

DECISION/DIRECTION NOTE

Title: 18 Mount Cashel Road – REZ2400021

Date Prepared: September 17, 2024

Report To: Committee of the Whole

Councillor and Role: Councillor Tom Davis, Planning

Ward: Ward 4

Decision/Direction Required:

To consider a rezoning to allow a Cluster Development consisting of two Apartment Buildings at 18 Mount Cashel Road.

Discussion – Background and Current Status:

The City has received an application from KMK Capital Holdings ULC to rezone vacant land at 18 Mount Cashel Road from the Residential 2 Cluster (R2C) Zone to the Apartment 1 (A1) Zone to enable a Cluster Development comprised of two Apartment Buildings. The property is within the Residential District of the Envision St. John's Municipal Plan and therefore a Municipal Plan amendment is not required.

The applicant is proposing two Apartment Buildings on one lot. The proposed buildings are three (3) storeys in height and contain a total of 72 dwelling units. Under the Envision St. John's Development Regulations, two or more Apartment Buildings located on one lot is classified as a Cluster Development. This is a permitted use within the existing R2 Cluster Zone. The applicant has requested to rezone the property, as the A1 Zone would enable higher density and allow more dwelling units. In the A1 Zone, the maximum building height for Cluster Development is 14 metres. Based on the initial information and proposed building height, the A1 Zone would be an appropriate zone for this development.

Alignment with Envision St. John's Municipal Plan

Section 4.1 of the Municipal Plan promotes higher density in and around key transportation corridors and encourages development that uses existing infrastructure and services. Policy 4.1.2 encourages a range of housing types and tenures to create diverse neighbourhoods. Policy 8.4.9 encourages increased density in residential areas where appropriate, and Policy 8.4.11 promotes infill development projects that better utilize existing infrastructure.

The proposed development aligns with these policies as it is an infill development of vacant land that will increase density and add to the mix of housing types within the neighbourhood. The area surrounding the property is a mix of commercial, institutional, and residential uses, and the property is close to Metrobus routes that service Elizabeth Avenue and Torbay Road.

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This is an appropriate area for increased density as it is within an Intensification Area identified on Map 7 of the Development Regulations and Map P-3 of the Municipal Plan. Policy 6.2.5 encourages appropriate transition of building scale between developments in areas identified for intensification and adjacent residential neighborhoods. The proposed development meets this policy. A future secondary plan for this planning area will provide further policy direction on ways to achieve intensification.

Alignment with the City's Affordable Housing Strategy 2019-2028

Policy 4.1.1. of the Municipal Plan encourages development that supports the City's Affordable Housing Strategy. This strategy recommends a diverse and inclusive housing stock with intensification throughout the city. The Affordable Housing Strategy also speaks to housing options that reflect changing household sizes. The proposed project includes a mix of micro units and one-bedroom and two-bedroom units that cater to different household needs.

Alignment with the Envision St. John's Development Regulations

As per Section 4.9 of the Development Regulations, a Land Use Report (LUR) is required for the property rezoning. Draft LUR terms of reference are attached for Council's consideration.

Public Consultation

Should Council decide to consider this amendment, staff recommend a public meeting chaired by an independent facilitator. No commissioner's public hearing would be required later. Public consultation will be held after the applicant submits a satisfactory LUR. In addition, the applicant must consult the neighbouring residents and property owners before submitting the report. This will allow the applicant to learn about any concerns and mitigate any issues.

Site Plan

Please note that this application was temporarily placed on hold while the applicant addressed an issue with the property boundaries. This has now been resolved and the applicant has provided an updated site plan, which is attached. The site plan has been revised to reflect the current property boundaries. This new site plan shows 71 parking spaces, while the initial plan provided showed 72 parking spaces.

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; St. John's Affordable Housing Strategy 2019-2028.
5. Accessibility and Inclusion: Any accessibility requirements from the National Building Code and/or Service NL will be applied at the building permit stage.
6. Legal or Policy Implications: A map amendment (rezoning) to the Envision St. John's Development Regulations is required.
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Public consultation, as per Section 4.8 of the Envision St. John's Development Regulations, will be required after an acceptable Land Use Report is submitted. A public meeting is recommended. 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 18 Mount Cashel Road from the Residential 2 Cluster (R2C) Zone to the Apartment 1 (A1) 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.

Prepared by: Faith Ford, MCIP, Planner III

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

Report Approval Details

Document Title:	18 Mount Cashel Road – REZ2400021 .docx
Attachments:	- REZ2400021-18 MOUNT CASHEL ROAD.pdf - 2024-09-27_SitePlan-Rev2.pdf - TOR - 18 Mount Cashel Road - September 17, 2024.pdf - A1ZoneTable.pdf
Final Approval Date:	Sep 19, 2024

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

Ken O'Brien - Sep 17, 2024 - 2:15 PM

Jason Sinyard - Sep 19, 2024 - 2:39 PM