

DECISION/DIRECTION NOTE

Title: Health and Wellness Centre Text Amendment, Adoption, REZ2300003

Date Prepared: April 17, 2023

Report To: Regular Meeting of Council

Councillor and Role: Councillor Ian Froude, Planning

Ward: N/A

Decision/Direction Required:

That Council adopt Envision St. John's Development Regulations Amendment No. 21, 2023, that will add "Health and Wellness Centre" as a permitted use to the Commercial Kenmount (CK), Commercial Mixed Use (CM), Commercial Office (CO) and Commercial Office Hotel (COH) Zones.

Discussion – Background and Current Status:

The City has received an application for a pilates studio at 807 Water Street (note that, when this application was first brought to Council, the property was shown as 801 Water Street). The subject property is within the Commercial District of the Envision St. John's Municipal Plan and is zoned Commercial Mixed Use (CM). Under the Envision St. John's Development Regulations, yoga and pilates studios fall under the Health and Wellness Centre definition. A Health and Wellness Centre is not a listed use within the CM Zone, and therefore a text amendment to add this use to the Zone is required to consider the proposed studio.

At its March 27, 2023, Regular Meeting, Council voted to consider the amendment and advertise it for public review. At that time Council also recommended to consider Health and Wellness Centre in the Commercial Kenmount (CM), Commercial Office (CO) and Commercial Office Hotel (COH) Zones so that the use could be potentially available in more places.

The amendment was advertised in *The Telegram* on three occasions, on the City's website and Planning Engage page, and mailed to property owners within 150 metres of the subject property. No submissions were received by the City Clerk's Office. Council can now adopt the attached text amendment. Should Council adopt the amendment, the documents will be forwarded to the NL Department of Municipal and Provincial Affairs for registration





Subject property: 807 Water Street

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring residents and property owners.
3. 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.

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: A text amendment to the Envision St. John's Development Regulations is required.
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Publicly advertised as per the Envision St. John's Development Regulations.
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 Envision St. John's Development Regulations Amendment Number 21, 2023, to add Health and Wellness Centre as a Permitted Use in the Commercial Kenmount, (CK), Commercial Mixed Use (CM), Commercial Office (CO) and Commercial Office Hotel (COH) Zones.

Prepared by: Ann-Marie Cashin, MCIP, Planner III

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

Report Approval Details

Document Title:	Health and Wellness Centre Text Amendment, Adoption, REZ2300003.docx
Attachments:	- DR Amend No. 21, 2023 - Health and Wellness Centre in CK, CM, CO and COH Zone - TEXT (amc).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 - 9:01 AM

Jason Sinyard - Apr 19, 2023 - 10:38 AM