

DECISION/DIRECTION NOTE

Title: 231 Main Road – REZ2300017

Date Prepared: June 20, 2024

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning

Ward: Ward 5

Decision/Direction Required:

To consider rezoning 231 Main Road from the Residential 1 (R1) Zone to the Residential 3 (R3) Zone to allow Townhouses.

Discussion – Background and Current Status:

The City has received an application to rezone 231 Main Road from the R1 Zone to the R3 Zone to allow four (4) residential units in the form of Townhouses.

The subject property is in the Residential District of the Envision St. John's Municipal Plan, so a Municipal Plan amendment is not required. Townhouses are not permitted in the R1 Zone and therefore rezoning is required.

The preliminary site plan is attached. Some revisions are needed to meet the Envision St. John's Development Regulations. Should Council decide to consider the amendment, public consultation will occur after an acceptable site plan is received.

Alignment with Municipal Plan Policies

The Municipal Plan encourages a range of housing types which contributes to a healthy community, sustainable growth and economic security. Policy 4.1.2 promotes a range of housing types to create a mix of housing forms within a neighbourhood. The proposed project is in line with this policy since it proposes to add Townhouses on a corner property in an area that consists mainly of Single-Detached Dwellings.

Alignment with the City's Affordable Housing Strategy 2019-2028

Increasing the variety of housing also increases the affordability of housing by offering different options than what is currently available. Adding four (4) Townhouses on the subject property is a way to gently increase density in this neighbourhood.

Alignment with the Envision St. John's Development Regulations

Section 4.9(2)(a) of the Development Regulations requires a land use report (LUR) for rezonings. However, as per Section 4.9(3), where the scale or circumstances of the proposed development do not merit a full LUR, Council may accept a staff report in lieu of one. Given

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this is four (4) Townhouses on a corner lot on an existing street, staff recommend accepting a staff report. This would be completed following public consultation.

If Council decides to consider this amendment, public notification (not a public meeting) is recommended, as the proposed development is in line with the Affordable Housing Strategy and Municipal Plan Policy 4.1.2. However, please note, since a Municipal Plan amendment is not required, there would be no commissioner's public hearing. Therefore, public notification would be the only opportunity for public review.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring residents and property owners.
3. Is this a New Plan or Strategy: No
4. 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.
5. Alignment with Adopted Plans: Envision St. John's Municipal Plan; St. John's Affordable Housing Strategy 2019-2028.
6. Accessibility and Inclusion: Not applicable.
4. Legal or Policy Implications: A Development Regulations map amendment (rezoning) is required.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Public notification will be carried out in accordance with Section 4.8 of the Development Regulations. The application will also have a project page on the Engage St. John's website.
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 rezoning 231 Main Road from the Residential 1 (R1) Zone to the Residential 3 (R3) Zone.

Further, upon receiving a satisfactory site plan, that the application be publicly advertised in accordance with the Envision St. John's Development Regulations.

Prepared by: Lindsay Church, MCIP, Planner III – Urban Design and Heritage

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

Report Approval Details

Document Title:	231 Main Road - REZ2300017.docx
Attachments:	- 231 MAIN ROAD_Location_Map.pdf - 231 Main Road - Proposed Site Plan.pdf
Final Approval Date:	Jul 3, 2024

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

Ken O'Brien - Jul 3, 2024 - 10:44 AM

Jason Sinyard - Jul 3, 2024 - 10:46 AM