

DECISION/DIRECTION NOTE

Title: Notices Published – 5-7 Little Street – DEV2300074

Date Prepared: November 19, 2024

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 4

Decision/Direction Required:

The City has received an application from Nevada Properties Inc. at 5 & 7 Little Street for a proposed Apartment Building.

Discussion – Background and Current Status:

The City of St. John's rezoned 5 & 7 Little Street from the Residential 2 (R2) Zone to the Apartment 2 (A2) Zone in 2021 for a Personal Care Home. The applicant is now proposing an Apartment Building, which is a Permitted Use in the A2 Zone. In November 2023, Council directed staff to require a revised Land Use Report and undertake public engagement; where an Apartment Building is a permitted use in Zone, public notification through mailout was determined to be suitable. The terms of reference for the report were not as detailed as the original LUR, but identified key elements such as building design, location, height, landscaping, and parking, to show how the proposed development would impact adjacent properties.

The proposed building is 20 meters in height (4-6 storeys depending on site grades) and would accommodate approximately 100, one-bedroom units. As per the Development Regulations, 103 parking spaces are required for the proposed use; 52 parking spaces are provided (23 interior, 29 exterior) and parking relief for 51 spaces has been requested. The developer has asked for relief on parking to support affordable rate units, which will not include parking in the rent price. They believe this will benefit university students who may not own a car and can use alternative transportation methods due to the site's proximity to Memorial University. Additional measures to support the reduction of on-site parking include bicycle parking, along with several bus routes near the site. As per Section 8.12 of the Development Regulations, where an applicant wishes to provide a different number of parking spaces other than those required, Council shall require a Parking Report; parking was addressed in the Land Use Report and through a Traffic Impact Statement (Appendix B).

Six submissions were received and identified concerns in the capacity of the local sewer system, loss of sun, privacy and green space, increase in traffic from the site and on adjacent streets, parking congestion in the neighborhood, environmental conditions onsite, that the height of building in relation to neighbouring properties is out of proportion and negatively

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affects aesthetics and that the building was originally proposed for 3 storeys and is now 6 storeys.

An Apartment Building is a permitted use in the A2 Zone, which typically means the City would not be required to advertise a proposed development application. However, given that the neighbourhood was consulted on the rezoning for the Personal Care Home, Council wanted to let people know about the change in Use. So long as the application meets the Development Regulations and design requirements, the City is not able to turn down a permitted use. The proposed development does not meet the required parking standards therefore parking relief is requested; if parking relief were to be rejected the applicant would need to propose a revised design that meets parking standards.

The Apartment 2 Zone permits a maximum building height of 24 meters. The proposed Apartment Building is under 20 meters when measured at its highest point relative to the finished grade, which is on the north end of the building closest to Hoyles Avenue. The building steps back from adjacent houses on Little Street, helping to reduce the visual impact. The new building location moves from the west side to the east side of the site, bringing it further away from dwellings on Graves Street. The new location also reduces the shadowing impact on these houses when compared to the earlier LUR provided during the rezoning. Overall Lot Coverage of the building is now 24.2%, which is lower than the previous design (29.9%). The height of the Personal Care Home was 3 – 4 storeys due to the grade change (approximately 15.46m) while the proposed height has been increased to 4-6 storeys (depending on site grades) at around 20 meters. Green space is not being lost as it is a privately owned site and will meet the minimum landscaping requirement of 30% for the site.

Technical requirements such as servicing and traffic will be further reviewed at the development application stage should the change in Use be supported by Council. Although there has been some sewer back up issues in the Graves Street area, these issues are upstream and therefore, the proposed development should have no negative impact. The developer may be required to complete a sewer inspection as a requirement of the development review. Our transportation engineering division has no concerns related to traffic generated from this development. As an alternate form of transportation, this development will provide 50 secure spaces for interior bicycle storage and an exterior rack, and there are also several bus routes within walking distance. Should on-site contamination be located, the developer would need to go through the Environment Assessment process for remediation as outlined by the Province.

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.

Choose an item.

5. Alignment with Adopted Plans: **St. John's Municipal Plan and Development Regulations Section 4.9 "Land Use Report," Section 8.3 "Parking Standards" and Section 10 "Apartment 2 (A2) Zone"**.

6. Accessibility and Inclusion: Not applicable.

7. Legal or Policy Implications: Not applicable.

8. Privacy Implications: Not applicable.

9. Engagement and Communications Considerations: Public advertisement in accordance with **Section 4.8 Public Consultation of the St. John's Envision Development Regulations**. The City has sent written notices to property owners within a minimum 150-metre radius of the application site. The application has been advertised in The Telegram newspaper at least twice and is posted on the City's website. Written comments received by the Office of the City Clerk are included in the agenda for the regular meeting of Council.

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 accept the revised Land Use Report (LUR), give approval-in-principle, and approve parking relief for 51 parking spaces at 5-7 Little Street for a proposed Apartment Building.

Prepared by:

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Approved by:

Jason Sinyard, P.Eng, MBA Deputy City Manager
Planning, Engineering and Regulatory Services

Report Approval Details

Document Title:	Notices Published - 5-7 Little Street.docx
Attachments:	- 5-7 LITTLE STREET - DEV2300074.pdf - LUR for Apartment Building at 5-7 Little Street (R2 Sept 19, 2024).pdf
Final Approval Date:	Nov 20, 2024

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

Lindsay Lyghtle Brushett - Nov 20, 2024 - 3:46 PM

Jason Sinyard - Nov 20, 2024 - 4:07 PM