

# DECISION/DIRECTION NOTE

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**Title:** 51 Hazelwood Crescent – MPA2400012

**Date Prepared:** December 6, 2024

**Report To:** Committee of the Whole

**Councillor and Role:** Councillor Maggie Burton, Planning

**Ward:** Ward 3

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## **Decision/Direction Required:**

To consider rezoning 51 Hazelwood Crescent from the Institutional (INST) Zone to the Apartment 1 (A1) Zone to enable the development of an Apartment Building.

## **Discussion – Background and Current Status:**

The City has received an application from RTO Capital Inc to rezone 51 Hazelwood Crescent from the Institutional (INST) Zone to the Apartment 1 (A1) Zone to allow an Apartment Building. The applicant is proposing a three storey building with 30 dwelling units. To enable this rezoning, a Municipal Plan amendment is required, to redesignate the land from the Institutional District to the Residential District.

The subject property is vacant land abutting Hazelwood Elementary School and houses on Blue River Place. The site is across from the former O’Dwyer Apartments (priests’ residence) and was formerly owned by the Roman Catholic Episcopal Corporation of St. John’s. There was a previous application to rezone this site for semi-detached dwellings. That application went before Committee of the Whole in November 2023 but was withdrawn by the applicant before it reached public consultation. The current application is from a different developer.

## Alignment with Envision St. John’s Municipal Plan

The proposed development aligns with a number of Municipal Plan policies, including Policy 4.1.2 which encourages a range of housing to create diverse neighbourhoods with a mix of housing forms and tenures, including single, semi-detached, townhousing and medium and higher density developments. The existing residential uses in the neighbourhood are mostly single detached dwellings, and there is a 1-storey apartment building (non-conforming use) across from the site. Policy 4.1.1 speaks to implementing the City’s Affordable Housing Strategy. The proposed development aligns with the Affordable Housing Strategy 2019-2028 as it adds to the housing options in the neighbourhood and contributes to a more diverse and inclusive housing stock.

Policy 8.4.9 encourages increased density in residential areas where appropriate and Policy 8.4.11 promotes the development of infill projects that better utilize infrastructure. The Municipal Plan encourages higher density development in and around key transportation corridors. The site’s proximity to Topsail Road and Metrobus routes, as well as bring close to

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amenities and services such as schools and the Village Shopping Centre, make this an appropriate location for the A1 Zone.

### Land Use Report

Under Section 4.9(2)(a) of the Envision Development Regulations, a land use report (LUR) is required for rezoning applications. The applicant has submitted an initial site plan—revisions are required, and additional information is needed for staff to fully evaluate the proposal. Draft terms of reference for an LUR are attached for Council’s review.

### Public Consultation

Should Council decide to consider this amendment and approve the terms of reference for the LUR, the applicant will have to consult with the neighborhood prior to submitting the report. The City will do public notification once an acceptable LUR is received, and a commissioner’s public hearing will be required later in the process.

### **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; St. John’s Affordable Housing Strategy 2019-2028.
6. Accessibility and Inclusion: Any accessibility requirements from the National Building Code or Service NL will be applied at the building permit stage.
7. Legal or Policy Implications: Map amendments to the Envision St. John’s Municipal Plan and Development Regulations are required.
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Public consultation will be carried out in accordance with the Envision St. John’s Development Regulations. Staff recommend public notification. A Commissioner’s public hearing would come later.

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 consider rezoning 51 Hazelwood Crescent from the Institutional (INST) Zone to the Apartment 1 (A1) Zone.

Further, upon receiving a satisfactory LUR, that the application be advertised for public input and feedback.

**Prepared by: Faith Ford, MCIP, Planner III**

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

**Report Approval Details**

Document Title:	51 Hazelwood Crescent - MPA2400012.docx
Attachments:	- 51 Hazelwood Crescent - Aerial.pdf - 51-HazelwoodSitePlan.pdf - TOR - 51 Hazelwood Crescent - December 6, 2024.pdf - A1-Zone-Development Regulations.pdf
Final Approval Date:	Dec 10, 2024

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

**Ken O'Brien - Dec 6, 2024 - 4:20 PM**

**Jason Sinyard - Dec 10, 2024 - 2:39 PM**