

# DECISION/DIRECTION NOTE

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**Title:** Proposed Eight Storey Seniors' Apartment Building  
45 East White Hills Road  
DEV1800217

**Date Prepared:** September 18, 2019

**Report To:** His Worship the Mayor and Members of Council

**Councillor & Role:** Councillor Maggie Burton, Planning & Development Lead

**Ward:** 2

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**Decision/Direction Required:**

To accept the provided LUAR and its contents.

**Discussion – Background and Current Status:**

The applicant has applied to construct an eight (8) storey Seniors' Apartment Building consisting of 72 units. The application conforms to the yard requirements of the INST Zone; however, the proposed building exceeds the maximum allowable height of three storeys in the INST Zone. In such an instance, Section 10.32.3 (e) of the St. John's Development Regulations may allow an increase in height subject to Council's requirement of a LUAR. Council set the Terms of Reference for the noted application on January 24, 2019.

All necessary information has been provided and the Terms of Reference has been satisfied in the form of a LUAR. A Public Meeting is being recommended by staff due to the nature of the height increase.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders:  
Property owner and nearby homeowners and residents.
3. Alignment with Strategic Directions/Adopted Plans: Not applicable.
4. Legal or Policy Implications:  
Conforms to the St. John's Development Regulations yard requirements. Additional height subject to Section 10.32.3 (e) of the St. John's Development Regulations.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Not applicable.

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- 7. Human Resource Implications- Not applicable.
- 8. Procurement Implications- Not applicable.
- 9. Information Technology Implications- Not applicable.
- 10. Other Implications- Not applicable.

**Recommendation:**

It is recommended that the provided LUAR be advertised for public review and for Council to schedule a Public Meeting in accordance with Section 5.5(4) of the St. John's Development Regulations.

**Prepared by/Signature:**

Ashley Murray- Development Officer II

Signature: Ashley Murray

**Approved by/Date/Signature:**

Jason Sinyard, P. Eng, MBA, Deputy City Manager  
Planning, Engineering & Regulatory Services

Signature: 

AAM/dlm

**Attachments:**

Location map





INST

44

CI

EAST WHITE HILLS RD

INST

ALEXANDER PL

SUBJECT PROPERTY

58

45 INST

809

819

820

A1

10

808

VETERAN'S RD

A1

DISCLAIMER: This map is based on current information at the date of production.  
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