

# DECISION/DIRECTION NOTE

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**Title:** 20 Janeway Place, MPA22200005

**Date Prepared:** February 8, 2023

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 2

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## **Decision/Direction Required:**

To consider rezoning 20 Janeway Place from the Open Space (O) Zone to the Apartment 1 (A1) Zone to allow four two-storey Apartment Buildings with a total of 32 units.

## **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 an apartment building development of 4 two-storey apartment buildings on the 12,445 square-metre lot. Each apartment building will contain 8 units for a total count of 32 units.

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 applicant has proposed to rezone 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. Apartment building is a permitted use in the A1 Zone. A Municipal Plan amendment will be required, but a St. John's Urban Region Regional Plan amendment is not needed, as the property is designated regionally as Urban Development.

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 applicant has submitted good detail already 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. The staff report will be completed following public consultation.

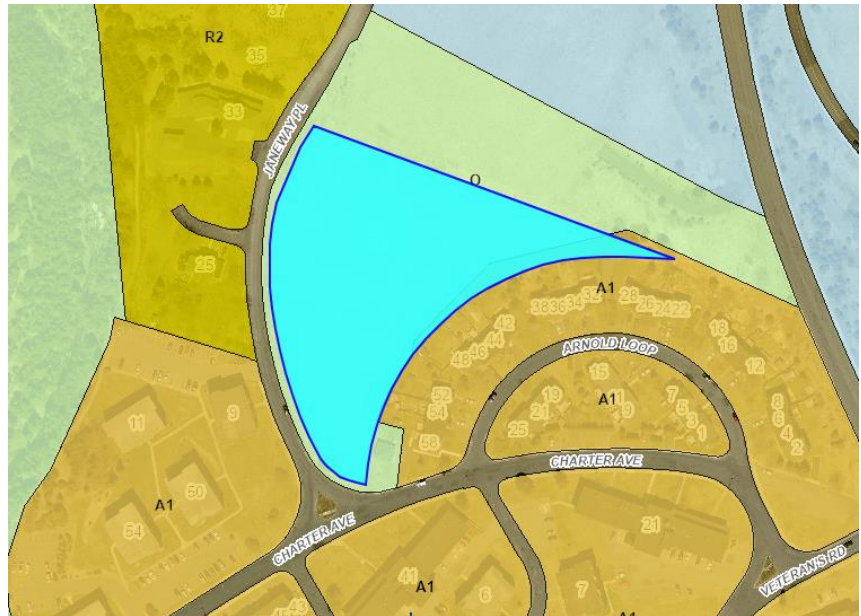
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# ST. JOHN'S

Section 4.1 of the Envision St. John's Municipal Plan 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, Section 4.1.1 requires to City to support implementing the City's Affordable Housing Strategy 2019-2028. Section 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.

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.

If Council decides to consider this amendment, staff recommend a public meeting chaired by an independent facilitator.



### Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring residents and property owners; Province of NL.
3. Alignment with Strategic Directions:  

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

A Sustainable City: Facilitate and create the conditions that drive the economy by being business and industry friendly; and being a location of choice for residents, businesses and visitors.
4. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations.
5. Accessibility and Inclusion: Not applicable.

6. Legal or Policy Implications: Map amendments to the Envision St. John's Municipal Plan and Development Regulations are required.
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Public consultation is required as per Section 4.8 of the Development Regulations.
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

**Recommendation:**

That Council consider rezoning 20 Janeway Place from the Open Space (O) Zone to the Apartment 1 (A1) Zone to allow an apartment building development, and that the application be advertised and referred to a public meeting chaired by an independent facilitator.

**Prepared by: Ann-Marie Cashin, MCIP, Planner III – Urban Design & Heritage**

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

**Report Approval Details**

Document Title:	20 Janeway Place, MPA2200005.docx
Attachments:	- 20 Janeway Place - Attachments.pdf
Final Approval Date:	Feb 9, 2023

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

**Ken O'Brien - Feb 9, 2023 - 8:54 AM**

**Jason Sinyard - Feb 9, 2023 - 9:45 AM**