

**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**

<b>Speaker #</b>	<b>Commentary</b>
<b>1.</b>	<b>How long does this process take?</b>
<b>Response</b>	The timeline varies, but could be three to four months, the provincial review timeline cannot be specified and is an unknown.
<b>2.</b>	<b>Has there been any consideration for water run-off?</b>
<b>Response</b>	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.
<b>3.</b>	<b>As a private homeowner in the area, how does this affect home values in the area?</b>
<b>Response</b>	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.
<b>4.</b>	<b>How long is the construction phase?</b>
<b>Response</b>	<b>NLHC Rep</b> - Depending on construction times, and the zoning times, about a year is the estimate.
<b>5.</b>	<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>
<b>Response</b>	<b>NLHC</b> 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, <b>NLHC</b> is interested in doing that.
<b>6.</b>	<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>
<b>Response</b>	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.
<b>7.</b>	<b>How many parking spaces per unit?</b>
<b>Response</b>	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.  <b>NLHC rep</b> – 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.
<b>8.</b>	<b>Are property owners allowed to challenge this?</b>
<b>Response</b>	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.
<b>9.</b>	<b>Any other areas in Pleasantville considered George's Loop and other where land is clear for development already?</b>
<b>Response</b>	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 <b>NLHC</b> and allows for a timely and economic fashion for this project.

<b>10.</b>	<b>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?</b>
<b>Response</b>	The detailed grading plan has not been finalized; the detailed grading would be done at the next step if the development reaches that stage.
<b>11.</b>	<b>Residents saw that there were soil samples taken in the Spring, are the results back?</b>
<b>Response</b>	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.
<b>12.</b>	<b>Are there any other plans for further housing developments on the remainder of the Janeway property?</b>
<b>Response</b>	The remaining land is not owned by NLHC but owned by Transportation and Infrastructure, provincial land, no plans for public housing in this area.
<b>13.</b>	<b>Specific question regarding water issues/flooding to a specific house in the area.</b>
<b>Response</b>	Ms. Cashin advised that she would bring this back to the relevant Staff and check on this for the resident.
<b>14.</b>	<b>Questions sent into the City Clerk, will there be a response to those questions?</b>
<b>Response</b>	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.
<b>15.</b>	<b>Will there be any amendments to the layout proposed?</b>
<b>Response</b>	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.