

DECISION/DIRECTION NOTE

Title: 214 Waterford Bridge Road – Adoption – MPA2200006

Date Prepared: July 3, 2024

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton

Ward: Ward 3

Decision/Direction Required:

Following provincial release of the proposed amendments for 214 Waterford Bridge Road, Council may now adopt Envision St. John's Municipal Plan Amendment Number 12, 2024 and Envision St. John's Development Regulations Amendment Number 33, 2024, and proceed to a Commissioner's Public Hearing.

Discussion – Background and Current Status:

The City has received an application from Jendore Ltd. for a four-storey Apartment Building at 214 Waterford Bridge Road, with a total of eighty-five (85) dwelling units. The subject property is within the Institutional District and Zone. The applicant is requesting to rezone the land to Apartment 2 (A2) to accommodate the development. Within the A2 Zone, Apartment Building is a Permitted Use. A Municipal Plan amendment is also required to designate the property to the Residential District.

The applicant proposes to subdivide the subject land from the overall parcel. The new property will have frontage on Columbus Drive and will use the existing access off Columbus Drive. An access agreement is required to use the adjacent property's access. Additional information on the proposed development is contained in the attached amendment. The applicant is also seeking parking relief. The proposed development will require 96 parking spaces, and the applicant has requested to provide 86 spaces.

At its Regular Council Meeting on March 21, 2023, Council voted to proceed with the proposed amendments and set the terms of reference for a Land Use Report (LUR). The proposed amendment was advertised on two occasions in the Telegram, on the City's website and a project page was created on the Planning Engage Page. Submissions received are included for Council's review.

The NL Department of Municipal and Provincial Affairs has reviewed and released the amendments. The next step is to adopt the amendments. Should Council decide to adopt the amendments, a Public Hearing is required. The tentative date for the hearing is Wednesday, August 14, 2024, at 7 p.m. at City Hall. This will be a hybrid Public Hearing, so attendees will also have the option to attend via Zoom. If no submissions are received by two days prior to

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the hearing, Council may cancel it. The Commissioner is still to be confirmed and will be brought forward to Council at a later date.

Following the hearing, the amendments will be brought back to Council with the Commissioner's Report for consideration of approval. The Land Use Report and request for parking relief will also be brought forward for approval at that time.

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 and Development Regulations
6. Accessibility and Inclusion: Not applicable at this stage. Accessibility will be further reviewed at the development approval and building permit stages.
4. Legal or Policy Implications: An amendment to the St. John's Municipal Plan and Development Regulations is required to consider the amendment.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Consultation was carried out in accordance with the Development Regulations.
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 adopt the attached resolutions for Envision St. John's Municipal Plan Amendment Number 12, 2024 and Envision St. John's Development Regulations Amendment Number 33, 2024, related to an Apartment Building at 214 Waterford Bridge Road. The proposed Public Hearing date is Wednesday, August 14, 2024, at 7 p.m. at St. John's City Hall.

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

Approved by: Lindsay Lyghtle Brushett, MCIP, Supervisor – Planning & Development

Report Approval Details

Document Title:	214 Waterford Bridge Road - Adoption - MPA2200006.docx
Attachments:	- 214 Waterford Bridge Road - Aerial.pdf - MP Amend No. 12 and DR No. 33, 2023 - 214 Waterford Bridge Road - MAP (amc).pdf - Engage Report - 214 Waterford Bridge Road.pdf
Final Approval Date:	Jul 4, 2024

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

No Signature - Task assigned to Ken O'Brien was completed by delegate Lindsay Lyghtle Brushett

Ken O'Brien - Jul 3, 2024 - 3:54 PM

Jason Sinyard - Jul 4, 2024 - 9:59 AM