

DECISION/DIRECTION NOTE

Title: 214 Waterford Bridge Road – Approval – MPA2200006
Date Prepared: September 23, 2024
Report To: Regular Meeting of Council
Councillor and Role: Councillor Maggie Burton, Planning
Ward: Ward 3

Decision/Direction Required:

Following the commissioner's public hearing, Council can proceed with the final steps in the amendment process for Envision St. John's Municipal Plan Amendment Number 12, 2024, and Envision St. John's Development Regulations Amendment Number 33, 2024, regarding 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 the Apartment 2 (A2) Zone 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. The subdivision application is being processed concurrently with the rezoning application. An access agreement is required to allow the new lot to use the adjacent property's access. Additional information on the proposed development is contained in the attached amendment.

Commissioner's Report

The commissioner, Clifford Johnston, MCIP, notes that the proposed development is in keeping with good municipal planning practices and specific housing policies in the Envision St. John's Municipal Plan. The following recommendations are from the commissioner:

1. *... an appropriate public notification process for the public hearing held on August 14, 2024, f,, has been carried out by the City ...*
2. *The proposed new Municipal Plan designation of "Residential Land Use District" and "Apartment 2 (A2) Land Use Zone" for t... 214 Waterford Bridge Road, are, in my determination ... appropriate for the site and would be compatible with the current zoning of adjacent and nearby properties.*
3. *It is recommended that the St. John's Municipal Plan Amendment Number 12, 2024 ... be approved by Council.*

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4. *It is recommended that the St. John's Development Regulations Amendment Number 33, 2024 ... be approved by Council.*
5. *It is recommended that the proponent/developer of the proposed apartment building, Jendore Ltd. work with the City's Municipal Arborist/applicable City staff to maintain as much of the existing tree stock as feasible on the development site and to look at measures such as new tree planting if determined by City staff to be appropriate to do so.*

Staff agree with the commissioner's recommendations. Should the amendment proceed, a more detailed landscape plan will be required at the development approval stage and the applicant will have to meet the City's landscape development policy.

Traffic and Parking Relief

The applicant was required to prepare a traffic study as part of the Land Use Report (LUR). The study indicates that a low volume of traffic is forecasted to be generated by the site during the weekday a.m. and p.m. peak hours, and with its dispersion between the two adjacent arterial roads (Columbus Drive and Waterford Bridge Road), impacts to the nearby road intersections are expected to be minor, and we do not anticipate any required road changes. Transportation Engineering staff agree and have raised no concerns about traffic.

The proposed development needs 96 parking spaces, and the applicant has asked to provide only 86 spaces. In Section 8.12 of the Development Regulations, where an applicant wishes to provide a different number of spaces than required, Council shall require a Parking Report to examine such things as parking generation rates for the development, available parking in the area (private/public, on-street, parking lots and garages), and effects on traffic and local parking. A parking section in the applicant's land use report meets this requirement.

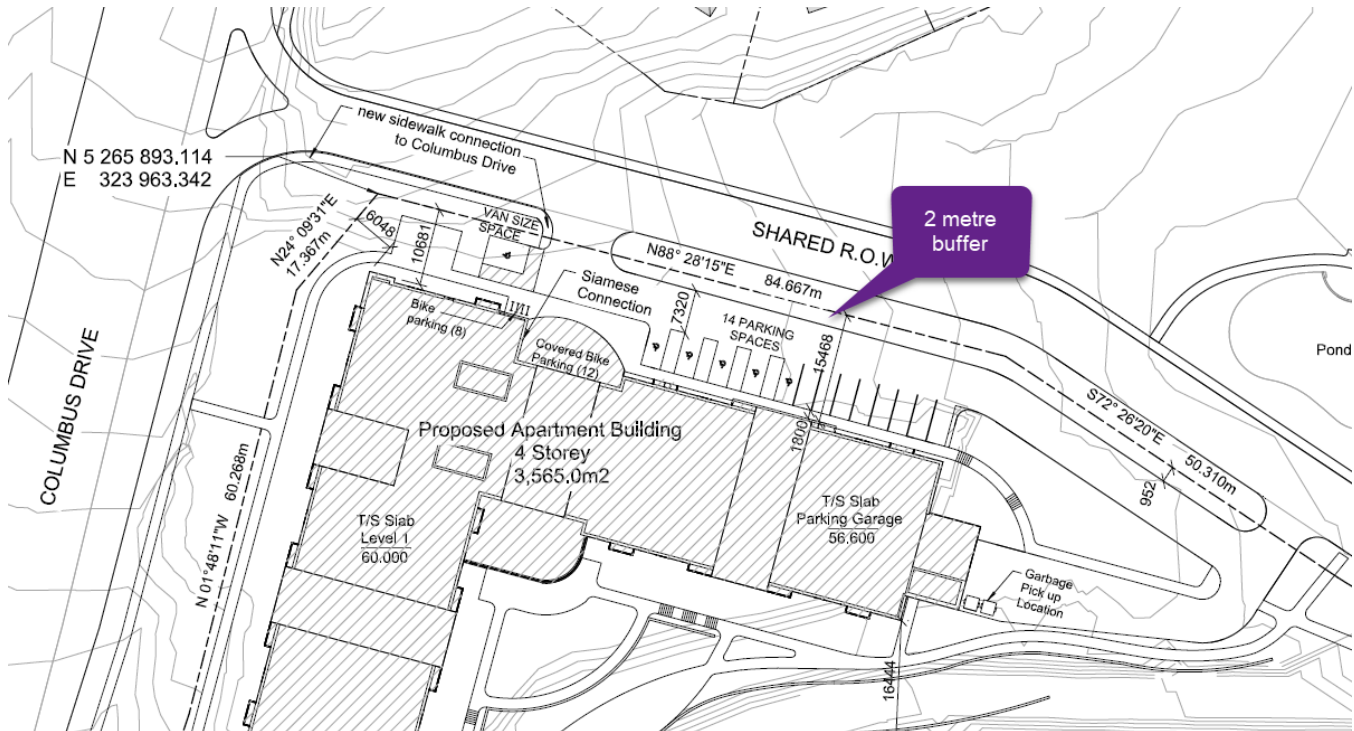
The applicant notes that the development can utilize public transit effectively, with bus routes about 200 metres from the building. However, 200 metres is the maximum limit that the City considers an area being served by transit, and given the steep grade of the route to the bus stop, Transportation Engineering staff did not agree that this was enough rationale for parking relief. The applicants have supplemented this transit option by confirming in the LUR that an existing on-demand shuttle services offered to the adjacent Residence at Littledale building will be shared with 214 Waterford Bridge Road. While the details of the shuttle service are pending, the existing service is free to building residents and operates several times a week or as requested by residents.

With respect to parking, the lot is a private lot, so the City does not have any record of complaints. There is no parking allowed on Columbus Drive or Waterford Bridge Road nearby. The City does not anticipate parking spillover to be a concern for neighbours. Given this, as well as the applicant's commitment to a shuttle service, staff recommend that Council approve parking relief of 10 parking spaces.

Buffer

Section 8.8 of the Development Regulations requires that parking lots outside the Downtown Parking Area have a 3-metre buffer from any lot line. The new proposed lot will have a side

yard adjacent to the access driveway for the Residence at Littledale building. The intent of Section 8.8. is to ensure a buffer between parking lots and adjacent properties. In this case, the adjacent parcel also has a buffer and parking lot, so City staff recommend that Council accept the applicant's request to reduce the buffer from 3 metres to 2 metres.



Land Use Report

The land use report is attached for Council's review. Staff recommend that Council approve the LUR. The report will form part of the applicant's development approval. Should the proposal change during development approval, details will be brought back to Council for 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 and Development Regulations.
6. Accessibility and Inclusion: Not applicable at this stage. Accessibility will be evaluated at the development and building permit stages.
7. Legal or Policy Implications: Map amendments to the Municipal Plan and Development Regulations (redesignation and rezoning) are required.
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Engagement was carried out in accordance with the Development Regulations.
10. Human Resource Implications: Not applicable.
11. Procurement Implications: Not applicable.
12. Information Technology Implications: Not applicable.
13. Other Implications: Not applicable.

Recommendation:

That Council:

- 1) approve the attached resolutions for St. John’s Municipal Plan Amendment Number 12, 2024 and St. John’s Development Regulations Amendment Number 33, 2024, as adopted, regarding an Apartment Building at 214 Waterford Bridge Road.
- 2) approve parking relief of 10 parking spaces.
- 3) accept a 2-metre parking lot buffer from the side lot line, as per Section 8.8(1)(b) of the Development Regulations.
- 4) adopt the attached Land Use Report (LUR) for 214 Waterford Bridge Road, dated September 2024.

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

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

Report Approval Details

Document Title:	214 Waterford Bridge Road - Approval - MPA2200006.docx
Attachments:	- 214 Waterford Bridge Road - Aerial.pdf - 214 Waterford Bridge Road - Commissioner's Report.pdf - MP Amend No. 12 and DR No. 33, 2024 - 214 Waterford Bridge Road - MAP (amc).pdf - FINAL - Cahill Building LUAR_Sept 12 2024 - For Online - reduced.pdf
Final Approval Date:	Sep 25, 2024

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

Ken O'Brien - Sep 25, 2024 - 2:59 PM

Jason Sinyard - Sep 25, 2024 - 3:20 PM