.
- Registered users were also asked to identify where they think there should be other designated heritage structures or buildings.
  - “272 Water Street was the home of Auntie Crae's General Store for 40 years (and more recently Rocket Bakery). You can see the creek between/below the buildings where they used to throw lead fishing weights. This is the kind of place that makes downtown livable and memorable.”
  - “Sisters of Mercy Convent – Goulds”
  - “155 Water St. has some of the last remaining tin ceilings and wood paneling and counters. The owner was stripping it out to put in a bar without a permit, but thankfully the city intervened and now the Craft Council uses the space.”
  - “The row of houses on the north side of Merrymeeting road on either side of Mayor avenue (Civic 70-132 -- AndersonTown) presents a distinctive streetscape and a reminder of the first attempts to solve the housing shortage in St. John's in the first two decades of the 20th Century.”
  - “There was one beautifully preserved Churchill Park house on Elm Street as of a year or two ago. I have not checked to see if it is still there. There are very few "original" houses left.”

# What We Heard: Engage St. John's Quick Poll

How important is heritage to you?



Note: This poll was open to anyone and promoted on the City's social media platforms. Individuals could reply to the poll without registering for [EngageStJohns](#) or living in St. John's.

# What We Heard Details – What Does Heritage Mean to You?

- While people had both positive and negative reactions to the word ‘heritage’ mostly because of historical decisions and loss of heritage, there were some common themes heard:
  - Built Heritage.
  - Cultural landscape, streetscape and open spaces.
  - Intangible culture.
  - Artifacts.
  - Accurate history representing the diverse cultures that have played a part in the City’s history. Sometimes history is slanted towards certain groups.
  - Needs to be inclusive from prehistoric to present.
  - Need to look outside of the downtown area and current 4 heritage districts and recognize the heritage of neighbourhoods throughout the City.
  - Materials such as clapboard.
  - There were concerns that heritage is poorly protected.
  - Used to be so connected to the waterfront but many newer developments turn their back on the waterfront.

## What We Heard Details – What are the key aspects of built heritage? What concrete actions can the City take to protect built heritage?

- Many people suggested that stronger standards and regulations are required to preserve heritage areas and that the [Standards and Guidelines for the Conservation of Historic Places in Canada](#) be adopted for heritage properties in St. John's.
- It was noted during multiple engagement activities that air rights and view plains should be protected near historical places. “Our historic places will only continue to be valued and provide tangible economic, environmental, social and cultural benefits for citizens and the City [if] this appreciation and enjoyment is not impeded by providing air rights over or adjacent to such historic places.”
- It was suggested that stronger protections are needed to ensure long-term preservation and to limit the ability of short-term decisions to impact heritage preservation.
- Multiple participants noted that areas around heritage buildings, such as parks, streetscapes and landscapes should also be protected. This includes maintaining the walkability around heritage properties.
- It was noted that heritage is not just the structure but the context in which it resides. It is critical to protect the larger landscape around a building from misuse.



## **What We Heard Details – What are the key aspects of built heritage? What concrete actions can the City take to protect built heritage?**

- There was support for introducing increased financial support for heritage property owners to maintain their properties and protect built heritage in the City.
- Several participants indicated that increased funding through grant programs would be beneficial, while others felt that financial incentives such as tax rebates or property tax credits would be effective. Participants agreed that financial assistance to property owners is important to protect built heritage in the City.
- Participants in all engagement groups agreed that more actions needed to be taken to prevent heritage properties from becoming rundown and eventually destroyed. It was felt that allowing a heritage building to be unmaintained and become derelict is a strategy sometimes used to avoid the regulations around restoring a heritage property.
- Individuals suggested an increase in taxes if a property was left vacant and there was no active attempt to rent or restore to help prevent heritage properties from becoming decrepit. It was also suggested that the City needs regulations for when a heritage property can be torn down.

## **What We Heard Details – What are the key aspects of built heritage? What concrete actions can the City take to protect built heritage?**

- It was noted by participants in multiple engagement sessions that it is important to engage with owners and new buyers of heritage properties about the regulations and ensure this information is clear and easily accessible for individuals.
- Increased public education to raise awareness about the heritage of the City, why it is significant, the importance of heritage protection and the current heritage districts.
- It is important to ensure there is capacity and skill sets to support the preservation of built heritage. The City can partner with education or industry representatives to support capacity-building of the required skills, helping to ensure these skills are maintained.

## **What We Heard Details – What cultural landscapes and intangible cultural heritage are important to include in this plan?**

- Acknowledge and communicate the history of neighbourhoods throughout the City outside of the current heritage districts.
- Several participants identified the importance of being inclusive and telling the story of the many different cultures that have helped build the City. Promote how neighbourhoods were influenced by various cultures and the history of local businesses.
- Use public signs or plaques to identify areas with historical significance that are no longer visible in areas throughout the City.
- Assess and inventory heritage at neighbourhood levels, performing a cultural mapping exercise and engaging with residents.

## **What We Heard Details – What cultural landscapes and intangible cultural heritage are important to include in this plan?**

- Important to preserve cemeteries and acknowledge burial sites that are not currently identified.
- Promote heritage and cultural traditions through City programming. It was suggested that the pedestrian mall could be used to promote heritage through recitation, music, and history walks.
- Documenting and preserving oral history.
- Cultural festivals (e.g. Mummers' festival), music, and guided walks were mentioned as ways to promote intangible culture.
- It was noted that a museum or dedicated area to raise awareness about City heritage would be beneficial and suggested that City Hall could be a starting point for building such an area.

## What We Heard Details – What would you identify as the top 3 immediate goals for the City in relation to the Heritage Plan?

Given the variety of stakeholders, more than 3 immediate goals are listed, reflecting the various opinions of participants.

- Agreement that protecting built heritage should be an immediate goal for the City.
- Recognize and protect cultural landscapes.
- Creating an inventory of the heritage landscapes and what needs to be protected.
- Financial incentives (tax rebates, tax credits, grants) to support the preservation of heritage properties.
- Identify ways to recognize and celebrate the array of cultures that create our heritage, not just our colonial heritage. Focus on neighbourhoods throughout the City.
- Increase public awareness of City heritage and why it is important.
- Build municipal expertise.
- Have open communication with all levels of government to support the preservation of heritage.
- Built heritage is nonrenewable and we need to cultivate pride in those things.

## **What We Heard Details – What two actions can the City take to raise awareness of the critical nature of heritage to the City of St. John's and all potential audiences?**

While there were some consistencies in the two actions that participants identified, there were some variations and therefore more than two actions are provided.

- There was agreement that a communication and media strategy is important to tell stories important to heritage and show people why it's important to the City, including both tangible and intangible heritage.
- Develop education resources for residents about City history and include resources for younger population – don't just focus on educating tourists. Increase public awareness of why a building or district is of historical significance and how it fits into the history of the City.
- City of St. John's is a unique cultural landscape as a City such as a fishing village and an ecclesiastical district. Maybe have a historian and offer different ways to educate everyone.
- Raise awareness about how historical buildings can be restored including environmental benefits and reduce misconceptions.
- Engage with neighbourhoods throughout the City and recognize the unique heritage of each, celebrate the array of cultures that have helped build the City.
- Determine how to maintain Quidi Vidi.
- Ward Councillors can host a meeting to talk about their immediate area and what residents can do.

# What We Heard Details – Words to Reflect in a Vision Statement

- Culture
- Inclusive
- Sustainability
- Reflection
- Sense of place
- Heritage Districts
- Recognizing and protecting our past, present and future
- Walkable
- Respect
- Educate
- Stories
- Traditions
- Identity
- Diversity
- Conservation
- Safeguarding
- Accessible
- Livability
- Historically rich
- Preservation of unique character

## What We Heard from Heritage Organizations

- There can be a narrow understanding of heritage. Education and awareness campaigns can help increase a broader understanding and that heritage goes beyond built heritage to cultural landscapes and intangible aspects.
- There needs to be stronger regulations, standards and guidelines and their enforcement; In particular, finding ways to prevent designated buildings from being left to fall down, or be demolished to avoid current regulations. Consider adopting the Standards and Guidelines for the Conservation of Historic Places in Canada.
- Programs to assist with the cost of preserving heritage structures – tax rebates, partnerships between City and heritage organizations to access federal funding. There is an environmental benefit to restoring rather than destroying and rebuilding.
- Opportunities to support job creation and skill building by partnering on a restoration project and using it to teach skills in the construction industry that are required to support heritage preservation projects.
- Improved municipal inventory of heritage structures, which can be completed as a partnership between the City and heritage organizations.
- Having a broader view of heritage in the City and look at more modern neighbourhoods as well, the history of buildings and businesses in neighbourhoods. It's also a way for newcomers to connect with the City and understand its history.



## What We Heard from Community Organizations

- It was suggested that while some historic designations are outside of City authority, a map with all levels of historic designations in the City could be provided on the website for information purposes.
- There were comments related to the need for heritage to be viewed in a more holistic manner, ensuring it is well researched and experts consulted.
- It was noted that heritage goes beyond built heritage and includes story and song traditions, archeological resources and burial sites.
- Participants indicated that in addition to built heritage and designated buildings, the landscape and other structures around them provide context and create cultural heritage.
- Participants agreed that some form of financial incentives to support those who own heritage properties is important.
- It was suggested that there should be a climate change focus that would promote adaptive use and heritage buildings to reduce carbon footprint.
- Similar to other engagement sessions, it was suggested that Standards and Guidelines for the Conservation of Historic Places in Canada could be adopted.

# What We Heard from City Advisory Committees and Working Groups

- Multiple committees commented on the need to ensure accessibility as it relates to heritage structures.
- The Inclusion Advisory Committee suggested that online videos or social stories that individuals could view prior to visiting a heritage building would help people know what to expect before going.
- The Youth Engagement Working Group identified that heritage needed to be more inclusive and not just focused on colonial heritage. The Working Group also suggested that technology, such as QR codes, could be used to support self-guided tours throughout the City and provide heritage information.
- The Arts and Culture Advisory Committee expressed agreement that intangible culture should be included in the plan.
- The Seniors' Advisory Committee noted that both tangible and intangible heritage items should be considered in the plan. The Committee also suggested that the RNC and its history should be considered, as well as recognizing the role of the White Fishery (species of white fish) in history.
- Like others, the Sustainable and Active Mobility Advisory Committee (SAMAC) also noted that we need to be aware of how plural our heritage is and provided the examples of the Head Tax Monument and the site of the Convention Centre where many of the Chinese and Lebanese population lived.
- SAMAC also expressed interest in having the nuances and relationship with energy poverty addressed in the plan and how costs to own a heritage home can be reduced.

## What We Heard from the Online Youth Panel

- 23 youth (ages 18-30) responded to a survey about heritage in the City.
- 43% of youth respondents indicated they would consider owning a heritage property.
- Youth indicated that cultural landscapes such as the Battery and Quidi Vidi are the most important aspect of heritage in St. John's.
- The top three ways youth would like to learn more about heritage were walking tours through heritage areas (83%), photos and display boards (65%) and videos highlighting properties/streetscapes (57%).
- Full results from the Panel survey can be viewed here: [Youth Engagement Panel Survey](#)

## What We Heard from Email Submissions

Email submissions reflected similar themes heard during other engagement activities.

- Support to adopt the Standards and Guidelines for the Conservation of Historic Places in Canada, noting that this would support working closer with all levels of government and alignment on heritage decisions.
- Cultural landscapes were identified as important, including “built heritage... cemeteries, open public spaces, monuments and commemorative sites, and archaeological resources, known and yet to be found.”
- Support for financial incentives such as property tax credits or tax rebates, similar to some other major Canadian cities as well as a vacant property tax to deter heritage properties from becoming rundown.
- It was noted that recognizing the heritage of neighbourhoods throughout the City, both built heritage and culture landscapes, and ensuring heritage is inclusive of all cultures is important.
- “The project should ensure that voices and perspectives that have been missing or inadequately represented in past annals are heard, including Indigenous knowledge and narratives that connect with the City and the Province.”
- There are many groups and individuals who are experts in the management, development and protection of our heritage culture and it would be beneficial for the City to draw on this knowledge to support decision-making.

# What We Heard Summary

- Built heritage, including landscapes and the areas around heritage properties, are important.
- Intangible culture is important to residents.
- Heritage of neighbourhoods across the City should be recognized and heritage should be inclusive of the many cultures that have played an important role in the City.
- Strong guidelines and regulations are needed to protect heritage properties.
- Financial incentives are important in supporting the preservation and restoration of heritage properties.
- Resources to raise awareness and teach about City heritage is important for all ages. A marketing and advertising strategy would also assist.

## Next Steps



Release and Share  
What We Heard with  
Council



City staff to draft  
Heritage Plan and  
present to Council



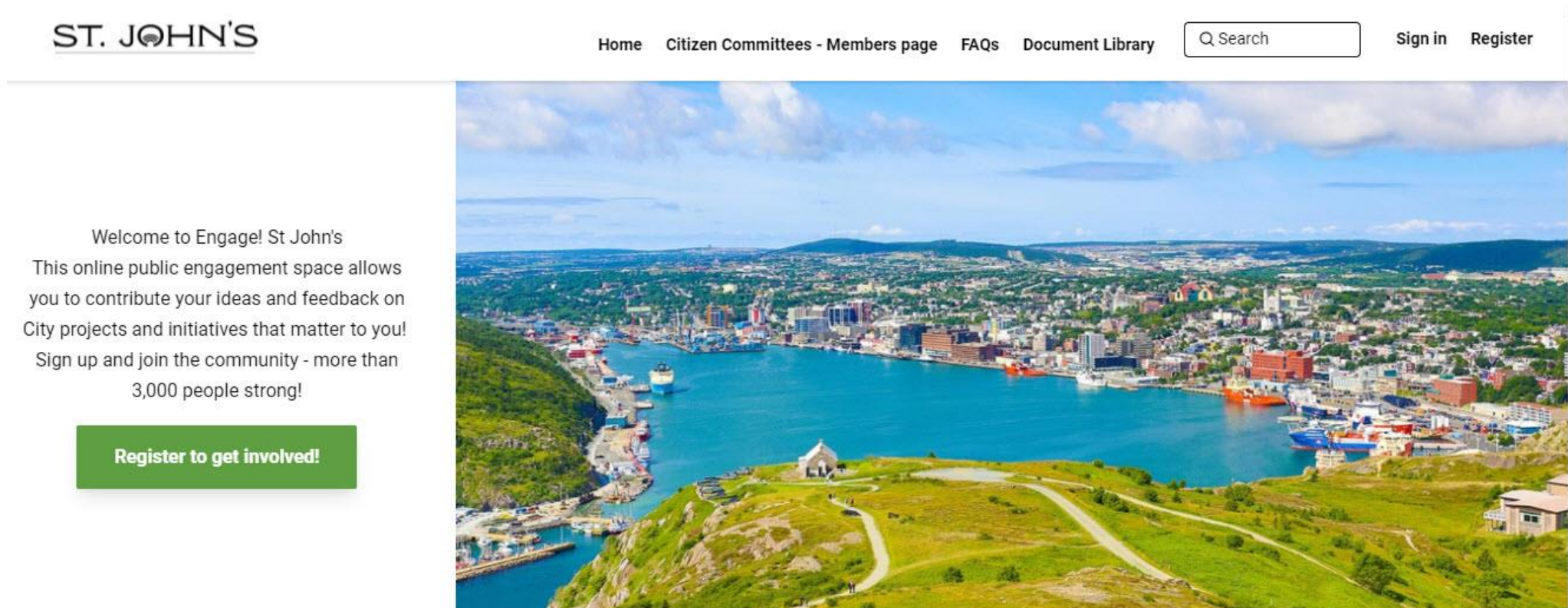
Public consultation of  
draft Heritage Plan



Plan finalized and  
adopted by Council

## To Stay Informed

Follow the project page or sign up to receive notifications at [EngageStJohns.ca](https://EngageStJohns.ca)





# DECISION/DIRECTION NOTE

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**Title:** Sponsorship – SARSCENE 2023

**Date Prepared:** May 26, 2023

**Report To:** Special Meeting of Council

**Councillor and Role:** Mayor Danny Breen, Governance & Strategic Priorities

**Ward:** N/A

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## Decision/Direction Required:

Provide sponsorship in the amount of \$10,000 as a major sponsor to SARSCENE 2023 conference.

## Discussion – Background and Current Status:

SARSCENE is the largest national search and rescue (SAR) conference and expo where Canadian and International SAR professionals (Air, Ground, and Marine) gather to learn about new technologies, equipment, share ideas and experiences and discuss issues facing SAR.

The event will be hosted at the Delta Hotel and Conference Centre in the heart of historic downtown St. John's September 15-17, 2023, with SAR games taking place on September 14<sup>th</sup>, at the Rotary Sunshien Park's outdoor recreational facility. Expected attendance is 400 people.

The conference is hosted by the Newfoundland and Labrador Search and Rescue Association (NLSARA). The City of St. John's and St. John's Regional Fire department partner with Association members in emergency management and lost persons response efforts annually.

## Key Considerations/Implications:

1. Budget/Financial Implications:
  - Sponsorship request is \$10,000
2. Partners or Other Stakeholders:
  - City of St. John's -Regional Fire Service
  - NL Search and Rescue Association
  - Government of NL – Department of Justice
  - Search and Rescue Volunteer Association of Canada
  - Public Safety Canada

# ST. JOHN'S



3. Alignment with Strategic Directions:

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

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:

10. Procurement Implications:

11. Information Technology Implications:

12. Other Implications:

**Recommendation:**

That Council provide sponsorship in the amount of \$10,000 to the host provider (NLSARA) of SARSCENE 2023 – Learning from the Past – Evolving for the Future.

**Prepared by:** David Day

**Approved by:**

**Report Approval Details**

Document Title:	Sponsorship SARSCENE 2023.docx
Attachments:	
Final Approval Date:	May 31, 2023

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

**Sherry Colford - May 26, 2023 - 11:20 AM**

**No Signature - Task assigned to Kevin Breen was completed by workflow administrator Karen Chafe**

**Kevin Breen - May 31, 2023 - 4:10 PM**

# DECISION/DIRECTION NOTE

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**Title:** Installation of Security Fence on George Street Stage

**Date Prepared:** March 8, 2023

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Sandy Hickman, Public Works

**Ward:** Ward 2

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## Decision/Direction Required:

A decision is required on proceeding with the installation of a 2.5m (8ft) high security fence on the existing George Street Stage.

## Discussion – Background and Current Status:

The George Street stage is a City of St. John's live performance facility located within a 2-block long commercial street, George Street, extending from Queen Street to Becks Cove. It is situated in the downtown business core and primarily houses bars, pubs, and restaurants. The street is open to pedestrians only, from noon until the close of business. Vehicle traffic is permitted until noon daily. George Street serves as the venue for many indoor and outdoor music events and festivals, with most outdoor events occurring on the stage, located at the center of the street.

In recent years, the stage has been subjected to a number of incidents of unauthorized access, infrastructure damage, overnight occupation and vandalism. These events typically occur when the stage is not in use. As a result, it has been requested that the City explore a means to secure the stage in such a manner as to provide an extra layer of security to the structure.

It is proposed to erect security fencing around the perimeter of the stage that will allow designated service providers to easily remove and replace each fence panel before and after scheduled events. The ornamental fence will be similar to those surrounding the City's outdoor pools at Bannerman Park and Bowring Park. The front of the stage will be made up of easily removable panels, that are to be stored under the stage during each event, and to be re-installed upon completion of the event. The panels lock in place, to prevent its unauthorized removal. Side panels will be permanently installed.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Material and installation cost is \$24,744.00 + HST.
2. Partners or Other Stakeholders: George Street Association
3. Alignment with Strategic Directions/Adopted Plans:
  - A Sustainable City
  - A Connected City

4. Legal or Policy Implications:

The installation of a security fence to restrict unauthorized access to city facilities is recommended to mitigate risk.

5. Privacy Implications: N/A

6. Engagement and Communications Considerations:

Council's previous direction on this matter was for staff to convene all stakeholders who provide services for our vulnerable residents downtown, and come up with recommendations on how to address their complex needs prior to any decision on stage fencing. In February, the City convened a roundtable of multiple stakeholders and organizations to provide an indepth review of needs. While the City has no jurisdiction or mandate to provide these services, a report with recommendations was produced and this report is currently under review by those stakeholders with a view to taking concrete actions to help our vulnerable citizens. The City will continue to push for concrete action to improve services.

7. Human Resource Implications: N/A
8. Procurement Implications: Quotation obtained from current standing offer contract.
9. Information Technology Implications: N/A
10. Other Implications: N/A

**Recommendation:**

That Council directs staff to proceed with the installation of a 2.5m (8ft) high security fence on the George Street Stage.

**Prepared by: Leslie O'Brien, Manager, City Buildings**

**Approved by: Kevin Breen, City Manager**



**Report Approval Details**

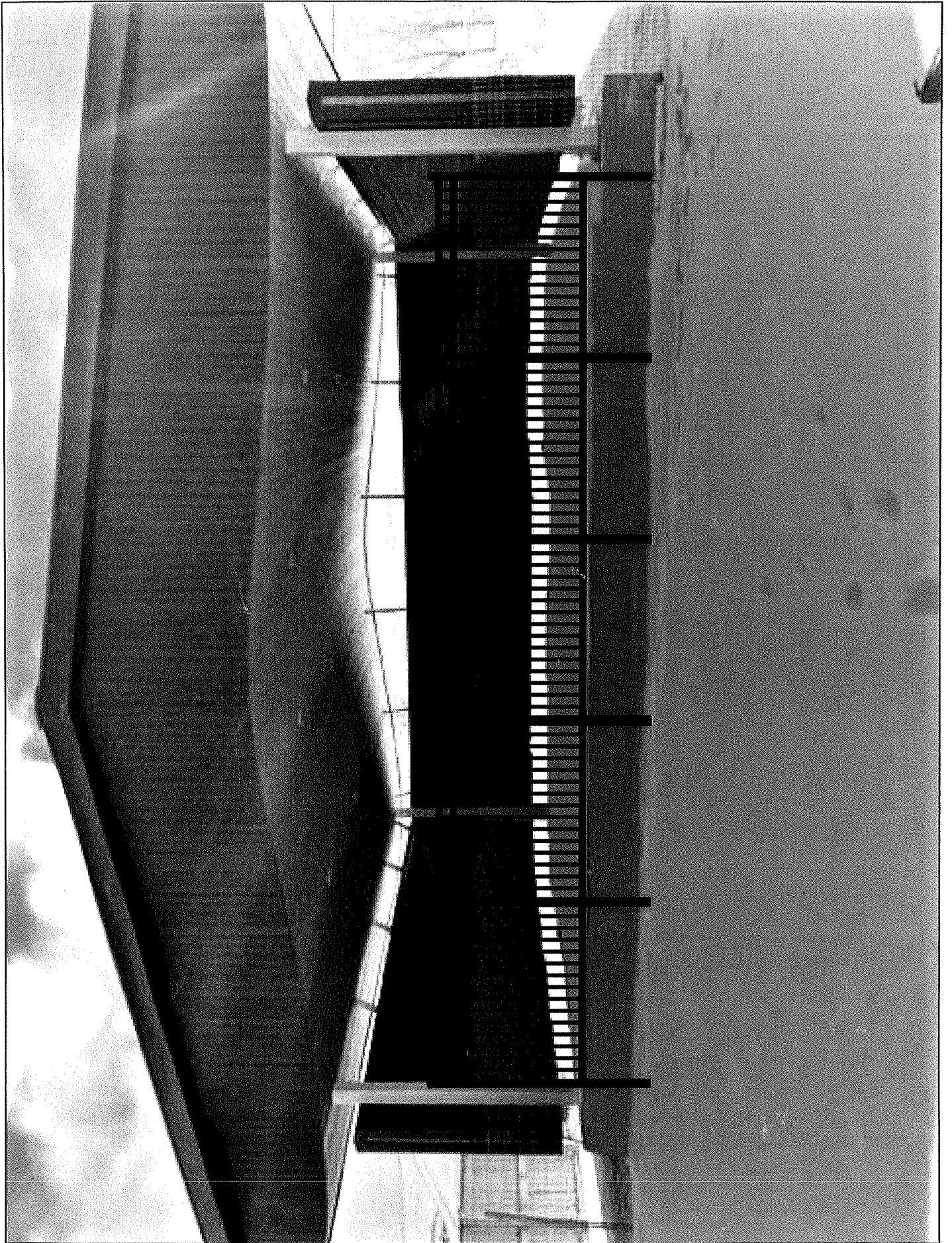
Document Title:	Installation of Security Fence on George Street Stage.docx
Attachments:	
Final Approval Date:	Mar 9, 2023

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

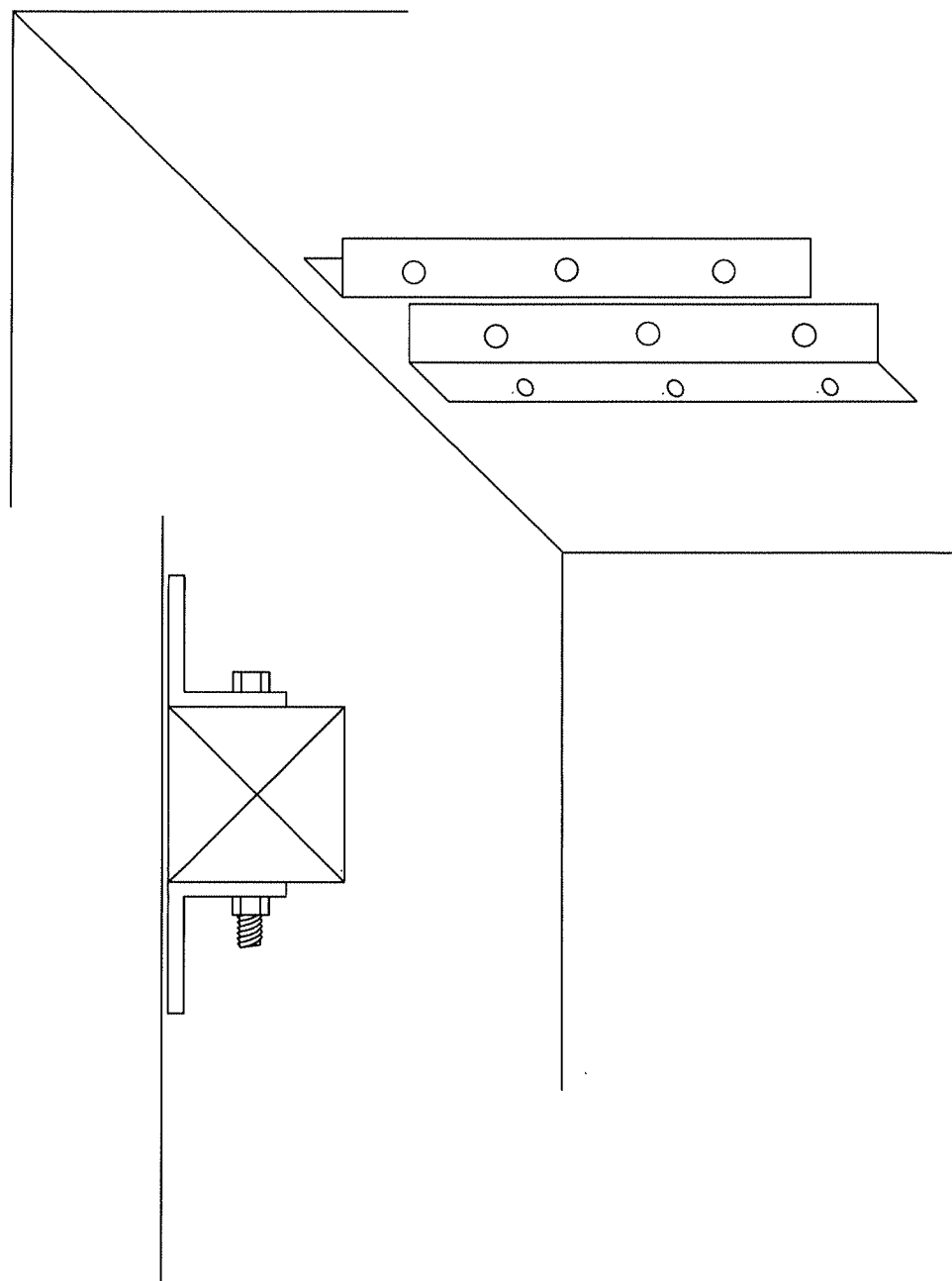
**Leslie O'Brien - Mar 9, 2023 - 11:56 AM**

**Lynnann Winsor - Mar 9, 2023 - 1:48 PM**









# DECISION/DIRECTION NOTE

**Title:** 20 Janeway Place, Approval, MPA2200005

**Date Prepared:** June 14, 2023

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 2

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## **Decision/Direction Required:**

Following the public hearing, Council can proceed with the final steps in the amendment process for Envision St. John's Municipal Plan Amendment Number 10, 2023, and Envision St. John's Development Regulations Amendment Number 20, 2023, regarding an Apartment Building development at 20 Janeway Place.

## **Discussion – Background and Current Status:**

The City has received an application from NL Housing to rezone land at 20 Janeway Place from the Open Space (O) Zone to the Apartment 1 (A1) Zone to accommodate a development of four 2-storey Apartment Buildings on the 12,445 square metre lot. Each building will contain 8 dwelling units for a total of 32 units on the site. A Municipal Plan amendment is also required.

The subject property is provincially owned, and is designated and zoned Open Space, however the lot is not a formal park area for recreational open space. It was the site of the helicopter landing pad for the former Janeway Children's Hospital, which moved to Prince Philip Drive (the Health Sciences Centre) years ago. The applicant has proposed to rezone the site to A1 to accommodate the housing development. This is a Rapid Housing Initiative - National Housing Strategy project funded by the Canada Mortgage Housing Corporation (CHMC). The RHI provides funding for the rapid construction of affordable housing. An Apartment Building is a permitted use in the A1 Zone. A Municipal Plan amendment is required, but a St. John's Urban Region Regional Plan amendment is not needed, as the property is designated regionally for Urban Development.

At its April 25, 2023, regular meeting, Council adopted the amendments noted above and set May 16, 2023 for the Public Hearing. Objections to the amendment were received and the public hearing proceeded. The Commissioner's Report is attached for Council's consideration.

The Commissioner recommended that Council approve the amendments.

Staff agree with the Commissioner's recommendations and further recommend that Council approve Envision St. John's Municipal Plan Amendment Number 10, 2023 and Envision St. John's Development Regulations Amendment Number 20, 2023, as adopted.

# ST. JOHN'S

If the amendments are approved by Council, they will be forwarded to the NL Department of Municipal and Provincial Affairs for registration. This will conclude the municipal amendment process for this site.

The Commissioner also made the following suggestions for Council's consideration:

- *Fencing between properties: While property boundaries are not a planning issue or a rezoning issue, I would suggest reconsideration of fencing along the boundary between the project property and the back property line of the homes on Arnold's Loop that do not have outside access to their backyards.*
- *Communication with residents: As stated earlier, throughout the amendment process, a record of issues and responses has been available as these were incorporated into the evolving amendment documents. However, most members of the public are not conversant with these kinds of documents and may not have been aware that this information was publicly available. Directing enquiries to this information source might be a way to respond to enquiries when there are not enough resources to respond to each and every email, telephone and social media message/enquiry individually. This will ensure that the public can see that their issues have been received and considered.*
- *Pleasantville as a balanced neighbourhood: The long-term plans for development of the whole area known as Pleasantville needs to be mindful of this planning principle given this opportunity to craft a connected, safe, friendly neighbourhood with a strong sense of community.*

With respect to a fence, Section 8.8(1)(b) of the Envision St. John's Development Regulations requires parking lots outside of the Downtown Parking Area to have a 6-metre buffer from the street line, a 3-metre buffer from any lot line, and where abutting a residential use a 1.8-metre privacy fence, unless otherwise approved by Council. The purpose of requiring a fence is to reduce conflicts between uses (light, noise, visual appearance, and so on). In this case, residents on Arnold's Loop are concerned about losing access to their rear yards if a fence is installed. Note, accessing their property through the rear does mean trespassing on property not owned by them. This becomes a civil matter between property owners and it is up to NL Housing whether they would allow access. However, Council does have the ability to exempt the fence requirement for the proposed development. This would not prevent either property owner from applying to instal a fence; it would just remove the requirement. It is recommended that, as per Section 8.8(1)(b), Council only require a 6-metre buffer from the street line and a 3-metre buffer from the lot lines for the proposed development.

### **Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring residents and property owners; NL Housing.
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: St. John's Municipal Plan and Development Regulations.
5. Accessibility and Inclusion: Accessibility requirements will be reviewed and applied at the Building Permit stage, should the amendment proceed.
6. Legal or Policy Implications: A map amendment to the St. John's Municipal Plan and Development Regulations is required to consider the proposed development.
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

- 1) approve the attached resolutions for Envision St. John's Municipal Plan Amendment Number 10, 2023 and Envision St. John's Development Regulations Amendment Number 20, 2023, as adopted, regarding land at 20 Janeway Place; and
- 2) as per Section 8.8(1)(b), exempt the requirement of a 1.8-metre fence where the parking lot abuts a residential use for the proposed development at 20 Janeway Place.

**Prepared by: Ann-Marie Cashin, MCIP, Planner III**

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

### Report Approval Details

Document Title:	20 Janeway Place, Approval, MPA2200005.docx
Attachments:	- 20 Janeway Place - Approval Attachments.pdf - CityofSt.Johns-Commissioner Report-MPA10-2023-DRA20-2023.pdf
Final Approval Date:	Jun 14, 2023

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

**Ken O'Brien - Jun 14, 2023 - 12:06 PM**

**No Signature - Task assigned to Jason Sinyard was completed by workflow administrator Karen Chafe**

**Jason Sinyard - Jun 14, 2023 - 12:16 PM**







# **City of St. John's Municipal Plan, 2021**

## **St. John's Municipal Plan Amendment Number 10, 2023**

**Open Space Land Use District to  
Residential Land Use District  
20 Janeway Place**

**June 2023**



**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO ADOPT**

**ST. JOHN'S Municipal Plan, 2021**

**Amendment Number 10, 2023**

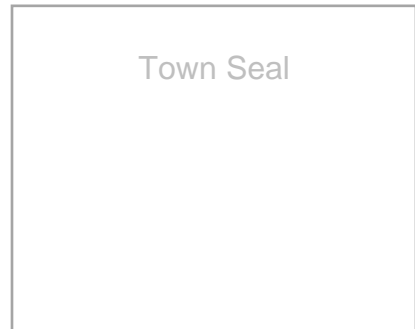
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the St. John's Municipal Plan Amendment Number 10, 2023.

Adopted by the City Council of St. John's on the 25th day of April, 2023.

Signed and sealed this \_\_\_\_ day of \_\_\_\_\_.

Mayor: \_\_\_\_\_

Clerk: \_\_\_\_\_



**Canadian Institute of Planners Certification**

I certify that the attached St. John's Municipal Plan Amendment Number 10, 2023 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: \_\_\_\_\_





**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO APPROVE**

**St. John's Municipal Plan, 2021**

**Amendment Number 10, 2023**

Under the authority of sections 16, 17 and 18 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's:

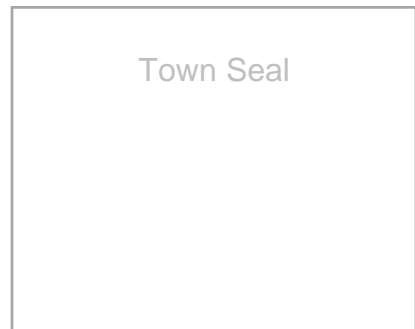
1. Adopted the St. John's Municipal Plan Amendment Number 10, 2023 on the 25th day of April, 2023;
2. Gave notice of the adoption of the St. John's Municipal Plan Amendment Number 10, 2023 by way of an advertisement inserted in the Telegram newspaper on the 29th day of April, 2023, on the 6th day of May, 2023, and the 13th day of May, 2023; and
3. Set the 16th day of May, 2023 at 7:00 p.m. at the St. John's City Hall in the City of St. John's for the holding of a public hearing to consider objections and submissions.

Now, under section 23 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's approves the St. John's Municipal Plan Amendment Number 10, 2023 on the 19th day of June, 2023 as was originally adopted.

Signed and sealed this \_\_\_\_ day of \_\_\_\_\_.

Mayor: \_\_\_\_\_

Clerk: \_\_\_\_\_



## Canadian Institute of Planners Certification

I certify that the attached City of St. John's Municipal Plan Amendment Number 10, 2023 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: \_\_\_\_\_

MCIP/FCIP Stamp

Municipal Plan/Amendment  
**REGISTERED**

Number \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_

## **CITY OF ST. JOHN'S**

### **Municipal Plan Amendment Number 10, 2023**

#### **BACKGROUND AND ANALYSIS**

##### Background

The City wishes to allow an Apartment Building development at 20 Janeway Place. The proposed development will contain 4 two-storey Apartment Buildings, with each building containing 8 dwelling units for a total of 32 dwelling units on the site.

The subject property is provincially owned and is designated and zoned Open Space. The property once contained a helicopter landing pad used by the former Janeway Children's Hospital, before the hospital moved to the Health Sciences Centre. The landing pad is still visible on the site. The Open Space Zone was applied to provide a safety buffer of no development around the heli-pad. The lot is not a formal area of recreational open space. A handful of adjacent property owners have expanded beyond their property lines onto the open space area for gardens and parking spots, but these are illegal occupation of provincial land.

The development will require the land to be redesignated to the Residential Land Use District and rezoned to the Apartment 1 (A1) Zone. Apartment Building is a Permitted Use in the A1 Zone. This proposed development is a Rapid Housing Initiative - National Housing Strategy project funded by the Canada Mortgage Housing Corporation (CHMC). NL Housing is the applicant and landowner. The RHI provides funding for the rapid construction of affordable housing.

##### Land Use Report

As per Section 4.9(2)(a) of the Envision St. John's Development Regulations, a Land Use Report (LUR) is required for rezonings. However, under Section 4.9(3), where the scale or circumstances of the proposed development does not merit a full Land Use Report, Council may accept a staff report in lieu of one.

The proposed development meets the City's standards with respect to bicycle and vehicle parking, will be required to provide a stormwater chamber and exceeds the City's landscape requirement. The minimum landscaping for Apartment Buildings in the A1 Zone is 35% and the applicant is proposing about 70% of the site will be landscaped. Some trees along Janeway Place will need to be removed to accommodate the development, but the City's policies require that a minimum of 23 trees will need to be incorporated into the development.

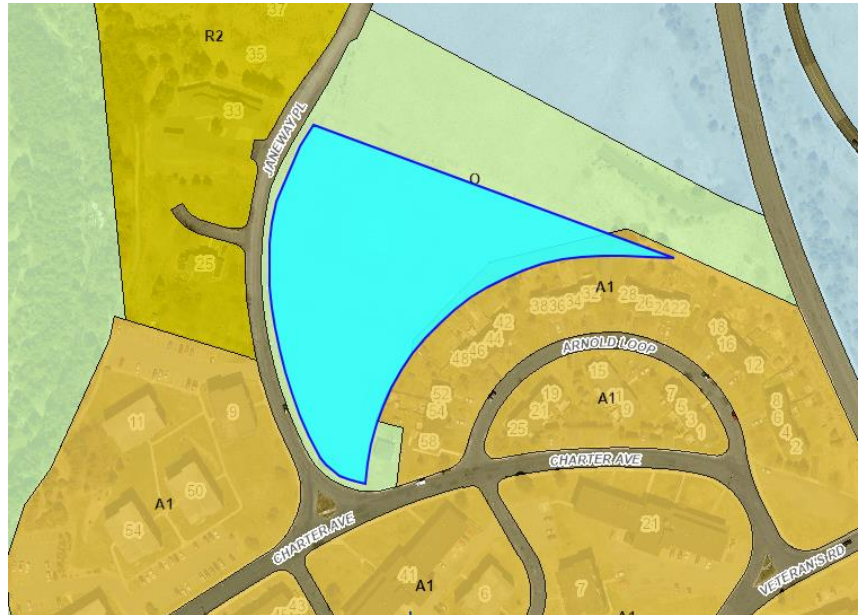
The applicant has submitted good detail in a site plan, landscape plan, and renderings of the development, therefore staff recommend accepting a staff report in lieu of a Land Use Report.

## Analysis

There are a number of policies within the Envision St. John's Municipal Plan that recommend accommodating development that will provide affordable housing options. Policy 4.1 recognizes that access to adequate and affordable housing is fundamental to quality of life and enables a range of housing to create diverse neighbourhoods. Further, Policy 4.1.1 requires to City to support implementing the City's Affordable Housing Strategy 2019-2028. Policy 4.1.3 supports the development of housing that is appropriate, accessible and affordable for low- and moderate-income households. The proposed development meets these policies.

Policy 4.3.2 ensures that infill development complements the existing character of the area. The adjacent properties are primarily zoned A1 with some areas of Residential 2 (R2) along Janeway Place. The A1 Zone would be appropriate in this neighbourhood and the proposed development would increase affordable housing options.

Therefore, the proposed Municipal Plan and Development Regulations amendments are recommended.



## **PUBLIC CONSULTATION**

The proposed amendments were advertised on three occasions in The Telegram newspaper on February 18, February 25, and March 4, 2023. A notice of the amendments was also mailed to property owners within 150 metres of the application site and posted on the City's website.

The submissions received, including a petition, are included in Council's March 21, 2023 agenda package. While some responses were in favour of the project, there were a number of concerns raised by the neighbourhood. Their concerns are summarized below.

- Loss of green space - It is evident that the neighbourhood has a strong attachment to the greenspace. While it is not recognized by the City as a formal park, many neighbours enjoy this space. This space is privately owned and any owner is permitted to request a rezoning. While the site will become developed if the amendment proceeds, it has been designed in a manner that maintains as much landscaping as possible (70% of the lot), and where possible there is a natural buffer between the residents on Arnold Loop and the new development.

- Development should occur on other vacant sites instead of this site – The applicant responded to this concern in the public meeting. They have selected this site because they own this site. They do not own the other site and do not wish to purchase other land at this time.
- Contamination – Environmental Site Assessments are managed by the province. The applicant has advised that they have completed a Phase 1 Environment Site Assessment for the property and based on the information to date a Phase 2 assessment is not required. It should also be noted that the site of the former Janeway Hospital is 40 Janeway Place. The subject property is a separate, adjacent parcel at 20 Janeway Place.
- Stormwater – Some area residents have raised concerns that there are already water issues in the area and the development could enhance their issues. There is currently no stormwater infrastructure at the site, so runoff is not intercepted at all from this property now. When stormwater infrastructure is installed all runoff from this site will be captured on site and conveyed to the storm sewer below ground. No runoff will be directed to private property. It is possible that it may alleviate current drainage issues along Arnold Loop but it will certainly not exacerbate these issues.
- Lack of balance within the neighbourhood – Neighbours raised concerns that there is a concentration of social services in the Pleasantville neighbourhood. The Pleasantville Redevelopment Plan created by the Canada Lands Company in 2009 envisioned this area as a mixed-use neighbourhood with a medium to high density residential component, and the current zoning reflects these uses. There is a variety of smaller Apartment Buildings, along with Townhouses, Semi-Detached Dwellings and Single Detached Dwellings and some commercial uses. There is also a mix of condominiums/private ownership and dwellings owned by NL Housing. Staff believe that the neighbourhood is balanced, and Apartment Buildings are an appropriate use in this neighbourhood. It also meets the Municipal Plan policy to partner with other levels of government to achieve construction of affordable housing.
- Traffic and parking concerns – Residents suggested that Janeway Place is too narrow to accommodate the development and not enough parking is provided. The development has been reviewed by the City's Transportation Division and no concerns were raised. The development also meets that City's requirements for off-street parking.
- Increased rodents during development – If the development proceeds, the City will require the development to consult with a licensed rodent control professional if rodents/pests are found to be an issue during any stage of the development.
- Reduced property values – Neighbouring property owners felt that the development will reduce their property values. Generally, new development does not cause adjacent property values to lower and in some cases may increase the value. Abandoned or derelict buildings may cause property values to lower. Residents have requested confirmation/studies to ensure that their property values will not decrease, however City does not have this type of studies or information available.

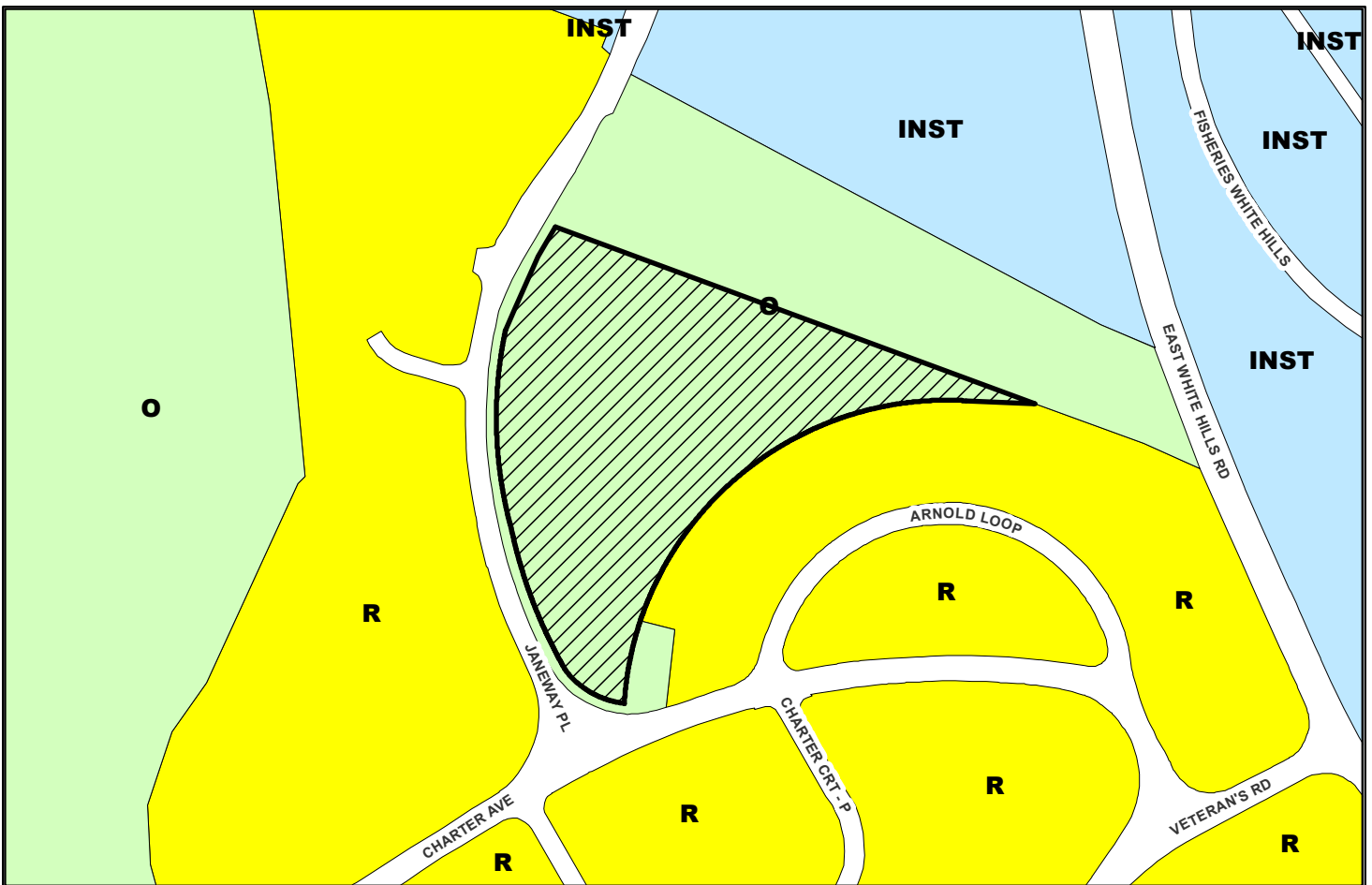
**ST. JOHN'S URBAN REGION REGIONAL PLAN**

The proposed amendment is in line with the St. John's Urban Region Regional Plan. The subject property is within the Urban Development designation of the Regional Plan. An amendment to the St. John's Urban Region Regional Plan is not required.

**ST. JOHN'S MUNICIPAL PLAN AMENDMENT NUMBER 10, 2023**

The St. John's Municipal Plan, 2021 is amended by:

- 1. Redesignating land at 20 Janeway Place [Parcel ID# 47329] from the Open Space Land Use District to the Residential Land Use District as shown on Future Land Use Map P-1 attached.**

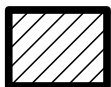


# **CITY OF ST. JOHN'S MUNICIPAL PLAN Amendment No. 10, 2023**

Future Land Use Map P-1

2023 03 15 Scale: 1:2500  
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  
OPEN SPACE (O) LAND USE DISTRICT TO  
RESIDENTIAL (R) LAND USE DISTRICT

**20 JANEWAY PLACE  
Parcel ID 47329**

\_\_\_\_\_  
M.C.I.P. signature and seal

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Council Adoption

Municipal Plan/Amendment  
**REGISTERED**

Number \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_

Provincial Registration

# **City of St. John's Development Regulations, 2021**

## **St. John's Development Regulations Amendment Number 20, 2023**

**Open Space (O) Zone to Apartment 1 (A1) Zone  
20 Janeway Place**

**June 2023**





**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO ADOPT**

**ST. JOHN'S Development Regulations, 2021**

**Amendment Number 20, 2023**

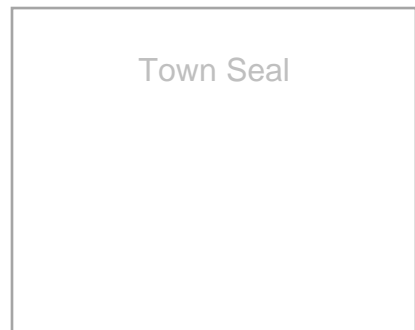
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the St. John's Development Regulations Amendment Number 20, 2023.

Adopted by the City Council of St. John's on the 25th day of April, 2023.

Signed and sealed this \_\_\_\_ day of \_\_\_\_\_.

Mayor: \_\_\_\_\_

Clerk: \_\_\_\_\_



**Canadian Institute of Planners Certification**

I certify that the attached St. John's Development Regulations Amendment Number 20, 2023 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: \_\_\_\_\_



**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO APPROVE**

**St. John's Development Regulations, 2021**

**Amendment Number 20, 2023**

Under the authority of sections 16, 17 and 18 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's:

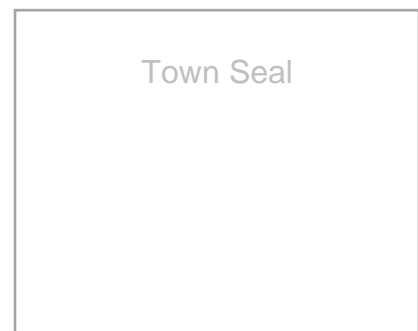
1. Adopted the St. John's Development Regulations Amendment Number 20, 2023 on the 25th day of April, 2023;
2. Gave notice of the adoption of the St. John's Development Regulations Amendment Number 20, 2023 by way of an advertisement inserted in the Telegram newspaper on the 29th day of April, 2023, on the 6th day of May, 2023, and the 13th day of May, 2023; and
3. Set the 16th day of May, 2023 at 7:00 p.m. at the St. John's City Hall in the City of St. John's for the holding of a public hearing to consider objections and submissions.

Now, under section 23 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's approves the St. John's Development Regulations Amendment Number 20, 2023 on the 19th day of June, 2023 as was originally adopted.

Signed and sealed this \_\_\_\_ day of \_\_\_\_\_.

Mayor: \_\_\_\_\_

Clerk: \_\_\_\_\_



## Canadian Institute of Planners Certification

I certify that the attached City of St. John's Development Regulations Amendment Number 20, 2023 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: \_\_\_\_\_

MCIP/FCIP Stamp

Development Regulations/Amendment

**REGISTERED**

Number \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_

## **CITY OF ST. JOHN'S**

### **Development Regulations Amendment Number 20, 2023**

#### **BACKGROUND**

The City wishes to allow an Apartment Building development at 20 Janeway Place. The proposed development will contain 4 two-storey Apartment Buildings with each building will contain 8 dwelling units, for a total of 32 dwelling units on the site.

The subject property is provincially owned and is designated and zoned Open Space. The property once contained a helicopter landing pad used by the former Janeway Children's Hospital, before the hospital moved to the Health Sciences Centre. The landing pad is still visible on the site. The Open Space Zone was applied to provide a safety buffer of no development around the heli-pad. The lot is not a formal area of recreational open space. A handful of adjacent property owners have expanded beyond their property lines onto the open space area for gardens and parking spots, but these are illegal occupation of provincial land.

The development will require the land to be redesignated to the Residential Land Use District and rezoned to the Apartment 1 (A1) Zone. Apartment Building is a Permitted Use in the A1 Zone. This proposed development is a Rapid Housing Initiative - National Housing Strategy project funded by the Canada Mortgage Housing Corporation (CHMC). NL Housing is the applicant and land owner. The RHI provides funding for the rapid construction of affordable housing.

This amendment implements St. John's Municipal Plan Amendment 10, 2023, which is being processed concurrently.

#### **PUBLIC CONSULTATION**

The proposed amendments were advertised on three occasions in The Telegram newspaper on February 18, February 25, and March 4, 2023. A notice of the amendments was also mailed to property owners within 150 metres of the application site and posted on the City's website.

The submissions received, including a petition, are included in Council's March 21, 2023 agenda package. While some responses were in favour of the project, there were a number of concerns raised by the neighbourhood. Their concerns are summarized below.

- Loss of green space - It is evident that the neighbourhood has a strong attachment to the greenspace. While it is not recognized by the City as a formal park, many neighbours enjoy this space. This space is privately owned and any owner is permitted to request a rezoning. While the site will become developed if the amendment proceeds, it has been designed in a manner that maintains as

much landscaping as possible (70% of the lot), and where possible there is a natural buffer between the residents on Arnold Loop and the new development.

- Development should occur on other vacant sites instead of this site – The applicant responded to this concern in the public meeting. They have selected this site because they own this site. They do not own the other site and do not wish to purchase other land at this time.
- Contamination – Environmental Site Assessments are managed by the province. The applicant has advised that they have completed a Phase 1 Environment Site Assessment for the property and based on the information to date a Phase 2 assessment is not required. It should also be noted that the site of the former Janeway Hospital is 40 Janeway Place. The subject property is a separate, adjacent parcel at 20 Janeway Place.
- Stormwater – Some area residents have raised concerns that there are already water issues in the area and the development could enhance their issues. There is currently no stormwater infrastructure at the site, so runoff is not intercepted at all from this property now. When stormwater infrastructure is installed all runoff from this site will be captured on site and conveyed to the storm sewer below ground. No runoff will be directed to private property. It is possible that it may alleviate current drainage issues along Arnold Loop but it will certainly not exacerbate these issues.
- Lack of balance within the neighbourhood – Neighbours raised concerns that there is a concentration of social services in the Pleasantville neighbourhood. The Pleasantville Redevelopment Plan created by the Canada Lands Company in 2009 envisioned this area as a mixed-use neighbourhood with a medium to high density residential component, and the current zoning reflects these uses. There is a variety of smaller Apartment Buildings, along with Townhouses, Semi-Detached Dwellings and Single Detached Dwellings and some commercial uses. There is also a mix of condominiums/private ownership and dwellings owned by NL Housing. Staff believe that the neighbourhood is balanced, and Apartment Buildings are an appropriate use in this neighbourhood. It also meets the Municipal Plan policy to partner with other levels of government to achieve construction of affordable housing.
- Traffic and parking concerns – Residents suggested that Janeway Place is too narrow to accommodate the development and not enough parking is provided. The development has been reviewed by the City's Transportation Division and no concerns were raised. The development also meets that City's requirements for off-street parking.
- Increased rodents during development – If the development proceeds, the City will require the development to consult with a licensed rodent control professional if rodents/pests are found to be an issue during any stage of the development.
- Reduced property values – Neighbouring property owners felt that the development will reduce their property values. Generally, new development does not cause adjacent property values to lower and in some cases may increase the value. Abandoned or derelict buildings may cause property values to lower. Residents have requested confirmation/studies to ensure that their property

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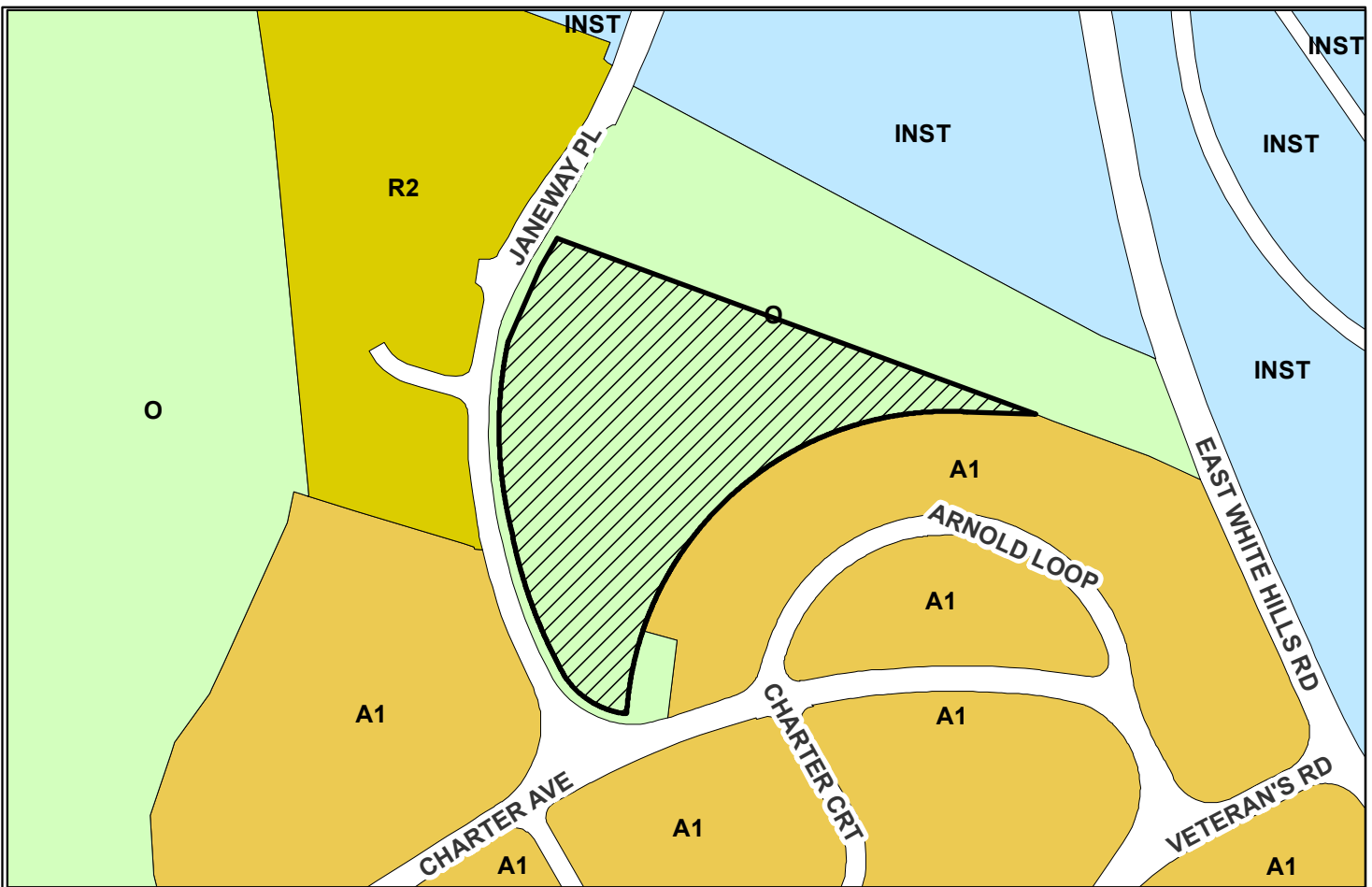
#### **ST. JOHN'S URBAN REGION REGIONAL PLAN**

The proposed amendment is in line with the St. John's Urban Region Regional Plan. The subject property is within the Urban Development designation of the Regional Plan. An amendment to the St. John's Urban Region Regional Plan is not required.

#### **ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 20, 2023**

The St. John's Development Regulations, 2021 is amended by:

- 1. Rezoning land at 20 Janeway Place [Parcel ID# 47329] from the Open Space (O) Zone to the Apartment 1 (A1) Zone as shown on City of St. John's Zoning Map attached.**



# **CITY OF ST. JOHN'S DEVELOPMENT REGULATIONS Amendment No. 20, 2023**

[City of St. John's Zoning Map]

2023 03 15 Scale: 1:2500  
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  
OPEN SPACE (O) LAND USE ZONE TO  
APARTMENT 1 (A1) LAND USE ZONE

**20 JANEWAY PLACE**  
**Parcel ID 47329**

\_\_\_\_\_  
M.C.I.P. signature and seal

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Council Adoption

Development Regulations/Amendment

**REGISTERED**

Number \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_

Provincial Registration

**COMMISSIONER'S REPORT**  
**on the**  
**PUBLIC HEARING OF MAY 16, 2023**  
**held for**

**Envision St. John's Municipal Plan**  
**Amendment No. 10, 2023**

**and**

**Envision St. John's**  
**Development Regulations**  
**Amendment No. 20, 2023**

**Prepared by:**

**Anna Myers, MCIP**  
**Commissioner**  
**June, 2023**





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# 1.0 Introduction

The City of St. John's Envision Municipal Plan Amendment No. 10, 2023 and Envision Development Regulations Amendment No. 20, 2023 are subject to the amendment process outlined in Sections 14-25 of the *Urban and Rural Planning Act, 2000* (the Act).

This Public Hearing process was initiated by the City of St. John's subsequent to receiving the 'letter of release' from Section 15 review as per correspondence: COR/202300499 which can be found in Appendix A.

## 1.1 The Issue

The issue for the Public Hearing was whether or not the following two amendments should be approved. The purpose of the amendments are:

- **Envision St. John's Municipal Plan (*Amendment Number 10, 2022*)**

Redesignate land at 20 Janeway Place [Parcel ID#47329] from the Open Space Land Use District to the residential Land Use District;

- **Envision St. John's Development Regulations (*Amendment Number 20, 2022*)**

Rezone land at 20 Janeway Place [Parcel ID#47329] from the Open Space Zone to the Apartment 1 (A1) Zone;

This redesignation and rezoning of 20 Janeway Place is in response to an application to allow for a housing development undertaken by Newfoundland and Labrador Housing (NLHC) that is a Rapid Housing Initiative under the National Housing Strategy and funded by the Canada Mortgage Housing Corporation. The proposed housing will consist of four two-storey apartment buildings on the 12,445 square-metre lot. Each apartment building will contain eight units for a total count of 32 dwelling units.

## 1.2 Notification of Public Hearing

The Public Hearing was scheduled for 7 p.m. on Tuesday, May 16, 2023 and held in the Fornan Room at City Hall, City of St. John's.

The public was invited to submit written submissions prior to the physical Public Hearing and also invited to attend the Public Hearing in person or attend via ZOOM and provide comments in the 'chat' function of ZOOM.

The verbal and written submissions made prior to and during and after (deadline extended to May 19, 2023) this Public Hearing process are considered as part of this report.

Notification of the Public Hearing was undertaken by the City of St. John's staff according to the requirements of the *Urban and Rural Planning Act, 2000* (refer to Appendix C) and included:

- advertised in the April 29, May 6 and May 13, 2023 editions of The Telegram.
- Publication on the City of St. John's website

<https://www.stjohns.ca/https://www.engagestjohns.ca/20-janeway-place>

The Engage St. John's Planning and Development page provided transparency regarding the full process for the amendments under the Urban and Rural Act, 2000, as follows:

The media were advised of the date, time, location, and purpose of the Public Hearing.

## 2.0 Background

### 2.1 The Application

The process leading to the Public Hearing was triggered when the City received an application from Newfoundland and Labrador Housing to rezone land at 20 Janeway Place from the Open Space (O) Zone to the Apartment 1 (A1) Zone to accommodate a development of four 2-storey Apartment Buildings on the 12,445 square metre lot. Each building will contain 8 dwelling units for a total of 32 units on the site. A Municipal Plan amendment is also required.

The subject property is owned by the Provincial Governments and is designated and zoned Open Space as a buffer for the former helicopter landing pad for the former Janeway Children's Hospital. The hospital was moved to Prince Philip Drive (the Health Sciences Centre) years ago

and the site of the hospital and landing pad have been vacant since the structures were removed.

#### Key Dates



Public Hearing

16 May 2023



Amendment Adopted-in-Principle

21 March 2023



Public Meeting

07 March 2023



Public Comment Period Open

20 February → 10 March 2023



Application to Council

13 February 2023

The applicant has proposed to rezone The Open Space (O) portion of the site to Apartment (A1) to accommodate the housing development.

This is a Rapid Housing Initiative - National Housing Strategy project funded by the Canada Mortgage Housing Corporation (CHMC). The RHI provides funding for the rapid construction of affordable housing. An Apartment Building is a

permitted use in the A1 Zone. A Municipal Plan amendment is required, but a St. John's Urban Region Regional Plan amendment is not needed, as the property is designated regionally for Urban Development. Details on the proposed development and analysis are contained in the attached documents found in Appendix D.

## 2.2 The Review Processes

The following provides an overview of the public consultation activity related to the processing of the application for rezoning 20 Janeway Place.

### 2.2.1 Public Consultation and Public Meeting

These amendment completed the Section 14 public consultation requirements. A summary of issues raised in public consultations is provided below as provided in the Amendment documents (refer to Appendix D). The submissions received, including a petition, were included in Council's March 21, 2023 agenda package.

In the initial Public Consultation, the proposed amendments were advertised on three occasions in The Telegram newspaper on February 18, February 25, and March 4, 2023. A notice of the amendments was also mailed to property owners within 150 metres of the application site and posted on the City's website.

While some responses were in favour of the project, there were a number of concerns raised by the neighbourhood. The concerns expressed at the public consultation stage are listed below and comments provided by City staff and NLHC to address these concerns are also provided:

**Issue #1: Loss of green space** - It is evident that the neighbourhood has a strong attachment to the greenspace

Response #1: While it is not recognized by the City as a formal park, many neighbours enjoy this space. This space is privately owned and any owner is permitted to request a rezoning. While the site will become developed if the amendment proceeds, it has been designed in a manner that maintains as much landscaping as possible (65% of the lot), and where possible there is a natural buffer between the residents on Arnold Loop and the new development

**Issue #2: Development should occur on other vacant sites instead of this site**

Response #2: The applicant responded to this concern in the public meeting. They have selected this site because they own this site. They do not own the other site and do not wish to purchase other land at this time.

**Issue #3: Contamination**

Response #3: Environmental Site Assessments are managed by the province. The applicant has advised that they have completed a Phase 1 Environment Site Assessment for the property and based on the information to date a Phase 2 assessment is not required. It should also be noted that the site of the former Janeway Hospital is 40 Janeway Place. The subject property is a separate, adjacent parcel at 20 Janeway Place.

**Issue #4: Stormwater** – Some area residents have raised concerns that there are already water issues in the area and the development could enhance their issues

Response #4: There is currently no stormwater infrastructure at the site, so runoff is not intercepted at all from this property now. When stormwater infrastructure is installed all runoff from this site will be captured on site and conveyed to the storm sewer below ground. No runoff will be directed to private property. It is possible that it may alleviate current drainage issues along Arnold Loop but it will certainly not exacerbate these issues.

**Issue #5: Lack of balance within the neighbourhood**

Response #5: Neighbours raised concerns that there is a concentration of social services in the Pleasantville neighbourhood. The Pleasantville Redevelopment Plan created by the Canada Lands Company in 2009 envisioned this area as a mixed-use neighbourhood with a medium to high density residential component, and the current zoning reflects these uses. There is a variety of smaller Apartment Buildings, along with Townhouses, Semi-Detached Dwellings and Single Detached Dwellings and some commercial uses. There is also a mix of condominiums/private ownership and dwellings owned by NL Housing.

Response #5: Staff believe that the neighbourhood is balanced, and Apartment Buildings are an appropriate use in this neighbourhood. It also meets the Municipal Plan policy to partner with other levels of government to achieve construction of affordable housing.

**Issue #6: Traffic and parking concerns** – Residents suggested that Janeway Place is too narrow to accommodate the development and not enough parking is provided.

Response #6: The development has been reviewed by the City's Transportation Division and no concerns were raised. The development also meets that City's requirements for off-street parking.

**Issue #7 Increased rodents during development**

Response #8: If the development proceeds, the City will require the development to consult with a licensed rodent control professional if rodents/pests are found to be an issue during any stage of the development.

**Issue #7: Reduced property values**

Response #9: Neighbouring property owners felt that the development will reduce their property values. Generally, new development does not cause adjacent property values to lower and in some cases may increase the value. Abandoned or derelict buildings may cause property values to lower. Residents have requested confirmation/studies to ensure that their property values will not decrease, however City does not have this type of studies or information available.

A Public Meeting was held on March 7, 2023 at the Fornan Room, City Hall and ZOOM participation was made available). A report was prepared and it can be found in the publicly available Amendment documents (refer to Appendix D). The summary lists the 15 issues that were raised and the responses provided at the meeting. These included questions regarding the planning process as well as the issues listed above.

COMMENTS & QUESTIONS FROM PARTICIPANTS	
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Speaker #	Commentary
1.	How long does this process take?
Response	The timeline varies, but could be three to four months, the provincial review timeline cannot be specified and is an unknown.
2.	Has there been any consideration for water run-off?
Response	Any development has to follow the storm water management policy, and there is a storm water chamber in this development, and any excess run-off goes into the chamber and then will run off.
3.	As a private homeowner in the area, how does this affect home values in the area?
Response	Generally speaking, new development does not cause decreases in home values, however we don't have the specific data, or studies for the City of St. John's.
4.	How long is the construction phase?
Response	NLHC Rep - Depending on construction times, and the zoning times, about a year is the estimate.
5.	Clear land behind in the far east of the area, is there a plan, will it remain a green space, what is the plan for that?
Response	NLHC responded that there are no plans for that piece of land, want to maintain that as a green space area. Any way to improve the open space, NLHC is interested in doing that.
6.	There is a plan to construct a fence along the delineation line of the project, how far along will it go and what is the fencing type?
Response	It is proposed to be adjacent to the parking lot, it is a City requirement that there has to be a buffer and a six-foot fence and the style is up to the applicant. The fence design does not need to be approved by the City.
7.	How many parking spaces per unit?
Response	They have 32 units proposed with 37 spaces. Not every unit will have a vehicle. The City maximum is 1.5 spaces required for 2-bedroom apartment buildings, the standard is met at 37, outside maximum allowable then would be 48. Nothing additional is required.  NLHC rep – these will be very small units and the likelihood of having 2 cars would be very low and the closeness to public transportation, the 37 spaces if felt to be a fair balance.
8.	Are property owners allowed to challenge this?
Response	Yes, written submission are accepted up and until Friday, any concerns that you would like addressed should be sent into the City in writing. This is at the discretion of council to allow this development.
9.	Any other areas in Pleasantville considered George's Loop and other where land is clear for development already?
Response	Given the timelines provided for this project, 12-month completion date, looked throughout the city and this is a parcel of land that is owned by NLHC and allows for a timely and economic fashion for this project.



10.	What kind of grading plan, previous use as a hospital and removal of the building, has there been soil samples taken and is there a final plan?
Response	The detailed grading plan has not been finalized; the detailed grading would be done at the next step if the development reaches that stage.
11.	Residents saw that there were soil samples taken in the Spring, are the results back?
Response	The applicant has completed a Phase 1 Environmental Site Assessment. Based on the information to date, a Phase 2 Environmental Site Assessment will not be required.
12.	Are there any other plans for further housing developments on the remainder of the Janeway property?
Response	The remaining land is not owned by NLHC but owned by Transportation and Infrastructure, provincial land, no plans for public housing in this area.
13.	Specific question regarding water issues/flooding to a specific house in the area.
Response	Ms. Cashin advised that she would bring this back to the relevant Staff and check on this for the resident.
14.	Questions sent into the City Clerk, will there be a response to those questions?
Response	Staff will respond if there are questions asked. All personal information is redacted and any submissions will be included in the materials presented to Council.
15.	Will there be any amendments to the layout proposed?
Response	The layout meets City standards, if there are requests, they can be sent along, and they could be sent along to NLHC for their consideration. As a good neighbour NLHC may take some comments and suggestions into consideration.

### 2.2.2 Section 15 submission

The results of the public consultation, public meeting were presented for Council consideration. At its regular meeting on March 21, 2023, Council voted to proceed with the proposed amendments and asked that the NL Department of Municipal and Provincial Affairs review and release them, as per Section 15 of the Act. The City of St. John' received a 'letter of release' from Section 15 review as per correspondence: COR/202300499 (Appendix A).

### 2.2.3 Section 15 release and Council Adoption of Amendments

At the Regular Meeting of the St. John's Municipal Council ('Council') held on April 25, 2023, Council adopted the amendments (as per Section 16) and appointed me as the Commissioner to conduct a Public Hearing as per Section 19 (1) (refer Appendix B for letter of confirmation of appointment).

The process for the Public Hearing is set out in Sections 18-23 of the Act and includes with the following duties set out in Sections 21(2) and 22(1) which state that the Commissioner is to '[...]

hear objections and representations orally or in writing [...]’ and, subsequently, to submit a written report on the public hearing including recommendations arising from the hearing. The report will contain recommendations with respect to proposed amendments to both the Envision St. John’s Municipal Plan, Amendment No. 10, 2022 and Envision St. John’s Development Regulations, Amendment No. 20, 2022.

The Public Hearing was scheduled for 7 p.m. on Tuesday, May 16, 2023 in the Fornan Room at City Hall, City of St. John’s.

## **3.0 The Public Hearing**

### **3.1 Written Submissions Received for Public Hearing**

There were 15 written submissions, of which (two were identical) and four were separate submissions by the same individual; as well, there was a petition submitted with 47 signatures as part of the Notice for the Public Hearing process. The submissions and petitions can be found in Appendix E.

Most of the submissions noted opposition to the proposed rezoning overall, or aspects of the proposed development; but there were several that were in support of the project.

Overall, the issues raised in the submissions and the petition and correspondence could be categorized into the following topic areas related to the redesignation/rezoning application:

1. Reduced property values;
2. Reduced quality of life through removal of natural space and generally more noise and activity the area;
3. Reduced natural aesthetic of the area;
4. Exposure to asbestos contamination from mishandled demolition of the former Janeway Hospital;
5. Impacts to wildlife in the area; reduction in habitat with loss of open space;
6. Disturbance of rodent populations during construction activities pushing them to properties on Arnold Loop;
7. Use of Ward 2 and Pleasantville area as a catch for social service leading to a lack of balance in the neighbourhood and its residents over time;
8. Denied or restricted access to backyards of Arnold Loop properties backing onto 20 Janeway Place: historically access has been possible in this area.

## 3.2 The Public Hearing

The Public Hearing was convened, as planned, on Tuesday, May 16, 2023 at 7 p.m. There were about 25 interested persons in attendance (at any given time), two individuals on the ZOOM connection; and, three City staff, two representatives of the applicant NLHC. Assistance at the meeting was provided by City staff.

In the introductory comments I made at the outset of the Public Hearing included introducing myself and stressing my independent role and introducing the City staff and representatives from Newfoundland and Labrador Housing who were in attendance as support for the hearing and to answer questions for the audience. I explained the process to be undertaken during the hearing, i.e. presentation of the application by City staff, presentation on behalf of the applicant, and my intent to hear comments/questions from any in attendance who desired to express their support or objections/concerns regarding the amendments under consideration. I stressed my role for the evening as a 'listener' to understand and record the comments made during the evening and that the Commissioners Report would be based on consideration of these comments. I also indicated that I would extend the deadline for submissions to Friday May 19, 2023. I also noted that names would not be recorded or become part of the publicly available reports.:

As part of the introduction, City staff from the Planning, Engineering and Regulatory Services Department presented the proposed amendments to the Envision St. John's Municipal Plan and St. John's Development Regulations in relation to 20 Janeway Place. Generally, Ms. Cashin provided the following overview: The City received an application from NL Housing to rezone land at 20 Janeway Place from the Open Space (O) Zone to the Apartment 1 (A1) Zone to accommodate a development of four 2-storey Apartment Buildings on the 12,445 square metre lot. Each building will contain 8 dwelling units for a total of 32 units on the site. A Municipal Plan amendment is also required. The subject property is provincially owned, and is designated and zoned Open Space, however the lot is not a formal park area for recreational open space. It was the site of the helicopter landing pad for the former Janeway Children's Hospital, which moved to Prince Philip Drive (the Health Sciences Centre) years ago.

The applicant has proposed to rezone the site to A1 to accommodate the housing development. This is a Rapid Housing Initiative -National Housing Strategy project funded by the Canada Mortgage Housing Corporation (CHMC). The RHI provides funding for the rapid construction of affordable housing. An Apartment Building is a permitted use in the A1 Zone. A Municipal Plan amendment is required, but a St. John's Urban Region Regional Plan amendment is not needed, as the property is designated regionally for Urban Development.

Finally, an overview was provided of the next steps following the public hearing. The Commissioner would prepare a report to Council with recommendations within 30 days. The authority lies with Council to accept or reject the recommendations and approve or reject the amendments. If the amendments were approved, then they are registered by the provincial government and come into effect when published in the Newfoundland and Labrador Gazette.

### 3.3 Presentations by those in Attendance at Public Hearing

The attendees at the Public Hearing reiterated many of the same issues stated in the Public Hearing correspondence summarized in above in 3.1. Most of these issues were raised in the Public consultation and Public meeting records as summarized in 2.2 and they were addressed by the City in the amendment documents in Appendix D which are all available to the public as part of the planning process.

The following comments are a record of the issues raised by attendees, and responses regarding explanation or mitigation provided by NLHC and City staff at the Public Hearing on May 16, 2023 (they do not represent the thoughts of the Commissioner):

1. Question regarding analysis of potential reduced property values:
  - The City does not undertake such studies for development proposals;
2. Loss of Open Space: need green space and walkways in neighbourhood;
  - The Open Space designation was made as a buffer for the former helicopter pad for the former Janeway Hospital;
3. Exposure to asbestos contamination from mishandled demotion of the former Janeway Hospital;
  - CMCH will adhere to provincial government regulations regarding this issue;
4. Disturbance of rodent populations during construction activities pushing them to properties on Arnold Loop;
  - There will be a Rodent Management Plan as part of the development;
5. Concern regarding preponderance of social housing and related services in Pleasantville:
  - Creates a lack of balance in the neighbourhood and its residents over time;
  - What are the long-term plans of the Canada Lands Corporation for adjacent properties?
  - Do not want Buckmaster Circle situation created in Pleasantville;
6. Denied or restricted access to Arnold Loop properties backing onto 20 Janeway Place: historically access has been possible in this area.
  - Request for an access to backyards of properties on Arnold's Loop where property owners without side yards can only access the backyards through the house;
  - If a fence is constructed at the property line (which doesn't exist now), then the casual access currently enjoyed by property owners will be blocked;
  - Note that technically this is a civil matter between property owners and not a planning issue;
7. Question regarding adequacy of 3-metre landscaped buffer between end of parking lot on proposed development and rear boundary of existing properties:
  - This meets the standard requirement in the Envision Development Regulations;
  - Overall, NLHC is providing more landscaping than the minimum requirement of the City; Note that 65% of the site will be open space;
8. Changes to the Development Plan after the Public Consultation:
  - The design was changed to ensure that access into the buildings would be from the parking lots only and not from adjacent public streets. This was achieved by changing/removing patio doors and location of entrances;

9. Questions regarding a traffic study: Given the increase of vehicles from the development, was a traffic study completed?
  - In the internal review undertaken by City staff, the traffic engineers deemed the traffic associated with the development to be within acceptable City standards;
10. Question regarding Parking: number of parking spaces on-site and whether there would be any spill-over into the area of Janeway Place where there is a parking issue;
  - Project meets the Envision Development Regulations requirements for parking;
11. Questions regarding whether other sites were considered for this project.
  - City and NLHC responded regarding specific locations elsewhere in the City;
  - As timing was important regarding funding and this site was owned by the Provincial Government, this location was selected.
12. Communication gap: Residents indicated that their emails and letters were not answered; receipt was acknowledged but issues not answered;
  - City indicated that information was made available on the project page on the City website;
  - Note that the issues raised and addressed in the Public consultations were summarized in the Adopted Amendment documents that are the subject of the Public Hearing;
13. Question regarding stormwater: whether project would exacerbate current issues in the area:
  - The stormwater management details in the development plans meet the City requirement under current policy;

Overall the representations from the public were respectful and orderly; however, there was one individual who started to disparage the concerns raised by other participants. As Commissioner, I instructed this individual to address comments to me and to restrict the commentary to the subject of the Public Hearing and reminded the audience of the need to retain the respectful environment of the hearing.

## 4.0 Considerations

In reaching a conclusion on the merits of the proposed amendments, Your Commissioner considered the following information.

### 4.1 Consistency with the Envision St. John's Municipal Plan

As per Section 4.9(2)(a) of the Envision St. John's Development Regulations, a Land Use Report (LUR) is required for rezonings. However, under Section 4.9(3), where the scale or circumstances of the proposed development does not merit a full Land Use Report, Council may accept a staff report in lieu of one.

As summarized in the Municipal Plan Amendment Number 10, 2023 document, this proposed development is consistent with the policies of the Envision St. John's Municipal Plan regarding accommodating development that will provide affordable housing options, as follows:

- **Policy 4.1** recognizes that access to adequate and affordable housing is fundamental to quality of life and enables a range of housing to create diverse neighbourhoods.
- **Policy 4.1.1** requires to City to support implementing the City's Affordable Housing Strategy 2019-2028.
- **Policy 4.1.3** supports the development of housing that is appropriate, accessible and affordable for low- and moderate-income households.
- **Policy 4.3.2** ensures that infill development complements the existing character of the area. The adjacent properties are primarily zoned A1 with some areas of Residential 2 (R2) along Janeway Place. The A1 Zone would be appropriate in this neighbourhood and the proposed development would increase affordable housing options.

The proposed development is in conformance with these policies.

## 4.2 Envision St. John's Development Regulations

According to the evaluation for by the City of St. John's staff, the layout submitted by Newfoundland and Labrador Housing meets the requirements of the Envision St. John's Development Regulations. This was stated in the summary of the Public Consultation meeting which was appended to the Development Regulation Amendment No. 20, 2023 and made available as a public document when it was adopted by City Council on April 25, 2023.

## 4.3 Evaluation

From a land use planning perspective, the development proposal is in conformance with the policies of the Envision Municipal Plan. This development supports the direction in the Envision St. John's Municipal Plan around increasing the affordable housing stock and aligns with the City's efforts as per its affordable housing strategy. The detailed development proposal meets the requirements of the Envision Development Regulations

The amendment process undertaken by the City of St. John's meets the requirements of the *Urban and Rural Planning Act, 2000* with regard to the size, structure and complexity of planning and policy issues related to the proposed development.

The issues raised in the Public Hearing were concerns that were previously raised in the public consultations and public meeting. These were addressed at these sessions and the comments were recorded in the reports that that were made publicly available at each step of the process. The responses adequately address the questions and issues raised. It is my conclusion, that the technical issues related to this project will be adequately addressed by the City of St. John's through the conditions to the development and requirements for the construction of services and infrastructure according to City standards and best practices.

However, I would make the following suggestions for consideration:

- Fencing between properties: While property boundaries are not a planning issue or a rezoning issue, I would suggest reconsideration of fencing along the boundary between the project property and the back property line of the homes on Arnold's Loop that do not have outside access to their backyards.
- Communication with residents: As stated earlier, throughout the amendment process, a record of issues and responses has been available as these were incorporated into the evolving amendment documents. However, most members of the public are not conversant with these kinds of documents and may not have been aware that this information was publicly available. Directing enquiries to this information source might be a way to respond to enquiries when there are not enough resources to respond to each and every email, telephone and social media message/enquiry individually. This will ensure that the public can see that their issues have been received and considered.
- Pleasantville as a balanced neighbourhood: The long-term plans for development of the whole area known as Pleasantville needs to be mindful of this planning principle given this opportunity to craft a connected, safe, friendly neighbourhood with a strong sense of community.

## 5.0 Recommendations

Based on the foregoing considerations, I recommend the following:

### **Approval of the Envision St. John's Municipal Plan Amendment Number 10, 2023**

To redesignate land at 20 Janeway Place [Parcel ID#47329] from the Open Space Land Use District to the residential Land Use District

### **Approval of the Envision St. John's Development Regulations Amendment Number 20, 2023**

To rezone land at 20 Janeway Place [Parcel ID#47329] from the Open Space Zone to the Apartment 1 (A1) Zone

RESPECTFULLY SUBMITTED THIS 11<sup>TH</sup> DAY OF JUNE 2023



**Anna Myers, MCIP  
Commissioner**

## Appendix A: Letter of Release from Section 15 Review under Urban & Rural Planning Act, 2000



Government of Newfoundland and Labrador  
Municipal and Provincial Affairs  
Local Governance and Land Use Planning

COR/2023/00499

Ms. Ann-Marie Cashin  
City of St. John's  
P.O. Box 908  
St. John's, NL A1C 5M2  
Email: [acashin@st.johns.ca](mailto:acashin@st.johns.ca)

Dear Ms. Cashin:

**ST. JOHN'S  
MUNICIPAL PLAN AMENDMENT NO. 10, 2023  
DEVELOPMENT REGULATIONS AMENDMENT NO. 20, 2023**

In accordance with Section 15 of the *Urban and Rural Planning Act, 2000*, the Local Governance and Land Use Planning Division reviewed the above-noted documents for consistency with provincial or agency interests. This letter is confirmation that the Department of Municipal and Provincial Affairs releases these documents from provincial review. Council may now consider these amendments for adoption and, if so adopted, schedule a public hearing.

When submitting these amendments for registration under section 24 of the *Urban and Rural Planning Act, 2000*, please ensure that the Resolution to Approve includes the registration stamp.

The adopted documents and accompanying map(s) must comply with the submission standards (<https://www.gov.nl.ca/mpa/local-governance-division/submission-standards/>) and be certified by a full or fellow member of the Canadian Institute of Planners. Please ensure that all documents and maps are signed, sealed and dated by the Mayor and Town Clerk. In addition, the section 24 submission must include map data in shapefile format.

Sincerely,

Darren Randell, MCIP - Planner III  
Local Governance and Land Use Planning  
Municipal and Provincial Affairs

Cc: Kim Blanchard, Manager of Land Use Planning – Municipal and Provincial Affairs



## Appendix B: Appointment of Commissioner

May 4, 2023

Via Email

Anna Myers.  
50 Monkstown Road  
St. John's NL, A1C 3T3

Dear Anna Myers:

**Re: St. John's Municipal Plan Amendment Number 10, 2023 and  
St. John's Development Regulations Amendment Number 20, 2023  
Rezoning from the Open Space (O) Zone to the Apartment 1 (A1) Zone for  
Apartment Buildings  
MPA2200005, 1 Cliff's Baird's Cove**

This is to advise that at the Regular Meeting of Council held on April 25, 2023, Council confirmed your appointment as Commissioner, per **Section 19 of the Urban and Rural Planning Act, 2000**, for the Public Hearing concerning the above noted amendments. The proposed amendments are pursuant to an application for Apartment Buildings at 20 Janeway Place. A Municipal Plan amendment is also required.

**The Public Hearing is scheduled for Tuesday, May 16, 2023, at 7 p.m., at St. John's City Hall.** Your role will be to chair the Public Hearing and hear representations from interested persons. City staff will attend the hearing to provide background information on the amendments. We ask that within thirty (30) days of the Public Hearing you submit a report on the proposed amendments to the Department of Planning, Engineering and Regulatory Services.

Council asks interested people to submit their comments in writing no later than Monday, May 15, 2023, at 9:30 a.m. A copy of all submissions will be forwarded to you before the hearing. Council may cancel the hearing if no written objection is received by the specified deadline. We will contact you immediately should this occur.

Enclosed, please find a copy of the amendments adopted by Council, along with other relevant background information on the proposed development. Please do not hesitate to contact me if I can be of assistance, phone: (709) 570-2041 or email: [acashin@stjohns.ca](mailto:acashin@stjohns.ca).

Yours truly,



Ann-Marie Cashin, MCIP  
Planner III  
Planning, Engineering and Regulatory Services

AMC/pfb

Enclosures

# ST. JOHN'S

CITY OF ST. JOHN'S PO BOX 908 ST. JOHN'S NL CANADA A1C 5M2 [WWW.STJOHNS.CA](http://WWW.STJOHNS.CA)

## **Appendix C: Notification of Public Hearing**

April 29, 2023

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# ST. JOHN'S

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## Bulk and Metal Garbage Pick up

### 2023 Pick Up Schedule

Area 1: May 8 to 12



May 6, 2023

## ST. JOHN'S

### Bulk and Metal Garbage Pick up

#### 2023 Pick Up Schedule

Area 1: May 8 to 12  
Area 2: May 15 to 19  
Area 3: May 26 to 30  
Area 4: May 28 to June 2  
Area 5: June 5 to 9

#### Size Restrictions

- 1.5m x 1.5m x 2.5m (5ft x 5ft x 7ft)
- Must weigh less than 60 lbs (100 kg)
- Does not fit inside the standard waste carts

#### Book an Appointment

You must have an appointment for items to be collected:

- Go to [CityOfStJohns.ca](http://CityOfStJohns.ca) schedule
- Via the app St. John's Waste and Recycling
- Call Access St. John's at 311 or 709-764-CITY (2489)

Appointments are made by house address and one appointment is permitted each year: coordinate with all who live at the property to schedule a bulk pickup appointment for the address.

### Repairs Planned for Waterford River Bridge at Blackhead Road to begin Monday

Repairs are planned to rehabilitate the Waterford River Bridge at Blackhead Road, with construction starting Monday May 8 until the end of August.

The bridge will remain open to traffic with lane reductions required. Work will take place from Monday to Friday, from 7 a.m. to 7 p.m., slowdowns and traffic diversions are expected.

The project involves general concrete rehabilitation works, expansion joint replacements, guide rail repair, waterproofing and paving the bridge deck.

Visit [StJohns.ca](http://StJohns.ca) to learn more or call Access St. John's at 311 or 709-764-CITY.

### EXPRESSION OF INTEREST

#### CALL FOR SENIORS ADVISORY COMMITTEE MEMBERS

The City of St. John's is seeking nominations to fill a vacancy for the Senior's Advisory Committee:

- One citizen's representative for their City region from the community interested in senior's issues.

Interested individuals should review the Committee Terms of Reference before completing the application and submit the application by 12:00 noon on Friday May 19, 2023.

Applications can be submitted either:

- electronically via the submission on the form
- via email: [citydevelopment@stjohns.ca](mailto:citydevelopment@stjohns.ca) or
- mail: Office of the City Clerk, PO Box 808, St. John's, NL, A1C 5M2

If you require alternate formats, assistive tech with the application or would like more information, contact the Office of the City Clerk at [citydevelopment@stjohns.ca](mailto:citydevelopment@stjohns.ca).

### APPEAL BOARD

The following appeal under the City of St. John's Development Regulations will be heard by the Appeal Board on Wednesday May 17th, 2023, at 12:00 p.m.

**Decision of City re: the rejection of a case very building - 113 Liverpool Avenue**

Any persons whose properties are affected by the above-noted appeal have the right to be heard and to give evidence in person. If there is an intention to appear before the Board, you are requested to notify the City Clerk at [citydevelopment@stjohns.ca](mailto:citydevelopment@stjohns.ca) or by calling 676-4619.

### APPLICATIONS

**REG 22 Heavy Lumen Street**  
A discretionary application has been submitted for 22 Heavy Lumen Street. The Home Occupation is for a family home child care which will be owner-operated and accommodate up to seven (7) children. The floor area will be 20m², operating Monday to Friday, 7 a.m. - 8 p.m. Parking will be provided on-site.  
Comment by 9:30 a.m. Tuesday May 9, 2023 Council decision date: Monday May 15, 2023

**REG 14 Valleyview Road**  
A discretionary application has been submitted for 14 Valleyview Road. The Home Occupation is for a family home child care which will be owner-operated and accommodate up to seven (7) children. The floor area will be 40m² and the hours of operation will be Monday to Friday 8 a.m. - 4:30 p.m. Parking will be provided on-site.  
Comment by 9:30 a.m. Tuesday May 9, 2023 Council decision date: Monday May 15, 2023

**REG 426 Blackhead Road**  
A discretionary application has been submitted for 426 Blackhead Road. The proposed application is for 74 Two House Units. Each proposed unit will conform to the A3 Zoning requirements and provide required parking. Layout and design will be subject to all City specifications.  
Comment by 9:30 a.m. Tuesday May 23, 2023 Council decision date: Monday May 29, 2023

**REG 3 Goring Street**  
A discretionary application has been submitted for 3 Goring Street. The Home Occupation is for a homebased business which will be owner-operated. The floor area will be 112 m² and the hours of operation will be Monday to Friday 9 a.m. to 5 p.m. No clients will visit the site.  
Comment by 9:30 a.m. Tuesday May 23, 2023 Council decision date: Monday May 29, 2023

### PUBLIC HEARING

#### 20 JANEWAY PLACE

A Public Hearing will take place regarding an application to rezone land at 20 Janeway Place to allow Apartment Building. The proposed development will consist of 4 two-story apartment buildings, each apartment building will contain 8 units for a total count of 32 units.

The St. John's Municipal Council adopted St. John's Municipal Plan Amendment Number 10, 2022, and St. John's Development Regulations Amendment Number 22, 2022, on April 26, 2022, and hereby gives notice of its intent to reclassify the amendments from the Minister of Municipal Affairs and Planning.

The effect of the Municipal Plan Amendment would be to re-designate land at 20 Janeway Place from the Open Space (OS) Zone to the Apartment 1 (A1) Zone.

The effect of the Development Regulations Amendment would be to rezone land at 20 Janeway Place from the Open Space (OS) Zone to the Apartment 1 (A1) Zone.

Comment by 9:30 a.m. Monday May 15, 2023

If no written objections are received, the Public Hearing may be cancelled in accordance with the provisions of the Urban and Rural Planning Act.

**In-person Public Hearing Time, On-site Location:**  
7 p.m. Tuesday May 16, 2023 Room/Guest Room, Fourth Floor, St. John's City Hall

As well, the City is offering the option to attend online using Zoom. Registration is required to receive the Zoom link.

To register, visit [www.stjohns.ca/30-Janeway-Place](http://www.stjohns.ca/30-Janeway-Place), choose Register for Public Hearing under "The current link."

All comments made during the Public Hearing by in-person and online attendees will be included in the Commissioner's report to Council.

### COMMENTS

Please send your comments to the Office of the City Clerk including your name and address to [citydevelopment@stjohns.ca](mailto:citydevelopment@stjohns.ca) or P.O. Box 928, St. John's, NL, A1C 5M2.

Comments received become a matter of public record and are included in the Council agenda for the date a decision on the application will be made. Any identifying information (including your name) will be removed prior to your comment being released publicly. If you are writing on behalf of a group, organization, business, etc. and wish to remain anonymous, you must indicate this with your submission.

Collection of personal information is authorized under the Access to Information and Protection of Privacy Act, 2015, and is needed to consider your comments on this application. Questions about the collection and use of your information may be directed to the City Clerk at 709-476-4623 or [citydevelopment@stjohns.ca](mailto:citydevelopment@stjohns.ca).

To view a meeting and application online visit [StJohns.ca](http://StJohns.ca) > Public Notices or call 676-4192 or [citydevelopment@stjohns.ca](mailto:citydevelopment@stjohns.ca).

 [www.stjohns.ca](http://www.stjohns.ca)

May 6, 2023

## ST. JOHN'S

### Bulk and Metal Garbage Pick up

#### 2023 Pick Up Schedule

Area 1: May 8 to 12





May 13, 2023

# ST. JOHN'S

## Bulk and Metal Garbage Pick up

### 2023 Pick Up Schedule

Area 1: May 8 to 12  
Area 2: May 15 to 19  
Area 3: May 22 to 27  
Area 4: May 28 to June 2  
Area 5: June 5 to 9

### Size Restrictions

- 1.5m x 1.5m x 2.15m (ft x ft x ft)
- Must weigh less than 500 lbs (227 kg)
- Does not fit inside the standard curbside carts

### Book an Appointment

You must have an appointment for items to be collected

- Go to [www.stjohns.ca/schedule](https://www.stjohns.ca/schedule)
- Visit the app St. John's Waste and Recycling
- Call Access St. John's at 311 or 709-754-CITY (2946)

Appointments are made by house address and one appointment is permitted each year: one of the residents who live at the property to schedule a bulk pickup appointment for the address.

### AMENDMENT

#### Heritage Use Definition and Conditions

The City is considering a last amendment to the St. John's Development Regulations, that would clarify the definition of Heritage Use and add conditions for building extensions to designated Heritage Buildings. Details of the proposed changes can be found on the [St. John's Project Page](https://www.stjohns.ca/heritage-use) ([www.stjohns.ca/heritage-use](https://www.stjohns.ca/heritage-use)).

Comment by 9:30 a.m. Tuesday May 23, 2023 Council decision date: Tuesday June 6, 2023

### EXPRESSION OF INTEREST

#### CALL FOR SENIORS ADVISORY COMMITTEE MEMBERS

The City of St. John's is seeking nominations for a new member for the Seniors Advisory Committee. One citizen's representative for their Community from the community interested in senior issues. Interested individuals should review the Committee Terms of Reference before completing the application and submit the application by noon on Friday, May 19, 2023.

Applications can be submitted either:

- electronically via the submit button on the form
- email [seniors@stjohns.ca](mailto:seniors@stjohns.ca) or
- mail Office of the City Clerk, PO Box 808, St. John's, NL, A1C 0M2

If you require alternate formats, assistance with the application or would like more information, contact the Office of the City Clerk by email [info@stjohns.ca](mailto:info@stjohns.ca).

### APPEAL BOARD

The following appeal under the City of St. John's Development Regulations will be heard by the Appeal Board on Wednesday May 17th, 2023, at 12:00 p.m.

**Division of City Services: Division of Planning and Development - 1133 University Avenue**

Any person whose property is affected by the above-named appeal has the right to be heard and to give evidence in person. If there is an intention to appear before the Board, you are requested to notify the City Clerk at [cityclerk@stjohns.ca](mailto:cityclerk@stjohns.ca) or by calling 576-4616.

### APPLICATIONS

**RG-426 Redwood Road**  
A Discretionary Use application has been submitted by 61819 Newfound Road Labrador Corp. at 426 Redwood Road. The proposed application is for a 7000 sq. ft. lot. Such proposed lot will conform to the A2 Zone requirements and provide required parking. Layout and Design will be subject to all City specifications.  
Comment by 9:30 a.m. Tuesday May 23, 2023 Council decision date: Monday May 29, 2023

**RG-7 Guelph Street**  
A Discretionary Use application has been submitted by 7 Guelph Street. The Home Occupation is for a home-based business which will be operated. The floor area will be 112 m<sup>2</sup> and the hours of operation will be Monday to Friday 9 a.m. to 5 p.m. No clients will visit the site.  
Comment by 9:30 a.m. Tuesday May 23, 2023 Council decision date: Monday May 29, 2023

**RG-124 Curlew Drive**  
A Discretionary Use application has been submitted by 124 Curlew Drive. The proposed application is a home occupation for a day care center. Hours of operation will be between 7:00 a.m. - 5:00 p.m. seven days a week. One client can be accommodated per hour with a full-time caregiver. The center is the sole employee and the floor area of the occupation will be approximately 120 m<sup>2</sup>. On-site parking is provided.  
Comment by 9:30 a.m. Tuesday May 23, 2023 Council decision date: Monday June 5, 2023

**RG-426 Redwood Road and Westview Avenue**  
A Discretionary Use application has been submitted by 61819 Newfound Road Labrador Corp. at 426 Redwood Road and Westview Avenue. The proposed application is for a 7400 sq. ft. lot. Such proposed lot will conform to the A2 Zone requirements and provide required parking. Layout and Design will be subject to all City specifications.  
Comment by 9:30 a.m. Tuesday May 23, 2023 Council decision date: Monday June 5, 2023

### PUBLIC HEARING

#### 20 JANEWAY PLACE

A Public Hearing will be held to place a request for an application to rezone to redevelop 20 Janeway Place to allow Apartment Buildings. The proposed development will consist of 4 two-story apartment buildings; each apartment building will contain 8 units for a total count of 32 units.

The St. John's Municipal Council adopted St. John's Municipal Plan Amendment Number 10, 2023, and St. John's Development Regulations Amendment Number 28, 2023, on April 26, 2023, and hereby gives notice of intent to rezone the property of the amendments from the Minister of Municipal and Planning Affairs, in accordance with the Urban and Rural Planning Act.

The effect of the Municipal Plan Amendment would be to re-designate land at 20 Janeway Place from the Open Space District to the Residential District.

The effect of the Development Regulations Amendment would be to rezone to redevelop 20 Janeway Place from the Open Space (O) Zone to the Apartment (A) Zone.

Comment by 9:30 a.m. Monday, May 15, 2023

If you wish to object to the amendments, the Public Hearing may be held in accordance with the provisions of the Urban and Rural Planning Act.

**Open House Public Hearing Time, Details Location:**  
7 p.m. Tuesday May 16, 2023 Rotary Casino Room, South Road, St. John's City Hall

As well, the City is offering the option to attend online using Zoom. Registration is required to receive the Zoom link.

To register, visit [www.stjohns.ca/20-Janeway-Place](https://www.stjohns.ca/20-Janeway-Place), choose Register to a Public Hearing under the participant Links.

All comments made during the Public Hearing by in-person and online attendees will be included in the Commissioner's report to Council.

### COMMENTS

Provide your comments to the Office of the City Clerk including your name and address to [cityclerk@stjohns.ca](mailto:cityclerk@stjohns.ca) or P.O. Box 808, St. John's, NL, A1C 0M2.

Comments received become a matter of public record and are included in the Council agenda for the date a decision on the application will be made. Any identifying information (including your name) will be removed prior to your comment being released publicly. If you are writing on behalf of a group, organization, business, etc. and wish to remain anonymous, you must indicate such with your submission.

Collection of personal information is authorized under the Access to Information and Protection of Privacy Act, 2015, and is needed to consider your comments on this application. Questions about the collection and use of your information may be directed to the City Clerk at 709-476-4616 or [cityclerk@stjohns.ca](mailto:cityclerk@stjohns.ca).

To view comments and applications online visit [www.stjohns.ca](https://www.stjohns.ca) > Public Notices or Call 576-4182 or email [info@stjohns.ca](mailto:info@stjohns.ca)

 [www.stjohns.ca](https://www.stjohns.ca)

May 13, 2023

## ST. JOHN'S

## Bulk and Metal Garbage Pick up

## 2023 Pick Up Schedule

Area 1: May 8 to 12

City of St. John’s webpage – May 3

Public Hearing May 14- Re-zoning 20 Janeway Place

Ken O'Brien  
City Clerk  
For your interest: Anna

Ken

Ken O'Brien, MCGP, Chief Municipal Planner  
City of St. John's Planning Department  
John J. Murphy Building City Hall Annex, 4<sup>th</sup> Floor - enter via City Hall main entrance  
Mail: PO Box 608, St. John's NL, Canada A1C 5M2  
Phone: 709-578-6121 Email: [kobrien@stjohns.ca](mailto:kobrien@stjohns.ca) [www.stjohns.ca](http://www.stjohns.ca)

ENVISION ST. JOHN'S

18 Kudos

All the [JULY 16, 2023](#) Council meeting, Council adopted St. John's Municipal Plan Amendment No. 20, 2023 and on Tuesday, May 16 as the date for the Public Hearing.

The effect of the Municipal Plan amendment would be to re-designate land at [20 Janeway Place](#) from the Open Space District to the Residential District.

The effect of the Development Regulations amendment would be to rezone land at 20 Janeway Place from the Open Space (O Zone) to the Apartment 1 (A1) Zone.

**Public Hearing Time, Date & Location**

In-person Public Hearing: 7 a.m. Tuesday, May 16, 2023, Forum/Governance Room, South Tower, St. John's City Hall. The City is also offering the option to attend online via [Zoom](#) at [https://stjohns.ca/zoom](#).

Comments can also be sent to the City Clerk via email at [public@stjohns.ca](mailto:public@stjohns.ca). Include your name and address. Comments received become a matter of public record and are included in the Council agenda for the date a decision on the amendment is made. Comments received after the public hearing will not be removed prior to your comment being released publicly. If you are writing on behalf of a group, organization, business, etc. and wish to remain anonymous, you must indicate as such with your submission.

For more information about this project check out the details on the [Project Page](#).

Kind regards,  
Victoria

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News about this project

### Amendment Adopted and Public Hearing Date Set

27 Apr 2023

After April 12, 2023 Council Meeting, Council adopted St. John's Municipal Plan Amendment No. 10, 2023 and St. John's Development Regulations Amendment No. 20, 2023 and set Tuesday, May 16 as the date for the Public Hearing.

- The effect of the Municipal Plan amendment would be to re-designate land at 20 Jernsey Place from the Open Space District to the Residential District.
- The effect of the Development Regulations amendment would be to restrict land at 20 Jernsey Place from the Open Space (O) Zone to the Apartment 1 (A1) Zone.

Public Hearing Time, Date & Location

In-person Public Hearing: 7 p.m., Tuesday, May 16, 2023, Forum/Green Room, Fourth Floor, St. John's City Hall

As well, the City is offering the option to attend online using Zoom. [Registration](#) is required to receive the Zoom link.

21 Mar 2023

### Amendment Adopted-in-Principle

At the [March 21, 2023 Special Council Meeting](#), Council adopted-in-principle St. John's Municipal Plan Amendment No. 10 and St. John's Development Regulations Amendment No. 20, related to apartment building development at 20 Jernsey Place. The amendments will be forwarded to the provincial Department of Municipal and Provincial Affairs for review.

21 Feb 2023

### Public Meeting Scheduled

At the [February 13, 2023 Regular Council Meeting](#), Council agreed to consider the proposed rezoning. The next step in the rezoning process is to conduct public consultation.

Once you have reviewed the information on this page, please provide your [feedback](#) or ask a [question](#).

The Public Meeting will be held 7 p.m., Tuesday, March 7, 2023 in the Forum/Green Room, Fourth Floor, St. John's City Hall. As well, you can join online via Zoom. To receive the Zoom link, please [register](#). All comments made by attendees both in-person and online will be brought forward to Council for consideration prior to making a decision on the application.

21 Feb 2023

### Application going to Council

This application will go to the February 13, 2023 Regular Council Meeting for Council's consideration. View the [status](#) page 123.

Documents

Staff Presentation - Public Meeting March 7, 2023 (1.78 MB) (pdf)

Location (3.58 MB) (pdf)

Renderings (3.32 MB) (pdf)

Site Plan (1.27 MB) (pdf)

Lifecycle

Application to Regular Council Meeting

[Access](#) for Regular Council meeting, Page 123.

If Council decides to consider the amendment, the application will be advertised for public consultation.

If Council decides to reject the amendment, the file will be closed.

Public comment period open

This consultation is open for contributions.

Comment by 4:00 p.m. March 10, 2023

Public Meeting

7 p.m., Wednesday, March 7, 2023 in the Forum/Green Room, Fourth Floor, St. John's City Hall.

As well, you can join online via Zoom. To receive the Zoom link, please [register](#).

Amendment to Council for Adoption-in-Principle

[Access](#) for Regular Council meeting, Page 123.

Amendment sent to Municipal and Provincial Affairs for provincial review

Amendment to Council for Adoption and appointment of Commissioner for Public Hearing

[Access](#) for Regular Council Meeting

Commissioner's Report and Amendment to Council for Approval

Amendment to Municipal and Provincial Affairs for registration

Notice of registration placed in the N. Gazette

The amendment will come into legal effect on the date the notice is placed in the N. Gazette.

Whole Listening

Page last updated: 02 May 2023, 11:09 AM

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**Appendix D: City of St. John's Envision Municipal Plan  
Amendment No. 10, 2023 and Envision Development  
Regulations Amendment No. 20, 2023, as Adopted**

## City of St. John's Municipal Plan, 2021

### St. John's Municipal Plan Amendment Number 10, 2023

Open Space Land Use District to  
Residential Land Use District  
20 Janeway Place

March 2023



**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO ADOPT**

**ST. JOHN'S Municipal Plan, 2021**

**Amendment Number 10, 2023**

Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the St. John's Municipal Plan Amendment Number 10, 2023.

Adopted by the City Council of St. John's on the \_\_\_\_ day of Click or tap to enter a date..

Signed and sealed this \_\_\_\_ day of \_\_\_\_\_.

Mayor: \_\_\_\_\_

Clerk: \_\_\_\_\_

Town Seal

**Canadian Institute of Planners Certification**

I certify that the attached St. John's Municipal Plan Amendment Number 10, 2023 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: \_\_\_\_\_

MCIP/FCIP Stamp

**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO APPROVE**

**St. John's Municipal Plan, 2021**

**Amendment Number 10, 2023**

Under the authority of sections 16, 17 and 18 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's:

1. Adopted the St. John's Municipal Plan Amendment Number 10, 2023 on the \_\_\_\_ day of Click or tap to enter a date.;
2. Gave notice of the adoption of the St. John's Municipal Plan Amendment Number 10, 2023 by way of an advertisement inserted in the Telegram newspaper on the \_\_\_\_ day of Click or tap to enter a date., on the \_\_\_\_ day of Click or tap to enter a date., the \_\_\_\_ day of Click or tap to enter a date., and on the \_\_\_\_ day of Click or tap to enter a date.; and
3. Set the \_\_\_\_ day of \_\_\_\_\_ at \_\_\_\_\_ p.m. at the St. John's City Hall in the City of St. John's for the holding of a public hearing to consider objections and submissions.

Now, under section 23 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's approves the St. John's Municipal Plan Amendment Number 10, 2023 on the \_\_\_\_ day of Click or tap to enter a date. as \_\_\_\_\_.

Signed and sealed this \_\_\_\_ day of \_\_\_\_\_.

Mayor: \_\_\_\_\_

Clerk: \_\_\_\_\_

Town Seal

#### Canadian Institute of Planners Certification

I certify that the attached City of St. John's Municipal Plan Amendment Number 10, 2023 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: \_\_\_\_\_

MCIP/FCIP Stamp

Municipal Plan/Amendment  
**REGISTERED**

Number \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_

## CITY OF ST. JOHN'S

### Municipal Plan Amendment Number 10, 2023

#### BACKGROUND AND ANALYSIS

##### Background

The City wishes to allow an Apartment Building development at 20 Janeway Place. The proposed development will contain 4 two-storey Apartment Buildings, with each building containing 8 dwelling units for a total of 32 dwelling units on the site.

The subject property is provincially owned and is designated and zoned Open Space. The property once contained a helicopter landing pad used by the former Janeway Children's Hospital, before the hospital moved to the Health Sciences Centre. The landing pad is still visible on the site. The Open Space Zone was applied to provide a safety buffer of no development around the heli-pad. The lot is not a formal area of recreational open space. A handful of adjacent property owners have expanded beyond their property lines onto the open space area for gardens and parking spots, but these are illegal occupation of provincial land.

The development will require the land to be redesignated to the Residential Land Use District and rezoned to the Apartment 1 (A1) Zone. Apartment Building is a Permitted Use in the A1 Zone. This proposed development is a Rapid Housing Initiative - National Housing Strategy project funded by the Canada Mortgage Housing Corporation (CHMC). NL Housing is the applicant and landowner. The RHI provides funding for the rapid construction of affordable housing.

##### Land Use Report

As per Section 4.9(2)(a) of the Envision St. John's Development Regulations, a Land Use Report (LUR) is required for rezonings. However, under Section 4.9(3), where the scale or circumstances of the proposed development does not merit a full Land Use Report, Council may accept a staff report in lieu of one.

The proposed development meets the City's standards with respect to bicycle and vehicle parking, will be required to provide a stormwater chamber and exceeds the City's landscape requirement. The minimum landscaping for Apartment Buildings in the A1 Zone is 35% and the applicant is proposing about 70% of the site will be landscaped. Some trees along Janeway Place will need to be removed to accommodate the development, but the City's policies require that a minimum of 23 trees will need to be incorporated into the development.

The applicant has submitted good detail in a site plan, landscape plan, and renderings of the development, therefore staff recommend accepting a staff report in lieu of a Land Use Report.

### Analysis

There are a number of policies within the Envision St. John's Municipal Plan that recommend accommodating development that will provide affordable housing options. Policy 4.1 recognizes that access to adequate and affordable housing is fundamental to quality of life and enables a range of housing to create diverse neighbourhoods. Further, Policy 4.1.1 requires to City to support implementing the City's Affordable Housing Strategy 2019-2028. Policy 4.1.3 supports the development of housing that is appropriate, accessible and affordable for low- and moderate-income households. The proposed development meets these policies.

Policy 4.3.2 ensures that infill development complements the existing character of the area. The adjacent properties are primarily zoned A1 with some areas of Residential 2 (R2) along Janeway Place. The A1 Zone would be appropriate in this neighbourhood and the proposed development would increase affordable housing options.

Therefore, the proposed Municipal Plan and Development Regulations amendments are recommended.



### **PUBLIC CONSULTATION**

The proposed amendments were advertised on three occasions in The Telegram newspaper on February 18, February 25, and March 4, 2023. A notice of the amendments was also mailed to property owners within 150 metres of the application site and posted on the City's website.

The submissions received, including a petition, are included in Council's March 21, 2023 agenda package. While some responses were in favour of the project, there were a number of concerns raised by the neighbourhood. Their concerns are summarized below.

- **Loss of green space** - It is evident that the neighbourhood has a strong attachment to the greenspace. While it is not recognized by the City as a formal park, many neighbours enjoy this space. This space is privately owned and any owner is permitted to request a rezoning. While the site will become developed if the amendment proceeds, it has been designed in a manner that maintains as much landscaping as possible (70% of the lot), and where possible there is a natural buffer between the residents on Arnold Loop and the new development.



- Development should occur on other vacant sites instead of this site – The applicant responded to this concern in the public meeting. They have selected this site because they own this site. They do not own the other site and do not wish to purchase other land at this time.
- Contamination – Environmental Site Assessments are managed by the province. The applicant has advised that they have completed a Phase 1 Environment Site Assessment for the property and based on the information to date a Phase 2 assessment is not required. It should also be noted that the site of the former Janeway Hospital is 40 Janeway Place. The subject property is a separate, adjacent parcel at 20 Janeway Place.
- Stormwater – Some area residents have raised concerns that there are already water issues in the area and the development could enhance their issues. There is currently no stormwater infrastructure at the site, so runoff is not intercepted at all from this property now. When stormwater infrastructure is installed all runoff from this site will be captured on site and conveyed to the storm sewer below ground. No runoff will be directed to private property. It is possible that it may alleviate current drainage issues along Arnold Loop but it will certainly not exacerbate these issues.
- Lack of balance within the neighbourhood – Neighbours raised concerns that there is a concentration of social services in the Pleasantville neighbourhood. The Pleasantville Redevelopment Plan created by the Canada Lands Company in 2009 envisioned this area as a mixed-use neighbourhood with a medium to high density residential component, and the current zoning reflects these uses. There is a variety of smaller Apartment Buildings, along with Townhouses, Semi-Detached Dwellings and Single Detached Dwellings and some commercial uses. There is also a mix of condominiums/private ownership and dwellings owned by NL Housing. Staff believe that the neighbourhood is balanced, and Apartment Buildings are an appropriate use in this neighbourhood. It also meets the Municipal Plan policy to partner with other levels of government to achieve construction of affordable housing.
- Traffic and parking concerns – Residents suggested that Janeway Place is too narrow to accommodate the development and not enough parking is provided. The development has been reviewed by the City's Transportation Division and no concerns were raised. The development also meets that City's requirements for off-street parking.
- Increased rodents during development – If the development proceeds, the City will require the development to consult with a licensed rodent control professional if rodents/pests are found to be an issue during any stage of the development.
- Reduced property values – Neighbouring property owners felt that the development will reduce their property values. Generally, new development does not cause adjacent property values to lower and in some cases may increase the value. Abandoned or derelict buildings may cause property values to lower. Residents have requested confirmation/studies to ensure that their property values will not decrease, however City does not have this type of studies or information available.



**ST. JOHN'S URBAN REGION REGIONAL PLAN**

The proposed amendment is in line with the St. John's Urban Region Regional Plan. The subject property is within the Urban Development designation of the Regional Plan. An amendment to the St. John's Urban Region Regional Plan is not required.

**ST. JOHN'S MUNICIPAL PLAN AMENDMENT NUMBER 10, 2023**

The St. John's Municipal Plan, 2021 is amended by:

1. Redesignating land at 20 Janeway Place [Parcel ID# 47329] from the Open Space Land Use District to the Residential Land Use District as shown on Future Land Use Map P-1 attached.



**CITY OF ST. JOHN'S  
MUNICIPAL PLAN  
Amendment No. 10, 2023**

Future Land Use Map P-1

2023 03 15 Scale: 1:2500  
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  
OPEN SPACE (O) LAND USE DISTRICT TO  
RESIDENTIAL (R) LAND USE DISTRICT

20 JANEWAY PLACE  
Parcel ID 47329

\_\_\_\_\_  
M.C.I.P. signature and seal

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Council Adoption

Commissioner's Report

Municipal Plan/Amendment

**REGISTERED**

Number \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_

Provincial Registration

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## City of St. John's Development Regulations, 2021

### St. John's Development Regulations Amendment Number 20, 2023

Open Space (O) Zone to Apartment 1 (A1) Zone  
20 Janeway Place

March 2023



**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO ADOPT**

**ST. JOHN'S Development Regulations, 2021**

**Amendment Number 20, 2023**

Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the St. John's Development Regulations Amendment Number 20, 2023.

Adopted by the City Council of St. John's on the \_\_\_\_ day of [Click or tap to enter a date..](#)

Signed and sealed this \_\_\_\_ day of \_\_\_\_\_.

Mayor: \_\_\_\_\_

Clerk: \_\_\_\_\_

Town Seal

**Canadian Institute of Planners Certification**

I certify that the attached St. John's Development Regulations Amendment Number 20, 2023 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: \_\_\_\_\_

MCIP/FCIP Stamp

***URBAN AND RURAL PLANNING ACT, 2000***

**RESOLUTION TO APPROVE**

**St. John's Development Regulations, 2021**

**Amendment Number 20, 2023**

Under the authority of sections 16, 17 and 18 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's:

1. Adopted the St. John's Development Regulations Amendment Number 20, 2023 on the \_\_\_\_ day of Click or tap to enter a date.;
2. Gave notice of the adoption of the St. John's Development Regulations Amendment Number 20, 2023 by way of an advertisement inserted in the Telegram newspaper on the \_\_\_\_ day of Click or tap to enter a date., on the \_\_\_\_ day of Click or tap to enter a date. , the \_\_\_\_ day of Click or tap to enter a date., and on the \_\_\_\_ day of Click or tap to enter a date.;
3. Set the \_\_\_\_ day of \_\_\_\_\_ at \_\_\_\_\_ p.m. at the St. John's City Hall in the City of St. John's for the holding of a public hearing to consider objections and submissions.

Now, under section 23 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's approves the St. John's Development Regulations Amendment Number 20, 2023 on the \_\_\_\_ day of Click or tap to enter a date. as \_\_\_\_\_.

Signed and sealed this \_\_\_\_ day of \_\_\_\_\_.

Mayor: \_\_\_\_\_

Clerk: \_\_\_\_\_

Town Seal

#### Canadian Institute of Planners Certification

I certify that the attached City of St. John's Development Regulations Amendment Number 20, 2023 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: \_\_\_\_\_

MCIP/FCIP Stamp

Development Regulations/Amendment

**REGISTERED**

Number \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_

## **CITY OF ST. JOHN'S**

### **Development Regulations Amendment Number 20, 2023**

#### **BACKGROUND**

The City wishes to allow an Apartment Building development at 20 Janeway Place. The proposed development will contain 4 two-storey Apartment Buildings with each building will contain 8 dwelling units, for a total of 32 dwelling units on the site.

The subject property is provincially owned and is designated and zoned Open Space. The property once contained a helicopter landing pad used by the former Janeway Children's Hospital, before the hospital moved to the Health Sciences Centre. The landing pad is still visible on the site. The Open Space Zone was applied to provide a safety buffer of no development around the heli-pad. The lot is not a formal area of recreational open space. A handful of adjacent property owners have expanded beyond their property lines onto the open space area for gardens and parking spots, but these are illegal occupation of provincial land.

The development will require the land to be redesignated to the Residential Land Use District and rezoned to the Apartment 1 (A1) Zone. Apartment Building is a Permitted Use in the A1 Zone. This proposed development is a Rapid Housing Initiative - National Housing Strategy project funded by the Canada Mortgage Housing Corporation (CHMC). NL Housing is the applicant and land owner. The RHI provides funding for the rapid construction of affordable housing.

This amendment implements St. John's Municipal Plan Amendment 10, 2023, which is being processed concurrently.

#### **PUBLIC CONSULTATION**

The proposed amendments were advertised on three occasions in The Telegram newspaper on February 18, February 25, and March 4, 2023. A notice of the amendments was also mailed to property owners within 150 metres of the application site and posted on the City's website.

The submissions received, including a petition, are included in Council's March 21, 2023 agenda package. While some responses were in favour of the project, there were a number of concerns raised by the neighbourhood. Their concerns are summarized below.

- Loss of green space - It is evident that the neighbourhood has a strong attachment to the greenspace. While it is not recognized by the City as a formal park, many neighbours enjoy this space. This space is privately owned and any owner is permitted to request a rezoning. While the site will become developed if the amendment proceeds, it has been designed in a manner that maintains as



much landscaping as possible (70% of the lot), and where possible there is a natural buffer between the residents on Arnold Loop and the new development.

- Development should occur on other vacant sites instead of this site – The applicant responded to this concern in the public meeting. They have selected this site because they own this site. They do not own the other site and do not wish to purchase other land at this time.
- Contamination – Environmental Site Assessments are managed by the province. The applicant has advised that they have completed a Phase 1 Environment Site Assessment for the property and based on the information to date a Phase 2 assessment is not required. It should also be noted that the site of the former Janeway Hospital is 40 Janeway Place. The subject property is a separate, adjacent parcel at 20 Janeway Place.
- Stormwater – Some area residents have raised concerns that there are already water issues in the area and the development could enhance their issues. There is currently no stormwater infrastructure at the site, so runoff is not intercepted at all from this property now. When stormwater infrastructure is installed all runoff from this site will be captured on site and conveyed to the storm sewer below ground. No runoff will be directed to private property. It is possible that it may alleviate current drainage issues along Arnold Loop but it will certainly not exacerbate these issues.
- Lack of balance within the neighbourhood – Neighbours raised concerns that there is a concentration of social services in the Pleasantville neighbourhood. The Pleasantville Redevelopment Plan created by the Canada Lands Company in 2009 envisioned this area as a mixed-use neighbourhood with a medium to high density residential component, and the current zoning reflects these uses. There is a variety of smaller Apartment Buildings, along with Townhouses, Semi-Detached Dwellings and Single Detached Dwellings and some commercial uses. There is also a mix of condominiums/private ownership and dwellings owned by NL Housing. Staff believe that the neighbourhood is balanced, and Apartment Buildings are an appropriate use in this neighbourhood. It also meets the Municipal Plan policy to partner with other levels of government to achieve construction of affordable housing.
- Traffic and parking concerns – Residents suggested that Janeway Place is too narrow to accommodate the development and not enough parking is provided. The development has been reviewed by the City's Transportation Division and no concerns were raised. The development also meets that City's requirements for off-street parking.
- Increased rodents during development – If the development proceeds, the City will require the development to consult with a licensed rodent control professional if rodents/pests are found to be an issue during any stage of the development.
- Reduced property values – Neighbouring property owners felt that the development will reduce their property values. Generally, new development does not cause adjacent property values to lower and in some cases may increase the value. Abandoned or derelict buildings may cause property values to lower. Residents have requested confirmation/studies to ensure that their property



values will not decrease, however City does not have this type of studies or information available.

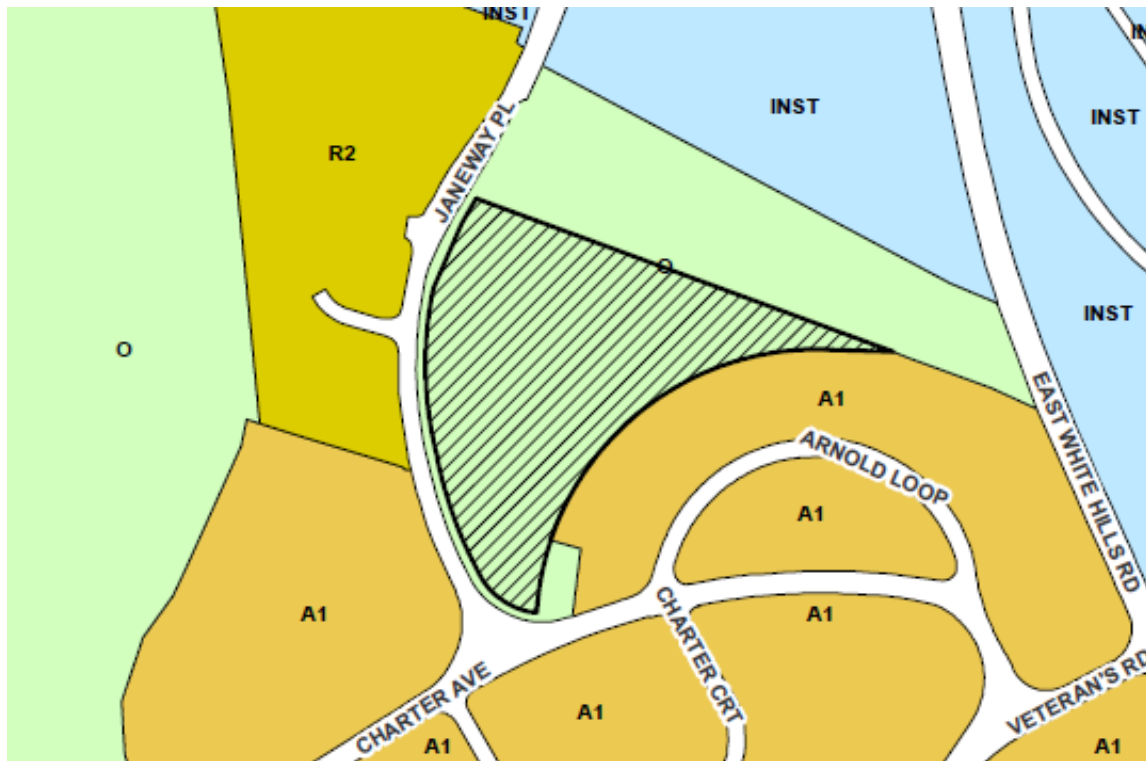
**ST. JOHN'S URBAN REGION REGIONAL PLAN**

The proposed amendment is in line with the St. John's Urban Region Regional Plan. The subject property is within the Urban Development designation of the Regional Plan. An amendment to the St. John's Urban Region Regional Plan is not required.

**ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 20, 2023**

The St. John's Development Regulations, 2021 is amended by:

1. Rezoning land at 20 Janeway Place [Parcel ID# 47329] from the Open Space (O) Zone to the Apartment 1 (A1) Zone as shown on City of St. John's Zoning Map attached.



**CITY OF ST. JOHN'S  
DEVELOPMENT REGULATIONS  
Amendment No. 20, 2023**

[City of St. John's Zoning Map]

2023 03 15 Scale: 1:2500  
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  
OPEN SPACE (O) LAND USE ZONE TO  
APARTMENT 1 (A1) LAND USE ZONE

20 JANEWAY PLACE  
Parcel ID 47329

\_\_\_\_\_  
M.C.I.P. signature and seal

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Council Adoption

Development Regulations/Amendment

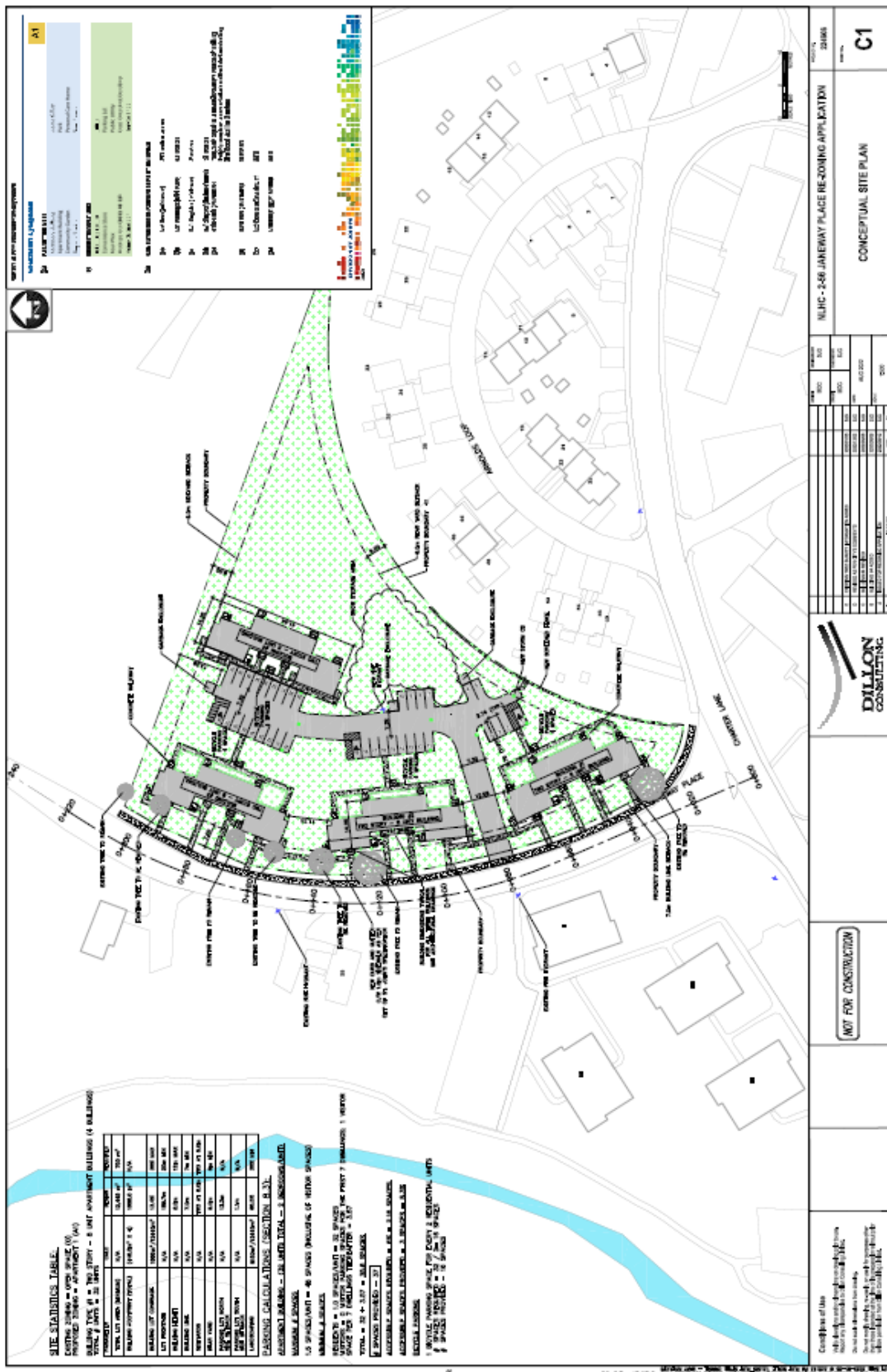
**REGISTERED**

Number \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_

Provincial Registration



### Janeway Place – Looking East



### Janeway Place – Looking East





### Janeway Place – Looking North



### Janeway Place – Looking South



### Parking Lot – Looking North



### Parking Lot – Looking South





## Site Overview - A



## Site Overview - B



## Site Overview - C



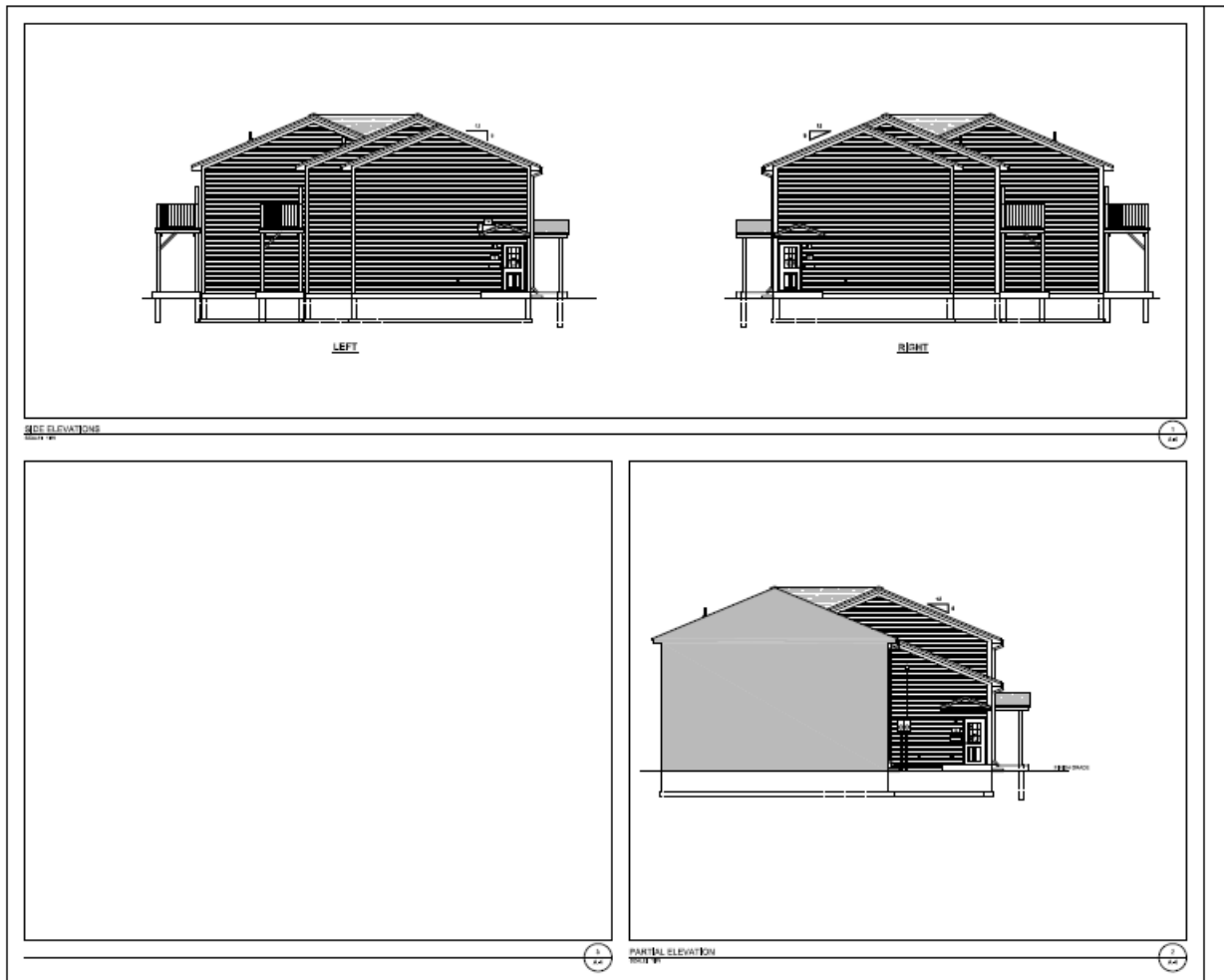
## Site Overview - D

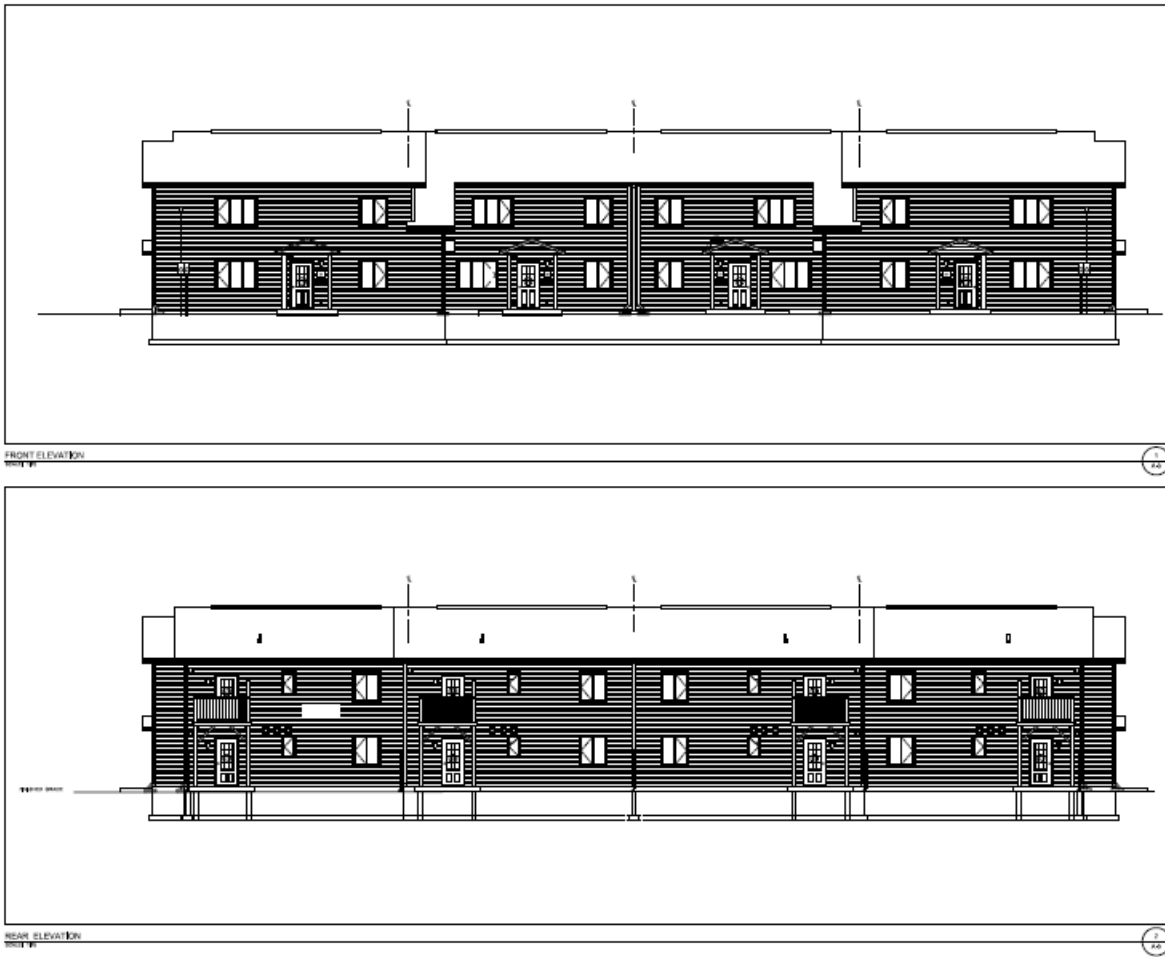




## Site Overview - E







Hybrid Public Meeting (Zoom & Foran Greene Room – St. John's City Hall)  
 Public Meeting – 20 Janeway Place  
 Tuesday, March 7 – 7:00 pm

Present: Facilitator  
 Cliff Johnston

City of St. John's  
 Ken O'Brien, Chief Municipal Planner  
 Ann Marie Cashin, Planner III, Urban Design & Heritage

Proponents

Newfoundland and Labrador Housing Corporation

There were participants in person and online, in addition to the representatives from Newfoundland and Labrador Housing Corporation and City Staff.

**CALL TO ORDER AND BACKGROUND PRESENTATIONS**

Mr. Cliff Johnston, appointed by the City of St. John's as the Independent Facilitator, called the meeting to order at 7:00 pm and outlined some housekeeping items.

The purpose of this meeting is to provide members of the public the opportunity to ask questions and provide comments on the proposed rezoning.

Mr. Johnston noted he is not a member of City Staff or Council and has a background as a land use planning in the municipal and rural areas. He also noted that he is not responsible to write the report from this meeting or make any recommendations, but to facilitate and Chair this meeting.

The City staff will present on the application and then if the representatives from Newfoundland and Labrador Housing wish to present and answer questions that will at that time.

Mr. Johnston noted that this meeting is being recorded for assistance in preparing the final report. The report will be presented to City Council at a future meeting.

The report will not include the names or addresses of people in attendance.

## PURPOSE OF MEETING

The Land Acknowledgement was read aloud.

The process for the hybrid meeting was outlined with the following points highlighted:

- To ask a question, those participation by Zoom were asked to use the raise hand feature, and, when called upon unmute yourself and you can ask your question.
- Prefer to indicate if you have a question versus using the Chat room for questions.

### Background and Current Status

Ms. Ann Marie Cashin, Planner III, Urban Design & Heritage for the City, outlined that the purpose of tonight's meeting which is to discuss the property at 20 Janeway Place. The property is currently zoned and designated Open Space and as such, apartment buildings is not a permitted use. The applicant is proposing apartment buildings for this site; therefore, rezoning would be required, and a Municipal Plan Amendment.

The majority of the surrounding area is already zoned A1, which is for Apartment 1, the same zone that the applicant has requested. There is also some lower density residential, and the requested zoning is consistent with the neighbourhood.

The Applicant is proposing four buildings on the site for a total of 32 apartment units. Each building will have 8 dwelling units. The buildings will be two storeys, 8 metres in height, with 37 parking spaces proposed which is within the minimum and maximum required spaces, and 16 bicycle parking spaces.

70% of the land is landscaped, which far exceeds the 35% landscape requirement. Where there is a parking lot adjacent to residential buildings, a buffer and a fence is required. The plan currently shows 12 trees, but 23 trees will be required and a more detailed landscape plan will be required at the development approval stage if this development proceeds.

A number of renderings of the project have been provided and were shown during the presentation.

The apartments will be fronting onto Janeway Place, with the parking lot in the back of the buildings.

### Next Steps:

This rezoning does require a Municipal plan amendment, and there are multiple steps in this process:

- Initial public meeting stage, which is this meeting
- A report from this meeting will be prepared and presented to Council for their consideration to proceed or not
- If it is agreed to proceed, the City will send the amendments to the province for their review
- Once the province has reviewed and released the documents the amendments go back to Council and Council will decide whether to proceed or not
- If Council agrees to proceed, a public hearing will be held

- The Public hearing is chaired by an Independent Commissioner, and the Commissioner will write a report to council with recommendations for approval, approval with conditions or rejection
- The ultimate discretion is at Council and they can accept or reject the Commissioner's recommendations
- Any written submissions on this should be sent through the project page of the City website or directly by email to the City Clerk by end of day this coming Friday (March 10, 2023)
- Minutes will be sent to Council for their consideration and Council will decide if they will adopt the amendment in principle or reject the amendment.

#### PRESENTATION BY THE DEVELOPER

Ms. Melanie Thomas, Director of Community Partnership and Homelessness of Newfoundland and Labrador Housing Corporation (NLHC) gave a general overview of the corporation, their programming, and services.

In the last year NLHC has served 11,800 households, 32,000 clients, and is the province's largest landlord with 5600 housing units. The demand and need for affordable housing continues to grow and NLHC responds to these needs by working with government partners, stakeholders and community partners to develop solutions for housing needs in the province.

The National Housing strategy has provided an important mechanism to preserve and repair and expand the national housing stock.

The NHS's Federal initiative - the Rapid Housing initiative - is a new funding program devised as a federal response to provide capital funding to expedite an expansion of affordable housing across the country.

NLHC was successful in this competitive application process and is proposing to construct 32 units of social housing on 20 Janeway Place:

- Four buildings, with 8 units in each building, combination of 1- and 2-bedroom units, using universal design in their development, creating fully accessible housing units which is needed within the City
- As a federal-provincial cost match venture, this project will deliver \$7.4 million to the local economy, and real housing for 32 households
- The 2021 current Census data shows that 8% of households are currently living in core housing need, this percentage tends to be higher for renting households
- NLHC serves low-income households, many of which are female head of households (65%), single and seniors, also serve other vulnerable populations, people with disabilities, and new Canadian families.

NLHC Engineering and Technical Staff are also present to answer any questions from those attending.



COMMENTS & QUESTIONS FROM PARTICIPANTS	
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Speaker #	Commentary
1.	<b>How long does this process take?</b>
Response	The timeline varies, but could be three to four months, the provincial review timeline cannot be specified and is an unknown.
2.	<b>Has there been any consideration for water run-off?</b>
Response	Any development has to follow the storm water management policy, and there is a storm water chamber in this development, and any excess run-off goes into the chamber and then will run off.
3.	<b>As a private homeowner in the area, how does this affect home values in the area?</b>
Response	Generally speaking, new development does not cause decreases in home values, however we don't have the specific data, or studies for the City of St. John's.
4.	<b>How long is the construction phase?</b>
Response	NLHC Rep - Depending on construction times, and the zoning times, about a year is the estimate.
5.	<b>Clear land behind in the far east of the area, is there a plan, will it remain a green space, what is the plan for that?</b>
Response	NLHC responded that there are no plans for that piece of land, want to maintain that as a green space area. Any way to improve the open space, NLHC is interested in doing that.
6.	<b>There is a plan to construct a fence along the delineation line of the project, how far along will it go and what is the fencing type?</b>
Response	It is proposed to be adjacent to the parking lot, it is a City requirement that there has to be a buffer and a six-foot fence and the style is up to the applicant. The fence design does not need to be approved by the City.
7.	<b>How many parking spaces per unit?</b>
Response	They have 32 units proposed with 37 spaces. Not every unit will have a vehicle. The City maximum is 1.5 spaces required for 2-bedroom apartment buildings, the standard is met at 37, outside maximum allowable then would be 48. Nothing additional is required.  NLHC rep – these will be very small units and the likelihood of having 2 cars would be very low and the closeness to public transportation, the 37 spaces if felt to be a fair balance.
8.	<b>Are property owners allowed to challenge this?</b>
Response	Yes, written submission are accepted up and until Friday, any concerns that you would like addressed should be sent into the City in writing. This is at the discretion of council to allow this development.
9.	<b>Any other areas in Pleasantville considered George's Loop and other where land is clear for development already?</b>
Response	Given the timelines provided for this project, 12-month completion date, looked throughout the city and this is a parcel of land that is owned by NLHC and allows for a timely and economic fashion for this project.



10.	What kind of grading plan, previous use as a hospital and removal of the building, has there been soil samples taken and is there a final plan?
Response	The detailed grading plan has not been finalized; the detailed grading would be done at the next step if the development reaches that stage.
11.	Residents saw that there were soil samples taken in the Spring, are the results back?
Response	The applicant has completed a Phase 1 Environmental Site Assessment. Based on the information to date, a Phase 2 Environmental Site Assessment will not be required.
12.	Are there any other plans for further housing developments on the remainder of the Janeway property?
Response	The remaining land is not owned by NLHC but owned by Transportation and Infrastructure, provincial land, no plans for public housing in this area.
13.	Specific question regarding water issues/flooding to a specific house in the area.
Response	Ms. Cashin advised that she would bring this back to the relevant Staff and check on this for the resident.
14.	Questions sent into the City Clerk, will there be a response to those questions?
Response	Staff will respond if there are questions asked. All personal information is redacted and any submissions will be included in the materials presented to Council.
15.	Will there be any amendments to the layout proposed?
Response	The layout meets City standards, if there are requests, they can be sent along, and they could be sent along to NLHC for their consideration. As a good neighbour NLHC may take some comments and suggestions into consideration.

Herein ended the discussion portion of the meeting.

#### CONCLUDING REMARKS

Mr. Johnston thanked all for participating in the public meeting to discuss this potential development.

#### ADJOURNMENT

The meeting adjourned at 7:50 pm.




Planning St. John's  
[EngageStJohns.ca](https://engagestjohns.ca) Report  
 20 Janeway Place



Types of visitors:

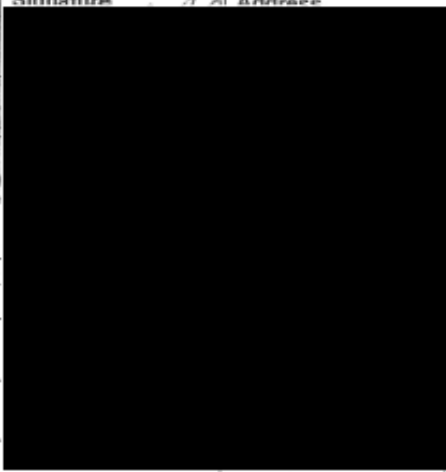
- Total visits: unique sessions (may be the same person visiting multiple times)
- Aware: visited at least one page
- Informed: has taken the "next step" from being aware and clicked on something
- Engaged: has contributed to a tool (comment or question)

Comments (verbatim)	What is your overall feedback of this application?
I'm glad to see this sort of development planned for my neighbourhood. I hope affordability for future renters is a factor in this plan.	Support
Why are we continuing to build two-story buildings? With housing availability is short supply, and the plan to have 15-minute cities, taller buildings with more units and a more dense population would be cheaper per unit and provide more housing no? Further, this is what's little of what is left of decent real estate in the city, so why not try to develop the land that left to provide as much housing as possible, not only to socialized housing, but private units as well.	Support
Please do this and allow for more dense residential units in the city.	Support
Broadly supportive of this scheme, the density should be higher, and the amount of paved roads connecting to the buildings should be reduced. consolidate parking next to the road, with pedestrian paths connecting the buildings too it.	Support
No good reason not to do it. Please approve this application.	Support

Petition: Oppose Rezoning of 20 Janeway Place in Pleasantville - Say NO to Housing Development				
<b>Petition summary and background</b>	<p>The City of St. John's has received an application from NL Housing to rezone land at 20 Janeway Place from the Open Space (O) Zone to the Apartment 1 (A1) Zone to accommodate an apartment building development of 4 two-storey apartment buildings (32 units) on the 12,445 square-metre lot. If this rezoning is approved the residents of Arnold Loop and surrounding area will be affected in the following ways:</p> <ul style="list-style-type: none"> <li>• Reduced property values</li> <li>• Reduced quality of life through removal of natural space and generally more noise and activity in the area</li> <li>• Reduced natural aesthetic of the area</li> <li>• Exposure to asbestos contamination from mishandled demolition of the former Janeway Hospital</li> </ul> <p>The time to act is NOW. City council is accepting comments until 430pm, March 10, 2023, before moving forward with the process. More information may be found here: <a href="https://www.engagestjohns.ca/20-janeway-place">https://www.engagestjohns.ca/20-janeway-place</a></p>			
<b>Action petitioned for</b>	We, the undersigned, are concerned citizens who urge City Council to reject the NL Housing application to rezone land at 20 Janeway Place from the Open Space (O) Zone to the Apartment 1 (A1) Zone to accommodate an apartment building development of 4 two-storey apartment buildings.			
<b>Printed Name</b>	<b>Signature</b>	<b>Address</b>	<b>Comment</b>	<b>Date</b>
Jonathan Bennett				Mar 8/23
Michael Maloney				Mar 8/23
Ed Furthong				Mar 8/23
				March 8/23
Hector Allen				March 8/23
Ann Chaplin				Mar 8/23
Nicholas Ryan				Mar 8/23
Julia Ryan				Mar 8/23
Suzie Ryan				Mar 8/23
Bill Ryan				Mar 8/23
Vanessa Rodriguez				Mar 8/23
Jade Trotter				March 8/23

GREG JERLAND				Mar 10/23
Tonia Hynes				Mar 10/23
Joshua Hurley				Mar 10/23
Lauren Neinte				Mar 10/23
Shelley Rice				Mar 10/23
Hannah Nosewind				Mar 10/23
Kristyn Lee				Mar 10/23
Stephanie Neun				Mar 10/23
Bill Maher				Mar 10/23
Steph Fisher				Mar 10/23
Tracey Grae				Mar 10/23
JIRI HUSA				Mar 10, 23
LENKA HUSA				Mar 8/23
Charles Newhook				Mar. 10/23
Kelli-Kae Hynes				Mar 10/23

Petition: Oppose Rezoning of 20 Janeway Place in Pleasantville - Say NO to Housing Development				
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<b>Action petitioned for</b>	We, the undersigned, are concerned citizens who urge City Council to reject the NL Housing application to rezone land at 20 Janeway Place from the Open Space (O) Zone to the Apartment 1 (A1) Zone to accommodate an apartment building development of 4 two-storey apartment buildings.			
<b>Printed Name</b>	<b>Signature</b>	<b>Address</b>	<b>Comment</b>	<b>Date</b>
KARIN HUBBARD				March 8, 2023
Carla Green				March 8, 2023
Byron Hollett				March 08/23
Suanita Holt				March 08/23
Cora Robson				March 07/23
Lauren Chif				March 08/23
Jason Gaines				March 08/2023
Sandra Cavel				March 08/2023
Ben Samson				March 9/2023
Leah McCallum				March 9/2023
Amanda McCallum			Concern regarding lack of public consult process	March 9/2023
David McCallum			Lack of process	March 9/2023

Petition: Oppose Rezoning of 20 Janeway Place in Pleasantville - Say NO to Housing Development				
<b>Petition summary and background</b>	<p>The City of St. John's has received an application from NL Housing to rezone land at 20 Janeway Place from the Open Space (O) Zone to the Apartment 1 (A1) Zone to accommodate an apartment building development of 4 two-storey apartment buildings (32 units) on the 12,445 square-metre lot. If this rezoning is approved the residents of Arnold Loop and surrounding area will be affected in the following ways:</p> <ul style="list-style-type: none"> <li>• Reduced property values</li> <li>• Reduced quality of life through removal of natural space and generally more noise and activity in the area</li> <li>• Reduced natural aesthetic of the area</li> <li>• Exposure to asbestos contamination from mishandled demolition of the former Janeway Hospital</li> </ul> <p>The time to act is NOW. City council is accepting comments until 430pm, March 10, 2023, before moving forward with the process. More information may be found here: <a href="https://www.engagestjohns.ca/20-janeway-place">https://www.engagestjohns.ca/20-janeway-place</a></p>			
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<b>Printed Name</b>	<b>Signature</b>	<b>Address</b>	<b>Comment</b>	<b>Date</b>
Rayn Clark				03/09/23
BRAD SHEPARD				03/09/23
Brian Barry				03/09/23
AJ Rosy				03/09/23
Bonnie Rona				03/09/23
Katie Benson				03/09/23
Jeff Hong				03/09/23



[illegible]

**Karen Chafe**

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From: [REDACTED]  
 Sent: Friday, March 10, 2023 5:03 PM  
 To: CityClerk; Ophelia Ravencroft; CSSDMinister@gov.nl.ca  
 Subject: (EXT) Objection to NL Housing application for rezoning and development of green space @ 20 Janeway Place

As a resident of the Pleasantville area, I strongly object to the rezoning of the green space proposed by NL Housing for the development of 4 buildings consisting of 32 family units. I have no objection to the continued development of affordable housing projects, but I'm concerned the proposed location will directly impact me, my property and the neighbourhood due to density with no green space.

With the exception of 2 single family homes the entire neighbourhood presently consists of condos, apartment buildings (privately and provincially owned) and multi-unit buildings, as well as a drug rehabilitation center and methadone clinic, Correctional Services facility, Choices for Youth housing development, the Tommy Sexton Center, Eastern Health Long Term Care Center, Country Chicken facility, NLHHN facility and a new propose Provincial Prison facility. The continuing development of facilities for the support for social needs and apartment buildings in my neighbourhood changes the optics of the area and has created a very dense, busy and a not so neighbourly neighbourhood even without the development of this only green space. I feel we have enough Government funded programs and facilities for this neighbourhood and if you feel there is a need for this green space to be developed then this land should be sold on the open market for single family homes in order to mitigate my concerns and achieve best value for this green space.

I believe that some, if not all, of this area being proposed should be rejected based on the high density of people and structures this area now experiences. I'm confident there must be other not so densely populated areas within the municipality that would be better suited for this development. If this proposal was future up the road on the vacant Janeway hospital property, this green space would be preserved for children and families to enjoy.

I hope funding timelines for this project does not impact your thoughts for this development of this green space as my concerns are based on present and future issues for my property and my neighbourhood. There should be other areas or

sites proposed in order maintain this green space. Once this space is developed, the green is gone forever.

Regards,



## Karen Chafe

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From: [REDACTED]  
 Sent: Friday, March 10, 2023 4:29 PM  
 To: CityClerk; CSSDMinister@gov.nl.ca; Ophelia Ravencroft; BernardDavis@gov.nl.ca; joanne.thompson@parl.gc.ca  
 Cc: JMMullaley@nlhc.nl.ca; jmmercer@nlhc.nl.ca  
 Subject: (EXT) Re: 20 Janeway Place Low Income Housing Project

TO: City of St-John's Office of the City Clerk, Minister Abbott, Councillor Ravencroft, Minister Davis, and Minister Thompson

I own the property at [REDACTED]

I'd first like to say that I too recognize the need for new low income housing in the greater St-John's area. I just find it hard to understand "why" are the private home owners and residents in our Pleasantville community, specially those in the Janeway Place, Arnold's Loop, and Charter Avenue area, having to bare an unfair share of the burden?

We already have in our community, other government social services such as a halfway house, drug addiction treatment services, Choice's for Youth, and soon the new penitentiary too.

[REDACTED] while MP Thompson was managing the facility for several years.

The need for low income housing was most acute in the downtown core, and still is, which is closer to services such as the Gathering Place.

I first learned of the development at 35 Janeway Place only 3-weeks prior to a City of St-John's councillor vote to approve the application to build 2x 4-plex low income housing units in [REDACTED]. To say that I was dismayed and upset over the lack of "process", the lack of any effort to consult with not only myself but other private home owners in the Janeway Place, Arnold's Loop, Charter Avenue area, about the proposed development, would be a gross understatement.

About 3-weeks ago I received a notice from the City of St-John's about 20 Janeway Place.

The notice indicated there would be as "Public Meeting" taking place, Tuesday, March 7th at 7pm.

I attended the meeting, along with a few other concerned home owners in the area.

We were again dismayed that our Counsellor Ravencroft, Minister Davis, and MP Thompson were all absent from the meeting.

Do we as existing homeowners and residents in the area, in our community of Pleasantville not matter to you Ms Ravencroft, Minister Davis, and MP Thompson? Why weren't you all at this meeting too, or at least present via Zoom?

As a long term residents of the community, I have concerns about 20 Janeway Place and the addition of even more low income housing units in the area.

During my recent meeting with Julia Mullaley at NLHC, she advised the maximum household annual income for eligible renters for both 35 Janeway Place and 20 Janeway Place is \$32,500.

It's safe to assume then that these +40 rental units will contain a mixture of low income persons, some on social assistance perhaps, and maybe some seniors on fixed pension incomes.

Are there any other criteria these renters will have to meet other than passing proof of their annual income?

The 20 Janeway Place proposal includes only 37-parking spaces. Yet the NLHC anticipates 1.5 cars per residence. So why aren't there at least 48-parking spaces?

Janeway Place is a relatively narrow street. And there are already parking issues at the bottom of the street due to a lack of parking for the condos adjacent.

Can more parking spaces be added to 20 Janeway Place project to ensure parking issues on Janeway Place itself won't be worsened?

Can Janeway Place be widened to improve safety for motorists and pedestrians? With 40-more rental units, there "could" be +80 new residents in the area. Creating much more pedestrian traffic, more vehicle traffic, and more parking needs as well.

My neighbors at [REDACTED] have real concerns with drainage, which were not addressed clearly at all at the meeting.

I asked Julia if as residents in the area actually have a "say", if our concerns can actually be "heard" and treated with respect, or will the 20 Janeway Place project plow forward regardless of our concerns and regardless if City Council votes it down due to a ground swell of resistance to the project on that particular parcel of land by area residents. But she refused to answer the question, only stating in a roundabout way that she couldn't comment on "hypotheticals".

There are many-many great looking sites elsewhere in the Pleasantville area OWNED by either the federal government of Canada or the province. Site that would be much less impactful to adjacent home owners.

I've consulted with multiple experienced real-estate experts/agents since learning of 35 Janeway Place and "all" advised that such developments and additions to the adjacent areas will have a negative affect on home and property values.

In my educated opinion, the process to date has not been fair, and certainly has not been inclusive.

I'm thus not in favor of the development at 20 Janeway Place and at the very least would ask that my concerns be heard and addressed and that process be much more inclusive moving forward.

Thank you, [REDACTED]

[REDACTED]

[REDACTED]

## Karen Chafe

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**From:** [REDACTED]  
**Sent:** Friday, March 10, 2023 4:27 PM  
**To:** CityClerk  
**Cc:** Mayor; Sandy Hickman; Ophelia Ravencroft; Debbie Hanlon; Maggie Burton; Ron Ellsworth  
**Subject:** (EXT) Proposed re zoning of Green Space @ 20 Janeway Place

I am a resident of [REDACTED] and have lived here since [REDACTED]. The land in my opinion behind my house I believe should remain as it is zoned as, Green Space.

It's been noted in recent years that City Planners, Governments and citizens world wide are recognizing the many benefits to humans both mentally and physically in the preservation and enhancement of Green Spaces. It seems though in the area in which I live Pleasantville, the City, Province and the federal Government have been on a steady flow of demolition and construction over the last number of years which I had not been in opposition too.

The former Janeway Hospital demolition was not a pleasant experience. Each day my patio furniture, barbaque, deck and windows contained a massive amount of dust of which I would hose off each day. I complained to the City and Lorraine Michaels office and was reassured all safety inspectors were on site on a regular basis ensuring all environmental concerns were being taken care of. Then once the building was down there was more dust, that from dump trucks, dumping new topsoil over the area. Sometime during this time it was Front page news that the contractor actually didn't follow the proper environmental containment procedures for the

asbestos removal and was charged. Then shortly after the headlines read "Pleasantville Elementary School site nixed." The article went on to say "In a letter to parents last week, the Eastern School District said costs associated with the asbestos removal and lack of public confidence in the site scuttled plans to build there." April 2 2012 CBC News. Well the public confidence is still not there. In addition the demolition of the Janeway disenfranchised many of the rats and mice in the area at the time and caused many problems for residents. The same will be true with additional construction.

The proposed re zoning is causing much stress to the home owners and residents of the area. It seems Pleasantville is being disproportionately inundated with  
Concerns

- Reduced property values through increased urban presence and category of the development (low-income housing). The current zoning and having a green area backing many of the properties no doubt adds to the desirability and re-sale value of properties on the street.
- Reduced quality of life through removal of natural space, introduction of more noise and activity in the area and safety concerns.
- Reduced natural aesthetic and beauty of the area – this area is currently a naturalized meadow supporting various forms of plants and wildlife.
- Exposure of residents, the environment and wildlife to asbestos contamination from soil disturbance that may be present from the former mishandled demolition of the Janeway Hospital - residents were already exposed to this directly during the demolition itself.
- Impacts to wildlife in the area – this is now a naturalized area that supports wildlife including birds, fox, and weasels.
- Disturbance of rodent populations during construction activities pushing them to the properties on Arnold Loop.
- Use of Ward 2 and the Pleasantville area as the catch all for social services leading to a lack of balance in the neighbourhood and its residents over time.
- Denied or restricted access to [REDACTED] properties backing onto 20 Janeway Place – historically access has always been possible in this area.



#### Questions/Requests for Information

Prior to any decisions on re-zoning the area:

- We request the results of soil testing conducted in the area and have independent experts review it to determine, to the comfort of residents, that this area is not contaminated and asbestos or other contaminants will not be released into the atmosphere during construction.
- Has a hydrological assessment been completed for this area to ensure hydrology has been taken into consideration during design of this development? It is essential that this development not cause erosion and flooding into the houses on Arnold Loop – which would further decrease property value in addition to have low income housing located so close to their properties. If so, we would like to see a copy of the report. If not, we request that such a study be undertaken to inform whether any development should go there at all and prior to making a decision on rezoning the area.
- We request data and evidence to assure us that property values on [REDACTED] will NOT decrease as a result of locating low-income rental properties at such a close proximity to the street?
- Has a traffic flow study been conducted in the area to ensure that traffic flow in Janeway Place remains safe for motorists and pedestrians? If not, we request that such a study be completed to inform urban planning and to ensure safety of pedestrians in the area especially given the width of the street in this area.
- What are the plans for the Pleasantville area in terms of future urban planning? Pleasantville is already the location of many other social services including low-income housing, addiction recovery center, and injection site, not to mention the new penitentiary. Where is the balance to ensure safety and quality of life for all residents of the area? Residents have found syringes in the area of 20 Janeway Place in the past and can feel unsafe walking alone on the Virginia River Trail for example. What is the rationale for locating all these services here?
- Will residents of [REDACTED] whose properties back onto 20 Janeway Place be denied access to their properties because of this development?



March 10<sup>th</sup>, 2023

To St. John's City Council & others,

On behalf of the residents of Arnold Loop, Janeway Place and Charter Avenue, I am writing to implore you to reconsider the proposed rezoning of 20 Janeway Place from Open Space (O) Zone to Apartment 1 (A1) Zone and NOT allow this to go ahead.

I have been living on [REDACTED] since I was [REDACTED], first with [REDACTED] and second with [REDACTED] after purchasing our home in 2016. One of the determining factors for purchasing in Pleasantville was that from growing up here, I knew it to be a quiet, safe and truly "pleasant" neighborhood to live in. The houses were reasonably priced and well maintained by the friendly neighbors. I remember being young, walking down to what used to be Ultramar on Charter Ave to get a chocolate bar. At that time, Pleasantville was a safe enough place that I could freely galivant around as a young child without a worry.

Fast-forward [REDACTED] years or so and a very different picture has been painted of Pleasantville. In speaking with my neighbors, I've heard stories of residents discovering needles on our local walking trails (Virginia River and Quidi Vidi), a drunk man stumbling into the home of a family in the middle of the night, unsettling encounters on Virginia Trail, one of which greatly concerned a resident as the man who approached him said he had stabbed 14 people in his life. I have heard stories too numerous to mention from concerned neighbors who have lived in Pleasantville for years and have watched as Pleasantville has taken a slow but sure decline into "Un-Pleasantville".

You as decision makers with the City of St. John's can help preserve what little pleasantness remains. I can assure you that the residents of Pleasantville in Ward 2 would be eternally grateful if you let us have a say in how our neighborhood is being developed. As a reminder, we are the ones living here day to day, so this affects us individually in a very large way.

Ophelia; we were disappointed by your lack of presence at the Public Meeting held on Tuesday, March 7<sup>th</sup>. As councilor for Ward 2, we were hoping that you would at least be there to listen to our concerns. In your mission statement, you included the following:

"I believe that, above all else, good governments should amplify the voices of their most vulnerable citizens, listening to their needs and granting them key priority. This means that government should actively work for everyone— not just big business, cultural elites, or the well-connected few."

The majority of citizens I spoke with in the neighborhood are lower middle class singles, couples and families who work diligently to maintain their homes and contribute to this city and province

in a number of different ways. Where do we fall into your above-mentioned categories? We are not the most vulnerable, but we are certainly not big business, cultural elite or the well connected few. Will you listen to our voices as well?

Recently, Ward 2 has been inundated with development approvals. To name a few, we have seen the approval of the new penitentiary to be built in the White Hills, [REDACTED]. We have seen a new Rogers tower be approved for the Sugarloaf Rd region. In both situations, the community pushed back. Yet, their efforts in doing so were in vain, as these projects were approved anyway. When will the voices of the people be *listened* to instead of just heard?

Your commitment statement also read under "Promote Ward 2 infill development that provides either affordable housing or essential services, **but work equally to preserve greenspace.**"

"I equally recognise the importance of preserving what greenspace we have and will work to protect it whenever possible."

We are losing so much of our greenspace in Ward 2 to development. There are even signs present on existing greenspaces alerting the neighborhood that these spaces will be developed as well. The greenspace at 20 Janeway Place was one of the few areas left where residents felt it would remain free from development. Not to mention the amount of empty lots that are filled in with crushed rock, leveled out, waiting to be developed. Included is George's Loop, Langley Rd, Charter Ave, Churchill Ave, and Roosevelt Ave. These locations are *ready* for development. Instead of destroying greenspace, why not make the extra effort to see if this land can be acquired for your proposed projects?

#### Concerns from residents of Arnold Loop, Janeway Place and Charter Avenue

- Reduced property values through increased urban presence and category of the development. The current zoning and having a green area backing many of the properties no doubt adds to the desirability and re-sale value of properties on the street. Continual addition of low-income housing in the same concentrated area will devalue the properties in the area.
- Reduced quality of life through removal of natural space, introduction of more noise and activity in the area and safety concerns.
- Reduced natural aesthetic and beauty of the area – this area is currently a naturalized meadow supporting various forms of plants and wildlife.
- Exposure of residents, the environment and wildlife to asbestos contamination from soil disturbance that may be present from the former mishandled demolition of the Janeway Hospital - residents were already exposed to this directly during the demolition itself.
- Impacts to wildlife in the area – this is now a naturalized area that supports wildlife including birds, fox, and weasels.
- Disturbance of rodent populations during construction activities pushing them to the properties on Arnold Loop.

- Use of Ward 2 and the Pleasantville area as the catch all for social services leading to a lack of balance in the neighbourhood and its residents over time.
- Denied or restricted access to Arnold Loop properties backing onto 20 Janeway Place – historically access has been possible in this area.
- Disruption of traffic flow from parking and traffic on Janeway Place which several people use to access the long term care centre. \*In the Public Meeting on March 7<sup>th</sup>, when asking about parking spaces for the proposed 32 units, a member of the NLHC stated that there were 1.5 parking spaces allotted. The same member went on to confirm that 37 parking spaces would be available. 1.5 parking spaces allotted for 32 units would be 48 parking spaces total. Therefore, why only 37 spaces? This will cause much congestion if these families have more than 1 vehicle per home or if they have visitors.

#### Questions/Requests for Information

Prior to any decisions on re-zoning the area:

- We request results of the site assessment, including soil testing conducted in the area and have it reviewed by independent experts to determine, to the comfort of residents, that this area is not contaminated and asbestos or other contaminants will not be released into the atmosphere during construction.
- Has a hydrological assessment been completed for this area to ensure hydrology has been taken into consideration during design of this development? It is essential that this development not cause erosion and flooding into the houses on Arnold Loop – which would further decrease property value in addition to having a growing concentration of low-income housing in the immediate area. If so, we would like to see a copy of the report. If not, we request that such a study be undertaken to inform whether any development should go there at all and prior to making a decision on rezoning the area.
- Has a traffic flow study been conducted in the area to ensure that traffic flow in Janeway Place remains safe for motorists and pedestrians? If not, we request that such a study be completed to inform urban planning and to ensure safety of pedestrians in the area especially given the width of the street in this area.
- Will residents of Arnold Loop whose properties back onto 20 Janeway Place be denied access to their properties because of this development?
- We request evidence to assure us that property values on Arnold Loop will NOT decrease as a result of locating a growing number of low-income rental properties at Janeway Place. Mixed development only works when it is balanced and right now it appears it is not.
- What are the plans for the Pleasantville area in terms of future urban planning? Pleasantville is already the location of many other social services including older and new low-income housing, addiction recovery center, and injection site, not to mention the new penitentiary. Where is the balance to ensure safety and quality of life for all residents of the area?

In conclusion, we are aware of the need for affordable housing in St. John's and believe that everyone deserves a roof over their heads. However, we do not agree that 20 Janeway Place is suited for what is proposed. I appreciate your time in reading my letter and implore you NOT to approve this rezoning application.

Keep the "pleasant" in Pleasantville.





**Submission re: application from NL Housing to have land at 20 Janeway Place rezoned to allow for the construction of a 4-building, 32-unit apartment complex**

March 10, 2023

Dear Sir/Madam:

██████████ Tuesday, March 7, 2023, public meeting – ██████████ - regarding this application. Unfortunately, issues with the audio transmission made it difficult to hear all the commentary during the hour-long session.

I understand the need to create more affordable housing for residents of the city, especially those living on lower incomes who want decent places to live and raise their families. I have little issue with the construction of this kind of apartment complex in Pleasantville, but I do have some questions and concerns about the proposed location and its potential impact on ██████████ neighbourhood.

#### **Why 20 Janeway Place?**

Why tuck four large buildings, plus parking facilities, into that corner lot? There are other areas in Pleasantville – areas that were once residential streets or neighbourhoods – that are ripe for development. I've lived in St. John's since 1989, and even when the Janeway Children's Hospital was operating from the Pleasantville site, the building was surrounded by adjacent parking lots, a helipad, and green space. Following the demolition of the hospital, nature has reclaimed much of the land. Residents have been fortunate to enjoy access to an open field and relative peace and quiet in the neighbourhood, despite the busy East White Hills Road.

#### **Does NL Housing own any other properties in Pleasantville suitable for this kind of project?**

Or does any other branch of the provincial government own land that would be appropriate for a housing development? Apparently the Department of Transportation and Infrastructure owns the rest of the former Janeway site. ██████████ whether this project would be the first of more NL Housing projects to be built on that plot of land.

#### **Has there been any soil testing for contamination?**

I lived through the demolition of the former hospital building (ca. 2008-2009) and well remember weeks/months of loud noise and plenty of dust – dust that was blown and deposited all over the area. This dust likely contained asbestos fibre. Stop work orders temporarily halted demolition a couple of times until appropriate health and safety measures were put in place to deal with the asbestos contamination of the site. Once demolition was completed and the site "cleaned up," the property was essentially left undisturbed.

#### **What's changed in the past decade?**

In 2012, when the Department of Education and Eastern School District were searching for a location to build a new Virginia Park Elementary, they eliminated the former Janeway hospital site from consideration because an "extensive investigation led to the conclusion that, due to the presence of asbestos in the soil, the site would be very complicated and expensive to develop for the purposes of an elementary school." (<https://www.releases.gov.nl.ca/releases/2012/edu/1019n07.htm>) If the larger property wasn't suitable for a school then, why is part of it suitable for apartment buildings now? I don't think any additional remediation of the site has taken place in the intervening years.

I also have a couple specific concerns about the potential impact of the project [REDACTED]

**1. Plan for a triangular piece of land at the eastern tip of the project site.** [REDACTED]

[REDACTED] Apple, chuckley pear, and spruce trees have all taken root among the tall grass and lupins that grow there in the summer. When [REDACTED] about this part of the field during the meeting, the NL Housing rep said there are no plans to change it from its natural state. I would hate to see the existing vegetation uprooted.

**2. Plan to build a fence along the southern boundary of the project, behind the properties on Arnold Loop.** [REDACTED] told during the meeting that the fence will extend as far as the rear of [REDACTED]

I, like some other residents of the [REDACTED] neighbourhood, also have questions related to timelines and construction, such as how soon could work begin should the rezoning application be approved, would much excavation be required for site preparation, how long is construction expected to take, what bylaws are in place to limit the hours during which construction can occur, etc.

Thank you for your consideration. I look forward to hearing more about the deliberations surrounding this rezoning application.

I wish my name and street address to remain anonymous in any public disclosure of all or any excerpts from my submission.

Kind regards,

[REDACTED]

## Karen Chafe

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From: [REDACTED]  
 Sent: Friday, March 10, 2023 2:46 PM  
 To: CityClerk; Mayor; Sheilagh O'Leary; Sandy Hickman; Debbie Hanlon; Maggie Burton; Ron Ellsworth; Ian Froude; Ophelia Ravencroft  
 Cc: Ken O'Brien; Ann-Marie Cashin; hereandnow.nl@cbc.ca; morningshow@cbc.ca; crosstalk@cbc.ca; radionews@cbc.ca; news@ntv.ca; acrossstheprovince@ntv.ca; joanne.thompson@parl.gc.ca; JohnAbbott@gov.nl.ca; BernardDavis@gov.nl.ca; [REDACTED]  
 Subject: (EXT) 20 Janeway Place: Opposition to Rezoning

Good afternoon – please find attached, my concerns, questions and requests for information regarding the application of NL Housing to the City of St. John's to rezone 20 Janeway Place in Pleasantville from the Open Space (O) Zone to the Apartment 1 (A1) Zone to accommodate an apartment building development of 4 two-storey apartment buildings on the 12,445 square-metre lot (<https://www.engagestjohns.ca/20-janeway-place>):

Along with other neighbours, I have spoken with residents along Arnold Loop, Janeway Place and Charter Avenue over the past few evenings and helped in securing signatures for a petition to oppose this rezoning application. This petition will be sent to you later today. Here are mine, and other resident's concerns regarding this rezoning application:

### Concerns from residents of Arnold Loop, Janeway Place and Charter Avenue

- Reduced property values through increased urban presence and category of the development. The current zoning and green area backing many of the properties on Arnold Loop adds to property value of the houses in the area. Mixed development is not opposed but unbalanced development and rushed decision-making processes is not the way to approach this. It appears there is a focus on this area for low-income housing and social services.
- Reduced quality of life through removal of natural space, introduction of more noise and activity in the area and safety concerns.
- Reduced natural aesthetic and beauty of the area – this area is currently a naturalized meadow supporting various forms of plants and wildlife.
- Exposure of residents, the environment and wildlife to asbestos contamination from soil disturbance that may be present from the former mishandled demolition of the Janeway Hospital - residents were already exposed to this directly during the demolition itself.
- Impacts to wildlife in the area – this is now a naturalized area that supports wildlife including birds, fox, and weasels.
- Disturbance of rodent populations during construction activities pushing them to the properties on Arnold Loop.
- Use of Ward 2 and the Pleasantville area as a catch all for social services leading to a lack of balance in the neighbourhood and its residents over time.
- Denied or restricted access to Arnold Loop properties backing onto 20 Janeway Place – historically access has been possible in this area.

### Questions/Requests for Information

Prior to any decisions on re-zoning the area:

- We request results of the site assessment, including soil testing conducted in the area and have it reviewed by independent experts to determine, to the comfort of residents, that this area is not contaminated and asbestos or other contaminants will not be released into the atmosphere during construction.



- Has a hydrological assessment been completed for this area to ensure hydrology has been taken into consideration during design of this development? It is essential that this development not cause erosion and flooding into the houses on Arnold Loop – which would further decrease property value in addition to having a growing concentration of low-income housing in the immediate area. If so, we would like to see a copy of the report. If not, we request that such a study be undertaken to inform whether any development should go there at all and prior to making a decision on rezoning the area.
- Has a traffic flow study been conducted in the area to ensure that traffic flow in Janeway Place remains safe for motorists and pedestrians? If not, we request that such a study be completed to inform urban planning and to ensure safety of pedestrians in the area especially given the width of the street in this area.
- Will residents of Arnold Loop whose properties back onto 20 Janeway Place be denied access to their properties because of this development?
- We request evidence to assure us that property values on Arnold Loop will NOT decrease as a result of locating a growing number of low-income rental properties at Janeway Place. Mixed development only works when it is balanced and right now, it appears it is not.
- What are the plans for the Pleasantville area in terms of future urban planning? Pleasantville is already the location of many other social services including older and new low-income housing, addiction recovery center, and injection site, not to mention the new penitentiary. Where is the balance to ensure safety and quality of life for ALL residents of the area? Here are some examples of concerns myself and other neighbours have expressed/experienced living in this area: I have found syringes in the area of 20 Janeway Place; I have encountered drunk people on the park bench by the bridge at Carter Ave; I have encountered people doing drugs on the Virginia River Trail down from Charter Ave; a neighbour told me she feels unsafe walking alone on the Virginia River Trail; a resident in the newer townhouses on Charter Ave has had a drunk man enter his home and on another occasion, encountered a man on the Virginia River trail who told him he had stabbed someone 14 times. How would you feel facing these types of scenarios – what is the plan to manage this? We do not want this trend to increase in frequency.

Arnold Loop and the surrounding area is a gem within St. John's and is well-loved by its residents and users of the area. Please don't take away the quality of living in this neighbourhood. We are not arguing that providing affordable housing is needed - we just ask that you thoughtfully consider the mix of development and social services already in the area and ensure a balance – don't make Pleasantville the area of focus. I know the history behind this zoning - to ensure safety around the helicopter landing pad - well time has marched on and now the use has evolved; it is now a cherished and valued green space that has a high-level of value to local residents. This must be taken into account.

We respectfully ask the City of St. John's council and whoever else's approval may be required, to **NOT approve the rezoning application at 20 Janeway Place** and keep the area as Open Space (O). A solid plan for the area developed in consultation with its residents is required rather than fast-tracking approval processes and erecting buildings quickly to spend federal money. Consider this development thoughtfully and with the proper time and process to ensure that the concerns of the current residents are taken into account.

Keep the "pleasant" in Pleasantville.



Karen Chafe

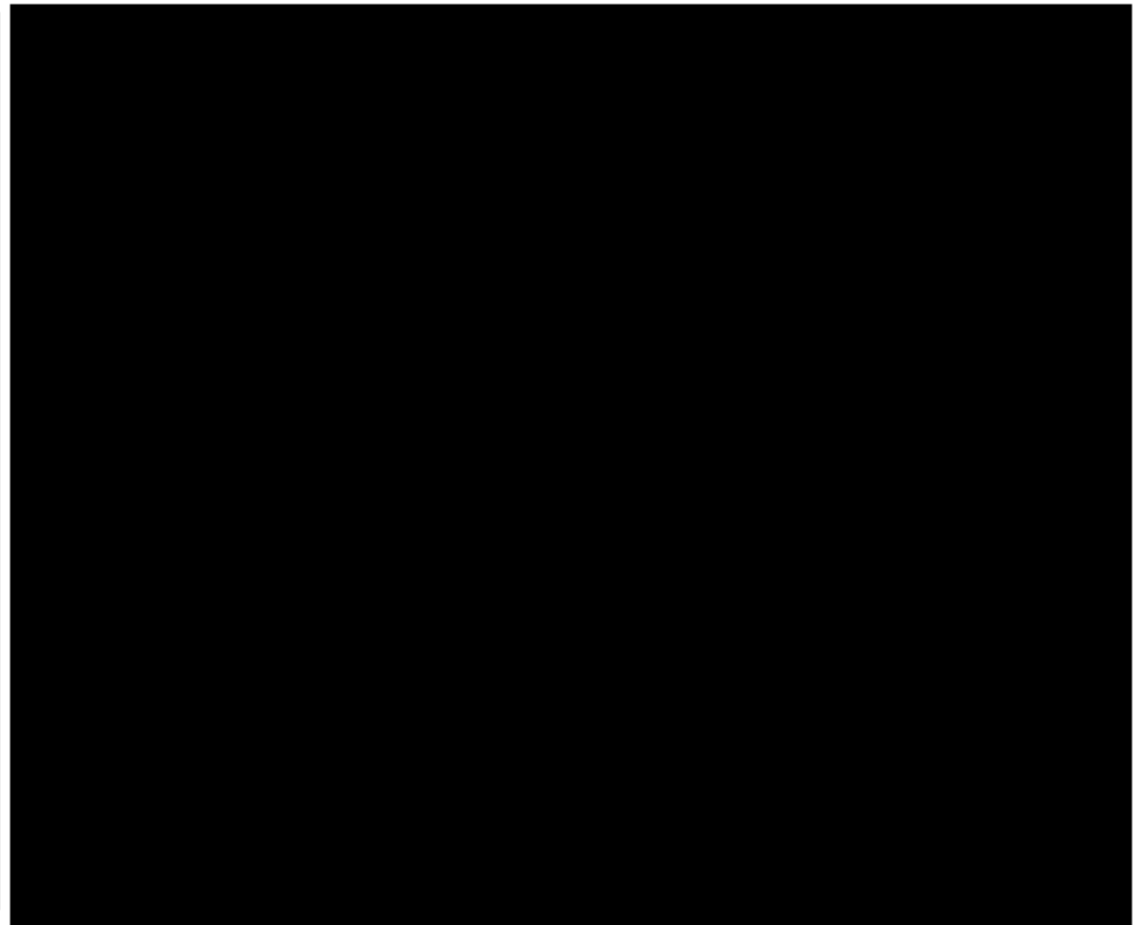
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From: [REDACTED]  
Sent: Friday, March 10, 2023 1:39 PM  
To: Ken O'Brien  
Cc: CityClerk; Ann-Marie Cashin; Ian Froude; Ophelia Ravencroft; Sandy Hickman  
Subject: Re: (EXT) 20 Janeway Place - Rezoning application

Thanks Ken - we really appreciate your response. We still have concerns - I have spoken to many residents in the area over the last few days and have more comments, I am sorry for all of them, should have waited to send one e-mail but I do feel very passionate about this area and want to make it clear what the concerns are and for them to be considered as part of the process.

Best regards,  
[REDACTED]

On Thu, Mar 9, 2023 at 3:43 PM Ken O'Brien <[kobrien@stjohns.ca](mailto:kobrien@stjohns.ca)> wrote:



## Karen Chafe

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**From:** [REDACTED]  
**Sent:** Friday, March 10, 2023 2:06 PM  
**To:** CityClerk  
**Cc:** Mayor; Sheilagh O'Leary; Sandy Hickman; Ophelia Ravencroft; Debbie Hanlon; Maggie Burton; rellworth@stjohns.ca; Ian Froude; Ken O'Brien; Ann-Marie Cashin; joanna.thompson@parl.gc.ca; Johnabbott@gov.nl.ca; bernarddavis@gov.nl.ca;  
**Subject:** (EXT) Re Zoning of 20 Janeway Place  
**Attachments:** To City Counsel.docx

To City Counsel:

First, thank you for taking the time to hear my questions and concerns.

I want you to imagine yourself visiting Newfoundland for the first time. You leave the airport and head down the TCH towards Quidi Vidi, a popular tourism spot advertised by Newfoundland and Labrador. As you drive along the road you are excited to enjoy the sites. As you travel down Whitehills road towards Pleasantville you are greeted by Robinhood bay landfill. Further down the road, you are travelling along you see all the flattened ground and tree removal for what you learn is a brand-new penitentiary. As you crest the hill you see poorly taken care of apartment buildings, a chicken factory, a smokestack and abandoned buildings that are collecting graffiti. You make it to your destination Quidi Vidi only to see a few heritage homes alongside some monstrous houses that do not fit the quaint fishing village you saw on tv.

I would like to address some concerns that I feel need to be heard in regard to the proposal for the rezoning of 20 Janeway place:

- What are the plans for the Pleasantville area in terms of future urban planning? Pleasantville is already the location of many other social services including low-income housing, addiction recovery center, and injection site, not to mention the new penitentiary. Where is the balance to ensure safety and quality of life for all residents of the area? Residents have found syringes in the area of 20 Janeway Place in the past and can feel unsafe walking alone on the Virginia River Trail for example. What is the rationale for locating all these services here?
- Has a hydrological assessment been completed for this area to ensure hydrology has been taken into consideration during the design of this development? It is essential that this development not cause erosion and flooding into the houses on Arnold Loop – which would further decrease property value in addition to having low-income housing located so close to their properties. If so, we would like to see a copy of the report. If not, we request that such a study be undertaken to inform whether any development should go there at all and prior to making a decision on rezoning the area.
- We request data and evidence to assure us that property values on Arnold Loop will NOT decrease as a result of locating low-income rental properties in such close proximity to the street.

- We request the results of soil testing conducted in the area and have independent experts review it to determine, to the comfort of residents, that this area is not contaminated and asbestos or other contaminants will not be released into the atmosphere during construction
- Has a traffic flow study been conducted in the area to ensure that traffic flow in Janeway Place remains safe for motorists and pedestrians? If not, we request that such a study be completed to inform urban planning and to ensure the safety of pedestrians in the area especially given the width of the street in this area.

I would also like to acknowledge that I believe everyone deserves an affordable place to live and appreciate the hard work everyone does to make this happen however, in speaking with members of support groups such as the Gathering Place. Some feel strongly that low-income housing away from the downtown core is not the best solution for the needs of the ones who need it the most currently. Has there been any consultation with these individuals?

Although the land may not be owned by NFLD housing we have a large amount of land that has been bulldozed and remains vacant with no vegetation on it whatsoever.

Last but certainly not the least of my concerns is towards greenspace and wildlife. As an avid walker who enjoys the river trails as well as walking up near DFO. I have noticed a large impact on the habits of the moose and other animals on the trails since the removal of trees for the penitentiary. Has thought been given to the impact of removing the last bit of green space in Pleasantville? I see foxes and ermines often in the field. They help control the populations of rodents. In the spring and summer, the bees can find natural wildflowers native to the area for their sustenance. Where will we be displacing their habitats?

I hope everyone who takes the time to read this letter takes a moment to consider what is at stake here. Please get to know the citizens in your wards. Understand how we feel as I know you would feel the same if this was your neighbourhood.



**Karen Chafe**

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From: Ken O'Brien  
 Sent: Thursday, March 9, 2023 3:44 PM  
 To: [REDACTED] CityClerk  
 Cc: Ann-Marie Cashin; Ian Froude; Ophelia Ravencroft; Sandy Hickman  
 Subject: RE: (EXT) 20 Janeway Place - Rezoning application

Hi, [REDACTED]. I can answer some of your questions and will ask colleagues whether they can answer the others.

I will have to rely on others for information on any required soil testing.

In terms of other properties in Pleasantville, that is an interesting question, but Council has an application for this site and must deal with it as proposed. Regarding the former Wildlife Division building at 45 East White Hills Road, that is privately owned. The Province sold it several years ago to a developer who sought a rezoning to build a larger residential building on the site. To date, that development has not gone ahead.

Natural areas and parks and open space are certainly important components of any neighbourhood. Pleasantville is close by Quidi Vidi Lake and its extensive open spaces. The property at 20 Janeway Place is certainly open and green and is zoned as Open Space (O), but that was done to restrict any development around the helicopter pad for the former hospital. Now, NL Housing has proposed residential development next to the longstanding houses and buildings in the area, and Council will decide if this makes sense as a good location and an appropriate addition to the neighbourhood.

Thanks for getting in touch.

Ken O'Brien

Ken O'Brien, MCIP - Chief Municipal Planner  
 City of St. John's – Planning, Engineering and Regulatory Services  
 John J. Murphy Building (City Hall Annex), 4<sup>th</sup> floor – enter via City Hall main entrance  
 Mail: PO Box 908, St. John's NL Canada A1C 5M2  
 Phone 709-576-6121 Email [kobrien@stjohns.ca](mailto:kobrien@stjohns.ca) [www.stjohns.ca](http://www.stjohns.ca)

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From: [REDACTED]  
 Sent: Wednesday, March 8, 2023 9:21 AM  
 To: Ken O'Brien <[kobrien@stjohns.ca](mailto:kobrien@stjohns.ca)>; CityClerk <[cityclerk@stjohns.ca](mailto:cityclerk@stjohns.ca)>  
 Cc: Ann-Marie Cashin <[acashin@stjohns.ca](mailto:acashin@stjohns.ca)>; Ian Froude <[ifroude@stjohns.ca](mailto:ifroude@stjohns.ca)>; Ophelia Ravencroft

<oravencroft@stjohns.ca>; Sandy Hickman <shickman@stjohns.ca>  
 Subject: Re: (EXT) 20 Janeway Place - Rezoning application

Thank-you for your reply Ken, I appreciate it.

After speaking to some neighbours last night, we have other concerns relating to asbestos contamination in the area. If the soils are disturbed will that result in a release of contaminants into the air resulting in impacts to human health? Has soil testing been undertaken at the 20 Janeway Place plot of land to confirm no contamination in the soil? I observed crews out there earlier this winter digging - I suspect this was for geotechnical testing but was soil testing for contamination also carried out and what were those results? The concerns stem from demolition activities being mishandled in the past in this area: <https://www.cbc.ca/news/canada/newfoundland-labrador/company-charged-for-asbestos-handling-1.982527>

What alternate areas were investigated for this development? Has repurposing the former Newfoundland and Labrador Wildlife Division Building across from Country Ribbon been investigated? Other similar buildings in Pleasantville have been converted to apartments in the past - why not this one?

In urban planning, there needs to be consideration of keeping natural, undisturbed areas amongst development, leaving 20 Janeway Place in its current zoning would accomplish that.

We are going to go door to door this week in our neighbourhood with a petition to express opposition to this proposal and other actions are being discussed.

Best regards,



On Wed, Mar 8, 2023 at 8:42 AM Ken O'Brien <[kobrien@stjohns.ca](mailto:kobrien@stjohns.ca)> wrote:

Thank you for writing about this. All comments will be brought to Council before Council decides on the next step.

Ken O'Brien

Ken O'Brien, MCIP - Chief Municipal Planner

City of St. John's – Planning, Engineering and Regulatory Services

John J. Murphy Building (City Hall Annex), 4<sup>th</sup> floor – enter via City Hall main entrance

Mail: PO Box 908, St. John's NL Canada A1C 5M2

Phone 709-576-6121 Email [kobrien@stjohns.ca](mailto:kobrien@stjohns.ca) [www.stjohns.ca](http://www.stjohns.ca)



Karen Chafe

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From: [REDACTED]  
Sent: Tuesday, February 21, 2023 8:03 PM  
To: CityClerk  
Subject: (EXT) 20 Janeway Place

I am fully in favour of this application. Makes eminent sense.

[REDACTED]



Karen Chafe

---

From: [REDACTED]  
 Sent: Tuesday, March 7, 2023 8:10 PM  
 To: CityClerk  
 Cc: Ken O'Brien; Ann-Marie Cashin; Ian Froude; Ophelia Ravencroft  
 Subject: (EXT) 20 Janeway Place - Rezoning application

To Whom It May Concern:

I would like to express my opposition to the application from NL Housing to rezone land at 20 Janeway Place from Open Space to Apartment 1 zoning to accommodate 4 two-story apartment buildings.

This open space area is one of the reasons I love living and owning property on Arnold Loop. Adding 4 buildings here will take away from the look and feel of the area and would take away an area we walk our dog through and enjoy on a regular basis. I actually thought it would be an amazing area to have a community garden, this would be a much better use of the space for the community.

Please don't approve this rezoning application - I strongly believe it will detract from the value of the properties on Arnold Loop; decrease the quality of life of the people on Arnold Loop; and reduce the natural aesthetic of the area. This is such a quiet, peaceful and safe area to live but the addition of apartment buildings so close to our street WILL detract from it. I was shocked and dismayed to hear about this proposed rezoning. There is so much unused land elsewhere in Pleasantville why overcrowd this special area with buildings packed so closely to one another??

Thank-you for considering mine and my partner's comments on this.

[REDACTED]

Karen Chafe

---

From: [REDACTED]  
 Sent: Thursday, March 9, 2023 10:16 AM  
 To: CityClerk  
 Subject: (EXT) Pleasantville development Janeway Place

Good Day,

In 2009 The Janeway hospital building was taken down and apparantly the Asbestos abatement process was not done to code according to public record via CBC.

<https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.cbc.ca%2Fnews%2Fcanada%2Fnewfoundland-labrador%2Fcompany-charged-for-asbestos-handling-1.982527&data=05%7C01%7C%7Cebde95bad10d4e0970c808db20a4a837%7C77d442ceddc64c9ba7edf2fb67444bdb%7C0%7C0%7C638139663794542045%7CUnknown%7CTWFpbGZsb3d8eyJWljoiiMC4wLjAwMDAiLCJQIjIjoIiV2luMzliLCJBTiI6Ikl1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=BihW8q6Cz0QQ%2F9mxclBWmu5usPIY0cGwwTviggsGfTuk%3D&reserved=0> Has the soil been tested since the building was demolished?

Also the properties on Arnold loop which will back on the new development do experience significant water build up during spring and during heavy rainfalls. There is an extensive slope that grades down from the proposed area into the back of these properties. Has this slope been given planning and consideration to offset the water that will flow down towards these properties?

Thank you

[REDACTED]

[REDACTED]

## Karen Chafe

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**From:** Karen Chafe on behalf of CityClerk  
**Sent:** Friday, March 17, 2023 4:19 PM  
**To:** Karen Chafe  
**Subject:** FW: [CAUTION - Possible SPAM]: (EXT) Proposed Rezoning of 20 Janeway Place

-----Original Message-----

**From:** [REDACTED]  
**Sent:** Friday, March 10, 2023 3:56 PM  
**To:** CityClerk <cityclerk@stjohns.ca>  
**Subject:** [CAUTION - Possible SPAM]: (EXT) Proposed Rezoning of 20 Janeway Place

Hello,

I am writing in opposition to the potential building of at 20 Janeway Place. I believe that that specific area is not the right choice for what is wanted to be put there.

Things that are of concern to me and others:

- Reduced property values through increased urban presence and category of the development (low-income housing)
- Reduced quality of life through removal of natural space, introduction of more noise and activity in the area and safety concerns.
- Reduced natural aesthetic and beauty of the area - this area is currently a naturalized meadow supporting various forms of plants and wildlife.
- Impacts to wildlife in the area.
- Use of Ward 2 and the Pleasantville area as the catch all for social services leading to a lack of balance in the neighbourhood and its residents over time.
- Denied or restricted access to Arnold Loop properties backing onto 20 Janeway Place.

I request those who are for this idea to start to rethink what a potential issue this would be for many people and for the surrounding area. I hope you take into consideration and reflect upon the points made in this email.



## **Appendix E: Copies of Submissions related to Public Hearing**

Karen Chafe

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From: Mayor  
 Sent: Tuesday, May 16, 2023 1:12 PM  
 To: CityClerk  
 Subject: FW: (EXT) Rezoning of Janeway Place for apartment buildings

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From: [REDACTED]  
 Sent: Tuesday, May 16, 2023 12:32 PM  
 To: Mayor <mayor@stjohns.ca>; Sheilagh O'Leary <soleary@stjohns.ca>; Ian Froude <ifroude@stjohns.ca>; Ophelia Ravencroft <oravencroft@stjohns.ca>  
 Subject: (EXT) Rezoning of Janeway Place for apartment buildings

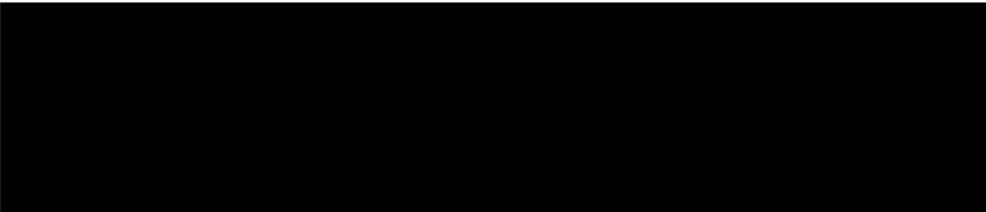
Hello:

I just realized I missed the deadline of May 15 for feedback on this project through Engage St. John's.

So I am sending a quick note to express my general support for this project. Our city needs more apartment buildings, especially affordable ones, as many people cannot afford to buy houses or condos.

Although I realize these particular apartments may not be considered affordable (based on my knowledge of that area), increasing the stock of apartment buildings is still a step in the right direction.

Thank you for that!



Karen Chafe

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From: [REDACTED]  
 Sent: Monday, May 15, 2023 5:26 AM  
 To: CityClerk; CSSDMinister@gov.nl.ca; Ophelia Ravencroft; BernardDavis@gov.nl.ca;  
 joanne.thompson@parl.gc.ca  
 Cc: JMMullaley@nlhc.nl.ca; jmmcer@nlhc.nl.ca  
 Subject: (EXT) 20 Janeway Place Low Income Housing Project  
 Attachments: City of St John's (20 Janeway Place).pdf; image0.jpeg; image1.jpeg; image2.jpeg;  
 image3.jpeg; image4.jpeg  
 Importance: High

TO: City of St-John's Office of the City Clerk, Minister Abbott, Councillor Ravencroft, Minister Davis, and Minister Thompson

I own the property at [REDACTED].

On May 1, 2023 I received the attached letter from the City of St-John's.

To date I have received not one response to my email (see copy below) sent March 10, 2023. Not a single response that directly addresses any of the questions that I asked in the email.

Am I, as well as my fellow residents of the Janeway Place, Arnold's Loop, Charter Avenue area, are we going to be "included" in this process and will we actually be given a voice, so-to-speak, or not?

Does the City of St-John's even care that we have concerns and/or objections regarding this project planned for 20 Janeway Place? If the City does care, would it be possible to have our concerns addressed directly and our questions answered too?

Are any representatives/employees/councilors from the City of St-John's obligated to dialogue and/or meet with concerned "area" residents, and address our concerns prior to proceeding with this development process proposed for 20 Janeway Place?

Are any representatives/employees/councilors from the City of St-John's obligated to provide answers to our written questions regarding this proposed development project at 20 Janeway Place now, or before final approvals for the project are "rubber stamped"?

Why is the land at 20 Janeway Place deemed by NLHC as being more attractive or more suitable versus various other land options in Pleasantville, and other options elsewhere in the city?

Why are the vacant lands at the top of Charter Avenue not being considered or even discussed as a viable alternative development site(s)? The land at the top of Charter Avenue, adjacent to Langley

1



Road & George's Loop, land that used to have solid, very well constructed American Base buildings on them prior to being "torn down". Thus land that already has engineered water and sewer system connections existing underground. Seemingly no issues with drainage. And no known negative impacts/issues with adjacent resident properties, and or street traffic and/or parking concerns.

Why are abandoned buildings such as the old Hoyles-Escasoni property, not being gutted and rebuilt/converted into low-income rental housing?

Why has the old Grace Hospital property been completely abandoned and not considered for re-development and/or re-purposing for low income housing by the province? Location-location-location???

Gutting old buildings (especially solidly built with solid "bones") and re-purposing them is not only "smart" but offer a much-much lower overall CO2 impact as well, thus are typically much more environmentally preferable options versus new land development + new building construction.

See attached recent pictures taken on the 35 Janeway Place site adjacent to the new Choices for Youth building complex, and behind the 4-plex units currently under construction. We as area residents are concerned. Area residents don't want more of this coming to our neighborhood.

Due to the gross lack of inclusion in this process, and the utter lack of communication to date from not only the City of St-John's but also from our city councilor, Provincial MHA, and Federal MP, I remain not in favor of the proposed low-income housing development at 20 Janeway Place and at the very least would ask that my concerns be heard and addressed via written response(s) and that this "process" be much-much more inclusive, open & transparent for all area residents moving forward.

It's disappointing to not have received a written response to my March 10th email below from anyone that was sent directly (aside from Bernie's acknowledgement of receipt email response), thus zero answers provided to any of my questions asked in the email to date.

If there is a way to truly "include" area residents in this proposed development "process", please explain "how" collectively we can make such happen.

Thank you,



On Mar 11, 2023, at 7:31 AM, Davis, Bernard wrote:

[REDACTED]

Thank you for reaching out to me on this project the the concerns that you have expressed such as the parking spaces I will bring them forward to the individuals responsible. I understand your concerns about the road design and will look into this as well.

Please feel free to reach out to me anytime on this matter or any other.

Chat soon.

Bernie

On Mar 10, 2023, at 4:29 PM, [REDACTED]

TO: City of St-John's Office of the City Clerk, Minister Abbott, Councillor Ravencroft, Minister Davis, and Minister Thompson

I own the property at [REDACTED].

I'd first like to say that I too recognize the need for new low income housing in the greater St-John's area. I just find it hard to understand "why" are the private home owners and residents in our Pleasantville community, specially those in the Janeway Place, Arnold's Loop, and Charter Avenue area, having to bare an unfair share of the burden?

We already have in our community, other government social services such as a halfway house, drug addiction treatment services, Choice's for Youth, and soon the new penitentiary too.

[REDACTED] MP Thompson was managing the facility for several years.

The need for low income housing was most acute in the downtown core, and still is, which is closer to services such as the Gathering Place.

I first learned of the development at 35 Janeway Place only 3-weeks prior to a City of St-John's councillor vote to approve the application to build 2x 4-plex low income housing units [REDACTED]. To say that I was dismayed and upset over the lack of "process", the lack of any effort to consult with not only myself but other private home owners in the Janeway Place, Arnold's Loop, Charter Avenue area, about the proposed development, would be a gross understatement.

About 3-weeks ago I received a notice from the City of St-John's about 20 Janeway Place.

The notice indicated there would be as "Public Meeting" taking place, Tuesday, March 7th at 7pm.

I attended the meeting, along with a few other concerned home owners in the area.

We were again dismayed that our Counsellor Ravencroft, Minister Davis, and MP Thompson were all absent from the meeting.

Do we as existing homeowners and residents in the area, in our community of Pleasantville not matter to you Ms Ravencroft, Minister Davis, and MP Thompson? Why weren't you at this meeting too, or at least present via Zoom?

As a long term resident of the community, I have concerns about 20 Janeway Place and the addition of even more low income housing units in the area.

During my recent meeting with Julia Mullaley at NLHC, she advised the maximum household annual income for eligible renters for both 35 Janeway Place and 20 Janeway Place is \$32,500.

It's safe to assume then that these +40 rental units will contain a mixture of low income persons, some on social assistance perhaps, and maybe some seniors on fixed pension incomes.

Are there any other criteria these renters will have to meet other than passing proof of there annual income?

The 20 Janeway Place proposal includes only 37-parking spaces. Yet the NLHC anticipates 1.5 cars per residence. So why aren't there at least 48-parking spaces?

Janeway Place is a relatively narrow street. And there are already parking issues at the bottom of the street due to a lack of parking for the condos adjacent.

Can more parking spaces be added to 20 Janeway Place project to ensure parking issues on Janeway Place itself won't be worsened?

Can Janeway Place be widened to improve safety for motorist and pedestrians? With 40-more rental units, there "could" be +80 new residents in the area. Creating much more pedestrian traffic, more vehicle traffic, and more parking needs as well.

My neighbors at [REDACTED] have real concerns with drainage, which were not addressed clearly at all at the meeting.

I asked Julia if as residents in the area actually have a "say", if our concerns can actually be "heard" and treated with respect, or will the 20 Janeway Place project plow forward regardless of our concerns and regardless if City Council votes it down due to a ground swell of resistance to the project on that particular parcel of land by area residents. But she refused to answer the question, only stating in a roundabout way that she couldn't comment on "hypotheticals".

There are many-many great looking sites elsewhere in the Pleasantville area OWNED by either the federal government of Canada or the province. Site that would be much less impactful to adjacent home owners.

I've consulted with multiple experienced real-estate experts/agents since learning of 35 Janeway Place and "all" advised that such developments and additions to the adjacent areas will have a negative affect on home and property values.

In my educated opinion, the process to date has not been fair, and certainly has not been inclusive.

I'm thus not in favor of the development at 20 Janeway Place and at the very least would ask that my concerns be heard and addressed and that process be much more inclusive moving forward.

Thank you [REDACTED]

[REDACTED]

Karen Chafe

---

From: [REDACTED]  
 Sent: Friday, March 10, 2023 4:29 PM  
 To: CityClerk; CSSDMinister@gov.nl.ca; Ophelia Ravencroft; BernardDavis@gov.nl.ca; joanne.thompson@parl.gc.ca  
 Cc: JMMullaley@nlhc.nl.ca; jmmercer@nlhc.nl.ca  
 Subject: (EXT) Re: 20 Janeway Place Low Income Housing Project

TO: City of St-John's Office of the City Clerk, Minister Abbott, Councillor Ravencroft, Minister Davis, and Minister Thompson

I own the property at [REDACTED]

I'd first like to say that I too recognize the need for new low income housing in the greater St-John's area. I just find it hard to understand "why" are the private home owners and residents in our Pleasantville community, specially those in the Janeway Place, Arnold's Loop, and Charter Avenue area, having to bare an unfair share of the burden?

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In my educated opinion, the process to date has not been fair, and certainly has not been inclusive.

I'm thus not in favor of the development at 20 Janeway Place and at the very least would ask that my concerns be heard and addressed and that process be much more inclusive moving forward.

Thank you, [REDACTED]

[REDACTED]

[REDACTED]





May 3<sup>rd</sup>, 2023

Planning and Development Committee  
City of St. John's  
10 New Gower Street,  
St. John's, NL

A1C 5M2

**Re: *Commentary – Public Hearing, 20 Janeway Place***

Attention: City Clerk

The proposal to amend the St. John's Development Regulations with respect to an application from NL Housing to rezone land at 20 Janeway Place from the Open Space (O) Zone to the Apartment 1 (A1) Zone to accommodate an apartment building development of 4 two-storey apartment buildings, has its merits. There can be no denying that there is a dire housing shortage in St. John's at this time, and the demand (especially for affordable housing) will likely continue into the foreseeable future.

My concern is not specific to residential development in Pleasantville. I feel that since Canada Lands made the area available for development, a range of residential densities here is indeed appropriate.

HOWEVER, before this project and the many to follow are given the green light to proceed, I urge the City Planning Department to consider the impact on the main and, practically speaking, the only vehicular access to Pleasantville – that is, The Boulevard.

\_\_\_\_\_ and in that time, \_\_\_\_\_ seen the traffic volumes grow exponentially due to major developments (e.g. The National Defence building) and the inability to properly terminate the Outer Ring Road. Now that the former Bally Haly Golf Club development is also invariable, I would ask: *How will the traffic in and out of the neighbourhood be handled?*

The problem has been exacerbated and exemplified by the use of The Boulevard as a route for most of the snow clearing operations in the City. The result is tandem trucks passing \_\_\_\_\_ at an astonishing rate all night long when snow removal is in full swing. This direct route to the City Landfill has also created a problem of commercial and residential dump traffic and the resultant garbage that falls from many unsecured loads.

(cont'd.)



It is not acceptable to continue to re-zone Pleasantville lands and ultimately Bally Haly without consideration of a new access for both these areas and to the Regional Landfill. The Boulevard simply cannot sustain the traffic demands, and the residents are at their wits end with the noise, the garbage and especially, the danger.

Clearly an artery from Logy Bay Road may be the solution. The land for such an artery is now available. It should be designed as a thoroughfare without any contiguous residential development.

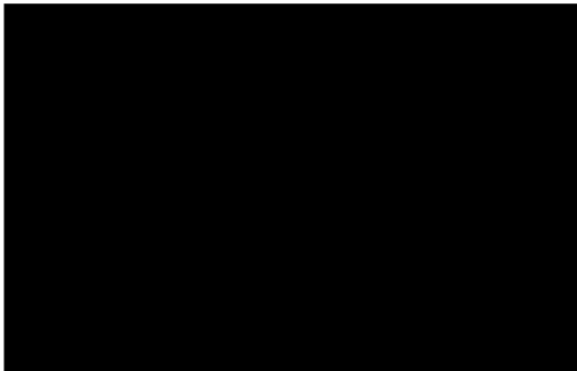
Since the Outer Ring Road termination was foiled, Council and the Planning Department have buried their head in the sand with respect to traffic on The Boulevard. The situation is simply not sustainable. This largely residential street can no longer be:

- 1) The Outer Ring Road terminus;
- 2) The major route to the Regional Landfill site;
- 3) The main route for City snow removal;
- 4) Access for federal employees to Pleasantville facilities and offices; and
- 5) Conduit for ever-expanding recreational facilities associated with Quidi Vidi Lake.

It is unlikely that further residential re-zoning of Pleasantville lands will result in a traffic tipping point – that point has long been surpassed. There exists, however, with the freeing up of land, an opportunity to plan a proper traffic corridor through Pleasantville / Bally Haly.

The City's only other recourse is the expropriation of the houses along the south side of The Boulevard, or start excavating and relocating the graves in Mount Carmel Cemetery. Remove the living or the dead. Your choice.

Yours very truly,





**Karen Chafe**

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From: Ann-Marie Cashin  
 Sent: Thursday, May 4, 2023 11:31 AM  
 To: CityClerk  
 Subject: FW: (EXT) 20 Janeway Place

Good morning,

Could you include this with the submissions for 20 Janeway Place please?

Thank you,  
 Ann-Marie

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From: [REDACTED]  
 Sent: Thursday, May 4, 2023 11:30 AM  
 To: Ann-Marie Cashin <acashin@stjohns.ca>; [REDACTED]  
 Subject: Re: (EXT) 20 Janeway Place

100%.

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From: Ann-Marie Cashin <acashin@stjohns.ca>  
 Sent: Thursday, May 4, 2023 11:28:35 AM  
 To: [REDACTED]  
 Subject: RE: (EXT) 20 Janeway Place

Good morning [REDACTED]

Thanks for your submission. Can I pass this along to the City Clerk's Office for inclusion in the public hearing materials?

Thank you,  
 Ann-Marie

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From: Andrea Roberts <aroberts@stjohns.ca>  
 Sent: Thursday, May 4, 2023 11:11 AM  
 To: Ann-Marie Cashin <acashin@stjohns.ca>  
 Subject: FW: (EXT) 20 Janeway Place

Hey, for your info, I've saved to the file

**Andrea Roberts, P.Tech (She/Her)**  
 Senior Development Officer  
 Planning, Engineering & Regulatory Services  
 City of St. John's | P.O. Box 908 | St. John's, NL A1C 5M2  
 (709) 576-8430 | email: [aroberts@stjohns.ca](mailto:aroberts@stjohns.ca)  
**ST. JOHN'S**

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From: [REDACTED]  
Sent: Thursday, May 4, 2023 11:10 AM  
To: Andrea Roberts <[aroberts@stjohns.ca](mailto:aroberts@stjohns.ca)>  
Cc: [REDACTED]  
Subject: (EXT) 20 Janeway Place

Andrea,

I hope all is well! I am writing to express my approval for the proposed Newfoundland and Labrador Housing Development as advertised on 20 Janeway Place, St. John's. I am aware that there has been some public scrutiny in relation to potential adverse effects on neighboring property values. [REDACTED]

[REDACTED] As builders and real estate developers, we have no concerns whatsoever with the proposed application and feel that prime east end real estate in St. John's will always hold its value.

Thank you for your time and consideration,

[REDACTED]

Karen Chafe

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From: [REDACTED]  
Sent: Saturday, May 6, 2023 9:27 PM  
To: CityClerk  
Subject: (EXT) Rezoning 20 Janeway Place

Hi,

Rezoning this land is a great idea. I'm fully in support of more dense housing being built, especially near the downtown core. The more people who can live in or near the heart of the city and access the things they need within a short walk, the better off we all are. If people can live near the places they wish to go, there is a reduced need for transportation, especially by private automobile, which makes the city much more pleasant and livable for all. At the same time, concentrating city services such as sewage and waste collection within a smaller area per person similarly saves all residents money and hassle.

Cheers,



Karen Chafe

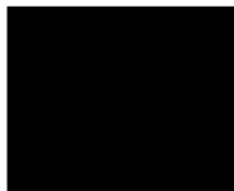
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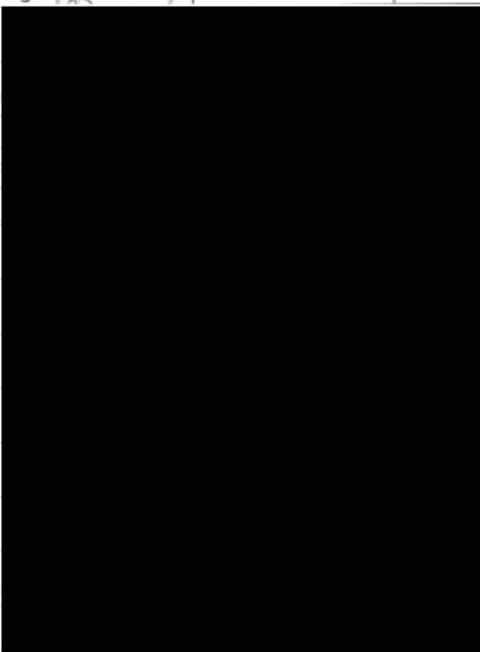
From: Karen Chafe on behalf of CityClerk  
Sent: Monday, May 15, 2023 10:04 AM  
To: CityClerk  
Subject: FW: (EXT) 20 Janeway Pl. Project

-----Original Message-----

From: [REDACTED]  
Sent: Thursday, May 4, 2023 9:24 AM  
To: CityClerk <cityclerk@stjohns.ca>  
Subject: (EXT) 20 Janeway Pl. Project

This project will provide needed apartment spaces for residents of St. John's and should receive approval by city council.




Petition: Oppose Rezoning of 20 Janeway Place in Pleasantville - Say NO to Housing Development				
<b>Petition summary and background</b>	<p>The City of St. John's has received an application from NL Housing to rezone land at 20 Janeway Place from the Open Space (O) Zone to the Apartment 1 (A1) Zone to accommodate an apartment building development of 4 two-storey apartment buildings (32 units) on the 12,445 square-metre lot. If this rezoning is approved the residents of Arnold Loop and surrounding area will be affected in the following ways:</p> <ul style="list-style-type: none"> <li>• Reduced property values</li> <li>• Reduced quality of life through removal of natural space and generally more noise and activity in the area</li> <li>• Reduced natural aesthetic of the area</li> <li>• Exposure to asbestos contamination from mishandled demolition of the former Janeway Hospital</li> </ul> <p>The time to act is NOW. City council is accepting comments until 430pm, March 10, 2023, before moving forward with the process. More information may be found here: <a href="https://www.engagestjohns.ca/20-janeway-place">https://www.engagestjohns.ca/20-janeway-place</a></p>			
<b>Action petitioned for</b>	We, the undersigned, are concerned citizens who urge City Council to reject the NL Housing application to rezone land at 20 Janeway Place from the Open Space (O) Zone to the Apartment 1 (A1) Zone to accommodate an apartment building development of 4 two-storey apartment buildings.			
<b>Printed Name</b>	<b>Signature</b>	<b>Address</b>	<b>Comment</b>	<b>Date</b>
Jonathan Bennett				Mar 8/23
Michael Maloney				Mar 8/23
Ed Fitzhugh				Mar 8/23
				Mar 8/23
Harbor Allen				Mar 8/23
Ann Chaplin				Mar 8/23
Nicholas Ryan				Mar 8/23
Julia Ryan				Mar 8/23
Suzie Ryan				Mar 8/23
Bill Ryan				Mar 8/23
Vanessa Rodriguez				Mar 8/23
Jade Trotter				Mar 8/23



GREG TREBANO				Mar 10/23
Tonia Hynes				Mar 10/23
Joshua Hurley				Mar 10/23
Laura Neintz				Mar 10/23
Shelley Rice				Mar 10/23
Hannah Nosowski				Mar 10/23
Kristyn Lee				Mar 10/23
Stephanie Neun				Mar 10/23
Bill Maher				Mar 10/23
Steph Fisher				Mar 10/23
Tracey Grace				Mar 10/23
JILL HUSA				Mar 10/23
LENKA HUSA				Mar 10/23
Charles Newhook				Mar 10/23
Kelli Rae Hynes				Mar 10/23

Petition: Oppose Rezoning of 20 Janeway Place in Pleasantville - Say NO to Housing Development				
<b>Petition summary and background</b>	<p>The City of St. John's has received an application from NL Housing to rezone land at 20 Janeway Place from the Open Space (O) Zone to the Apartment 1 (A1) Zone to accommodate an apartment building development of 4 two-storey apartment buildings (32 units) on the 12,445 square-metre lot. If this rezoning is approved the residents of Arnold Loop and surrounding area will be affected in the following ways:</p> <ul style="list-style-type: none"> <li>• Reduced property values</li> <li>• Reduced quality of life through removal of natural space and generally more noise and activity in the area</li> <li>• Reduced natural aesthetic of the area</li> <li>• Exposure to asbestos contamination from mishandled demolition of the former Janeway Hospital</li> </ul> <p>The time to act is NOW. City council is accepting comments until 430pm, March 10, 2023, before moving forward with the process. More information may be found here: <a href="https://www.engagestjohns.ca/20-janeway-place">https://www.engagestjohns.ca/20-janeway-place</a></p>			
<b>Action petitioned for</b>	We, the undersigned, are concerned citizens who urge City Council to reject the NL Housing application to rezone land at 20 Janeway Place from the Open Space (O) Zone to the Apartment 1 (A1) Zone to accommodate an apartment building development of 4 two-storey apartment buildings.			
<b>Printed Name</b>	<b>Signature</b>	<b>Address</b>	<b>Comment</b>	<b>Date</b>
KAREN [unclear]	[Redacted]	[Redacted]		March 8, 2023
Carle Green	[Redacted]	[Redacted]		March 8, 2023
Byron Hollett	[Redacted]	[Redacted]		March 08/23
Juanita Holb	[Redacted]	[Redacted]		March 08/23
Cona Rogers	[Redacted]	[Redacted]		March 08/23
Laura Chaf	[Redacted]	[Redacted]		March 08/23
Jason Gaines	[Redacted]	[Redacted]		March 08/2023
Sandra Cairl	[Redacted]	[Redacted]		March 08/2023
Ben Samson	[Redacted]	[Redacted]		March 9/2023
Leah McCallum	[Redacted]	[Redacted]		March 9/2023
Amenda McCallum	[Redacted]	[Redacted]	Concern regarding lack of public consult process	March 9/2023
David McCallum	[Redacted]	[Redacted]	Lack of process	March 9/2023

Petition: Oppose Rezoning of 20 Janeway Place in Pleasantville - Say NO to Housing Development				
<b>Petition summary and background</b>	<p>The City of St. John's has received an application from NL Housing to rezone land at 20 Janeway Place from the Open Space (O) Zone to the Apartment 1 (A1) Zone to accommodate an apartment building development of 4 two-storey apartment buildings (32 units) on the 12,445 square-metre lot. If this rezoning is approved the residents of Arnold Loop and surrounding area will be affected in the following ways:</p> <ul style="list-style-type: none"> <li>• Reduced property values</li> <li>• Reduced quality of life through removal of natural space and generally more noise and activity in the area</li> <li>• Reduced natural aesthetic of the area</li> <li>• Exposure to asbestos contamination from mishandled demolition of the former Janeway Hospital</li> </ul> <p>The time to act is NOW. City council is accepting comments until 430pm, March 10, 2023, before moving forward with the process. More information may be found here: <a href="https://www.engagestjohns.ca/20-janeway-place">https://www.engagestjohns.ca/20-janeway-place</a></p>			
<b>Action petitioned for</b>	We, the undersigned, are concerned citizens who urge City Council to reject the NL Housing application to rezone land at 20 Janeway Place from the Open Space (O) Zone to the Apartment 1 (A1) Zone to accommodate an apartment building development of 4 two-storey apartment buildings.			
<b>Printed Name</b>	<b>Signature</b>	<b>Address</b>	<b>Comment</b>	<b>Date</b>
Luann (Aula)				03/09/23
BRAD SHIFFRIN				03/09/23
Brian Barry				03/09/23
AJ Rossy				03/09/23
Bonnie Rossy				03/09/23
Kate Benson				03/09/23
Jeff Hong				03/09/23

[illegible]

Karen Chafe

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**From:** [REDACTED]  
**Sent:** Sunday, May 14, 2023 9:09 PM  
**To:** CityClerk  
**Cc:** Mayor; Sheilagh O'Leary; Sandy Hickman; Debbie Hanlon; Maggie Burton; Ron Ellsworth; Ian Froude; Ophelia Ravencroft; Ken O'Brien; Ann-Marie Cashin; hereandnow.nl@cbc.ca; morningshow@cbc.ca; crosstalk@cbc.ca; radionews@cbc.ca; news@ntv.ca; acrosstheprovince@ntv.ca; joanne.thompson@parl.gc.ca; JohnAbbott@gov.nl.ca; BernardDavis@gov.nl.ca; jadetretter@gmail.com; Andrea Roberts; Ashley Murray; Tracy-Lynn Goosney; Jason Sinyard; Lindsay Lyghtle Brushett; Planning; Christine R. Carter; Stacey Baird  
**Subject:** Re: (EXT) 20 Janeway Place: Opposition to Rezoning  
**Attachments:** Syringes Tommy Sexton Center.jpg; Syringe 20 Janeway Place.jpg; Syringe 20 Janeway Place(2).jpg; Construction Site Garbage.jpg

Good evening - in response to the recent letter sent to residents within 150 meters of 20 Janeway Place, I wish to again express my opposition to the Municipal Plan Amendment Number 10, 2023, and St. John's Development Regulations Amendment Number 20, 2023, to rezone land at 20 Janeway Place from Open Space Zone to Apartment 1 Zone.

The comments I sent in my previous e-mail of March 10, 2023, still apply. In fact I have not received a response to the questions and concerns that I raised. I appeal to you to keep this zoning as it is as Open Space. Many residents, including us, use this area to walk through on a daily basis. If the soil condition was suitable (i.e., no contamination), I often thought about how wonderful it would be to have a community garden in this area to bring the community of Pleasantville together. I realise that the original intent of this zoning was because of the helicopter pad for the Janeway but over time, this area has evolved in its use by residents so you cannot make planning decisions based only on past use. It is an Open Space Zone so please leave it as such.

Within the last few months I have found 3 syringes along 20 Janeway Place - two by the Tommy Sexton Shelter and one by the sidewalk along 20 Janeway Place. I have watched as the construction has taken place on the two new buildings on Janeway Place (Choices for Youth I think?) and how garbage from that construction site (and likely from the other newly built low income housing next to it) has been strewn all over the former location of the Janeway - plastic fencing, plastic sheets (including in the trees next to the neighbour's house right next to the site), fast food cups and more. Please see attached pictures. This is not what our gem of a street, Arnold Loop, should be exposed to. Our street will have no buffer from this new development and I would have the same position regardless of what type of building it was.

This is why I ask - what is the development plan for Pleasantville??? There needs to be a plan to ensure a balance of mixed development which benefits ALL residents and makes the area better but right now, syringes laying about by the sidewalks where children or pets can access them, does not show attention to this balance. Pleasantville already has a number of low income housing units - there were new ones further up on Janeway Place just built and there are existing older units. There are a number of other social services offered in Pleasantville, not to mention the new penitentiary. Given these facts, why is this new low income housing development being located here when the proposal to build low income housing on Waterford Bridge Road near Bowring Park did not go ahead? Is it a matter of Pleasantville not being viewed as affluent an area as Waterford Bridge Road? Why are the residents in Pleasantville not being listened to and not valued as those residents were? See the following link: <https://www.saltwire.com/atlantic-canada/news/in-the-middle-of-an-affordable-housing-crisis-st-johns-removes-land-near-bowring-park-from-development-list-100819922/>.

We will be in attendance at the Public Hearing on May 16, 2023, along with other residents of our street and hopefully the surrounding area.

1

Keep the "pleasant" in Pleasantville.



On Fri, Mar 10, 2023 at 2:48 PM CityClerk <[cityclerk@stjohns.ca](mailto:cityclerk@stjohns.ca)> wrote:

Good Afternoon:

Thank you for your email. Via this response, I am also referring to other planning and development staff for their review/consideration. All submissions received by the Office of the City Clerk will form part of the report that is referred back to Council at a future Regular Meeting.

Regards,

Karen Chafe

City Clerk

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From: [REDACTED]  
 Sent: Friday, March 10, 2023 2:46 PM  
 To: CityClerk <[cityclerk@stjohns.ca](mailto:cityclerk@stjohns.ca)>; Mayor <[mayor@stjohns.ca](mailto:mayor@stjohns.ca)>; Sheilagh O'Leary <[soleary@stjohns.ca](mailto:soleary@stjohns.ca)>; Sandy Hickman <[shickman@stjohns.ca](mailto:shickman@stjohns.ca)>; Debbie Hanlon <[dhanlon@stjohns.ca](mailto:dhanlon@stjohns.ca)>; Maggie Burton <[mburton@stjohns.ca](mailto:mburton@stjohns.ca)>; Ron Ellsworth <[rellsworth@stjohns.ca](mailto:rellsworth@stjohns.ca)>; Ian Froude <[ifroude@stjohns.ca](mailto:ifroude@stjohns.ca)>; Ophelia Ravencroft <[oravencroft@stjohns.ca](mailto:oravencroft@stjohns.ca)>  
 Cc: Ken O'Brien <[kobrien@stjohns.ca](mailto:kobrien@stjohns.ca)>; Ann-Marie Cashin <[acashin@stjohns.ca](mailto:acashin@stjohns.ca)>; [hereandnow.nl@cbc.ca](mailto:hereandnow.nl@cbc.ca); [morningshow@cbc.ca](mailto:morningshow@cbc.ca); [crosstalk@cbc.ca](mailto:crosstalk@cbc.ca); [radionews@cbc.ca](mailto:radionews@cbc.ca); [news@ntv.ca](mailto:news@ntv.ca); [acrosstheprovince@ntv.ca](mailto:acrosstheprovince@ntv.ca); [joanne.thompson@parl.gc.ca](mailto:joanne.thompson@parl.gc.ca); [JohnAbbott@gov.nl.ca](mailto:JohnAbbott@gov.nl.ca); [BernardDavis@gov.nl.ca](mailto:BernardDavis@gov.nl.ca); [REDACTED]  
 Subject: (EXT) 20 Janeway Place: Opposition to Rezoning

Good afternoon -- please find attached, my concerns, questions and requests for information regarding the application of NL Housing to the City of St. John's to rezone 20 Janeway Place in Pleasantville from the Open Space (O) Zone to the

Apartment 1 (A1) Zone to accommodate an apartment building development of 4 two-storey apartment buildings on the 12,445 square-metre lot (<https://www.engagestjohns.ca/20-janeway-place>):

Along with other neighbours, I have spoken with residents along Arnold Loop, Janeway Place and Charter Avenue over the past few evenings and helped in securing signatures for a petition to oppose this rezoning application. This petition will be sent to you later today. Here are mine, and other resident's concerns regarding this rezoning application:

#### Concerns from residents of Arnold Loop, Janeway Place and Charter Avenue

- Reduced property values through increased urban presence and category of the development. The current zoning and green area backing many of the properties on Arnold Loop adds to property value of the houses in the area. Mixed development is not opposed but unbalanced development and rushed decision-making processes is not the way to approach this. It appears there is a focus on this area for low-income housing and social services.
- Reduced quality of life through removal of natural space, introduction of more noise and activity in the area and safety concerns.
- Reduced natural aesthetic and beauty of the area – this area is currently a naturalized meadow supporting various forms of plants and wildlife.
- Exposure of residents, the environment and wildlife to asbestos contamination from soil disturbance that may be present from the former mishandled demolition of the Janeway Hospital - residents were already exposed to this directly during the demolition itself.
- Impacts to wildlife in the area – this is now a naturalized area that supports wildlife including birds, fox, and weasels.
- Disturbance of rodent populations during construction activities pushing them to the properties on Arnold Loop.
- Use of Ward 2 and the Pleasantville area as a catch all for social services leading to a lack of balance in the neighbourhood and its residents over time.
- Denied or restricted access to Arnold Loop properties backing onto 20 Janeway Place – historically access has been possible in this area.

#### Questions/Requests for Information

Prior to any decisions on re-zoning the area:

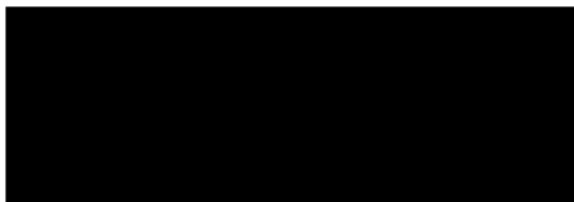


- We request results of the site assessment, including soil testing conducted in the area and have it reviewed by independent experts to determine, to the comfort of residents, that this area is not contaminated and asbestos or other contaminants will not be released into the atmosphere during construction.
- Has a hydrological assessment been completed for this area to ensure hydrology has been taken into consideration during design of this development? It is essential that this development not cause erosion and flooding into the houses on Arnold Loop – which would further decrease property value in addition to having a growing concentration of low-income housing in the immediate area. If so, we would like to see a copy of the report. If not, we request that such a study be undertaken to inform whether any development should go there at all and prior to making a decision on rezoning the area.
- Has a traffic flow study been conducted in the area to ensure that traffic flow in Janeway Place remains safe for motorists and pedestrians? If not, we request that such a study be completed to inform urban planning and to ensure safety of pedestrians in the area especially given the width of the street in this area.
- Will residents of Arnold Loop whose properties back onto 20 Janeway Place be denied access to their properties because of this development?
- We request evidence to assure us that property values on Arnold Loop will NOT decrease as a result of locating a growing number of low-income rental properties at Janeway Place. Mixed development only works when it is balanced and right now, it appears it is not.
- What are the plans for the Pleasantville area in terms of future urban planning? Pleasantville is already the location of many other social services including older and new low-income housing, addiction recovery center, and injection site, not to mention the new penitentiary. Where is the balance to ensure safety and quality of life for ALL residents of the area? Here are some examples of concerns myself and other neighbours have expressed/experienced living in this area: I have found syringes in the area of 20 Janeway Place; I have encountered drunk people on the park bench by the bridge at Carter Ave; I have encountered people doing drugs on the Virginia River Trail down from Charter Ave; a neighbour told me she feels unsafe walking alone on the Virginia River Trail; a resident in the newer townhouses on Charter Ave has had a drunk man enter his home and on another occasion, encountered a man on the Virginia River trail who told him he had stabbed someone 14 times. How would you feel facing these types of scenarios – what is the plan to manage this? We do not want this trend to increase in frequency.

Arnold Loop and the surrounding area is a gem within St. John's and is well-loved by its residents and users of the area. Please don't take away the quality of living in this neighbourhood. We are not arguing that providing affordable housing is needed - we just ask that you thoughtfully consider the mix of development and social services already in the area and ensure a balance – don't make Pleasantville the area of focus. I know the history behind this zoning - to ensure safety around the helicopter landing pad - well time has marched on and now the use has evolved; it is now a cherished and valued green space that has a high-level of value to local residents. This must be taken into account.

We respectfully ask the City of St. John's council and whoever else's approval may be required, to **NOT approve the rezoning application at 20 Janeway Place** and keep the area as Open Space (O). A solid plan for the area developed in consultation with its residents is required rather than fast-tracking approval processes and erecting buildings quickly to spend federal money. Consider this development thoughtfully and with the proper time and process to ensure that the concerns of the current residents are taken into account.

Keep the “pleasant” in Pleasantville.













March 10<sup>th</sup>, 2023

To St. John's City Council & others,

On behalf of the residents of Arnold Loop, Janeway Place and Charter Avenue, I am writing to implore you to reconsider the proposed rezoning of 20 Janeway Place from Open Space (O) Zone to Apartment 1 (A1) Zone and NOT allow this to go ahead.

I have been living on [REDACTED] since I was [REDACTED], first with [REDACTED] and second with [REDACTED] after purchasing our home in 2016. One of the determining factors for purchasing in Pleasantville was that from growing up here, I knew it to be a quiet, safe and truly "pleasant" neighborhood to live in. The houses were reasonably priced and well maintained by the friendly neighbors. I remember being young, walking down to what used to be Ultramar on Charter Ave to get a chocolate bar. At that time, Pleasantville was a safe enough place that I could freely galivant around as a young child without a worry.

Fast-forward [REDACTED] years or so and a very different picture has been painted of Pleasantville. In speaking with my neighbors, I've heard stories of residents discovering needles on our local walking trails (Virginia River and Quidi Vidi), a drunk man stumbling into the home of a family in the middle of the night, unsettling encounters on Virginia Trail, one of which greatly concerned a resident as the man who approached him said he had stabbed 14 people in his life. I have heard stories too numerous to mention from concerned neighbors who have lived in Pleasantville for years and have watched as Pleasantville has taken a slow but sure decline into "Un-Pleasantville".

You as decision makers with the City of St. John's can help preserve what little pleasantness remains. I can assure you that the residents of Pleasantville in Ward 2 would be eternally grateful if you let us have a say in how our neighborhood is being developed. As a reminder, we are the ones living here day to day, so this affects us individually in a very large way.

**Ophelia;** we were disappointed by your lack of presence at the Public Meeting held on Tuesday, March 7<sup>th</sup>. As councilor for Ward 2, we were hoping that you would at least be there to listen to our concerns. In your mission statement, you included the following:

"I believe that, above all else, good governments should amplify the voices of their most vulnerable citizens, listening to their needs and granting them key priority. This means that government should actively work for everyone— not just big business, cultural elites, or the well-connected few."

The majority of citizens I spoke with in the neighborhood are lower middle class singles, couples and families who work diligently to maintain their homes and contribute to this city and province



in a number of different ways, Where do we fall into your above-mentioned categories? We are not the most vulnerable, but we are certainly not big business, cultural elite or the well connected few. Will you listen to our voices as well?

Recently, Ward 2 has been inundated with development approvals, To name a few, we have seen the approval of the new penitentiary to be built in the White Hills, [REDACTED]. We have seen a new Rogers tower be approved for the Sugarloaf Rd region. In both situations, the community pushed back. Yet, their efforts in doing so were in vain, as these projects were approved anyway. When will the voices of the people be *listened* to instead of just heard?

Your commitment statement also read under "Promote Ward 2 infill development that provides either affordable housing or essential services, **but work equally to preserve greenspace.**"

"I equally recognise the importance of preserving what greenspace we have and will work to protect it whenever possible."

We are losing so much of our greenspace in Ward 2 to development. There are even signs present on existing greenspaces alerting the neighborhood that these spaces will be developed as well. The greenspace at 20 Janeway Place was one of the few areas left where residents felt it would remain free from development. Not to mention the amount of empty lots that are filled in with crushed rock, leveled out, waiting to be developed. Included is George's Loop, Langley Rd, Charter Ave, Churchill Ave, and Roosevelt Ave. These locations are **ready** for development. Instead of destroying greenspace, why not make the extra effort to see if this land can be acquired for your proposed projects?

#### **Concerns from residents of Arnold Loop, Janeway Place and Charter Avenue**

- Reduced property values through increased urban presence and category of the development. The current zoning and having a green area backing many of the properties no doubt adds to the desirability and re-sale value of properties on the street. Continual addition of low-income housing in the same concentrated area will devalue the properties in the area.
- Reduced quality of life through removal of natural space, introduction of more noise and activity in the area and safety concerns.
- Reduced natural aesthetic and beauty of the area – this area is currently a naturalized meadow supporting various forms of plants and wildlife.
- Exposure of residents, the environment and wildlife to asbestos contamination from soil disturbance that may be present from the former mishandled demolition of the Janeway Hospital - residents were already exposed to this directly during the demolition itself.
- Impacts to wildlife in the area – this is now a naturalized area that supports wildlife including birds, fox, and weasels.
- Disturbance of rodent populations during construction activities pushing them to the properties on Arnold Loop.



- Use of Ward 2 and the Pleasantville area as the catch all for social services leading to a lack of balance in the neighbourhood and its residents over time.
- Denied or restricted access to Arnold Loop properties backing onto 20 Janeway Place – historically access has been possible in this area.
- Disruption of traffic flow from parking and traffic on Janeway Place which several people use to access the long term care centre, \*In the Public Meeting on March 7<sup>th</sup>, when asking about parking spaces for the proposed 32 units, a member of the NLHC stated that there were 1.5 parking spaces allotted. The same member went on to confirm that 37 parking spaces would be available. 1.5 parking spaces allotted for 32 units would be 48 parking spaces total. Therefore, why only 37 spaces? This will cause much congestion if these families have more than 1 vehicle per home or if they have visitors.

#### Questions/Requests for Information

Prior to any decisions on re-zoning the area:

- We request results of the site assessment, including soil testing conducted in the area and have it reviewed by independent experts to determine, to the comfort of residents, that this area is not contaminated and asbestos or other contaminants will not be released into the atmosphere during construction.
- Has a hydrological assessment been completed for this area to ensure hydrology has been taken into consideration during design of this development? It is essential that this development not cause erosion and flooding into the houses on Arnold Loop – which would further decrease property value in addition to having a growing concentration of low-income housing in the immediate area. If so, we would like to see a copy of the report. If not, we request that such a study be undertaken to inform whether any development should go there at all and prior to making a decision on rezoning the area.
- Has a traffic flow study been conducted in the area to ensure that traffic flow in Janeway Place remains safe for motorists and pedestrians? If not, we request that such a study be completed to inform urban planning and to ensure safety of pedestrians in the area especially given the width of the street in this area.
- Will residents of Arnold Loop whose properties back onto 20 Janeway Place be denied access to their properties because of this development?
- **We request evidence to assure us that property values on Arnold Loop will NOT decrease as a result of locating a growing number of low-income rental properties at Janeway Place. Mixed development only works when it is balanced and right now it appears it is not.**
- **What are the plans for the Pleasantville area in terms of future urban planning? Pleasantville is already the location of many other social services including older and new low-income housing, addiction recovery center, and injection site, not to mention the new penitentiary. Where is the balance to ensure safety and quality of life for all residents of the area?**

In conclusion, we are aware of the need for affordable housing in St. John's and believe that everyone deserves a roof over their heads. However, we do not agree that 20 Janeway Place is suited for what is proposed. I appreciate your time in reading my letter and implore you NOT to approve this rezoning application.

Keep the "pleasant" in Pleasantville.



Karen Chafe

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**From:** [REDACTED]  
**Sent:** Monday, May 15, 2023 10:51 AM  
**To:** CityClerk  
**Cc:** Mayor; Sheilagh O'Leary; Ophelia Ravencroft; johnabbott@gov.nl.ca; Sandy Hickman; Ian Froude; Debbie Hanlon; Ken O'Brien; joanne.thompson@parl.gc.ca; Ann-Marie Cashin; Ron Ellsworth; Maggie Burton; [REDACTED]  
**Subject:** (EXT) Objection to Proposed Rezoning of 20 Janeway Place  
**Attachments:** Pet 5.tiff; Pet2.tiff; Pet 3.tiff; Pet 4.tiff; pet 1.tiff; Objection to Rezoning 20 Janeway Pl.pdf

Good day,

In response to the letter I received in the mail as a home owner and resident of Pleasantville within 150 meters of 20 Janeway Pl, I wish to once again express my objection to the proposed rezoning of 20 Janeway Pl from Open Space Zone to Apartment 1 Zone.

As expressed in the attached documents that I sent on March 10th, my concerns remain the same. I implore council to listen to the residents of Pleasantville as our concerns are valid and relevant.

The improper demolition of the old Janeway and the way this was handled by the city is of great concern to me and has affected my trust in any future projects in this area. Please see the links below:

<https://www.cbc.ca/news/canada/newfoundland-labrador/company-charged-for-asbestos-handling-1.982527>

<https://www.cbc.ca/news/canada/newfoundland-labrador/pleasantville-elementary-school-site-nixed-1.1186218>

As referenced in the articles above, this area is "flooded" with asbestos problems. The article specifically reads:

"In a letter sent to parents last week, the Eastern School District said costs associated with asbestos removal and lack of public confidence in the site scuttled plans to build there."

This area was not suitable for a school. Have you considered that by housing families in this area, their children will be playing on the exact hostile grounds that were unacceptable to expose children to in the past?

Lack of public confidence in this area HAS not changed and WILL not change.

By hiring a company in the past who IMPROPERLY removed this asbestos and exposed residents to hazardous material, how can we, as homeowners directly impacted by this construction, trust that anything is being done properly? Your words of assurance and promises hold no weight, as you have broken our trust in the past and we therefore have no trust in this proposed project.

My concerns go for beyond this one factor and I will be prepared to discuss them at the Public Hearing on May 16th.

I do hope to see members of city council in attendance at this Public Hearing, at the very least, our Ward 2 councillor, as the lack of attendance at the Public Meeting on March 7th, 2023 was disappointing. The residents of Pleasantville expect support from our elected councillor and this has yet to be shown.

Kind regards,

[REDACTED]

----- Forwarded message -----

[REDACTED]

Date: Fri, Mar 10, 2023, 4:26 p.m.

Subject: Objection to Proposed Rezoning of 20 Janeway Place

To: <[cityclerk@stjohns.ca](mailto:cityclerk@stjohns.ca)>

Cc: <[mayor@stjohns.ca](mailto:mayor@stjohns.ca)>, <[soleary@stjohns.ca](mailto:soleary@stjohns.ca)>, <[soleary@stjohns.ca](mailto:soleary@stjohns.ca)>, <[shickman@stjohns.ca](mailto:shickman@stjohns.ca)>, <[oravencroft@stjohns.ca](mailto:oravencroft@stjohns.ca)>, <[dhanlon@stjohns.ca](mailto:dhanlon@stjohns.ca)>, <[mburton@stjohns.ca](mailto:mburton@stjohns.ca)>, <[rellsworth@stjohns.ca](mailto:rellsworth@stjohns.ca)>, <[ifroude@stjohns.ca](mailto:ifroude@stjohns.ca)>, <[kobrien@stjohns.ca](mailto:kobrien@stjohns.ca)>, <[acashin@stjohns.ca](mailto:acashin@stjohns.ca)>, <[joanne.thompson@parl.gc.ca](mailto:joanne.thompson@parl.gc.ca)>, <[johnabbott@gov.nl.ca](mailto:johnabbott@gov.nl.ca)>

Good day,

Please find attached my letter to city council and others regarding my objection to the rezoning of 20 Janeway Place. Please also see attached 5 pages of a petition signed to oppose this rezoning as well. A total of 48 people have signed this petition. Please forward to council for consideration.

Thank you,

[REDACTED]



Newfoundland Labrador Housing  
Office of the Minister

May 1, 2023



As Minister Responsible for Newfoundland and Labrador Housing Corporation (NLHC), I write to acknowledge receipt of your recent email in which you raised concerns in reference to a proposed affordable housing project in your neighbourhood.

NLHC's mandate is to develop and provide safe and affordable housing for households in low-to-moderate income throughout the province. Safe and affordable housing is key to improving health and social outcomes for individuals and families and for building stronger and healthier communities. Similar to the experience across the country, the need for affordable housing continues to grow in our province.

We acknowledge the importance of ensuring local residents are aware of any proposed housing developments and providing an opportunity for residents to raise any concerns and ask questions in relation to such developments. The current municipal rezoning process provides for consideration of any public concerns and NLHC remains committed to working with the municipality to support that process and to be available to answer any questions from area residents on the proposed project.

I would also like to take the opportunity to assure you that NLHC adheres to good development practices and is committed to having a positive impact in the communities we serve. The parcel of land in question is currently owned by NLHC and green space will remain within the development area. Along with meeting or exceeding municipal requirements related to landscaping and tree planting, other design measures will enhance the current character of the neighbourhood. Further, all proposed design and construction will meet or exceed the City of St. John's development standards. This project will also provide a modern site plan with universal design principles and create much needed accessible housing within the City.

Thank you for bringing your concerns forward and providing me the opportunity to respond.

Sincerely,

**HON. JOHN G. ABBOTT, MHA**  
District of St. John's East – Quidi Vidi  
Minister

c: Hon. Bernard Davis, Minister of Environment and Climate Change

2 Canada Drive, P.O. Box 220, St. John's, NL, Canada A1C 5J2 t 709.724.3208 f 709.724.3240

Karen Chafe

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From: [REDACTED]  
 Sent: Wednesday, May 17, 2023 9:04 AM  
 To: CityClerk  
 Subject: (EXT) Re: 20 Janeway Place - Comments and Support

Here is an example of a courtyard townhome development plan concept with lesser set backs. A separation of 7-8 metres between rows of housing ensure light.

It would be great to explore this more compact form in St. John's.



### 3.2.3 a Courtyard townhouses

Karen Chafe

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From: [REDACTED]  
 Sent: Tuesday, May 16, 2023 8:25 PM  
 To: CityClerk  
 Subject: (EXT) 20 Janeway Place - Comments and Support

Dear Mayor and Council,

I am a nearby citizen living adjacent to Pleasantville, I fully support the rezoning for residential use and the added bonus of bringing affordable housing to this location. Please expedite this process.

My comments below are in support of additional opportunities to enhance the use of this site and urban design of the proposal.

**-Additional Density:** Please increase the allowance for density on this site to a higher density zone - allow for higher forms (3, 4 and 6 storey buildings), consider less parking. This aligns with city planning goals of increasing density in urban neighbourhoods, creating more diverse and inclusive forms, and more climate compatible housing that makes efficient use of city infrastructure.

**-Site plan:** if going with lower density forms, consider improvements to the site plan to improve opportunities for sociability and leave space for future additions. Consider reduced front yard setback to 4m or 5m in order to encourage more neighbourly street oriented design. For example, a courtyard townhouse site plan, with vehicle loading at rear or edges would improve site design and can add safe car free play space in the centre of the development. An outdoor amenity/garden space would add a nice element. In addition, build a common room at the edge to offer future opportunities for community engagement and connections.

**-Landscaping:** add a landscaping plan to future development submission that incorporates shade trees and fruit trees, and other elements that improve the quality of the outdoor environment. Additional unused green space can be reserved for future development option at a higher density form, and/or a peaceful landscaped area until a future development.

**-Parking:** Consider reduced parking to a ratio of .75 or less vehicles per household. Work with metrobus to ensure a bus stop nearby to service this and future development in the area. This can be assessed by a traffic and household needs study.

Thanks for the opportunity to comment, and I look forward to seeing these much needed homes created.

[REDACTED]



**Karen Chafe**

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From: [REDACTED]  
 Sent: Tuesday, May 16, 2023 11:38 PM  
 To: CityClerk  
 Cc: mstomas@nlhc.nl.ca; aemurphy@nlhc.nl.ca; Ken O'Brien; Ann-Marie Cashin  
 Subject: (EXT) May 16th public hearing regarding 20 Janeway place

Good evening,

First of all, again I want to thank you and everyone for taking the time to have this meeting to address the questions and concerns regarding 20 Janeway place development.

I felt that the meeting was an excellent platform to address our questions that we had concerning the plan. While making sure our concerns were addressed, myself and my neighbours tried our hardest to be respectful and calm to those in attendance. However a gentleman who openly informed us all that he is not a resident of the area, took the opportunity, not to ask questions but to accuse us of being terrible humans and speak to us directly instead of addressing the commissioner. He was not shut down until he had spouted his hate, judging us without knowing us, implying that we do not agree with providing affordable housing to those in need. We all felt directly attacked. He brought my wife to tears. All this and he refused to give his name or any information while those of us who were concerned residents of the area gave our names and house address. I no longer felt safe to pose any further questions, nor wanted to, in fear that this individual who now has my house number could target me. I sit in my home now unable to sleep as I am stressed and still shaking from the meeting. Another neighbour of mine who was in attendance with his elderly mother who is in the early stages of dementia had to leave the meeting early as she suffered a panic attack due to the hostile nature of the irate gentleman.

I would like to take this opportunity to reiterate that I truly believe that every person deserves a comfortable place to live, regardless of their social standing or background. I appreciate the diligent work of the NLHC and the City of St. John's in making this a reality for those who truly need it. I believe that together, we can find solutions to our questions and concerns and come to an agreement that benefits everyone involved.

Lastly, could I request a copy of the recorded zoom meeting please.

Thank you for your time.

In conclusion, I would like to express my disdain for the attack against myself and my neighbors. We are all very affected by this unfortunate experience and can only hope that this will lead to enforced behavioral expectations at future Public Hearings so that nobody else has to be subjected to such attacks. Public Hearings are an opportunity for local residents to have their concerns heard and questions answered, not a place to be unjustly attacked.

**Karen Chafe**

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From: [REDACTED]  
 Sent: Wednesday, May 17, 2023 6:43 PM  
 To: CityClerk  
 Subject: (EXT) 20 Janeway Place Apartments

Hello [REDACTED]

It is wonderful that more apartments will be available through NL Housing! Are they for low income families only or can anyone apply?

We are older seniors looking to relocate to St. John's for health reasons. I offered an opinion mid-winter re the development on Empire Avenue. At that time I indicated the great need for smaller properties on a pad (rental or purchase) rather than the type currently available for sale all of which have full basements, really not very usable for older seniors and most priced above many people's budgets. This type of development should enable more people with serious health issues such as alzheimer's/ physical disabilities, etc. to live at home longer with assistance and alleviate pressure on long-term care homes. Driving around various communities on the Avalon, we see this type of unit everywhere, each approximately 7-800 sq feet.

Many thanks,  
 [REDACTED]

To: [acashin@stjohns.ca](mailto:acashin@stjohns.ca)  
 CC: [kobrien@stjohns.ca](mailto:kobrien@stjohns.ca), [planning@stjohns.ca](mailto:planning@stjohns.ca), [crcarter@stjohns.ca](mailto:crcarter@stjohns.ca), [mstthomas@nlhc.nl.ca](mailto:mstthomas@nlhc.nl.ca),  
[aemurphy@nlhc.nl.ca](mailto:aemurphy@nlhc.nl.ca)  
 Date: May 18, 2023  
 Re: Application to re-zone land at 20 Janeway Place to permit NLHC apartment development

Hello:

My name is [REDACTED] I've lived on Arnold Loop since [REDACTED], first as a [REDACTED] and for the past [REDACTED] years, [REDACTED]

I'm not going to re-hash all the comments made at the May 16, 2023, public hearing or the contents of my earlier submission.

Instead, this submission focuses on how re-zoning a parcel of land at 20 Janeway Place from open space to residential without including some kind of buffer between the rear of the properties on the north side of Arnold Loop and the boundary of the proposed apartment complex is a serious oversight. For me, the issue is not the proximity of the development - but the immediate proximity of the development - that would severely limit access to [REDACTED] yard.

During the public hearing, it became apparent that neither city officials nor the Newfoundland and Labrador Housing Corporation (NLHC) representatives were fully aware of the composition of the four-unit townhouses on Arnold Loop and how those who live in the centre units currently access their back yards.

#### **Arnold Loop history**

The townhouses on Arnold Loop were built in 1943 to provide accommodation as 'married officer quarters' for military personnel employed at USAAF Fort Pepperrell. When the base closed in 1961, some of the property was transferred to the federal government for the operation of CFS St. John's while the remainder was transferred to the provincial government. That included the townhouses on Arnold Loop, which fell under the management of NLHC as rental units until they were offered for private purchase in 1997.

The only development behind the properties on the north side of the street was the former base hospital/former Janeway Children's Hospital and the helicopter landing pad. Examining the photos below, it appears some kind of dirt or gravel road once ran along the ridge at the rear of the townhouses on the north side of Arnold Loop, exiting on Charter Avenue or what is now Janeway Place.

The hospital closed in 2001 and the building was demolished in 2008/2009. Since then, the natural environment has reclaimed much of the site and Arnold Loop residents have continued to enjoy unfettered access to the open space behind their properties. Some homeowners have erected private fences around their back yards. At least one put a gate at the rear of the fence, providing access to the open field behind.

Photos of open space/Arnold Loop ca. 1953

Source:

1. <http://www.c-and-e-museum.org/Pinetreeline/photos/stjohn/stjoh200.jpg>
2. <http://www.c-and-e-museum.org/Pinetreeline/photos/stjohn/stjoh244.jpg>

1



2



#### Arnold Loop townhouses

Each townhouse block comprises four units. While the end units each have land on one side of the property to permit access to their back yards, the two units in the centre of the block have no such access other than through their back door or the open field behind their property.

I'm fortunate that my neighbour has not fenced his property and graciously permits me to use his front and back yards to provide access to my back yard for utility/telecom technicians, pest control experts, contractors, etc. He also allows me to walk across his yards to move such things as gardening supplies and snow clearing equipment to and from my back yard. But should my current neighbour, or a future one, decide to erect a fence around the back yard at [REDACTED], I will lose that access. The neighbours on the other side of my house have each [REDACTED].



[REDACTED] Arnold Loop



rear of [REDACTED] Arnold Loop from open field

Homeowners in the centre units of at least two other townhouse blocks are in a similar, if not worse predicament. NLHC proposes to erect a screened fence along the boundary between the development site and the back yards of the Arnold Loop properties extending to [REDACTED], completely cutting off rear back yard access for the owners of the houses up to and beyond that unit. That certainly won't enhance livability or future appeal and re-sale value of these properties.



#### Further modifications to NLHC project design?

During the public hearing, the Arnold Loop residents in attendance were characterized as being nimbys – “not in my back yard” folk. I don’t think that’s fair. From my perspective, I think it’s more “not so close that it impedes my access to and enjoyment of my back yard.” In the current NLHC proposal, the development is set uncomfortably close to the boundary line – if I recall correctly, the minimum buffer required by the city is 3m. Could the project be shifted slightly northward to provide more of a buffer between its footprint and the Arnold Loop properties? I believe the land to the north of the proposed development is also owned by the provincial government.

I think it’s clear that the residents on the north side of Arnold Loop need some kind of access to their back yards. “Let the homeowners figure it out” dodges the issue. Why not leave a path, perhaps a minimum of 2m in width, between the boundaries of the back yards of the properties on Arnold Loop and the fence/boundary line delineating the NLHC project area? It may not be required by the city, but it certainly would be desirable by residents as part of the approval of the re-zoning application. This could likely provide adequate access to the back yards of the properties on Arnold Loop. Maybe one day the path could even be linked to the Virginia River walking trail.

As previously mentioned, historically, a dirt or gravel road appears to have run along the back of some of the Arnold Loop properties. So if not a path, why not relocate the driveway or road required to access the apartment complex along the boundary line? The screened fence could be erected along the north side of the new driveway/street. That way, Arnold Loop residents would still maintain access to their back yards.



Finally, one of the NLHC representatives mentioned that as a consequence of submissions and the first public hearing on the re-zoning application, a modification to the project was to remove the balconies from the apartments. I think this is a mistake and the balconies should be restored. I lived in apartments for more than two decades and having access to a balcony – especially during warm summer days – was a bonus for body and mind. Even a private apartment owner in the neighbourhood saw fit some years ago to add balconies to its apartment buildings. I also don’t see the need to remove the walkways leading from the street to the three apartment buildings along Janeway Place.

Thank you for taking this submission into consideration.

Sincerely,

[Redacted Signature]

May 19, 2023

To: Office of the City Clerk  
Department of Planning

## RE: 20 JANEWAY PLACE REZONING APPLICATION

I attended the May 16th public hearing for Rezoning in connection with No. 20 Janeway Place and have prepared the following comments for your consideration. While I am not a resident of the area I know it well I am very interested in how the matter of rezoning is dealt with throughout the entire City – I have lived here all my life and have attended/commented on many proposed development projects throughout the City and elsewhere. Hopefully my comments, that are based on a career in land use planning and public and private infrastructure engineering, will be of help to the Commissioner and Council in making a decision on this and other applications.

### The Process

The Process, which must take in to account the Procedural, Informational, Consultative and Legal aspects, as well as the complexities related to municipal plans and regulations, may not be robust enough to provide guarantees of full disclosure of the scope and impacts that apply to a zone change request nor does it offer protection for interested parties, especially neighbours to these developments. The Process is dated and may not be adequate in today's environment of engagement, transparency, and accountability.

Also, in this regard I'm surprised that there is no requirement in the process that a proponent's consultant – Professional Architect or Professional Engineer – make the technical presentation (not the proponent nor the builder). The municipal authority should never lead or be seen as party to any part of this. It felt awkward while listening and watching the City and the Proponent (NLHC) struggling to inform the meeting on this matter. We must be aware that what an applicant offers at a public hearing is generally nonbinding.

As well, it should be mandatory that an elected Councillor from the community be present for these hearings – preferably two. Note that none were present at the subject hearing – very discouraging and raises questions as to the objectivity/sincerity/purpose of hearings themselves. It was encouraging though to hear of inclusion of all public comments and concerns into the Commissioner's report for use by Council and staff in the decision making process.

I feel that the authority of the Commissioner is not strong enough. More leeway is needed to interpret/grasp the inputs from the public and to require changes in any proposed development project to minimize impacts on neighbours and the community at large, that is, "bend" a regulation or practice to the benefit/relief of those negatively impacted; with regard to, for example, the number of parking

spaces, overall density of development, extent of buffer zones and landscaping. Not only for this particular application but for future rezoning anywhere in the City. It's essential that both legalistic and humanistic considerations be incorporated into the process.

## Part 2 - The Specifics

Rezoning should always be about "location" and never about economic benefits or addressing a social benefit to the community. Zoning change is a very serious matter. There is no need to rezone any neighborhood for the sake of one development and a public agency should never take away well used and favourably located open space for building development unless it's inherently ancillary to that specific property or neighbourhood. Nor should well-established public access and uses be blocked for the land in question. New developments must respect traditional uses by adjacent property owners and the public. A "First-in Principle" should get higher consideration over a "New-in Proposal". Acknowledgement that Neighbours were there first is a must and a fair request to make.

Any existing or generally accepted comprehensive development scheme for the neighbourhood and community should take precedence; if the proposal is not consistent with that or any policies of that plan or is out of character with surrounding neighbourhood, then the zone change (and development) should be rejected. "Invasive" development is never a good option within communities even if so-called "green buffers" are offered. Rezoning must not alter the essential character of a neighborhood nor impair individual use or enjoyment of adjacent properties.

Other sites are always available for whatever development is being proposed; that is, there's always another option - either nearby or elsewhere in the community. It's just a matter of seriously looking – one such nearby location was noted by a resident during the meeting. And the City has a list of potential sites as well, and I know that the proponent owns other properties where this kind of development has been an established landmark feature for many years.

Mention of real or perceived financial benefit - such as, increasing the tax base or impacting property values for the municipality, adjacent landowners, or taxpayers at large - should never be a consideration for rezoning. These are speculative statements and are irrelevant to the issues at hand and related to rezoning decisions.

## The Analysis

Prior to making a decision on rezoning, consideration of the following factors and criteria is essential.

Precedent - has the City set precedent by rejecting other somewhat similar applications based on similar concerns from neighbouring residents? Very recent cases that come to mind include Adams Ave Group Home / Emergency Shelter; and Bowring Park/Squires Ave Low Income Housing – both were rejected.

Need for the zone change - applicant has the burden of demonstrating a genuine "need" for rezoning. This particular request appears more of a convenience than a necessity given a self-imposed deadline to receive funding from the Canada Rapid Housing Initiative.



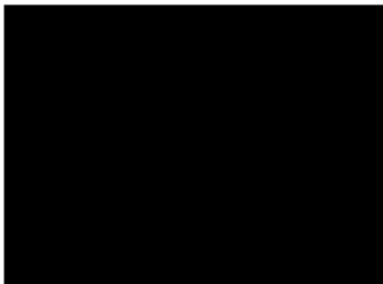
Hardship - there are no unique circumstances or conditions peculiar to the property that create an unnecessary hardship to the Owner. It is not enough to merely say that the applicant is experiencing a possible loss of funding in their attempts to carry out their social policy mandate and make use of this property for such. Rather, they must show that the solution to this so-called hardship lies within in the subject property itself.

Sensitivity threshold for cancelling/rejecting the application – this very valid question was asked by a resident. In other words, what will move the needle here? There are many issues here but they are not all of equal value. As with most zoning change requests there are complexities, thus a stand-back and bird's-eye view approach is always warranted to come to a the decision, but the focus should be first on the local area concerns. Broader concerns have solutions that can be found elsewhere.

### Postscript

My objective here is to use this particular application to take the opportunity to ask that a fresh look be taken at the public consultation approach for the City's rezoning and development applications. I present these comments as an interested citizen in the hope the Commissioner can make observations on the Process utilized for Public Hearings and point out any perceived flaws. And supplement that with the authority to require specific changes be made to a proposed project and that these be binding; as well as provide recommendations for structural and procedural changes to the Process. These would not only impact the outcome of any particular hearing, but be utilized in future reviews of proposed development projects throughout the City; the intent being to amend the existing process and help move progressively forward with this complicated but very important recurring matter.

Respectfully Submitted,



## Karen Chafe

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**From:** Planning  
**Sent:** Wednesday, May 24, 2023 3:48 PM  
**To:** City Clerk  
**Subject:** FW: (EXT) Re Janeway Place Development: Follow-up from 16 May  
**Attachments:** Photo 1.jpeg; Photo 2.jpeg; Photo 3.jpeg; Photo 4.jpeg

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**From:** [REDACTED]  
**Sent:** Wednesday, May 24, 2023 12:17 PM  
**To:** Planning <planning@stjohns.ca>  
**Cc:** Ophelia Ravencroft <oravencroft@stjohns.ca>; Sheilagh O'Leary <soleary@stjohns.ca>  
**Subject:** (EXT) Re Janeway Place Development: Follow-up from 16 May

Hello,

I am one of a number of Arnold Loop homeowners who made presentations to the meeting on 16 May on the development planned for Janeway Place. This development is for the construction of important and necessary low-income housing, specifically targeting singles and couples, many of whom have accessibility issues.

I am writing today to reinforce some of the important points made by residents about the lack of a buffer to allow Arnold Loop residents to move behind their properties and continue to enjoy some of the land they have used and carefully maintained. Since many of us expanded on this issue, I will briefly summarize our points and include a little more detail that was not introduced.


I would be grateful if this email could be forwarded to the commissioner. I did not get her email address at the meeting. I request that you acknowledge receipt of this email.

- A number of Arnold Loop homeowners live in houses attached on two sides. This prevents them from having access between the front and rear of their properties without moving through their homes. They are unable to take a lawn mower, snow blower or bicycles, for instance, from their sheds to the front of the properties without going through their living rooms. Presently they are able to solve this by leaving their backyards through private gates at the back and walking around to the front of their properties.
- The zone behind the properties has been slightly developed and well maintained by some residents and has significant value to these and other nearby residents. For example, one resident does small repairs for himself and neighbours on cars and other things (Photo 1). Well over a decade ago, a resident planted trees to create a windbreak for a series of raised vegetable garden beds he maintained (Photos 2, 3). Subsequent residents have used this space as a play area for children, household gardening, and for relaxation (Photo 4). Note the tidy state and care that residents take here.
- A current estimate of the areas that have been developed and maintained along this portion of Arnold Loop are approximately 5m to 8m from the property lines. The wider areas include the extent of trees planted by residents, which include fruit-bearing trees. It would be a shame to cut down these trees.

- The green space behind Arnold Loop has been used by neighbours, not immediately backing on to the development site, for walking and dog walking, thus lending social and personal value to their experience of their neighbourhood. It has been a challenge for the residents to accept this development for a number of reasons including a worry that their properties will decrease in value, that the green space will be removed and replaced with parking lots, large garbage containers, mountains of snow plowed along the parking perimeters, and the construction of buildings. While an important housing project, it is important to acknowledge what will be lost to the neighbourhood.
- A lack of safe access to these properties could have certain safety issues. It will prevent the safe movement of people from the property other than from the front doors.

Since the development is still in a design stage, and thus presumably open to amendments, I request that a buffer zone of 8m be maintained from the back of Arnold Loop properties. My understanding of the development has a fence that will abut the properties along its perimeter. This will have a severe impact on residents and the way they can move around and live on their properties and the nearby spaces. The residents of this old and cherished neighbourhood have a strong sense of community and commitment to retain the green space that so many of them use and maintain. I look forward to your responses to my petition for a buffer behind the Arnold Loop homes that will be badly impacted by the development.

Kind regards,



**Karen Chafe**

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Karen Chafe

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From: Mayor  
 Sent: Tuesday, May 16, 2023 1:12 PM  
 To: CityClerk  
 Subject: FW: (EXT) Rezoning of Janeway Place for apartment buildings

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From: [REDACTED]  
 Sent: Tuesday, May 16, 2023 12:32 PM  
 To: Mayor <mayor@stjohns.ca>; Sheilagh O'Leary <soleary@stjohns.ca>; Ian Froude <ifroude@stjohns.ca>; Ophelia Ravencroft <oravencroft@stjohns.ca>  
 Subject: (EXT) Rezoning of Janeway Place for apartment buildings

Hello:

I just realized I missed the deadline of May 15 for feedback on this project through Engage St. John's.

So I am sending a quick note to express my general support for this project. Our city needs more apartment buildings, especially affordable ones, as many people cannot afford to buy houses or condos.

Although I realize these particular apartments may not be considered affordable (based on my knowledge of that area), increasing the stock of apartment buildings is still a step in the right direction.

Thank you for that!

