

DECISION/DIRECTION NOTE

Title: 26 Alexander Street – REZ2400002

Date Prepared: June 17, 2024

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning

Ward: Ward 2

Decision/Direction Required:

To consider rezoning 26 Alexander Street from the Commercial Local (CL) Zone to the Apartment 2 (A2) Zone to allow an Apartment Building.

Discussion – Background and Current Status:

The City has received an application from Power Brothers Inc. to rezone 26 Alexander Street from the Commercial Local (CL) Zone to the Apartment 2 (A2) Zone. There is an existing commercial building on site, formerly Power's Salvage and before that, Mammy's Bakery. Connections for Seniors is proposing to redevelop the building into affordable seniors' housing. A total of 60 rental units are planned. Connections for Seniors have received funding from the Canada Mortgage and Housing Corporation and the Newfoundland and Labrador Housing Corporation.

The subject property is in the Residential District of the Envision St. John's Municipal Plan, so a Municipal Plan amendment is not required. Apartment Building is not listed in the CL Zone and therefore rezoning is required. The subject property is also located in Heritage Area 3.

The preliminary site plan is attached. Staff have concerns about the lack of off-street parking, as 55 spaces are required under the Development Regulations but only 4 spaces are proposed on site. The applicant is asking for parking relief of 51 spaces. Staff are aware of the current lack of available on-street parking on Alexander Street and have provided options to the applicant to help them meet City standards and bolster their request for parking relief. Should Council decide to consider the amendment, public consultation will occur once an acceptable site plan and building elevations are received.

Alignment with Municipal Plan Policies

The vision of the Municipal Plan is to create and foster healthy neighbourhoods by increasing the supply of affordable housing. Policy 4.1.3 promotes a "range of housing choices for all ages, income groups and family types by supporting the development of housing that is appropriate, accessible and affordable for low-income and moderate-income households." The proposed project is in line with this policy as an accessible building for low-income seniors.

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Alignment with City's Affordable Housing Strategy 2019-2028

According to the Housing Strategy, a range of housing options suitable for seniors and those ageing in place are needed. Additionally, one- and two-person apartments are required. The proposed project includes 60 single-occupancy units, which is in line with the need outlined in the Housing Strategy.

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 this is a redevelopment of an existing building on an existing street, staff recommend accepting a staff report. This would be completed following public consultation.

If Council decides to consider this amendment, staff recommend a public meeting chaired by an independent facilitator.

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.

An Effective City: Ensure accountability and good governance through transparent and open decision making.

5. Alignment with Adopted Plans: Envision St. John's Municipal Plan; St. John's Affordable Housing Strategy, 2019-2028.
6. Accessibility and Inclusion: Universal and barrier-free accessible design is proposed throughout the building. The accessibility requirements from the National Building Code and/or Service NL will be applied at the building permit stage.
4. Legal or Policy Implications: A map amendment (rezoning) to the Envision St. John's Development Regulations is required.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Public consultation (a public meeting) will be carried out as per section 4.8 of the Envision St. John's Development

Regulations and a project page will be created on the Engage St. John's website. A Public Meeting is recommended.

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 26 Alexander Street from the Commercial Local (CL) Zone to the Apartment 2 (A2) Zone.

Further, upon receiving a satisfactory site plan and building elevations, that Council refer the application to a public meeting chaired by an independent facilitator.

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:	26 Alexander Street - REZ2400002.docx
Attachments:	- 26 ALEXANDER STREET_Location Map.pdf - 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 - 10:59 AM

Jason Sinyard - Jul 3, 2024 - 11:01 AM