

DECISION/DIRECTION NOTE

Title: 35 White Rose Drive Adoption, REZ2000007

Date Prepared: October 6, 2020

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 1

Decision/Direction Required:

That Council adopt the attached resolution for St. John's Development Regulations Amendment 710, 2020.

Discussion – Background and Current Status:

The City has received an application from Dougalls Development Inc. requesting the addition of Pharmacy as a Permitted Use in the Commercial Regional (CR) Zone. The applicant is proposing a stand-alone Pharmacy in one storefront unit at 35 White Rose Drive. The subject property is within the Commercial General District of the St. John's Municipal Plan and is zoned Commercial Regional (CR). A Municipal Plan amendment would not be required.

Within the CR Zone, a Pharmacy is permitted only as an ancillary use to a Clinic or part of a larger retail/clinic development like a drug store. Under the St. John's Development Regulations a stand-alone Pharmacy is only included in the Residential Mixed (RM) and Commercial Office Hotel (COH) Zones.

While this amendment is prompted by the application at 35 White Rose Drive, staff are recommending that Council consider adding Pharmacy as a use to other zones which already include Clinic.

The proposed amendment was advertised on three occasions in *The Telegram* newspaper and was posted on the City's website. Property owners within 150 metres of the application site were notified. The notice was also emailed to the Newfoundland and Labrador Pharmacy Board. There were no written submissions received by the City Clerk.

If the attached amendment is adopted by Council, it will then be referred to the NL Department of Environment, Climate Change and Municipalities with a request for provincial registration in accordance with the Urban and Rural Planning Act, 2000.

There are no parking standards for Pharmacy in the Development Regulations, so if the amendment is adopted, the parking standard would have to be set by Council. Usually the City uses the Retail standard to calculate parking for pharmacies. In this case, the proposed Pharmacy would require 7 parking spaces. The other occupants of the building at 35 White

ST. JOHN'S

Rose Drive require 33 parking spaces, and a total of 62 spaces are available on the lot, so there are no concerns with meeting parking requirements. The Retail use parking requirement is the same under the current Development Regulations and the proposed Envision Development Regulations.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring residents and property owners.
3. Alignment with Strategic Directions/Adopted Plans:
St. John's Strategic Plan 2019-2029 – A Sustainable City – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications: An amendment to the St. John's Development Regulations is required to add Pharmacy as a use to various zones.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: The application was advertised in the Telegram newspaper and on the City's website, and notices were mailed to property owners within 150 metres of the application site.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

Recommendation:

That Council adopt St. John's Development Regulations Amendment Number 710, 2020, which will add Pharmacy as a Permitted or Discretionary Use in various zones.

Further, that Council set the parking requirement for the Pharmacy at 35 White Rose Drive as 7 parking spaces.

Prepared by: Ann-Marie Cashin, MCIP, Planner III – Urban Design & Heritage
Approved by: Ken O'Brien, MCIP, Chief Municipal Planner

Report Approval Details

Document Title:	35 White Rose Drive Adoption, REZ2000007.docx
Attachments:	- 35 White Rose Drive - Adoption Attachments.pdf
Final Approval Date:	Oct 7, 2020

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

Ken O'Brien - Oct 7, 2020 - 2:02 PM

Jason Sinyard - Oct 7, 2020 - 3:47 PM