

DECISION/DIRECTION NOTE

Title: 214 Waterford Bridge Road, MPA2200006

Date Prepared: February 28, 2023

Report To: Committee of the Whole

Councillor and Role: Councillor Ian Froude, Planning

Ward: Ward 3

Decision/Direction Required:

To consider a rezoning to allow an Apartment Building at 214 Waterford Bridge Road.

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 would also be required to designate the property as Residential District.

The applicant proposes to subdivide the subject land from the overall parcel. In the initial application, the new development and lot would use the existing access from Columbus Drive. If the parcels are to be subdivided, an access agreement would be required as the City would not permit a parcel to be land locked with no access to the street.

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. While the applicant has provided detailed information in their first submission, additional information is required to fully evaluate the proposal. Elements such as a traffic impact assessment, landscape plan, servicing plan and parking plan are required in the LUR.

The proposed development meets a number of policies in the Envision St. John's Municipal Plan. Policy 4.1.2 enables a range of housing to create diverse neighbourhoods that include a mix of housing forms and tenures, including single, semi-detached, townhousing, medium and higher density and mixed-use residential developments. Further, Policy 4.1.4 recommends partnering with developers, other levels of government and non-governmental agencies to achieve construction of affordable, "age-friendly" housing. The applicant advises that their target tenant is 55 plus or retirement lifestyle, looking to downsize from a single-family home. As well, Policy 8.4.8 supports a variety of residential forms in all medium and high-density zones that is reflective of existing demographics and provides housing options for various socioeconomic groups.

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Where infill development is proposed, Policy 4.4.1 ensures that the review of development proposals considers how new development may affect abutting properties and uses. In this instance, the LUR will evaluate any impacts on neighboring properties and how the impacts will be minimized prior to Council making a decision on the rezoning. The applicant will also be required to consult with adjacent property owners prior to submitting the LUR. This ensures that the neighbours concerns are considered while the applicant drafts the LUR.

Given that the proposed redevelopment at 214 Waterford Bridge Road meets policies in the Envision Municipal Plan, it is recommended that Council consider the amendment and set the terms of reference for a 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.
5. Accessibility and Inclusion: Should the application process, accessibility will be evaluated at the building permit stage.
6. Legal or Policy Implications: A map amendment to the St. John's Municipal Plan and Development Regulations is required.
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Public consultation, as required by the St. John's Development Regulations, will be required after a Land Use Report acceptable to staff is submitted. A project page will also be created on the City's Engage Page.
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 rezoning land at 214 Waterford Bridge Road from the Institutional (INST) Zone to the Apartment 2 (A2) Zone 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:	214 Waterford Bridge Road, MPA2200006.docx
Attachments:	- 214 Waterford Bridge Road - COTW Attachments.pdf - TOR - 214 Waterford Bridge Road February 28, 2023.pdf
Final Approval Date:	Mar 2, 2023

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

Ken O'Brien - Mar 1, 2023 - 12:15 PM

Jason Sinyard - Mar 2, 2023 - 12:18 PM