

DECISION/DIRECTION NOTE

Title: 20 Janeway Place, Adoption, MPA2200005

Date Prepared: April 18, 2023

Report To: Regular Meeting of Council

Councillor and Role: Councillor Ian Froude, Planning

Ward: Ward 2

Decision/Direction Required:

Following provincial release of the proposed amendments for 20 Janeway Place, Council may now adopt Envision St. John's Municipal Plan Amendment Number 10, 2023 and Envision St. John's Development Regulations Amendment Number 20, 2023, and proceed to a commissioner's public hearing.

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. Details on the proposed development and analysis are contained in the attached documents.

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. Provincial release has been issued. Should Council decide to adopt the amendments, a public hearing is required. The tentative date for the hearing is Tuesday, May 16, 2023 at 7 p.m. at City Hall. It is recommended that Council appoint Ms. Anna Myers, MCIP, to conduct the public hearing. If no submissions are received by two days prior to the hearing, Council may cancel it.

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Following the hearing, the amendments would be brought back to Council with the commissioner's report for consideration of approval.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring residents and 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.
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.
5. Accessibility and Inclusion: Not applicable.
6. Legal or Policy Implications: Map amendments to the Municipal Plan and Development Regulations are required.
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: A public hearing will be scheduled and advertised as per the requirements of the Urban and Rural Planning Act.
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 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, and appoint Ms. Anna Myers, MCIP, to conduct a public hearing on the amendments. The proposed date is Tuesday, May 16, 2023 at 7 p.m. at St. John's City Hall.

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, Adoption, MPA2200005.docx
Attachments:	- 20 Janeway Place - Adoption Attachments.pdf
Final Approval Date:	Apr 19, 2023

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

Ken O'Brien - Apr 19, 2023 - 9:16 AM

Jason Sinyard - Apr 19, 2023 - 10:36 AM