

Petition: Oppose Rezoning of 20 Janeway Place in Pleasantville - Say NO to Housing Development

Petition summary and background

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:

- Reduced property values
- Reduced quality of life through removal of natural space and generally more noise and activity in the area
- Reduced natural aesthetic of the area
- Exposure to asbestos contamination from mishandled demolition of the former Janeway Hospital

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

Action petitioned for

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.

Printed Name	Signature	Address	Comment	Date
Jonathan Bennett				Mar 8/23
Michael Maloney				Mar 8/23
Ed Fitzhugh				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
Suzy Ryan				Mar 8/23
Bill Ryan				Mar 8/23
Vanessa Rodrigues				Mar 8/23
Jade Trotter				March 8/23

Petition: Oppose Rezoning of 20 Janeway Place in Pleasantville - Say NO to Housing Development

Petition summary and background

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:

- Reduced property values
- Reduced quality of life through removal of natural space and generally more noise and activity in the area
- Reduced natural aesthetic of the area
- Exposure to asbestos contamination from mishandled demolition of the former Janeway Hospital

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

Action petitioned for

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.

Printed Name	Signature	Address	Comment	Date
KARNEC [unclear]	[Redacted]	[Redacted]		March 8, 2023
Carle Green	[Redacted]	[Redacted]		March 8, 2023
Byron Hollett	[Redacted]	[Redacted]		March 08/23
Juanita Hollett	[Redacted]	[Redacted]		March 08/23
Cora Robson	[Redacted]	[Redacted]		March 8/23
Laura Chaf	[Redacted]	[Redacted]		March 08/23
Jason Cairnes	[Redacted]	[Redacted]		March 08/2023
Sandra Cairnes	[Redacted]	[Redacted]		March 08/2023
Ben Somers	[Redacted]	[Redacted]		March 9/2023
Leah McCallum	[Redacted]	[Redacted]		March 9/2023
Amanda McCallum	[Redacted]	[Redacted]	Concern regarding lack of public consult process.	March 9/2023
David McCallum	[Redacted]	[Redacted]	Lack of process	March 9/2023

Karen Chafe

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.

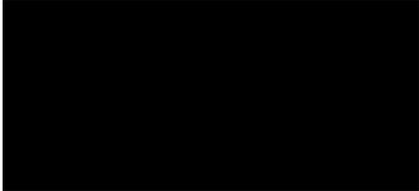
With the exception of 2 single family homes the entire neighbourhood presently consists of condos, apartment buildings (privately and provincially owned) and multi-unit buildings, as well as a drug rehabilitation center and methadone clinic, Correctional Services facility, Choices for Youth housing development, 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

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; jmmercercer@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

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 too 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 inindated 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 10th, 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 7th. 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 7th, 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]

[REDACTED]
[REDACTED]
[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

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; acrosstheprovince@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:

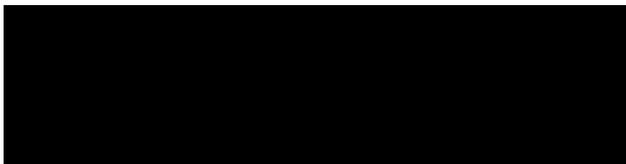
- We request results of the site assessment, including soil testing conducted in the area and have it reviewed by independent experts to determine, to the comfort of residents, that this area is not contaminated and asbestos or other contaminants will not be released into the atmosphere during construction.

- 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.



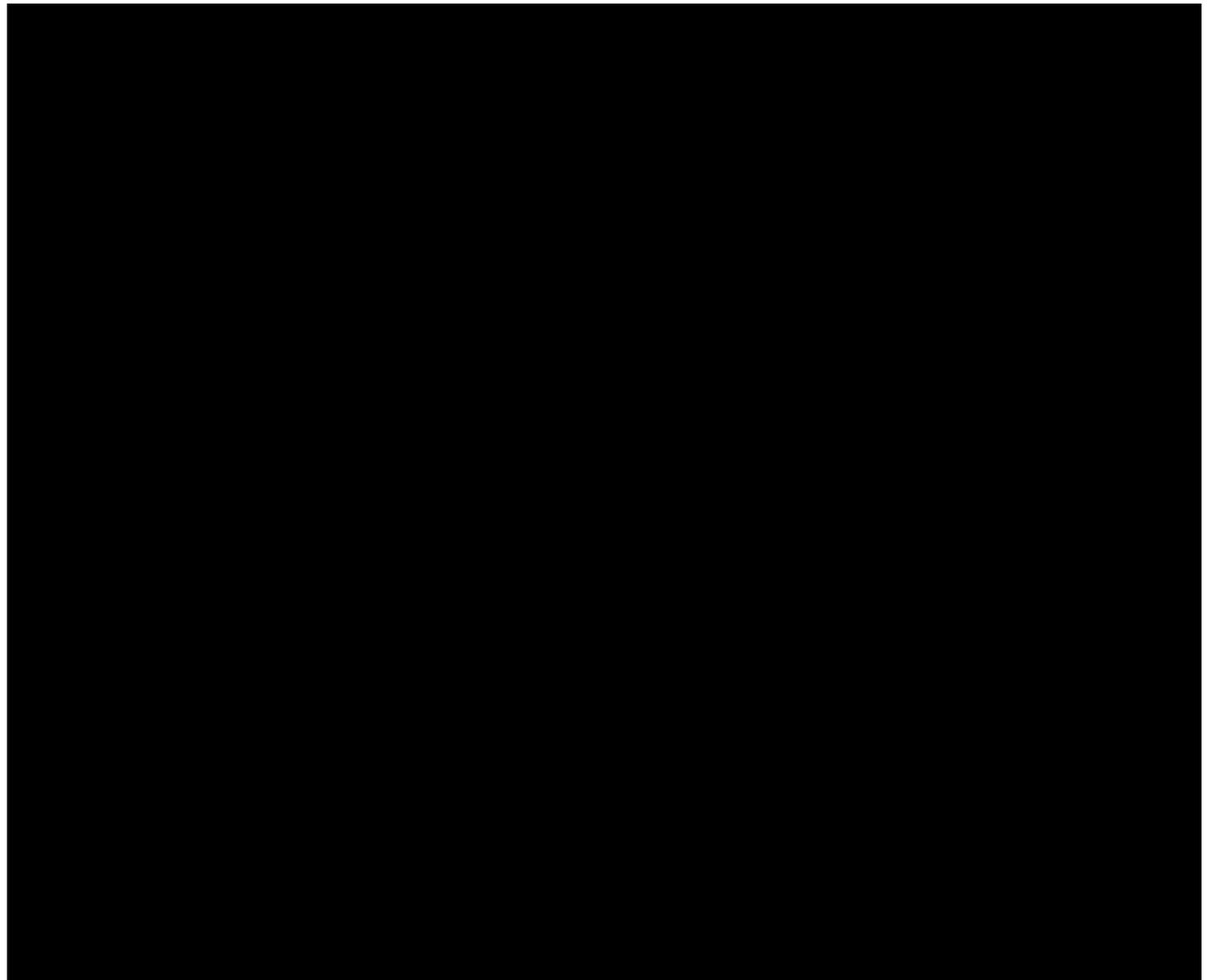
Karen Chafe

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> wrote:



Karen Chafe

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; [REDACTED]
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

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), 4th 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 www.stjohns.ca

From: [REDACTED]
Sent: Wednesday, March 8, 2023 9:21 AM
To: Ken O'Brien <kobrien@stjohns.ca>; CityClerk <cityclerk@stjohns.ca>
Cc: Ann-Marie Cashin <acashin@stjohns.ca>; Ian Froude <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> 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), 4th 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 www.stjohns.ca

Karen Chafe

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%7CTWFpbGZsb3d8eyJWljoimC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Iik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=BihW8q6Cz0QQ%2F9mxcLBWmu5usPIY0cGwwTvggsGfTuk%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

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 [REDACTED] 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.