

DECISION/DIRECTION NOTE

Title: 40 Quidi Vidi Road, REZ2200010

Date Prepared: February 1, 2023

Report To: Committee of the Whole

Councillor and Role: Councillor Ian Froude, Planning

Ward: Ward 2

Decision/Direction Required:

To consider rezoning 40 Quidi Vidi Road from the Residential 3 (R3) Zone to the Residential Mixed (RM) Zone to allow an Office, Clinic and Place of Assembly.

Discussion – Background and Current Status:

The City has received an application from First Light St. John's Native Friendship Centre Inc. to rezone property at 40 Quidi Vidi Road to accommodate an office, clinic and place of assembly. The applicant is proposing to renovate and expand the existing building (the former St. Joseph's Church) to develop the First Light headquarters. This will include a community centre, clinic, and gymnasium which will provide community space, programming, and amenities for the entire community, as well as updated office space and headquarters for the organization. The project will include landscaping and a memory garden dedicated to the survivors of residential schools in the province.

The subject property is zoned Residential 3 (R3) where, of the proposed uses, only an office can be considered. A rezoning to Residential Mixed (RM) is required to accommodate the proposed development. Within the RM Zone, clinic and office are permitted uses, while a place of assembly is a discretionary use. The property is designated Residential under the Envision St. John's Municipal Plan, so a Municipal Plan amendment is not required. The property also falls within Heritage Area 3 and will be subject to the St. John's Heritage By-Law.

As per Section 4.9(2)(a) of the Envision St. John's Development Regulations, a land use report (LUR) is required for applications for amendments or rezonings. Should Council wish to consider this amendment, draft LUR terms of reference are attached for approval. Information on the initial site plan is limited at this stage, and more will be required prior to advertising the amendment for public review. Elements such as a landscape plan, servicing plan and parking plan are required in the LUR.

From Section 8.5.19 of the Envision Municipal Plan, "there are a number of areas of St John's where a mix of commercial, residential and compatible uses co-exist. It is the City's intention to encourage additional areas of mixed-use development, creating neighbourhoods where commercial functions are combined with housing, office space, community services, arts, entertainment facilities and public open space". The proposed development will create a

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greater mix of uses in this neighbourhood, which helps build a sense of place and can help with reduced automobile dependence, more use of public transit, reduced urban sprawl, and better use of existing infrastructure.

Section 6.1. 7 encourages redevelopment that contributes to the public realm through architectural design and provide connections to encourage pedestrian and cycling activity, particularly in areas of heavy pedestrian traffic like downtown and surrounding areas.

Given that the proposed redevelopment of 40 Quidi Vidi Road meets policies in the Envision Municipal Plan, it is recommended that Council consider the amendment and set the terms of reference for a land use report (LUR). Once the report meets Council's terms of reference, staff recommend referring the application to a public meeting chaired by an independent facilitator. The LUR will provide additional information for public review before the public meeting.

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; St. John's Heritage By-Law.
5. Accessibility and Inclusion: The proposed building will be required to meet any applicable accessibility requirements at the building permit stage.
6. Legal or Policy Implications: An Envision St. John's Development Regulations map amendment (rezoning) is required.
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Public consultation, as per the Envision St. John's Development Regulations, will be required after a land use report is submitted. A project page will be available on Engage St. John's (www.engagestjohns.ca/planning).

- 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 consider a rezoning from the Residential 3 (R3) Zone to the Residential Mixed (RM) Zone at 40 Quidi Vidi Road and approve the attached draft terms of reference for a land use report (LUR).

Further, upon receiving a satisfactory land use report, that Council refer the application to a 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:	40 Quidi Vidi Road, REZ2200010.docx
Attachments:	- 40 Quidi Vidi Road - Attachments.pdf
Final Approval Date:	Feb 2, 2023

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

Ken O'Brien - Feb 2, 2023 - 11:19 AM

Jason Sinyard - Feb 2, 2023 - 3:00 PM