ST. JOHN'S

Decision Note

Title: 245 Forest Road – REZ260002

Date Prepared: March 11, 2026

Report To: Committee of the Whole

Councillor and Role: Councillor Tom Davis, Planning

Ward: Ward 2

Decision/Direction Required:
To consider rezoning land at 245 Forest Road from the Residential 1 (R1) Zone to the Apartment 1 (A1) Zone to accommodate a future affordable housing development.

Discussion – Background and Current Status:
In March 2024, the City received funding from the Canada Mortgage and Housing Corporation's Housing Accelerator Fund (HAF) to encourage housing growth. As part of this, the City announced new initiatives, including a land disposition program to identify City-owned land, prepare it for development, and make it available to non-profit housing providers through a request for proposals (RFP).

As part of the HAF land disposition program, the City has identified vacant, City-owned land at 245 Forest Road that is suitable for residential development. The subject property is split zoned, with a portion located in the Residential 1 (R1) Zone and the Residential District of the Envision St. John's Municipal Plan, and the remainder in the Open Space (O) Zone and the Open Space District of the Municipal Plan.

The proposal is to change the residential-zoned portion of the property from the R1 Zone to the Apartment 1 (A1) Zone to accommodate a future affordable housing development. This residential portion of the property will be subdivided from the larger parcel and made into its own lot. The large parcel of Open Space land will remain, and no rezoning is proposed for this Open Space area, though it may be considered in future as a community garden. As the proposal is to rezone only the R1 zoned land to A1, no Municipal Plan amendment is required.

The A1 Zone allows a variety of residential uses, including apartment buildings, townhouses, and townhouse cluster. A complete list of uses in the A1 Zone is attached. Rezoning to A1 will allow a housing provider to develop the housing form and building type that best suits their needs. If the site is rezoned to A1, any use in the A1 Zone could be developed on the site.

Alignment with Envision St. John's Municipal Plan

This proposed amendment aligns with Municipal Plan policies in Section 4.1 "Housing":

- 4.1.1 Support the implementation of the City of St. John's Affordable Housing Strategy, 2019 - 2028, and its strategies.
- 4.1.3 Promote a broad range of housing choice for all ages, income groups, and family types by supporting the development of housing that is appropriate, accessible and affordable for low-income and moderate-income households.
- 4.1.6 Identify surplus lands that could be used for affordable housing projects.

The proposed rezoning from R1 to A1 to accommodate affordable housing aligns with Policy 8.4.3 to support residential infill that contributes to the livability of established neighbourhoods and is economically viable for various socio-economic groups.

The subject property backs onto and overlooks Quidi Vidi Lake and has convenient access to pedestrian trails and outdoor recreation spaces. The site has a Metrobus transit stop immediately adjacent. This aligns with the Municipal Plan's direction to encourage higher density development in areas connected to transit. The site is surrounded by a mix of residential uses, including townhouses, single detached dwellings and apartment buildings, so any residential uses enabled in the A1 Zone would be compatible with surrounding land uses.

Alignment with the City's Affordable Housing Strategy 2019-2028

This strategy recommends a diverse and inclusive housing stock and recognizes the need for housing options that cater to different household needs. The strategy also supports intensification and higher density developments and supports new housing around the parks and open-space network.

Public Consultation

Should Council consider this amendment, staff recommend a public meeting chaired by an independent facilitator. No commissioner's public hearing would be required later. Public consultation will be held once a conceptual design for the site has been prepared.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.

2. Partners or Interested Parties: Canada Mortgage and Housing Corporation; neighbouring property owners and residents.

3. Is this a New Plan, Master Plan, Strategy, Report, or Framework: No

4. Alignment with Strategic Directions:
   A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

A Sustainable City: Facilitate and create the conditions that drive the economy by being business and industry friendly; and being a location of choice for residents, businesses and visitors.

5. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations; City of St. John's Affordable Housing Strategy.

6. Accessibility and Inclusion: Not applicable.

7. Legal or Policy Implications: A map amendment to the Envision St. John's Development Regulations is required.

8. Privacy Implications: Not applicable.

9. Engagement and Communications Considerations: Public consultation will be carried out as per Section 4.8 of the Development Regulations. Staff recommend a public hearing.

10. Human Resource Implications: Not applicable.

11. Procurement Implications: Not applicable.

12. Information Technology Implications: Not applicable.

13. Information Management Implications: Not applicable.

14. Other Implications: Not applicable.

Recommendation:
That Council consider rezoning land at 245 Forest Road from the Residential 1 (R1) Zone to the Apartment 1 (A1) Zone to accommodate future affordable housing as part of the City's Housing Accelerator Fund (HAF) land disposition program.

Further, that Council refer the application to a public meeting chaired by an independent facilitator once a conceptual design for the site has been prepared.

Prepared by: Faith Ford, MCIP, Planner III
Approved by: Ken O'Brien, MCIP, Chief Municipal Planner

Report Approval Details

Document Title:	245 Forest Road – REZ2600002.docx
Attachments:	- 245 FOREST ROAD.pdf - A1 Zone Uses - March 2026.pdf
Final Approval Date:	Mar 12, 2026

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

Ken O'Brien - Mar 11, 2026 - 3:44 PM

Jason Sinyard - Mar 12, 2026 - 10:58 AM



w:\engwork\planw\2026 projects\245 forest road.mxd

APARTMENT 1 (A1) ZONE

A1

(1) PERMITTED USES

Accessory Building	Home Office
Apartment Building	Park
Backyard Suite **(2024-07-19)**	Personal Care Home
Child Care Centre **(2024-03-15)**	Semi-Detached Dwelling **(2024-07-19)**
Cluster Development **(2024-07-19)**	Townhouse
Community Garden	Townhouse Cluster **(2024-07-19)**
Family Child Care Service **(2024-03-15)**	Triplex **(2024-07-19)**
Four-Plex **(2024-07-19)**	

(2) DISCRETIONARY USES

Adult Day Centre	Parking Lot
Convenience Store	Pedway **(2022-10-14)**
Heritage Use **(2022-05-27)**	Public Utility
Home Occupation	Service Shop
Office	

(3) ZONE STANDARDS FOR APARTMENT BUILDING

(a)	Lot Area (minimum)	750 metres square
(b)	Lot Frontage (minimum)	20 metres
(c)	Building Line (minimum)	6 metres **(2024-07-19)**
(d)	Building Height (maximum)	14 metres **(2024-07-19)**
(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%