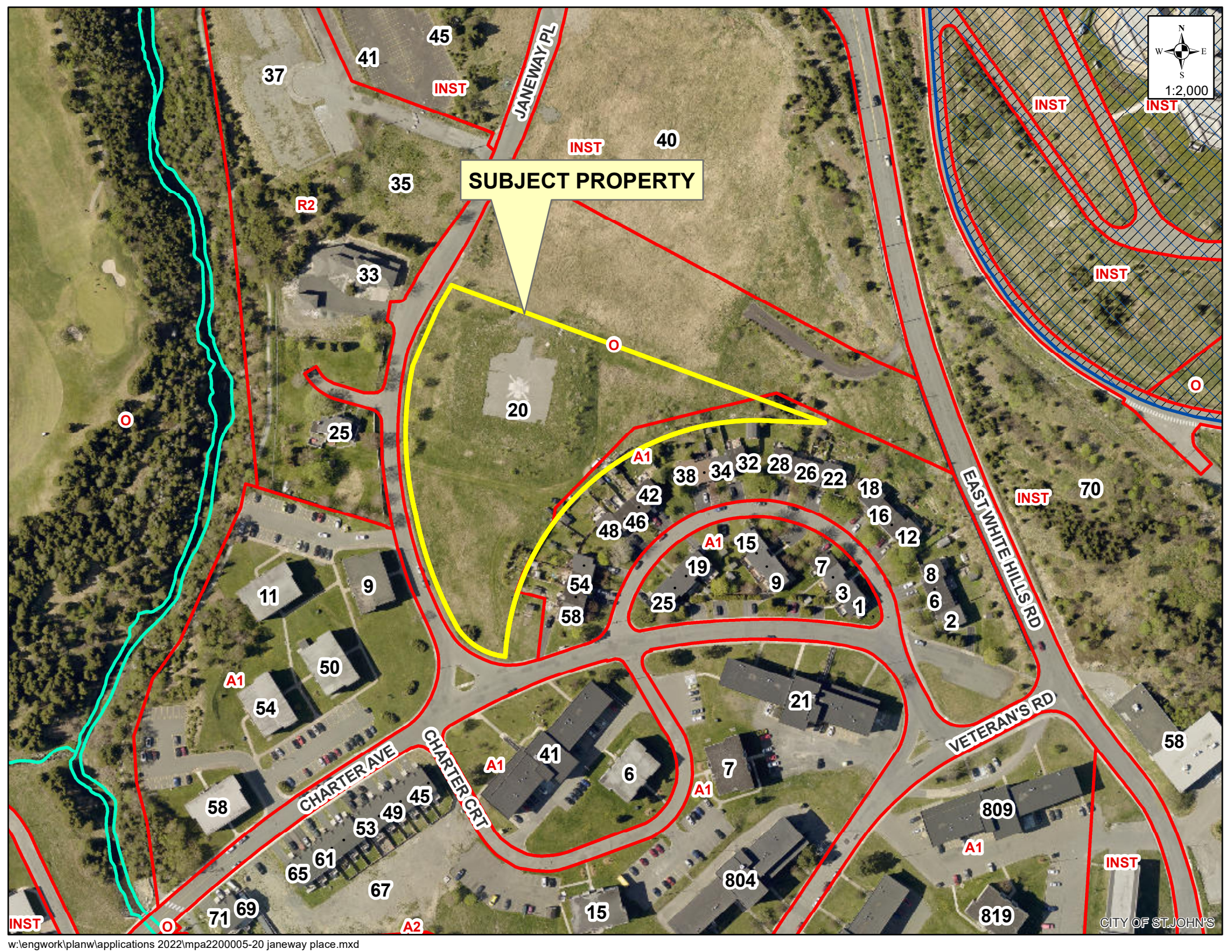




SUBJECT PROPERTY



City of St. John's Municipal Plan, 2021

St. John's Municipal Plan Amendment Number 10, 2023

**Open Space Land Use District to
Residential Land Use District
20 Janeway Place**

March 2023



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

ST. JOHN'S Municipal Plan, 2021

Amendment Number 10, 2023

Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the St. John's Municipal Plan Amendment Number 10, 2023.

Adopted by the City Council of St. John's on the ____ day of [Click or tap to enter a date..](#)

Signed and sealed this ____ day of _____.

Mayor: _____

Clerk: _____



Canadian Institute of Planners Certification

I certify that the attached St. John's Municipal Plan Amendment Number 10, 2023 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE

St. John's Municipal Plan, 2021

Amendment Number 10, 2023

Under the authority of sections 16, 17 and 18 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's:

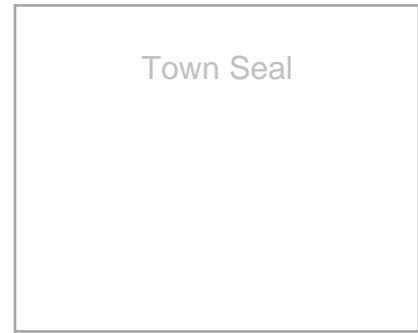
1. Adopted the St. John's Municipal Plan Amendment Number 10, 2023 on the ____ day of Click or tap to enter a date.;
2. Gave notice of the adoption of the St. John's Municipal Plan Amendment Number 10, 2023 by way of an advertisement inserted in the Telegram newspaper on the ____ day of Click or tap to enter a date., on the ____ day of Click or tap to enter a date., the ____ day of Click or tap to enter a date., and on the ____ day of Click or tap to enter a date.; and
3. Set the ____ day of _____ at _____ p.m. at the St. John's City Hall in the City of St. John's for the holding of a public hearing to consider objections and submissions.

Now, under section 23 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's approves the St. John's Municipal Plan Amendment Number 10, 2023 on the ____ day of Click or tap to enter a date. as _____.

Signed and sealed this ____ day of _____.

Mayor: _____

Clerk: _____



Canadian Institute of Planners Certification

I certify that the attached City of St. John's Municipal Plan Amendment Number 10, 2023 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____



Municipal Plan/Amendment	
<u>REGISTERED</u>	
Number	_____
Date	_____
Signature	_____

CITY OF ST. JOHN'S

Municipal Plan Amendment Number 10, 2023

BACKGROUND AND ANALYSIS

Background

The City wishes to allow an Apartment Building development at 20 Janeway Place. The proposed development will contain 4 two-storey Apartment Buildings, with each building containing 8 dwelling units for a total of 32 dwelling units on the site.

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 development will require the land to be redesignated to the Residential Land Use District and rezoned to the Apartment 1 (A1) Zone. Apartment Building is a Permitted Use in the A1 Zone. This proposed development is a Rapid Housing Initiative - National Housing Strategy project funded by the Canada Mortgage Housing Corporation (CHMC). NL Housing is the applicant and landowner. The RHI provides funding for the rapid construction of affordable housing.

Land Use Report

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 proposed development meets the City's standards with respect to bicycle and vehicle parking, will be required to provide a stormwater chamber and exceeds the City's landscape requirement. The minimum landscaping for Apartment Buildings in the A1 Zone is 35% and the applicant is proposing about 70% of the site will be landscaped. Some trees along Janeway Place will need to be removed to accommodate the development, but the City's policies require that a minimum of 23 trees will need to be incorporated into the development.

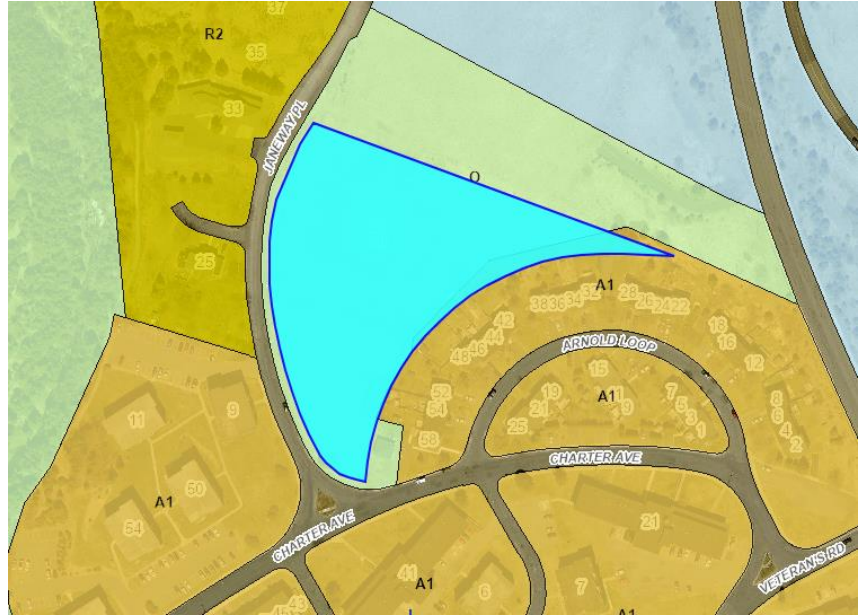
The applicant has submitted good detail in a site plan, landscape plan, and renderings of the development, therefore staff recommend accepting a staff report in lieu of a Land Use Report.

Analysis

There are a number of policies within the Envision St. John's Municipal Plan that recommend accommodating development that will provide affordable housing options. Policy 4.1 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, Policy 4.1.1 requires to City to support implementing the City's Affordable Housing Strategy 2019-2028. Policy 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.

Policy 4.3.2 ensures that infill development complements the existing character of the area. 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.

Therefore, the proposed Municipal Plan and Development Regulations amendments are recommended.



PUBLIC CONSULTATION

The proposed amendments were advertised on three occasions in The Telegram newspaper on February 18, February 25, and March 4, 2023. A notice of the amendments was also mailed to property owners within 150 metres of the application site and posted on the City's website.

The submissions received, including a petition, are included in Council's March 21, 2023 agenda package. While some responses were in favour of the project, there were a number of concerns raised by the neighbourhood. Their concerns are summarized below.

- Loss of green space - It is evident that the neighbourhood has a strong attachment to the greenspace. While it is not recognized by the City as a formal park, many neighbours enjoy this space. This space is privately owned and any owner is permitted to request a rezoning. While the site will become developed if the amendment proceeds, it has been designed in a manner that maintains as much landscaping as possible (70% of the lot), and where possible there is a natural buffer between the residents on Arnold Loop and the new development.

- Development should occur on other vacant sites instead of this site – The applicant responded to this concern in the public meeting. They have selected this site because they own this site. They do not own the other site and do not wish to purchase other land at this time.
- Contamination – Environmental Site Assessments are managed by the province. The applicant has advised that they have completed a Phase 1 Environment Site Assessment for the property and based on the information to date a Phase 2 assessment is not required. It should also be noted that the site of the former Janeway Hospital is 40 Janeway Place. The subject property is a separate, adjacent parcel at 20 Janeway Place.
- Stormwater – Some area residents have raised concerns that there are already water issues in the area and the development could enhance their issues. There is currently no stormwater infrastructure at the site, so runoff is not intercepted at all from this property now. When stormwater infrastructure is installed all runoff from this site will be captured on site and conveyed to the storm sewer below ground. No runoff will be directed to private property. It is possible that it may alleviate current drainage issues along Arnold Loop but it will certainly not exacerbate these issues.
- Lack of balance within the neighbourhood – Neighbours raised concerns that there is a concentration of social services in the Pleasantville neighbourhood. The Pleasantville Redevelopment Plan created by the Canada Lands Company in 2009 envisioned this area as a mixed-use neighbourhood with a medium to high density residential component, and the current zoning reflects these uses. There is a variety of smaller Apartment Buildings, along with Townhouses, Semi-Detached Dwellings and Single Detached Dwellings and some commercial uses. There is also a mix of condominiums/private ownership and dwellings owned by NL Housing. Staff believe that the neighbourhood is balanced, and Apartment Buildings are an appropriate use in this neighbourhood. It also meets the Municipal Plan policy to partner with other levels of government to achieve construction of affordable housing.
- Traffic and parking concerns – Residents suggested that Janeway Place is too narrow to accommodate the development and not enough parking is provided. The development has been reviewed by the City's Transportation Division and no concerns were raised. The development also meets that City's requirements for off-street parking.
- Increased rodents during development – If the development proceeds, the City will require the development to consult with a licensed rodent control professional if rodents/pests are found to be an issue during any stage of the development.
- Reduced property values – Neighbouring property owners felt that the development will reduce their property values. Generally, new development does not cause adjacent property values to lower and in some cases may increase the value. Abandoned or derelict buildings may cause property values to lower. Residents have requested confirmation/studies to ensure that their property values will not decrease, however City does not have this type of studies or information available.

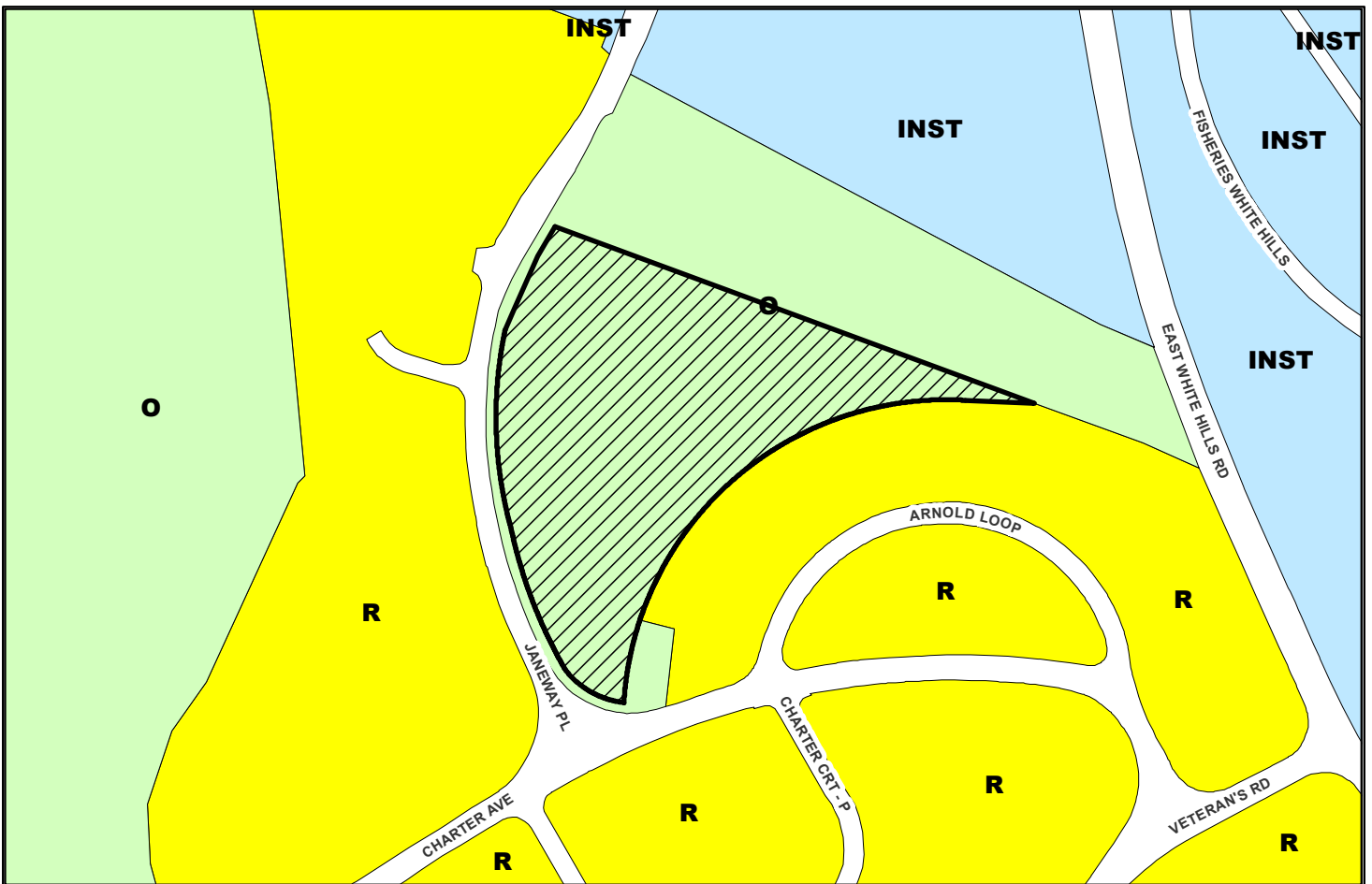
ST. JOHN'S URBAN REGION REGIONAL PLAN

The proposed amendment is in line with the St. John's Urban Region Regional Plan. The subject property is within the Urban Development designation of the Regional Plan. An amendment to the St. John's Urban Region Regional Plan is not required.

ST. JOHN'S MUNICIPAL PLAN AMENDMENT NUMBER 10, 2023

The St. John's Municipal Plan, 2021 is amended by:

- 1. Redesignating land at 20 Janeway Place [Parcel ID# 47329] from the Open Space Land Use District to the Residential Land Use District as shown on Future Land Use Map P-1 attached.**



**CITY OF ST. JOHN'S
MUNICIPAL PLAN
Amendment No. 10, 2023**

Future Land Use Map P-1

2023 03 15 Scale: 1:2500
City of St. John's
Department of Planning, Development
& Regulatory Services

I hereby certify that this amendment
has been prepared in accordance with the
Urban and Rural Planning Act.



AREA PROPOSED TO BE REDESIGNATED FROM
OPEN SPACE (O) LAND USE DISTRICT TO
RESIDENTIAL (R) LAND USE DISTRICT

**20 JANEWAY PLACE
Parcel ID 47329**

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Municipal Plan/Amendment
REGISTERED

Number _____

Date _____

Signature _____

Provincial Registration

City of St. John's Development Regulations, 2021

St. John's Development Regulations Amendment Number 20, 2023

Open Space (O) Zone to Apartment 1 (A1) Zone 20 Janeway Place

March 2023



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

ST. JOHN'S Development Regulations, 2021

Amendment Number 20, 2023

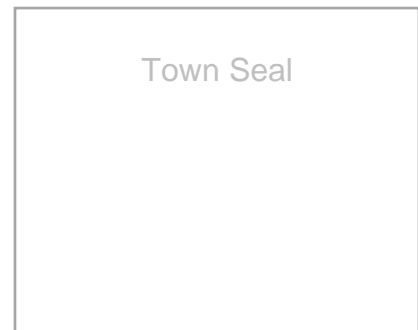
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the St. John's Development Regulations Amendment Number 20, 2023.

Adopted by the City Council of St. John's on the ____ day of [Click or tap to enter a date..](#)

Signed and sealed this ____ day of _____.

Mayor: _____

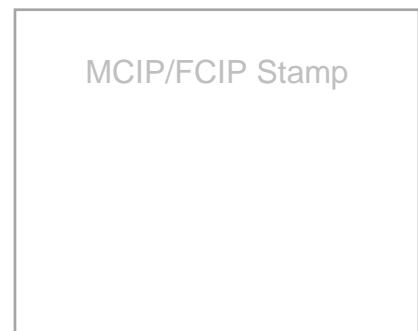
Clerk: _____



Canadian Institute of Planners Certification

I certify that the attached St. John's Development Regulations Amendment Number 20, 2023 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE

St. John's Development Regulations, 2021

Amendment Number 20, 2023

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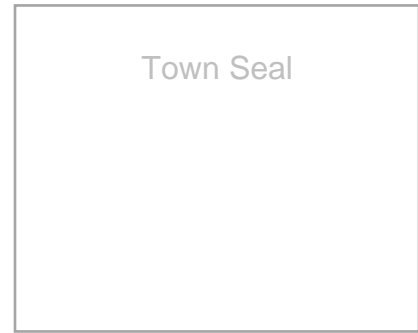
1. Adopted the St. John's Development Regulations Amendment Number 20, 2023 on the ____ day of Click or tap to enter a date.;
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3. Set the ____ day of _____ at _____ p.m. at the St. John's City Hall in the City of St. John's for the holding of a public hearing to consider objections and submissions.

Now, under section 23 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's approves the St. John's Development Regulations Amendment Number 20, 2023 on the ____ day of Click or tap to enter a date. as _____.

Signed and sealed this ____ day of _____.

Mayor: _____

Clerk: _____



Canadian Institute of Planners Certification

I certify that the attached City of St. John's Development Regulations Amendment Number 20, 2023 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____



Development Regulations/Amendment	
<u>REGISTERED</u>	
Number	_____
Date	_____
Signature	_____

CITY OF ST. JOHN'S

Development Regulations Amendment Number 20, 2023

BACKGROUND

The City wishes to allow an Apartment Building development at 20 Janeway Place. The proposed development will contain 4 two-storey Apartment Buildings with each building will contain 8 dwelling units, for a total of 32 dwelling units on the site.

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.

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This amendment implements St. John's Municipal Plan Amendment 10, 2023, which is being processed concurrently.

PUBLIC CONSULTATION

The proposed amendments were advertised on three occasions in The Telegram newspaper on February 18, February 25, and March 4, 2023. A notice of the amendments was also mailed to property owners within 150 metres of the application site and posted on the City's website.

The submissions received, including a petition, are included in Council's March 21, 2023 agenda package. While some responses were in favour of the project, there were a number of concerns raised by the neighbourhood. Their concerns are summarized below.

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much landscaping as possible (70% of the lot), and where possible there is a natural buffer between the residents on Arnold Loop and the new development.

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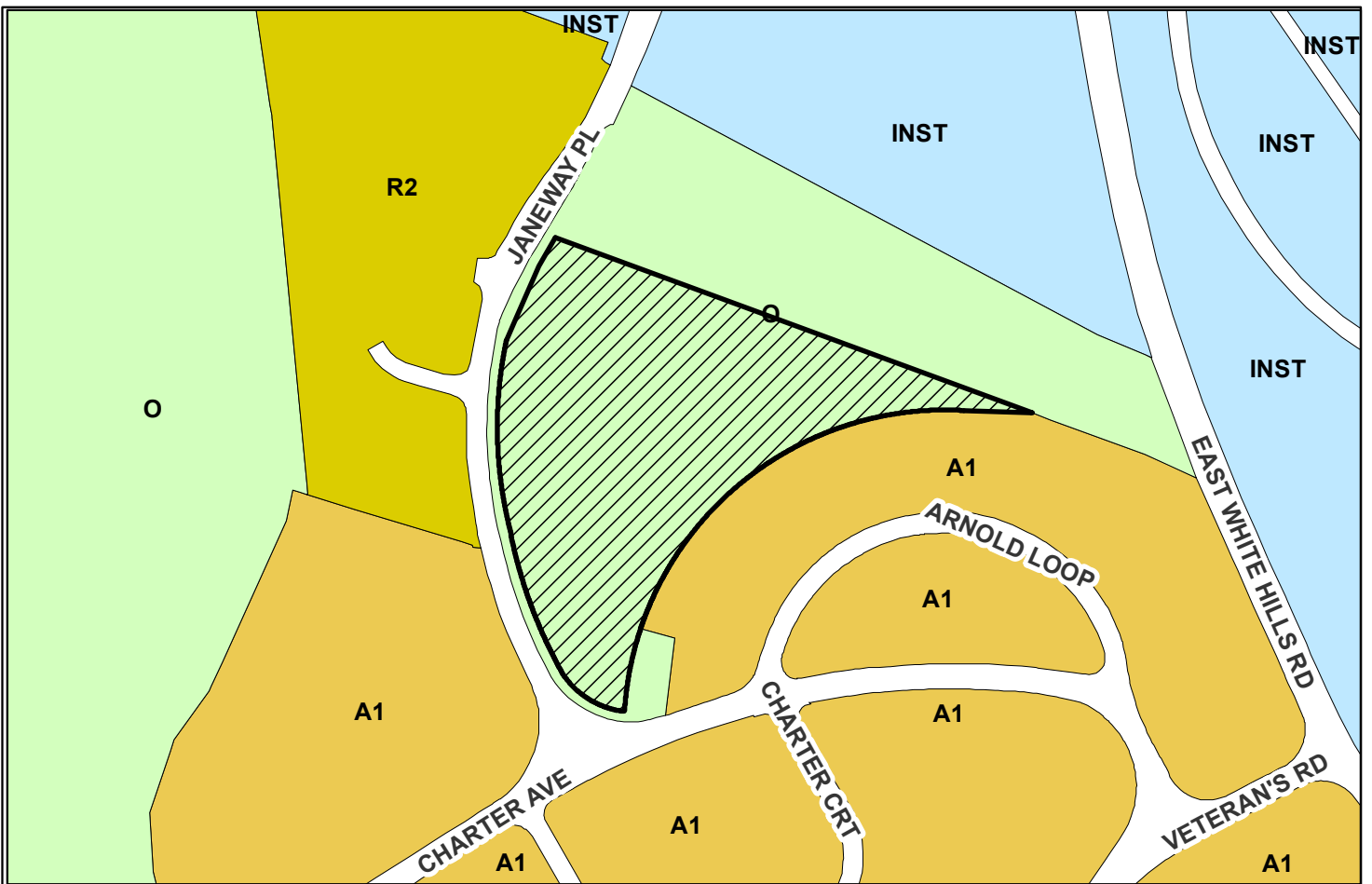
ST. JOHN'S URBAN REGION REGIONAL PLAN

The proposed amendment is in line with the St. John's Urban Region Regional Plan. The subject property is within the Urban Development designation of the Regional Plan. An amendment to the St. John's Urban Region Regional Plan is not required.

ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 20, 2023

The St. John's Development Regulations, 2021 is amended by:

- 1. Rezoning land at 20 Janeway Place [Parcel ID# 47329] from the Open Space (O) Zone to the Apartment 1 (A1) Zone as shown on City of St. John's Zoning Map attached.**

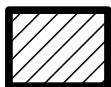


**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 20, 2023**

[City of St. John's Zoning Map]

2023 03 15 Scale: 1:2500
City of St. John's
Department of Planning, Development
& Regulatory Services

I hereby certify that this amendment
has been prepared in accordance with the
Urban and Rural Planning Act.



AREA PROPOSED TO BE REZONED FROM
OPEN SPACE (O) LAND USE ZONE TO
APARTMENT 1 (A1) LAND USE ZONE

20 JANEWAY PLACE
Parcel ID 47329

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Development Regulations/Amendment

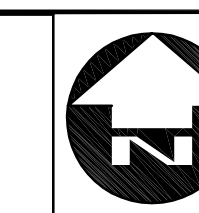
REGISTERED

Number _____

Date _____

Signature _____

Provincial Registration



APARTMENT 1 (A1) ZONE

A1

1) PERMITTED USES	
Accessory Building	Home Office
Apartment Building	Park
Community Garden	Personal Care Home
Daycare Centre	Townhouse

2) DISCRETIONARY USES	
Adult Day Centre	Office
Convenience Store	Parking Lot
Four-Plex	Public Utility
Heritage Use (2022-05-27)	Semi-Detached Dwelling
Home Occupation	Service Shop

3) ZONE STANDARDS FOR APARTMENT BUILDING		
(a)	Lot Area (minimum)	750 metres square
(b)	Lot Frontage (minimum)	20 metres
(c)	Building Line (minimum)	7 metres
(d)	Building Height (maximum)	12 metres
(e)	Side Yards (minimum)	Two, each equal to 1 metre for every 4 metres of Building Height, except on a corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres
(g)	Lot Coverage (maximum)	35%
(h)	Landscaping (minimum)	35%



SITE STATISTICS TABLE:

EXISTING ZONING = OPEN SPACE (O)
PROPOSED ZONING = APARTMENT 1 (A1)

BUILDING TYPE #1 = TWO STORY - 8 UNIT APARTMENT BUILDINGS (4 BUILDINGS)
TOTAL # UNITS = 32 UNITS

PARAMETER	CALC	DESIGN	REQUIRED
TOTAL LOT AREA (MINIMUM)	N/A	12,445 m ²	750 m ²
BUILDING FOOTPRINT (TOTAL)	(416.5m ² X 4)	1666.0 m ²	N/A
BUILDING LOT COVERAGE	1666m ² /12445m ²	13.4%	35% MAX
LOT FRONTAGE	N/A	189.7m	20m MIN
BUILDING HEIGHT	N/A	8.0m	12m MAX
BUILDING LINE	N/A	7.0m	7m MIN
SIDEYARDS	N/A	TWO AT 6.0m	TWO AT 6.0m
REAR YARD	N/A	6.0m	6m MIN
PARKING LOT NORTH SIDE SETBACK	N/A	13.3m	N/A
PARKING LOT SOUTH SIDE SETBACK	N/A	1.1m	N/A
LANDSCAPING	8150m ² /12445m ²	65.5%	35% MIN

PARKING CALCULATIONS (SECTION 8.3):

APARTMENT BUILDING - (32 UNITS TOTAL - 2 BEDROOMS/UNIT)

MAXIMUM # SPACES

1.5 SPACES/UNIT = 48 SPACES (INCLUSIVE OF VISITOR SPACES)

MINIMUM # SPACES

RESIDENTS = 1.0 SPACES/UNIT = 32 SPACES

VISITORS = 0 VISITOR PARKING SPACES FOR THE FIRST 7 DWELLINGS; 1 VISITOR SPACE PER 7 DWELLINGS THEREAFTER = 3.57

TOTAL = 32 + 3.57 = 35.6 SPACES

SPACES PROVIDED = 37

ACCESSIBLE SPACES REQUIRED = 6% = 2.16 SPACES

ACCESSIBLE SPACES PROVIDED = 3 SPACES = 8.3%

BICYCLE PARKING

1 BICYCLE PARKING SPACE FOR EVERY 2 RESIDENTIAL UNITS

SPACES REQUIRED = 32 / 2 = 16 SPACES

SPACES PROVIDED - 16 SPACES

55

FILENAME: C:\PW\WORKING\DIRECTOR\PROJECTS\2022\DILLON\555\DWG\4850\224606_C1.DWG PLOTTED BY: GREELEY, STRIEN
PLOT DATE: 2023-01-25 @ 3:22:13 PM PLOT SCALE: 1:2,585 PLOT STYLE: CARROLL - MARY_RIVER.CTB

Conditions of Use

Verify elevations and/or dimensions on drawing prior to use. Report any discrepancies to Dillon Consulting Limited.

Do not scale dimensions from drawing.

Do not modify drawing, re-use it, or use it for purposes other than those intended at the time of its preparation without prior written permission from Dillon Consulting Limited.

NOT FOR CONSTRUCTION



No.	ISSUED FOR	DATE	BY
E	EXISTING TREE SURVEY INFORMATION ADDED	2023/01/25	SJG
D	REVISED AS PER CITY'S COMMENTS	2022/12/02	SJG
C	BUILDING #4 REVISED	2022/09/08	SJG
B	BUILDING #4 ADDED	2022/08/06	SJG
A	ISSUED FOR REZONING APPLICATION	2022/08/12	SJG

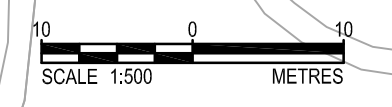
DESIGN	REVIEWED BY
MDC	SJG
DRAWN	CHECKED BY
MDC	SJG
DATE	AUG 2022
SCALE	1:500

NLHC - 2-56 JANEWAY PLACE RE-ZONING APPLICATION

CONCEPTUAL SITE PLAN

PROJECT NO. 224606

SHEET NO. C1



Janeway Place – Looking East



Janeway Place – Looking East



Janeway Place – Looking North



Janeway Place – Looking South



Parking Lot – Looking North



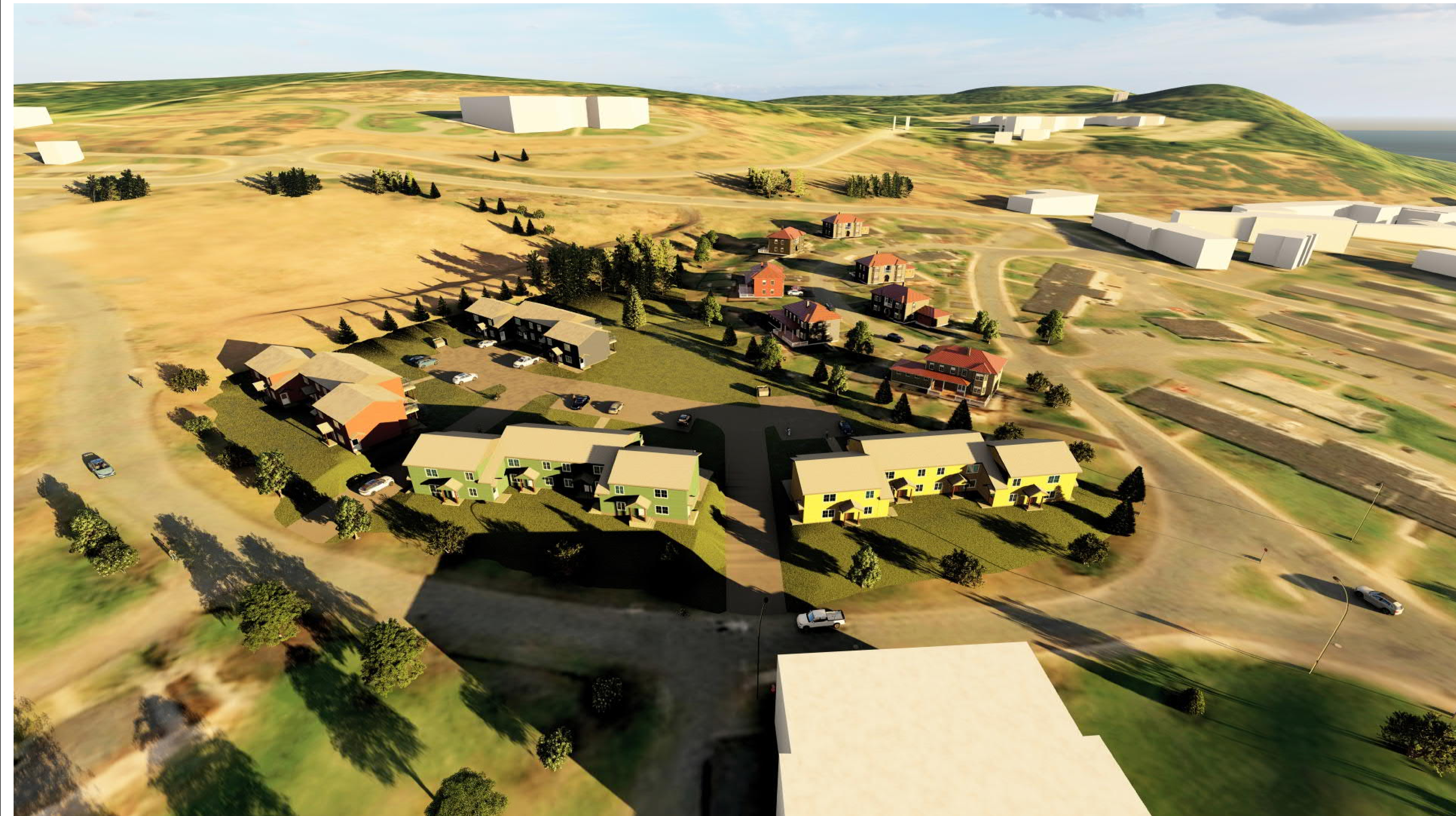
Parking Lot – Looking South



Site Overview - A



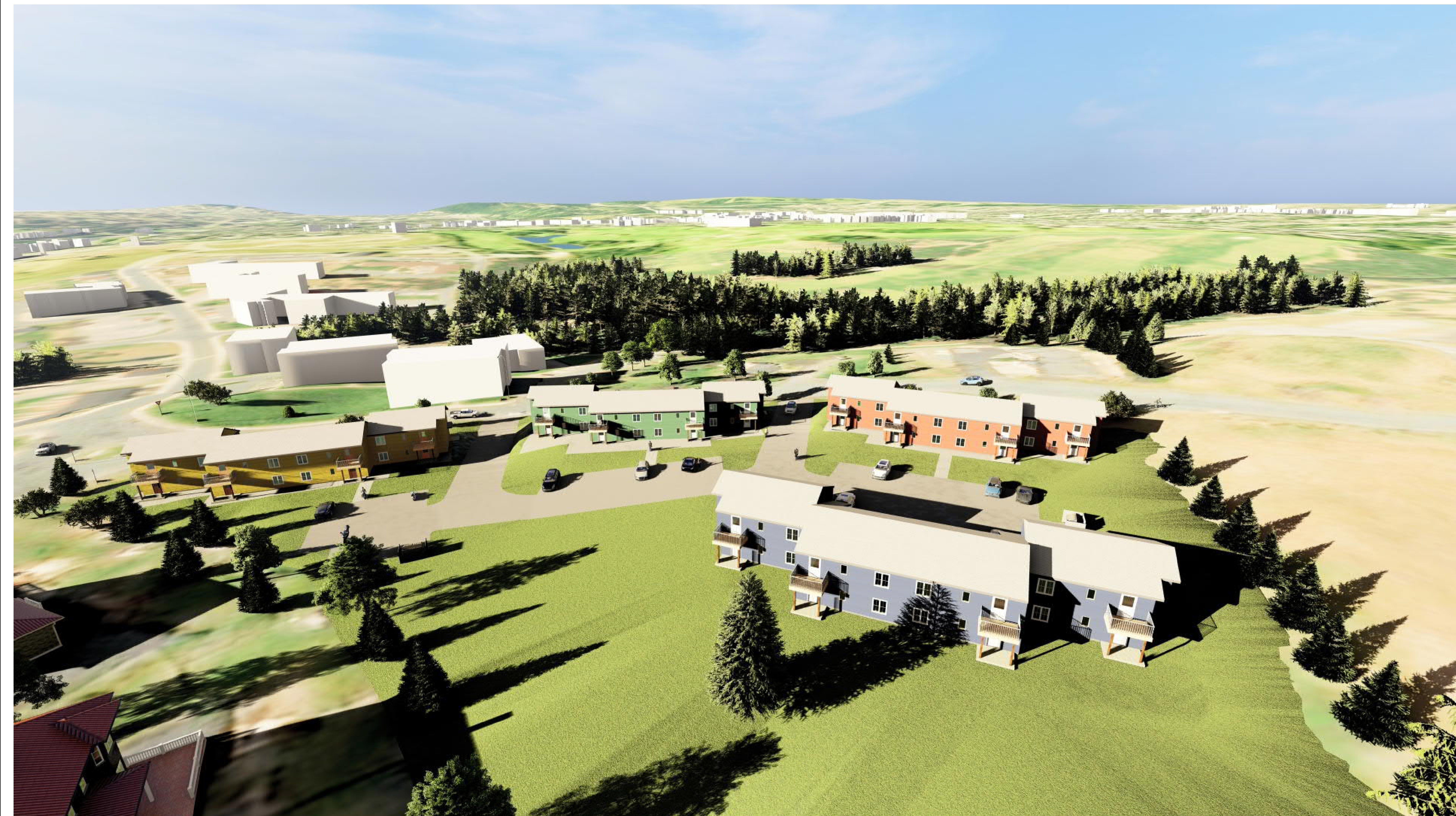
Site Overview - B



Site Overview - C

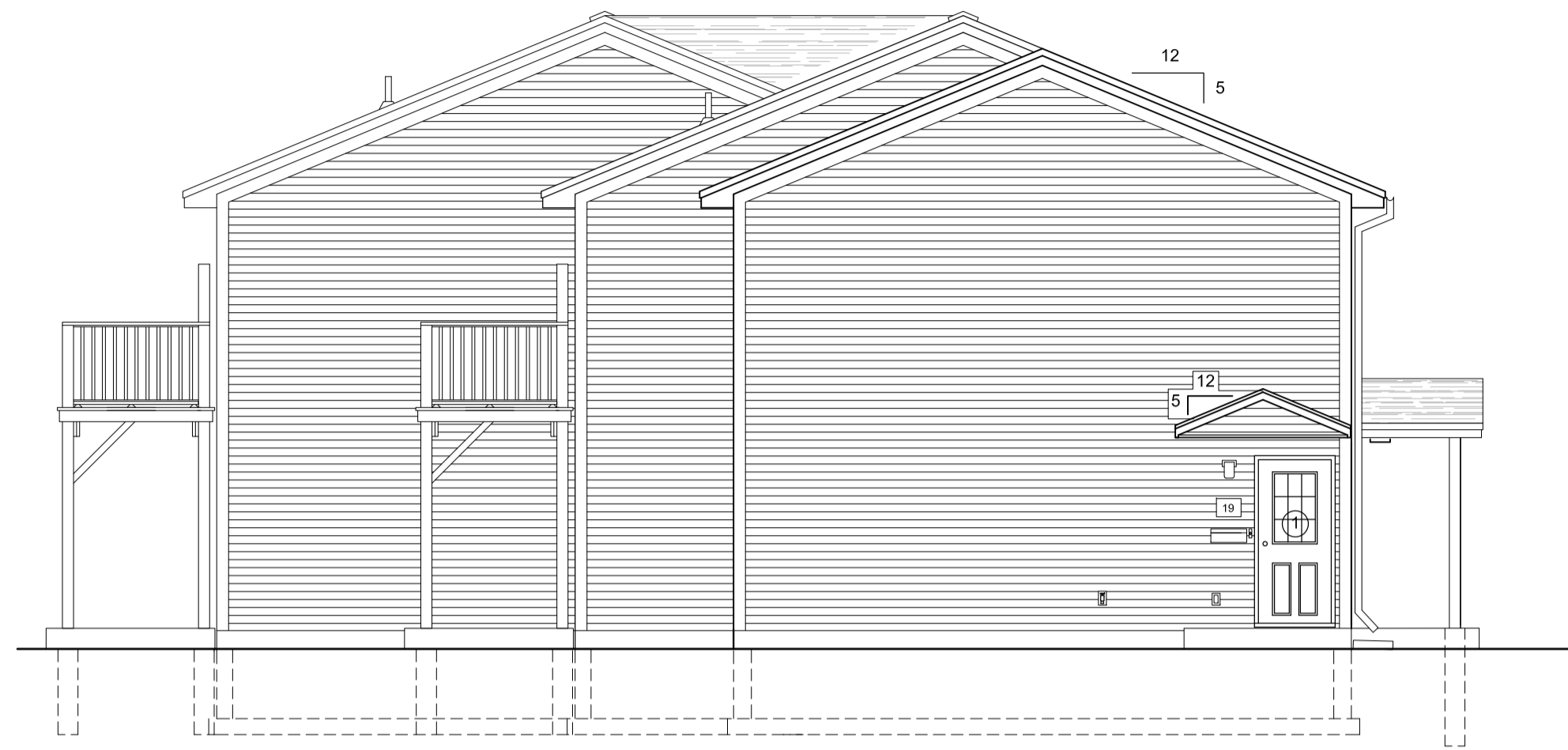


Site Overview - D

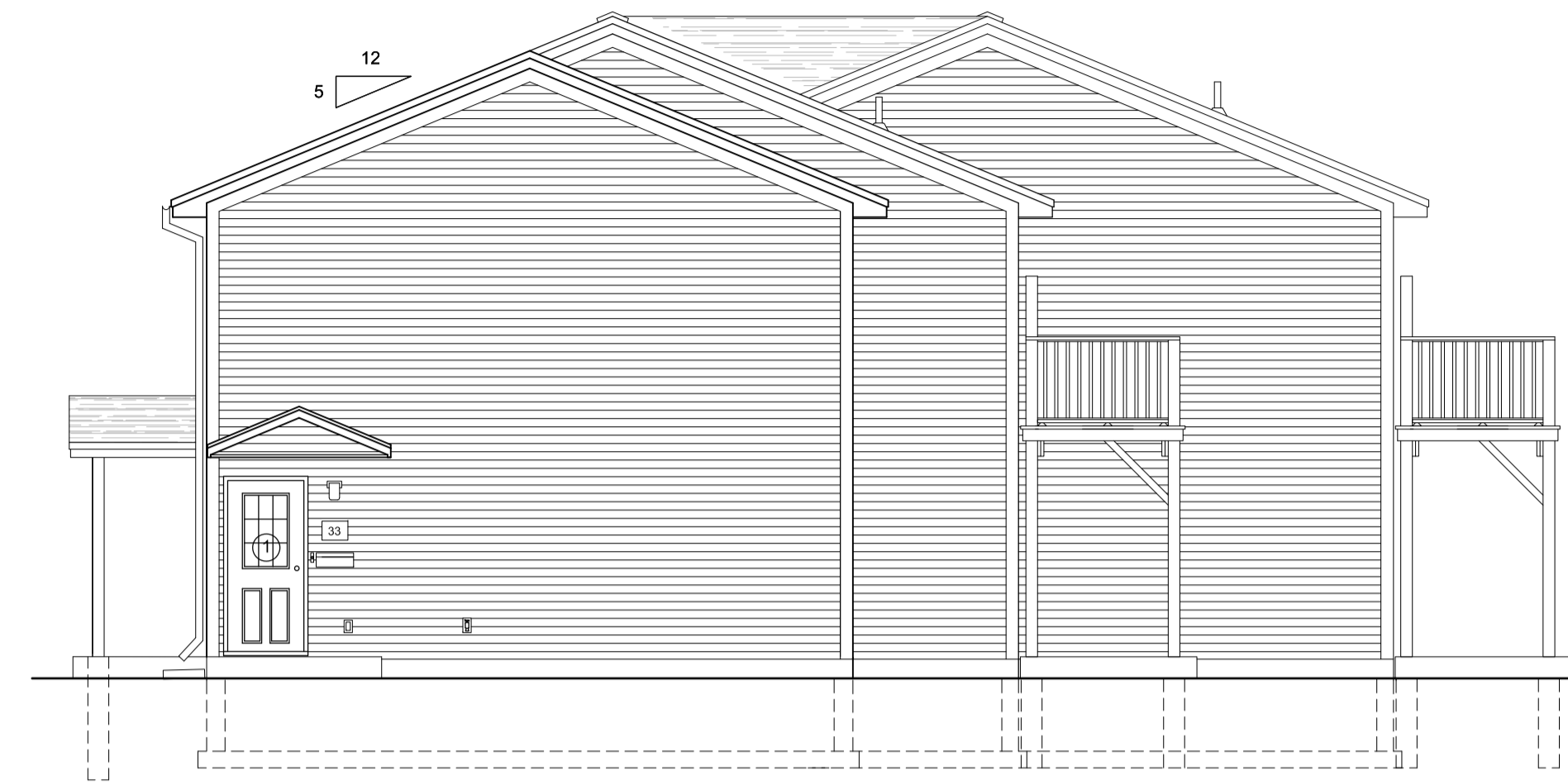


Site Overview - E





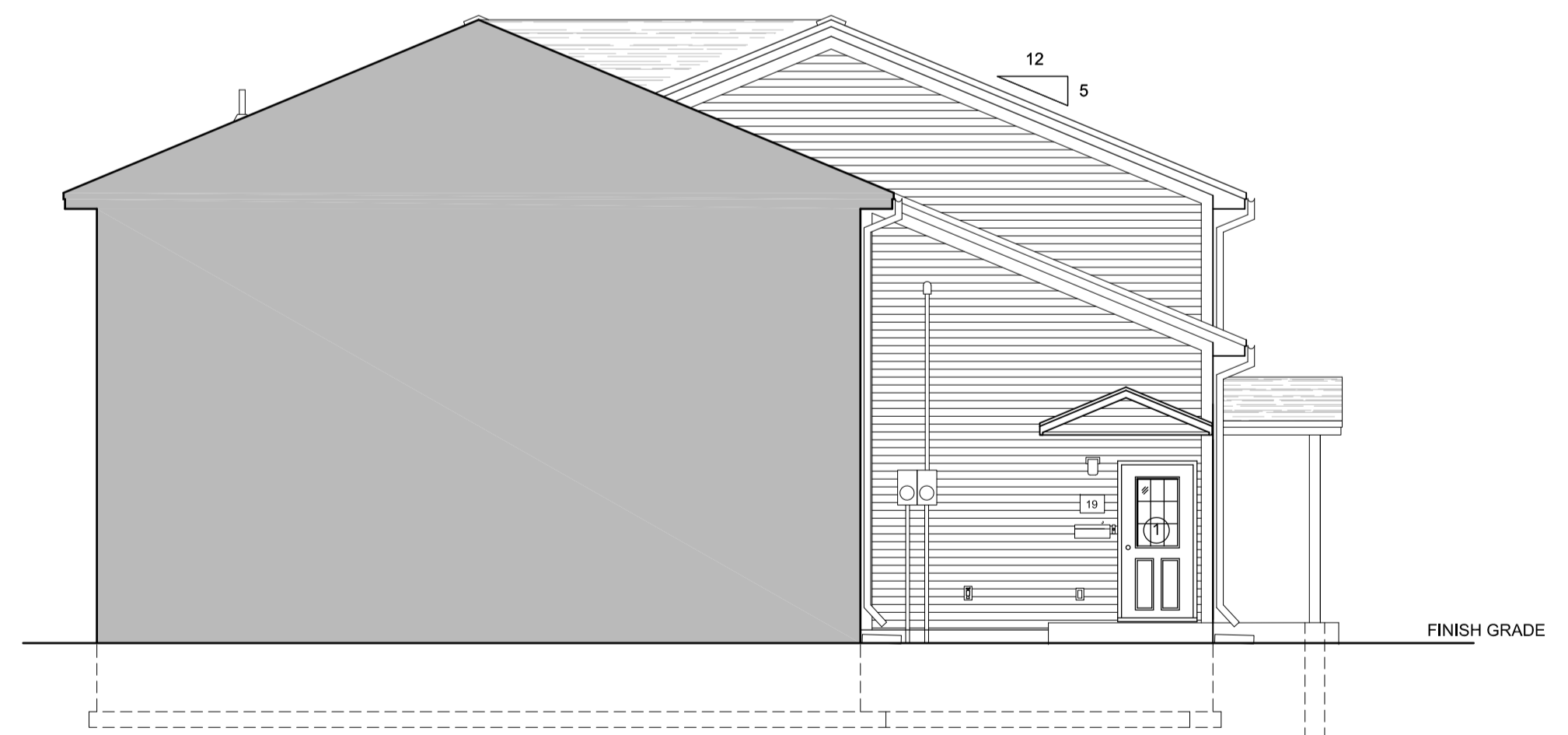
LEFT



RIGHT

SIDE ELEVATIONS
SCALE: 1/75

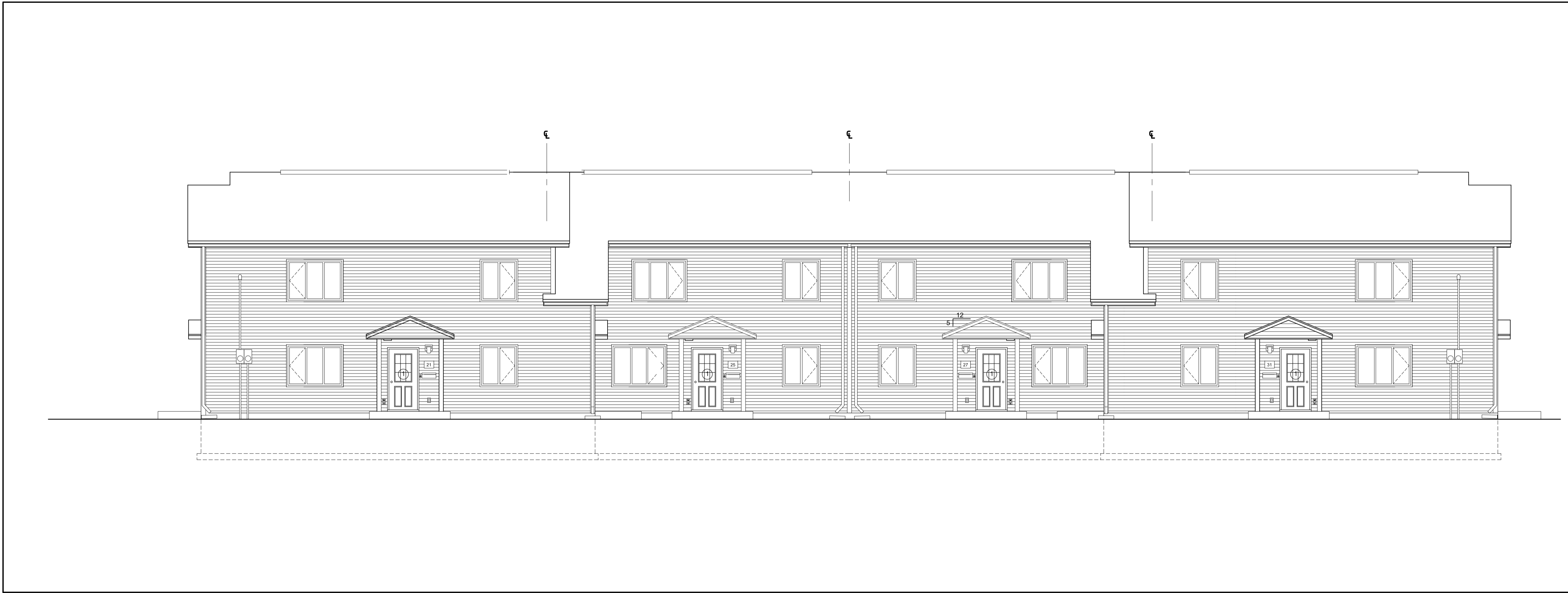
1
A-4



PARTIAL ELEVATION
SCALE: 1/75

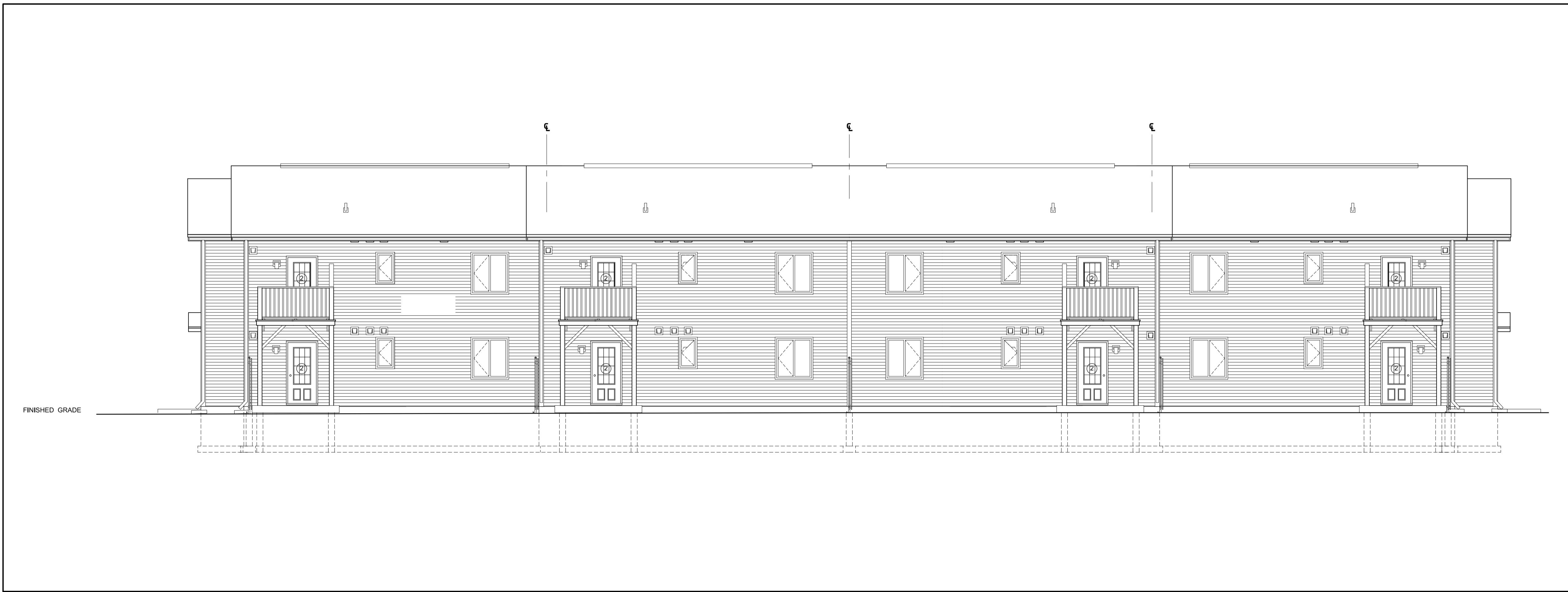
2
A-4

3
A-4



FRONT ELEVATION
SCALE: 1/75

1
A-3



REAR ELEVATION
SCALE: 1/75

2
A-3