

DECISION/DIRECTION NOTE

Title: 20 Janeway Place, MPA2200005, Adoption-in-Principle

Date Prepared: March 14, 2023

Report To: Regular Meeting of Council

Councillor and Role: Councillor Ian Froude, Planning

Ward: Ward 2

Decision/Direction Required:

That Council adopt-in-principle the resolutions for St. John's Municipal Plan Amendment Number 10, 2023, and St. John's Development Regulations Amendment Number 20, 2023 regarding four Apartment Buildings 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 an Apartment Building development of 4, two-storey Apartment Buildings on the 12,445 square metre lot. Each Apartment Building will contain 8 dwelling units for a total of 32 dwelling units on the site.

NL Housing is a crown corporation whose mandate is to develop and administer housing assistance policy and programs for the benefit of low to moderate income households throughout the province. The 2021 census data highlights that 8% of households in Newfoundland and Labrador are living in core housing need. This percent tends to be significantly higher when looking at households renting in the private market. NL Housing serves low-income households, many of which are female head of households (single parents as well as senior aged women – at present tenant profile is 65% female head of household) but also serves persons with disabilities, new Canadian families and other vulnerable populations.

The subject property is provincially owned, and is currently designated and zoned Open Space, however the lot is not a formal area of recreational open space. 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 is required, but a St. John's Urban Region Regional Plan amendment is not needed, as the property is designated regionally as Urban Development. Details on the proposed development and analysis are contained in the attached amendments.

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Public Consultation

The proposed rezoning was advertised three times in the Telegram, mailed to properties within 150 metres of the site and posted on the City's website. There is also a project page for this application on the City's Planning Engage Page and a public meeting was held on March 7, 2023. Submissions received are attached for Council's review. Analysis of the submissions received are provided in the attached amendment.

Next Steps

If the attached amendments are adopted-in-principle, they will be referred to the NL Department of Municipal and Provincial Affairs with a request for provincial review in accordance with the Urban and Rural Planning Act, 2000. Once the amendments are released by the Province, they will be brought back to Council for consideration of adoption. Should Council adopt the amendments, a commissioner's public hearing would be organized.

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: Should the amendment process, any accessibility requirements will be reviewed at the building permit stage.
6. Legal or Policy Implications: Map amendments to the St. John's Municipal Plan and Development Regulations are required.
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Public consultation was conducted in accordance with the St. John's Development Regulations. A public meeting was held on March 7, 2023. The Engage St. John's project page will remain open while the application is active. Should the amendment proceed, a public hearing will be required at a later stage.

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 adopt-in-principle the resolutions for St. John's Municipal Plan Amendment 10, 2023 and St. John's Development Regulations Amendment 20, 2023, regarding four proposed Apartment Buildings at 20 Janeway Place.

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

Approved by: Lindsay Lyghtle Brushett, MCIP, Supervisor – Planning & Development

Report Approval Details

Document Title:	20 Janeway Place, MPA2200005, Adoption-in-Principle.docx
Attachments:	- 20 Janeway Place - AIP Attachments.pdf
Final Approval Date:	Mar 16, 2023

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

No Signature - Task assigned to Ken O'Brien was completed by delegate Lindsay Lyghtle Brushett

Ken O'Brien - Mar 15, 2023 - 4:11 PM

Jason Sinyard - Mar 16, 2023 - 2:31 PM