

DECISION/DIRECTION NOTE

Title: Approval in Principle for Child Care Centre – 47 Claddagh Road – DEV2400160

Date Prepared: December 5, 2024

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 5

Decision/Direction Required: To request Approval in Principle for a Child Care Centre at 47 Claddagh Road.

Discussion – Background and Current Status: An application was submitted requesting Approval in Principle for a Child Care Centre at 47 Claddagh Road. The building is proposed to have a floor area of 2121m², provide care for 156-200 children, and have approximately 45 employees.

The proposed Child Care Centre is a Permitted Use in the Planning Mixed Development 1 (PMD-1) Zone, and it must be demonstrated that the site meets all Zone Standards in future plans. Preliminary review determined that the site can be serviced, and access is adequate for approval in principle. Until such time as the Southland Boulevard connection moves ahead, no development application can be accepted for this site.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
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.

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5. Alignment with Adopted Plans: **St. John’s Municipal Plan and Development Regulations.**
6. Accessibility and Inclusion: Not applicable.
7. Legal or Policy Implications: **St. John’s Development Regulations Section 4.5.3. “Approval in Principle” and Section 10 “Planned Mixed Development 1 (PMD-1) Zone”.**
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Not applicable.
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 grant Approval in Principle for the proposed Child Care Centre Use at 47 Claddagh Road, which is subject to the following conditions prior to Final Approval:

1. Meet all requirements of the St. John’s Municipal Plan and Development Regulations;
2. Meet all requirements of the Development Design Manual;
3. The PMD-1 Zone requirements are to be demonstrated on a detailed site plan;
4. Detailed site and servicing plans submitted and approved;
5. Complete a Traffic Impact Study;
6. Parking requirements are to be met or a request for parking relief provided to be considered by Council; and
7. Until such time as the Southland Boulevard connection moves ahead, no development application can be accepted for this site.

Prepared by:

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Planning, Engineering and Regulatory Services

Approved by:

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

Report Approval Details

Document Title:	Development Committee - Approval-in-Principle - 47 Claddagh Road - DEV2400160.docx
Attachments:	- 47 CLADDAGH ROAD.pdf
Final Approval Date:	Dec 5, 2024

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

Jason Sinyard - Dec 5, 2024 - 9:21 AM