

DECISION/DIRECTION NOTE

Title: 275 Elizabeth Avenue, MPA2000013

Date Prepared: December 3, 2021

Report To: Committee of the Whole

Councillor and Role: Councillor Ian Froude, Planning

Ward: Ward 4

Decision/Direction Required:

To consider rezoning 275 Elizabeth Avenue from the Residential 1 (R1) Zone to the Apartment 1 (A1) Zone to allow the development of seven small 3-storey Apartment Buildings.

Discussion – Background and Current Status:

The City has received an application from RTO Capital Inc. to develop multiple buildings for residential occupancy. The applicant is proposing seven small Apartment Buildings that would each contain between 8 and 11 units and be advertised as student residences. The property is an L-shaped lot that has frontage on Elizabeth Avenue, but also extends behind the properties 277 to 283 Elizabeth Avenue, 2 to 14 Guy Street, and 11 and 13 Kirke Place.

The subject property is currently zoned Residential 1 (R1) where Apartment Buildings are not allowed. A rezoning to the Apartment 1 (A1) Zone would be required to accommodate the proposed development. The property is designated Residential under the St. John's Municipal Plan, so a Municipal Plan amendment is not required.

As per Section 4.9(2)(a), a land use report (LUR) is required for all applications for a Development Regulations amendment. Should Council wish to consider the amendment, draft LUR terms of reference are attached for approval. Information on the initial site plan was limited and a full staff review has not been completed to date to determine if the development complies with City policies and regulations. For example, it does not appear from the site plan that the landscape requirement will be met – this would need to be rectified by more detailed information and a landscape plan. Elements such as a landscape plan, shadow analysis, traffic study and site servicing plan are required in the LUR. Once more information is submitted in the LUR, a full staff review will be completed and revisions to the initial site plan will be required. The development will need to meet all City policies and regulations and therefore the site plan and lot layout may change.

From Policy 8.4 of the Envision Municipal Plan, neighbourhoods change over time, and these transitions create well-defined neighbourhoods and a varied housing stock. The challenge is to ensure the stability of developed neighbourhoods while recognizing that they evolve to meet changes in the local population. Accommodating change within neighbourhoods as they evolve requires detailed planning and collaboration with local residents. The City's goal is to ensure

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that residential neighbourhoods are inclusive and support people of differing ages, abilities and socio-economic groups. This requires a variety of housing options, public amenities and transportation infrastructure, capable of change as neighbourhoods mature.

The addition of Apartment Buildings to this neighbourhood would be a significant change. St. John's has a shortage of rental properties and the proposed development would provide additional housing options. More information in the LUR is needed to determine if this is an appropriate location for such a development.

Policy 8.4(6) states that Apartment Zones shall be permitted within the Residential District outside of Planning Area 1 (Downtown). Their location should be compatible with surrounding uses, ensuring that overall size and scale is sensitive to the surrounding residential neighbourhood. For infill development, the LUR includes a requirement for consultation with the adjacent properties prior to submission of the report, and a statement on how the development addresses any comments or concerns from the initial consultation. The City has not specified the type of consultation required. It may be a notice to residents, door-knocking, a neighbourhood meeting, or other ideas the applicant may have.

It is recommended that Council consider the amendment and set the terms of reference for a land use report. Once the report has been submitted and it meets Council's terms of reference, it is recommended to refer the application to a public meeting chaired by an independent facilitator.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbour residents and property owners; Memorial University of Newfoundland and Labrador.
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: A map amendment to the Envision St. John's Development Regulations is required.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Following acceptance of a land use report, a public meeting will be set and advertised as per Section 4.8 of the Envision Development Regulations.
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 consider an amendment to the Envision St. John's Development Regulations to rezone land at 275 Elizabeth Avenue from the Residential 1 (R1) Zone to the Apartment 1 (A1) Zone to allow a multi-building Apartment Building development and approve the attached draft terms of reference for a land use report (LUR) to consider Apartment Buildings at this location.

Further, upon receiving a satisfactory land use report, that Council refer the application to a virtual public meeting chaired by an independent facilitator for public input and feedback.

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Approved by: Ken O'Brien, MCIP, Chief Municipal Planner

Report Approval Details

Document Title:	275 Elizabeth Avenue - MPA2000013.docx
Attachments:	
Final Approval Date:	Dec 9, 2021

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

Ken O'Brien - Dec 9, 2021 - 11:21 AM

Jason Sinyard - Dec 9, 2021 - 12:09 PM